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NOTE: a) The Council Committee Minutes Item numbers may be out of sequence. Please refer to Section 10 of the Agenda – Information Report - Committee Decisions Under Delegated Authority for these items.

b) Declaration of Councillors and Officers Interest is made at the time the item is discussed.

MINUTES OF THE ORDINARY COUNCIL MEETING HELD IN HELD IN THE COUNCIL CHAMBERS, 6 PATERSON STREET, MUNDIJONG ON MONDAY, 28TH MAY, 2001 - COMMENCING AT 7.01PM.

1. **ATTENDANCES & APOLOGIES**

PRESENT: Crs. J C Star
D Buttfield
D L Needham
I J Richards
J E Price
A J Simpson
T H J Hoyer
K R Murphy
(North Ward vacancy to be filled via Extra Ordinary Election 5 September 2001 as per Council Decision C153/03/01)

APOLOGIES: W J Kirkpatrick (leave of absence)

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

2. GALLERY: 11

3. **PUBLIC QUESTION TIME**

Mrs C Nield, Boomerang Road, Oldbury

Mrs Nield handed copies of documents to Mr David Price and Mr Andrew Watson.

Mrs Nield referred to these documents from the Manager Planning & Development Services – letters dated 23 June 1999 and 14 June 2000. Mrs Nield referred to a paragraph in the letter dated 23 June 1999 – “*Given that the questions relating to 1919 Thomas Road related to Councillors interests, and material deposited on this land by Council’s Technical Services Department, I suggest you redirect future correspondence on this matter to the relevant party*”. The letter dated 14 June 2000 states “*Please note, however, that at no stage have I ever suggested to you or any other person that any Councillors had an interest in Lot 1919 Thomas Road. You would be well advised to withdraw this baseless allegation immediately*”. Mrs Nield requested that the CEO direct the Manager Planning & Development Services to apologise to Mr Nield.

Cr Star advised that the interpretation of these letters was that the “questions” related to Councillors interests and was not the “answers” that related to Councillors interests and therefore did not see that an apology is necessary.

Mrs Bond, Stockmans Close

Q Who paid for the recent road works on the intersection of Abernethy and Hopkinson Road and what was the total cost of these road works and did Council undertake these road works?

A Director Asset Services advised (in broad terms) that the total cost of the road works was \$25,000 or thereabouts, it was marginally over that amount. There was a \$20,000 contribution from an adjacent land developer the residual was paid from the Council’s municipal fund and the works were undertaken by the Council.

Mrs Bond requested that these answers be placed in writing. Cr Star advised that the answers would be contained within the minutes and copies of the minutes were available from the Library.

Q With reference to the possible legal action 23 April 2001. Will the ratepayers of this Shire be expected to pay for this legal action? Referred to in the last minutes.

A The Chief Executive Officer advised that this matter has been referred to our insurers.

Q Why has another lawyer been engaged to act for the Shire in the matter instead of the usual solicitor?

A The Chief Executive Officer advised that Council's insurers have elected to put forward a solicitor to act on our behalf.

Mr Paul Nield, Boomerang Road

Q At a ratepayers meeting Cr Hoyer claimed that Cr Star had told him that she would not be attending the Ratepayers meeting to listen to the facts of a contamination issue due to her being in fear for her life, Cr Hoyer at that time also pointed out that significance of the fact that the other ward councillors Price and Kirkpatrick were not in attendance – five witnesses remember Cr Hoyers statement. Cr Hoyer and Cr Star have both since denied the statement at different times.

Did Councillor Star make the statement to Cr Hoyer or did Cr Hoyer concoct the claim himself?

A This question was taken on notice.

Q Re Serpentine Tea Rooms, is Cr Star related to the intended beneficiary of the application or the tenant or leaseholder of the property? Does Cr Star or any other Councillor have any association/relationship with the applicant that should be declared?

A Cr Star advised – no.

Mr Ron Ianello, Jarrahdale Road

Q The right of council workers to not pass on his questions to a full council meeting as he is not sure of the procedure. He had put a question forward regarding the Heritage Park Draft Plan. These questions deal with financial matters. Did not appear to be addressed at Council.

A Cr Star advised that the questions had been passed onto her, Cr Price and Cr Star as representatives on the Jarrahdale Heritage Park Committee, are willing to meet and go through the questions at a meeting.

The Chief Executive Officer advised that following that meeting, the questions can be formally placed before Council for ratification if Mr Ianello still felt it was necessary.

Mr Ehwald, Lot 4 Thomas Road

Q Regarding a building application for shed and greenhouses on his property on 31.08.1999, he received a letter advising that he required development approval. Would like clarification.

The Chief Executive Officer asked for Mr Ehwald's contact details so this matter can be followed up with him in the near future.

4. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Mrs L Bond – questions asked at the Ordinary Council Meeting 23rd April, 2001 and answered by the Director of Asset Services in a letter dated 1 May, 2001:

Q1(a) What is the total cost of wetting down and grading Hopkinson Road between Bullock Drive and the corner of Abernethy Road and Hopkinson Road?

A1(a) The total cost incurred in grading and water binding the gravel shoulders of Hopkinson Road between Bullock Drive and the corner of Abernethy Road and Hopkinson Road when undertaken in April 2001 was \$377.27.

Q1(b) What is the total cost of wetting down and grading Doley Road?

A1(b) The total cost incurred in grading and water binding the gravel pavement of Doley Road when undertaken in April 2001 was \$209.61.

The following correspondence dated 10 May 2001 was sent to Mrs Bond by the Director Sustainable Development:-

The following answer was provided on the night in response to the question:-

“Director Sustainable Development advised that residents of Foxtton Drive were notified prior to the community centre being built, not sure of the total number of responses from residents in Foxtton Drive, however there were more letters of supports versus objections. These were from people in the area, not just Foxtton Drive. Cr Star advised that this was a community centre, for the community and not just for the residents of Foxtton Drive.”

In addition, I make the following comments.

All residents of Foxtton Drive were notified of Council's proposal to construct a community hall on the site. In addition, a notice was placed in the Examiner of 8 March 2001.

In total 21 submissions were received in respect of the Foxtton Drive site, 12 for and 8 against. Of these, 8 submissions were from residents of Foxtton Drive. Five residents of Foxtton Drive supported the proposal and 3 objected to the proposal.

As was pointed out to you by the Shire President on the night of the Council meeting, Council's decision to construct the community hall at Oakford was not a numbers game.

The need for the facility is long established and has formed the basis of Council's four year Principal Activities Plan for a number of years. The Foxtton Drive site is considered more than adequate for the facility.”

Mrs Bond also asked the following question of which the Director Sustainable Development took on notice:-

Q: “What are Council requirements before landfill may be accepted onto residential properties/special rural or rural? Please list requirements for each.”

A: *Landfill requires development approval as a purpose not specifically mentioned in the zoning table of the Town Planning Scheme. The advertising procedures of Clause 6.3 of the Scheme apply.*

Council has no specific policy or scheme provisions specifying the different requirements to be satisfied before landfill may be accepted onto Residential, Special Rural or Rural properties.

Depending on the nature of landfill and the scale/extent of filling, approval may be required from the Department of Environmental Protection.

4. STATEMENTS, PETITIONS, MEMORIALS & DEPUTATIONS

Mr Peter Keating, Oakford Organics

Statement referring to the matter before Council regarding development application for greenwaste composting facility in Abernethy Road. Council refused the application and the matter was referred to the Ministry of Planning who upheld their appeal and has granted permission to establish a composting facility subject to Oakford Organics and the Council agreeing to the conditions associated with the development.

A new series of conditions and recommendations have now been placed on this application and these are addressed:

Conditions 1-10 – still agree to – same as previously outlined.

Conditions 11 – as indicated to the Planning Committee was in relation to carrying out a noise modelling study on the project. Does not believe it is reasonable that such a condition can be met.

Conditions 12-16 – agreed to

Condition 17 – the liquid manure apparatus referred to was decommissioned twelve months ago

Conditions 18 – is unreasonable on two grounds – road use – one way access dangerous

Condition 19 – new condition unreasonable and uninformed – road use

Condition 20 – new condition unreasonable, uninformed and unsafe – provides no benefit or protection to ratepayers - fencing.

Condition 21 – new condition unreasonable, uninformed and irrational – definitions to composting

Condition 22 – new condition unreasonable and unworkable - re-iteration of existing law.

Condition 23 – new conditions unreasonable and uninformed – equipment and screening - necessary part of the composting process

Condition 24 – Poorly reworded – condition 3.

If Council adopts Conditions 17-24 they will be open for a new appeal.

Mr Keating urged Councillors to accept the original officers recommendation.

Cr Star advised that Oakford Organics has a right of appeal on these conditions.

5. ANNOUNCEMENTS BY PRESIDING MEMBER

Cr Star welcomed the new Councillors, Cr Murphy, Simpson and Hoyer to their first Ordinary Council Meeting.

Cr Star advised that there is a "Review of Whitby Falls Hostel" called by the Minister for Health and chaired by the local MLA - Martin Whitely. It has set terms of reference and is to report by the end of July. (Then there will have been ten enquiries in ten years!). The terms of reference state that the role is to be examined within the context of the Human Services delivery. This includes Justice Department, so I stated that another prison was not an option for the Shire as we already had one. There is also to be a recommendation on the future options of the site "as part of the future Human Services delivery". Submissions are sought but there will not be public advertising, they will be solicited from known interested parties. One of the suggestions so far is that Homeswest may be interested in providing independent living services if given some land. Council is asked to supply names of anybody who should

be approached. Meetings will be fortnightly and there is an Executive Officer - Ms Sylvia Meier . 9347 6841

There was a very successful Centenary of Federation celebration in Jarrahdale yesterday with the opening of two walk trails through the town for pre and post-federation. Minister MacTiernan opened the trails and also complimented the Council for its hard work and tenacity in pursuing its communities' interest and in building its community . Both it and the community were given a pat on the back for their successful pursuance of grants and external funding. The event, which attracted about 200 people, was very well organised by Dr Sheila Twine of the Jarrahdale Heritage Society and I wish to move that Council conveys its appreciation to her and to the "Federation Trails Group" which built the trails. Karnet Prison provided a lot of the labour including three big solid seats - they were acknowledged at the ceremony."

Council Decision

Moved Cr Star seconded Cr Price
Council conveys its appreciation to Dr Sheila Twine and to the "Federation Trails Group" which built the two new walk trails for pre and post Federation.
CARRIED 9/0

6. CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

6.1 Quarterly Electors Meeting Minutes – 4th April, 2001

Council Decision

Moved Cr Price seconded Cr Simpson
The minutes of the Quarterly Electors Meeting held on 4th April, 2001 be accepted.
CARRIED 8/0

Moved Cr Price seconded Cr Richards that the minutes be confirmed.
CARRIED 8/0

6.2 Special Council Meeting Minutes – 14th May, 2001

Council Decision

Moved Cr Price seconded Cr Hoyer
The minutes of the Special Council Meeting held on 14th May, 2001 be confirmed.
CARRIED 8/0

Corrections:

Page 6 - Cr Townsend was not present at that meeting.

Page 16 – Perth Region Planning Meeting – Change wording to - Council not to appoint a delegate.

It was agreed to change all wording throughout these minutes from “Recommend to be disbanded” to No representative be appointed”

Council Decision

Moved Cr Price seconded Cr Simpson
The minutes of the Special Council Meeting held on 14th May, 2001 be accepted including the above corrections.
CARRIED 8/0

6.3 Ordinary Council Meeting Minutes – 23rd April, 2001

Council Decision

Moved Cr Price seconded Cr Simpson
The minutes of the Ordinary Council Meeting held on 23rd April, 2001 be confirmed.
CARRIED 8/0

7. REPORTS OF COMMITTEES & OFFICERS

7.1 Corporate Services Committee Meeting – 14th May, 2001

Council Decision

Moved Cr Richards seconded Cr Buttfield
The minutes of the Corporate Services Committee Meeting held on 14th May, 2001 be received.
CARRIED 8/0

C175/05/01 SERPENTINE DAM TEA ROOMS (RS0141)			
Proponent	Water Corporation		
Officer	Chief Executive Officer	Date of Report	04-04-01
Signatures	Author:	Senior Officer:	
Previously	A129, A155, A164, A183, C003/07/00, C024/08/00, C183/06/00, C059/10/00, C104/12/00, C169/04/01		
Disclosure of Interest			
Delegation	Council		

Preamble

Re-consider the future operation of the Serpentine Dam Tea Rooms following further advice from the Water Corporation that the proposed Serpentine Dam remedial works scheduled for 2001/2002 has now been re-included on the Water Corporation's 2001/2002 budget.

Background

Council considered this matter at the Ordinary Council meeting (item No C169/04/01) of the 23 April 2001.

The following decision was made at this meeting

1. *Council agrees to consider the early release of the Lessee's from their current lease of the Serpentine Dam Tea Rooms subject to the Chief Executive Officer negotiating the following conditions (a, b and c below);*
 - a) *Council is able to negotiate a suitable lease extension with the Water Corporation.*
 - b) *Council is able to negotiate a reasonable purchase price, not exceeding \$27,395 for the plant and equipment in good working order that is associated with the Tea Rooms from the Lessee's, less 50% current rent relief Council have provided as per Council decision C183/06/00.*
 - c) *The current Lessee's be released from the existing agreement before the expiration of the lease subject to a new lease agreement being entered into with another party and agreement to a "handover period" to any future leases.*
2. *Following successful negotiations, the proposal be advertised for public comment for seven (7) days prior to the matter being referred back to Council to be finalised. If negotiations are not successful the matter can be referred straight back to Council.*

3. *The Water Corporation be advised that Council is negotiating with the Lessee's subject to the above, and intends to accept their invitation to discuss and vary the existing lease arrangements, subject to the only change being an extension of the lease period, and all other conditions and costs remaining unchanged.*

The Chief Executive Officer then wrote to the Water Corporation on the 24 April 2001 advising them of the April Council decision and seeking confirmation of their offer "to co-operate with the Shire in varying lease arrangements for the Tea Rooms to try to maintain the operations during the deferred period, for both the benefit of the local tourism industry and the Tea Room operators".

The Water Corporation have responded to this letter in writing on 30 April 2001, advising that due to the deferment of works at another dam, the Serpentine Dam works will now be proceeding. **A full copy of this advice is included with the attachments and marked C175/05/01** for Councillors' information.

Comments

The Chief Executive Officer has since 30 April 2000 received advice from the Water Corporation and raised a number of questions relating to the proposed "caretaker, security, gardening and maintenance" services that Council has been asked to provide for a fee of \$750 per calendar month.

The Water Corporation provided the following response to these questions on the 2 May 2000.

"The Corporation, based on legal advice, has decided that the risks of having the Tea Rooms tenanted during the forthcoming spillway blasting far outweigh any possible benefits. If the tenants (or their visitors) ignored the blasting warnings and remained inside the premises, or evaded the control procedures and entered the area during a blast, there could be a fatal injury as occurred recently during the demolition of a hospital in Canberra. Therefore we regret that we cannot allow the premises to be let out during the project blasting.

If you can find a short-term tenant for the period up to, say, 18, October 2001, there would be no objection.

The proposed monthly payment of \$750.00 per month would include a component for the buy-out of the Shire Council's Lease from, say, 19 October 2001 to 31 December 2001. Our legal advice is that for safety and legal liability reasons we should negotiate an early termination of the Shire's Lease of the Tea Rooms prior to commencing blasting.

We are considering using some or all of the Tea Rooms premises as a Site Office for Water Corporation Staff supervising the Remedial Works contract and it may be appropriate to meet you on site to discuss details once the Shire Lessee vacate. This may affect your storage arrangements for Tea Rooms plant and equipment. Use of the Tea Rooms as a site office during daylight hours (excluding blast times) may improve the security of the premises compared to an empty building.

Although construction of the Remedial Works may take 12 months, the blasting may only take 6-8 months, followed by concrete works and the installation of more dam safety monitoring equipment. Once the blasting is completed, it is planned to grant a new Lease to the Shire. After commencement of a new lease the Corporation would have no objection to the Shire sub-letting the premises to a suitable caretaker until such time as a new Tea Rooms operator can be found.

Details of security systems, cleaning etc would be largely at the discretion of the Shire. It is in your interest to keep the premises secure, clean and well maintained so that they will be attractive to a future Tea Rooms operator after project blasting finishes, for the benefit

of local tourism.”

Currently Council has authorised the Chief Executive Officer “to negotiate a reasonable purchase price, not exceeding \$27,395 for the plant and equipment in good working order that is associated with the Tea Rooms from the Lessee’s, less 50% current rent relief Council have provided as per Council decision C183/06/00”.

Since Council discussed this matter in April, the Water Corporation have advised that they believe several pieces of plant and equipment on the valuation list are actually recorded by the Water Corporation as their property. The auction valuation of this equipment as provided to Council by Ross’s Sales and Auctions is approximately \$1,200.

Following the direction provided by Council in April 2001 (C169/04/01), the Chief Executive Officer has calculated the following purchase price for the plant and equipment at the Tea Rooms.

Proposed Purchase Cost Calculation

Plant and Equipment	\$27,395 (max)
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Minus

Maximum purchase price from the Lessee’s for plant and equipment less 50% of rent waived since 1 January 2000

Current rent \$1,260 per month (April to Oct)

Current rent \$803 per month (Nov to Mar)

(Jan 2000 to April 2001 inc \$16,961 x 0.5 = \$8,480.50)	\$8,480.50
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and to be confirmed (Minus Water Corp items valued at \$1200)	\$1,200.00
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Purchase price	\$17,714.50
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(Subject to confirmation of Water Corporation plant and equipment the purchase price could be \$18,914.50.)

As a consequence of this latest decision by the Water Corporation, Council now finds itself in the frustrating position of pursuing the purchase of the plant and equipment as was the intention, subject to a number of conditions in the Council resolution C169/04/0 in April 2001 or considering the following two options.

Council is urged to carefully re-consider the purchase of the plant and equipment due to the change in circumstances. Vandalism at the Tea Rooms is a possibility whilst it is closed.

The Water Corporation has indicated that the Tea Rooms may be used as a site office during the remedial works and therefore storage of the plant and equipment may not be possible anyway. Therefore, Council would probably have to store the plant and equipment off site during this time at additional cost.

Option 1 Withdraw from the current proposal to conditionally purchase the plant and equipment from the lessees. This situation is then dependent on the lessee fulfilling their lease term, however, the lessee has indicated to the Chief Executive Officer that this is unlikely. (Council may allow the lessee to terminate their lease early.) This option will more than likely see the Tea Rooms closed immediately and all plant and equipment belonging to the lessee removed, with limited control over damage that may occur.

or

Option 2 Council may advise the lessee to dispose of the plant and equipment themselves, (as per a previous Council decision (C104/12/00), and Council agree to make a one off payment for any shortfall of up to \$4,245.50 (\$3,045.50 + \$1,200 to be confirmed) being the

difference between the auction value of \$14,660.00 and the amount Council was considering paying for the acquisition of the plant and equipment.

Option 2, enables Council to consent to the early release of the lessees, however, Council's lease with the Water Corporation still remains in place until January 2002. The Water Corporation has indicated that they would be prepared to "buy out" the Council lease effective from October 2001.

Given Council has previously been assured by the Minister for Water Resources in writing that "the Corporation will undertake any minor repairs directly related to the blasting that it determines from its own funding", and a new lease will need to be negotiated after the remedial works are completed, Council could agree to option 1 above. However, due to the on again, off again nature of this situation, this may not be the most appropriate option and given Council can achieve option 1, but possibly in a more empathetic and amicable way by choosing option 2 it is recommended that Option 2 be pursued.

The lessee has also previously advised that they would appreciate Council allowing the early termination of their current lease arrangement. Indications are that if Council were prepared to grant an early release, the lessee would close the Tea Rooms sooner than October 2001.

It is therefore suggested that Council agree to the following;

- Current Tea Room Lessee be released from current lease at a time agreeable to the lessee, but not later October 2001, subject to the following;
- It is also considered reasonable to request the lessee to meet costs associated with any early termination of the current lease agreement.
- The lessee is requested to dispose of plant and equipment and Council compensates the lessee not more than \$4,254.50. (Subject to final determination of Water Corporations plant and equipment and the lessees plant and equipment).
- The lessee shall be responsible for any cost and damage that may be associated with the removal of certain pieces of plant and equipment.
- Subject to the Water Corporation agreeing to pay Council compensation of not less than \$3,000 for loss of rent from October 2001 to December 2001 (\$1,000 per month) inclusive that the current lease between the Shire and Water Corporation be terminated on or before October 2001. The final date will be dependent on the lessees termination date. (Note: The Water Corporation has indicated that it would accept this proposal.)
- Council advises the Water Corporation that they do not wish to enter into any caretaker arrangement for the Tea Rooms, and that upon termination of the lease between Council and the Water Corporation, Council will assume no further responsibility for the Tea Rooms and associated infrastructure until a new lease is negotiated and agreed.
- Council retains the funds currently in the Serpentine Dam Tea Rooms reserve account to assist a new operator commence after the remedial works have been completed.

Statutory Environment:

Will require varying the current lease arrangement with the Water Corporation and the Shire of Serpentine-Jarrahdale for the continued use of the house.

Local Government Act 1995

Policy Implications:

No Policy Implications are known.

Financial Implications: Council has \$26,158.98 (March 2001 Interest on Investments C/S Committee) in the Serpentine Dam Tea Room Reserve Account.

Suggested compensation from Water Corporation of \$3,000 for early release of lease agreement with Shire. This sum of money is to be used to compensate the lessees the shortfall of the agreed auction value and Councils proposed purchase price of the plant and equipment. The \$3,000 is to be placed into the Serpentine Dam Tea Rooms Reserve fund.

The remaining shortfall of funds of upto \$1,254.50 is to be funded from the Serpentine Dam Tea Rooms Reserve.

Strategic Implications: Key Result Area 3 – Economic Development lists 5 Strategies. Strategy 3.2, 3.4 and 3.5 apply to this situation.

Community Consultation: Not considered appropriate now if Council adopts the following recommendation.

Voting Requirements: Normal

Officer Recommended Resolution

1. Council agrees to the early release of the Lessee's from their current lease of the Serpentine Dam Tea Rooms by not later than October 2001 subject to the Chief Executive Officer negotiating the following conditions;
 - The lessee agrees to meet costs associated with any early termination of the current lease agreement.
 - The lessee agrees to dispose of plant and equipment and Council compensates the lessee upto \$4,254.50 from the Serpentine Dam Tea Rooms Reserve Fund. (subject to confirmation that \$1,200 (as estimated by Ross's Auctions) worth of plant and equipment does not belong to the Water Corporation).
 - The lessee will be responsible for any cost and damage that may be associated with the removal of certain pieces of plant and equipment.
 - The Water Corporation agreeing to pay Council compensation of not less than \$3,000 for loss of rent from October 2001 to December 2001 (\$1,000 per month) inclusive that the current lease between the Shire and Water Corporation be terminated on or before October 2001. The date will be dependent on the lessees termination date. (Note: The Water Corporation has indicated that it would accept this proposal.)
 - Council advises the Water Corporation that they do not wish to enter into any caretaker arrangements for the Tea Rooms and that upon termination of the lease between Council and the Water Corporation, Council will assume no further responsibility for the Tea Rooms and associated infrastructure until a new lease is negotiated and agreed.
 - Council retains the funds currently in the Serpentine Dam Tea Rooms reserve account to assist a new operator commence after the remedial works have been completed.

DISCUSSION NOTES

- The Chief Executive Officer gave a brief overview of the history of the matter to the Committee.

- Mrs Boyd advised she would have to advertise extensively with regard to selling the equipment. She would have to employ electricians, plumbers etc to disconnect and remove the equipment prior to sale.

CRC175 Committee Recommendation

1. The Chief Executive Officer and Shire President will seek to meet with the Minister to clarify the current situation and the Water Corporation's unsatisfactory handling of this matter.
2. Council agrees to the early release of the Lessee's from their current lease of the Serpentine Dam Tea Rooms by not later than October 2001 subject to the Chief Executive Officer negotiating the following conditions;
 - The lessee agrees to meet costs associated with any early termination of the current lease agreement.
 - The lessee agrees to dispose of plant and equipment and Council compensates the lessee upto \$4,254.50 from the Serpentine Dam Tea Rooms Reserve Fund. (subject to confirmation that \$1,200 (as estimated by Ross's Auctions) worth of plant and equipment does not belong to the Water Corporation).
 - The lessee will be responsible for any cost and damage that may be associated with the removal of certain pieces of plant and equipment.
 - The Water Corporation agreeing to pay Council compensation of not less than \$3,000 for loss of rent from October 2001 to December 2001 (\$1,000 per month) inclusive that the current lease between the Shire and Water Corporation be terminated on or before October 2001. The date will be dependent on the lessees termination date. (Note: The Water Corporation has indicated that this arrangement would accept this proposal.)
 - Council advises the Water Corporation that they do not wish to enter into any caretaker arrangements for the Tea Rooms and that upon termination of the lease between Council and the Water Corporation, Council will assume no further responsibility for the Tea Rooms and associated infrastructure until a new lease is negotiated and agreed.
 - Council retains the funds currently in the Serpentine Dam Tea Rooms reserve account to assist a new operator commence after the remedial works have been completed.

Council Decision

Moved Cr Buttfield seconded Cr Murphy:

1. The Chief Executive Officer and Shire President will seek to meet with the Minister to clarify the current situation and the Water Corporation's unsatisfactory handling of this matter including the impost on the sub-lessee.
2. Council agrees to the early release of the Lessee's from their current lease of the Serpentine Dam Tea Rooms by not later than October 2001 subject to the Chief Executive Officer negotiating the following conditions;
 - The lessee agrees to meet costs associated with any early termination of the current lease agreement.
 - The lessee agrees to dispose of plant and equipment and Council compensates the lessee upto \$4,254.50 from the Serpentine Dam Tea Rooms Reserve Fund. (subject to confirmation that \$1,200 (as estimated by Ross's Auctions) worth of plant and equipment does not belong to the Water Corporation).
 - The lessee will be responsible for any cost and damage that may be associated with the removal of certain pieces of plant and equipment.
 - The Water Corporation agreeing to pay Council compensation of not less than \$3,000 for loss of rent from October 2001 to December 2001 (\$1,000 per month) inclusive that the current lease between the Shire and Water Corporation be terminated on or before October 2001. The date will be dependent on the lessees termination date. (Note: The Water Corporation has indicated it would accept this proposal.)

- Council advises the Water Corporation that they do not wish to enter into any caretaker arrangements for the Tea Rooms and that upon termination of the lease between Council and the Water Corporation, Council will assume no further responsibility for the Tea Rooms and associated infrastructure until a new lease is negotiated and agreed.
- Council retains the funds currently in the Serpentine Dam Tea Rooms reserve account to assist a new operator commence after the remedial works have been completed.

CARRIED 8/0

Note: The Committee felt the Chief Executive Officer and Shire President should meet with the new Minister to ensure the future of the Tea Rooms after the remedial works

C187/05/01 ASSET SERVICES ORGANISATIONAL REVIEW (A0582) **CONFIDENTIAL**			
Proponent	Chief Executive Officer		
Officer	Robert Harris, Director Asset Services	Date of Report	09.05.01
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			
Delegation	Council		

CRC187 Council Decision/Committee/Officer Recommended Resolution

Moved Cr Price seconded Cr Simpson:

The Shire President and Deputy Shire President are delegated authority to approve a voluntary separation package to facilitate a restructure within the Asset Services section.

CARRIED 8/0 **ABSOLUTE MAJORITY**

C172/05/01 2001 LOCAL GOVERNMENT STUDY TOUR (A0953)			
Proponent	Chief Executive Officer		
Officer	D.E Price – Chief Executive Officer	Date of Report	30-04-01
Signatures	Author:	Senior Officer:	
Previously	SM031/02/01		
Disclosure of Interest			
Delegation	Council		

Preamble

Registration of Councillors' to attend the 2001 Local Government Study Tour visit to New Zealand.

Background

Council agreed to the following at the February 2001 Ordinary Council meeting;

1. *The Chief Executive Officer is authorised by Council to conduct this years annual local government study tour to New Zealand in accordance with his contract of employment.*
2. *Council nominates the registration of the Shire President and one other Councillor (to be nominated after the May elections) to participate in the 2001 Local Government Study Tour.*
3. *The Chief Executive Officer nominates the registration of one Executive Manager and a member of staff to participate in the 2001 Local Government Study Tour on the*

condition that one of the nominees is dependent on numbers being achieved to enable one person to go at no cost to Council.

- 4. If the tour proceeds, the fee for three (3) paid places (two Councillors and one Executive Manager) is to be funded this financial year from MOC 509.*

Comments

In accordance with point 2 of the above decision, Council has agreed to nominate the Shire President and one Councillor to attend the 2001 Local Government Study Tour.

As the tour is in the week 14 July 2001 to 20 July 2001, confirmation of the names of Council's representatives is required so that bookings may be finalised and participants may arrange passports etc if necessary.

In accordance with point three (3) the Chief Executive Officer has nominated the Director Sustainable Development to attend. However, due to some uncertainty regarding final numbers, it may not be possible to provide a place on this year's tour for a staff member to attend at no cost. The Chief Executive Officer is monitoring this situation, and will make a decision on if this opportunity is offered to staff based upon final confirmation of paying participants.

The Chief Executive Officer and the Director Sustainable Development, (who may be delegated the position of acting Chief Executive Officer in the Chief Executive Officer's absence) will be both be in attendance on the tour. The Chief Executive Officer is intending to seek leave in accordance with Council policy CSP20, for the week 23 July 2001 to 27 July 2001, and the Director Sustainable Development has also applied for leave for the same period. Therefore, Council will need to appoint an acting Chief Executive Officer during this period.

It is suggested that the Director Corporate Services and the Director Asset Services share the acting responsibilities over the period.

Statutory Environment: No Statutory Implications

Policy Implications: No Policy Implications

Financial Implications: Council has previously agreed to fund the participation in the 2001 Local Government Study Tour from acct MOC 509-Councillor Training/Conferences.

Strategic Implications: Supporting this study tour is in line with Council's strategic direction regarding staff and organisational development opportunities.

Community Consultation: Not required

Voting Requirements: Normal

CRC172 Council Decision/Committee/Officer Recommended Resolution

Moved Cr Richards seconded Cr Simpson:

- Council nominates the Shire President and Cr Needham to attend the 2001 Local Government Study Tour.
- Council agrees to the appointment of the Director Corporate Services as acting Chief Executive Officer from 14 July 2001 to 21 July 2001.
- Council agrees to the appointment of the Director Asset Services as acting Chief Executive Officer from 22 July 2001 to 29 July 2001.

CARRIED 8/0

C174/05/01 CODE OF CONDUCT (A0031)			
Proponent	Local Government Act/Council		
Officer	D.E Price – Chief Executive Officer	Date of Report	02-05-01
Signatures	Author:	Senior Officer:	
Previously	AFS 9/12/96		
Disclosure of Interest			
Delegation	Council		

Preamble

Reinforce the elected members and Council's commitment to the Shire of Serpentine-Jarrahdale Code of Conduct.

Background

Council has indicated in the current and past "Councillors' Handbook" that it is intending to reinforce its commitment to the Shire of Serpentine-Jarrahdale Code of Conduct on a bi-annual basis. The Councillors' Handbook suggests that this will occur at the first meeting after elections in the years when elections are held.

Comments

The Local Government Act requires "a local government is to review its code of conduct within 12 months after each ordinary elections day and make such changes to the code as it considers appropriate".

Pursuant to Division 9, Section 5.103 of the 1995 Local Government Act, new and existing Councillors' are required to observe the local governments "Code of Conduct". The "Code of Conduct" is also to be observed by staff.

A copy of the current Shire of Serpentine-Jarrahdale Code of Conduct adopted by Council 9 December 1996 and last amended in December 2000 is included with the attachments and marked C174/05/01.

Statutory Environment: In accordance with Division 9 - Codes of Conduct, s5.103 Local Government Act 1995

Policy Implications: Council has suggested that the commitment to the Code of Conduct be re-affirmed bi-annually at the first meeting after elections in the years when elections are held.

Financial Implications: Financial implications are not associated with this decision.

Strategic Implications: Not applicable

Community Consultation: Not applicable

Voting Requirements: Normal

Officer Recommended Resolution

Council adopts the reviewed Shire of Serpentine-Jarrahdale Code of Conduct.

CRC174 Council Decision/Committee Recommendation

Moved Cr Richards seconded Cr Simpson Council adopts the reviewed Shire of Serpentine-Jarrahdale Code of Conduct with the following amendments:

Item 1.1(c), remove the words “or” and “otherwise” from the third line;
Item 2.4(a) add the following after the word “body” on line four (other than the Shire of Serpentine-Jarrahdale).

CARRIED 8/0

C176/05/01 FEE REVIEW – SERPENTINE BADMINTON CLUB INC (RS0109)			
Proponent	Serpentine Badminton Club Inc		
Officer	G.R. Dougall – Director Corporate Services	Date of Report	04.05.01
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			
Delegation	Council		

Preamble

To review the annual fee for the Serpentine Badminton Club Inc use of Clem Kentish Hall.

Background

In early March 2001 the Club corresponded with Council requesting a review of their fee structure due to a drop in the number of their membership.

The fee is currently \$2,860.00 per annum for twice weekly use for 42 weeks of the year and a third use for 10 weeks of the year.

Comments

When reviewing fees and charges for use of facilities by other Clubs, it would appear that the Club is charged the highest fee for use. Other Clubs within the Shire pay the following;

Senior Football	\$1,639.00 per annum
Junior Football	\$508.20 per annum
Cricket	\$759.00 per annum
Junior Cricket	\$179.30 per annum
Tee Ball (one oval)	\$759.00 per annum
Tee Ball (two ovals)	\$830.50 per annum
Polocrosse Club	\$2,425.50 per annum
Pony Club	\$2,425.50 per annum
Serpentine Indoor Cricket	\$1,970.10 per annum
Serpentine PCYC	\$825.00 per annum

The majority of these groups would use the facilities on multiple occasions during the week and would have better membership numbers than the Badminton Club (24).

A review of fees for facility use is currently being undertaken by the Assessments team, however, it is suggested that the current fee for the Club for this year be reduced by \$1,000 per annum until this review is completed. This would bring the Club into line with other groups. The Club have verbally agreed with this adjustment.

Statutory Environment: Local Government Act 1995

<u>Policy Implications:</u>	No Policy Implications
<u>Financial Implications:</u>	Decrease in budget revenue of \$1,060.00
<u>Strategic Implications:</u>	No Strategic Implications
<u>Community Consultation:</u>	Not required
<u>Voting Requirements:</u>	Absolute Majority

CRC176 Council Decision/Committee/Officer Recommended Resolution

Moved Cr Richards seconded Cr Simpson:

1. That the annual fee for use of the Clem Kentish Hall by the Serpentine Badminton Club for the year 2000/2001 be reduced to \$1,800.
2. The Serpentine Badminton Club be advised that a review of fees and charges is currently taking place for all clubs for the next financial year.

CARRIED 8/0

C178/05/01 CARDUP CHRISTIAN COMMUNITY CHURCH (LP00419)			
Proponent	Cardup Christian Community Church		
Officer	G.R. Dougall - Director Corporate Services	Date of Report	07.05.01
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			
Delegation	Committee – In accordance with Resolution C061/10/00		

Preamble

Consider a request for funding assistance from Cardup Christian Community Church.

Background

The Cardup Community Church entered into a lease agreement with Council to operate from the Ray Baker (Cardup) Hall located on the corner of Karbro Drive and Soldiers Road, Cardup.

The term of the lease is three (3) years with extensions of a possible six (6) years for a peppercorn rental. This lease was established after an agreement with the Cardup Community Association to hand the building back to Council.

Comments

In June 1999 Council considered an item in relation to improvement works that were required to be undertaken at the hall. The Community Association originally agreed to make these improvements and a \$5,000 allocation was placed on this years budget to assist.

A copy of the list of these required works from June 1999 item is included with the attachments and marked C178.1/05/01. Provided below are the items from this list and their current status:

Replace kitchen cupboards	Completed
Remove kitchen floor tiles and replace	Completed
Retile kitchen splashback	Completed
Replace internal door to kitchen	Outstanding
Grout floor riles to toilets	Completed

Repaint internal walls to kitchen/toilet	Completed
Reglaze broken windows	Completed
Replace external doors and locks	Outstanding
Stud frame meeting room walls	Outstanding
Paint internal meeting room walls	Completed
Install new floor covering to meeting hall	Completed
Install exit signs	Outstanding
Replace external security lights	Outstanding
Tidy up gable ends	Completed
External repaint	Outstanding

These works have been completed by the Church at no cost to Council. The estimated cost of completing the repairs undertaken by the Church as presented in June 1999 was \$14,456. It can therefore be considered that this lease has resulted in a win-win for Council and the Church.

The Church has now written to request funding assistance from Council to undertake further work. ***A copy of the request is included with the attachments and marked C178.2/05/01.*** As advised above, an allocation of \$5,000 has been included in this years budget to assist with improvements to the hall. Approximately \$1,800 of this allocation has already been expended to repair windows and maintain the pump feeding water to the static water supply.

Of the \$5,000 allocation in the budget to assist with improvement works a balance of \$3,000 should remain at year end.

Council is therefore able to provide \$3,000 towards one of the requested projects. As the building is only single leaf brick, it is believed that a verandah would provide weatherproofing for the building and would be the priority of the requested items. Discussion with Council's Principal Building Surveyor have confirmed this as a priority.

Statutory Environment: No Statutory Environment

Policy Implications: No Policy Implications

Financial Implications: An allocation has been made within the budget to assist with improvements to this hall.

Strategic Implications: No Strategic Implications

Community Consultation: Not required

Voting Requirements: Normal

Officer Recommended Resolution

Council support the request from the Cardup Christian Community Church by contributing \$3,000 towards the construction of a 60m² verandah to the front of the Baker Hall from the allocation provided in the 2000/2001 budget.

CRC178 Council Decision/Committee Recommendation

Moved Cr Richards seconded Cr Simpson:

1. Council support the request from the Cardup Christian Community Church by contributing \$3,000 towards the construction of a 60m² verandah to the front of the Baker Hall from the allocation provided in the 2000/2001 budget.
2. That a further allocation of up to \$5,000 be considered in the 2001/2002 draft budget.

CARRIED 8/0

C179/05/01 BYFORD TENNIS CLUB (RS0018)			
Proponent	Byford Tennis Club		
Officer	G.R. Dougall – Director Corporate Services	Date of Report	07.05.01
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			
Delegation	Committee – In accordance with Resolution C061/10/00		

Preamble

Consider request from the Club to waive annual hire fees.

Background

Correspondence has been received from the Byford Tennis Club requesting a waive of their annual court hire fees as the Club is contributing \$5,000 towards the resurfacing of the courts located in Park Road, Byford.

The current hire fee is \$393.00 per year including GST.

Comments

A similar item was raised in the April Corporate Services Committee meeting for the Serpentine-Jarrahdale Basketball Association. At that meeting Council agreed to waive their fee of \$600 for one year upon the condition that a contribution be made to the upgrade of the Mundijong Basketball courts.

When considering the fee as a weekly charge, Council receives less than \$10.00 per week for hire of the Courts. A budget allocation will be provided for review in the draft 2001/2002 budget, with Council contributing \$5,000 and the club contributing \$5,000 towards resurfacing of the courts. Based on these figures, it would seem Council is already subsidising use of the facility.

Statutory Environment: No Statutory Environment

Policy Implications: No Policy Implications

Financial Implications: Loss in revenue of \$358.00 (excluding GST) if the fees are waived.

Strategic Implications: No Strategic Implications

Community Consultation: Not Required

Voting Requirements: Normal

Officer Recommended Resolution

The Byford Tennis Club be advised that Council does contribute to the care and maintenance of the basketball courts and as their fee is currently less than \$10.00 per week their request to waive this fee is not accepted.

CRC179 Council Decision/Committee Recommendation

Moved Cr Richards seconded Cr Simpson:

The Byford Tennis Club be advised that Council will waive their fees for 1 year only subject to the contribution being made to the upgrade of the tennis court surface.

CARRIED 8/0

Note: The Committee modified the recommendation to provide encouragement for Clubs to contribute to upgrading of their facilities.

C180/05/01 QUARTERLY FINANCIAL REPORT – 31 ST MARCH 2001 (A0924)			
Proponent	Local Government Act 1995		
Officer	G.R Dougall – Director	Date of Report	08/05/01
Signatures	Author:	Senior Officer:	
Previously	SM008/11/00 and C128/02/01		
Disclosure of Interest			
Delegation	Council		

Preamble

To receive the quarterly financial report for the period ended 31st March 2001.

Background

Regulation 34(1)(b) of the Local Government (Financial Management) Regulations 1996 require that quarterly financial reports be presented to Council for the periods ending 30 September, 31 December, 31 March and 30 June at either the next ordinary meeting after the end of the period, or if not prepared in time to the next ordinary meeting after that meeting.

A quarterly financial report for the period 30 September 2000 was forwarded to Council in November 2000 through the Strategic Management Committee and for the period 31 December 2000 to the February 2001 Corporate Services Committee. Following the February meeting several adjustments were made to the original budget. This review will commence from these changes.

Comments

Below are the adjustments to the budget made after the December review.

DESCRIPTION	DEBIT	CREDIT
Rate Discount RAR601		6,036
Printing and Stationery RAR515	1,200	
Interim Rates RAR122	10,000	
Sitting Fees MOC617		5,000
Refreshments MOC613 (C030/08/00)	2,330	
Insurance ALL INSURANCE	7,500	
CEO training	1,100	
Casual Salaries EMA502	4,825	
Printing and Stationery FIR515	1,125	
Bushfire Levy FIR402		10,000
Telephone EMM510	3,000	
Government Grants EMM100	6,000	
Health		10,000
Contractor SAN677	2,250	
Transfer Station SAN685		20,000
Refuse Disposal SAN146		15,000
Tip Charges SAN149		5,000
Small Block Manual ENV703		5,000
Planning Projects PPP525		30,000
Planning Fees (TPL 176)	15,000	
Planning Advertising REZ540 & PPP540		10,000
Serpentine Sports Reserve Bore SSR730	20,000	
Bridle Trails BTR730 (CRD11/10/00)	6,000	
Leases/Rentals BOR110	18,000	
Utilities LIB628	1,000	
Engineering Technical Officer	14,000	
Road Pavement Failures MOR796 (CRAS043/01/01)	61,900	
Resheeting MOR802 (CRAS043/01/01)	61,900	
Gravel Road Maintenance MOR 797 (CRAS043/01/01)	61,900	
BikeWest Grant CDA100	10,000	
Building Consultancy BUI525		15,000
Serpentine Dam Tearooms STR625	2,200	
Extractive Industry Fees EIF100		19,300
Operations Overheads	42,500	
1st July 2000 Additional Surplus		306,124
Additional Road Funding		187,000
Reduction in Loan Funds	270,000	
Alcoa Contribution	31,219	
Transfer Alcoa Contribution to Reserve		31,219
Office allocation of Staff as per GDA report	20,000	
TOTAL	674,949	674,679

A copy of the List of Schedules for the period ended 31st March 2001 is included with the attachments and marked C180/05/01. This schedule may be read in conjunction with this report.

GENERAL PURPOSE FUNDING

For the period under review 79% of the expenditure has been spent and 94% of revenue has been raised. As this schedule contains rates allocation it is expected that the majority of income would be raised by this time of the year and a majority of expenditure allocated.

Rates

The rating area is conforming to budget expectations at this time with 75% of the budget expended at this time. A majority of this expenditure is the allocation of rate discounts, which were fully taken up on 20th September 2000. Some adjustment has occurred since the last review, which has seen the expected savings here diminish by \$4,500.

The only expenditure allocation that will exceed the budget is that of printing and stationery. The majority of this allocation is for printing rates and rate instalment notices, and therefore this account will not increase significantly on its current figure.

Rating income is currently 100% raised as would be expected. The only concern in this area is that there have been more decreases in values provided from interim than increases and therefore this figure will not attain budget expectations. As a result this figure will be further reduced by \$5,000. On the whole rating will provide budget expectations.

General Purpose Grants

Three of the four instalments for the Financial Assistance Grants have been received as is expected. The final instalment will be forwarded in May.

General Financing

This area contains general revenue income for photocopies etc and interest on investments along with bank fees and charges. Bank fees have seen the greatest growth during the rate period and rate instalment period and will most likely see savings of approximately \$3,000.

Interest on investments is currently 104% of budget estimate resulting in an additional \$10,000 in revenue to Council.

GOVERNANCE

Total Governance is currently 69% expended with income collection at 66%.

Members of Council

Only one allocation in this area is not running to budget expectations, this being Depreciation. As this is not a cash item it will not affect the cash financial result at year end and is the result of placing all office depreciation and vehicle depreciation to Council as a lease allocation for the building, equipment and vehicles has now been put in place. This reflects Council now receiving an income for use of its assets by staff shown in account for Office Rentals and Vehicle Leases.

Sitting Fees and Members Travelling are below expected levels for the reporting period however the final quarter sitting fees will be paid in late April. It is expected that an additional \$5,000 may be remaining from this account at year end on current expenditure levels.

Chief Executive Officer

Most areas are generally expended in this section, except for \$5,000 from Environmental Community Awareness.

Director Corporate Services

The Peel Region IT Plan with an allocation of \$7,000 remains unspent at this date. These funds will be expended towards year end with a possible further allocation in the next budget to assist Council in refreshing its Website Page. The allocation for Telecentre training will be absorbed by Council in the computer training required with the provision of Laptop computers this year.

Information Technology

Expenditure in this area is still slow however new upgrades have been purchased after review date and some funds will be used to set up the Byford Customer Services Centre.. All desktop computers will be updated to the same operating system over the remainder of the year, this should see the budget fully expended.

Records Management

Superannuation (REC503 - \$0.00) and Workers Compensation (REC504 - \$0.00) are being allocated to other areas within the budget, these areas being the same as the officers wages. It is therefore expected that these accounts will remain unspent at year end, however the allocations for the officer should see an aggregate over expenditure in other areas that equal these allocations.

Equipment Maintenance and Repairs will not be fully expended by year end and should provide a saving of \$3,000.

Community Development Officer

At less than 50% expended to date there would appear to be some savings on expenditure in this area. Social history book should remain unexpended but will need to be carried forward, Community Funding will remain \$15,000 unexpended and Youth allocation \$14,000 unexpended.

Income will also not reach the budgeted target with Government grants being \$17,000 below expectations and Youth grant being \$12,400 below expectations.

Corporate Services

Corporate Services remains under-allocated to date however some savings here, such as the photocopying allowance will be transferred to the administration allocation which will finish over allocated.

Administration General

Allocations in this area should balance out, the main expenditure savings are in the non cash area of depreciation which has been transferred to Members of Council as a result of the establishment of office, vehicle leases by employees.

Other Governance

This area is generally operating on budget. Legal expenses have exceeded the budget estimate and will most likely result finish \$8,000 over expended due to unexpected additional costs.

LAW, ORDER AND PUBLIC SAFETY

Expenditure for this part of the schedule is at 60%, with income at 95% of the budget estimate.

The estimated cost to changeover three 4x4 utilities has escalated due to market and GST implications. The additional cost will be drawn from this plant reserve.

Volunteer Bush Fire Brigades

Total operating expenditure for volunteer brigades is 103% of the operating budget estimate. This is a result of over expenditure for consumables required to operate the brigades. It is anticipated that this over expenditure will result in an over expenditure of \$12,000 at year end.

Three fast attack vehicles scheduled for changeover at \$1,700 each have been deferred as the current changeover cost has escalated to \$10,000 each. The expenditure will be reviewed in the 2001/2002 budget.

Fire Prevention

Fire prevention is operating at 78% of budget and may provide some savings for the over expenditure in the brigades.

Animal Control

Animal control is operating at 64% of expenditure and 75% of income. All appears to be operating satisfactorily in this area.

Public Safety Administration

This area of the budget is on target for the period under review. At this time it is expected that this area will finish on budget expectation.

HEALTH

Expenditure under this area is at 55% of budget with income at 68%. Expenditure is down in all areas of this section, however the largest item of expenditure is a new motor vehicle, which has been deferred. The largest income item is septic tank inspections, which is 50% of budget expectation and will most likely remain \$8,000 under the budget estimate.

EDUCATION AND WELFARE

Total budget allocation for this area is \$20,494 of which \$34,051 has been allocated representing 166% of the budget estimate. This is a result of Council providing payroll services to the Telecentre, which is reimbursed resulting in no net difference.

HOUSING

This area is 97% allocated and operating on budget.

COMMUNITY AMENITIES

The total operating expenditure allocated to date for Community Amenities is 57% of budget, income is at 90% of budget.

Sanitation

Domestic Refuse Collection is 68% expended and should finish year end under budget. Further savings of \$10,000 could be achieved if this is the case.

Protection of the Environment

Further savings in expenditure for this program will be made in Community Awareness \$9,500, CALM/Karnet partnership \$15,000.

CCCP contributions income will complete the year \$3,000 less than estimated in the budget.

Town Planning

Town Planning received some adjustments last quarter. Further areas that are not anticipated to be fully expended by year end are Printing and Stationery \$6,000 and Heritage Listings \$3,000.

Other Community Amenities

Expenditure in this area is 62% of budget. The improvements budgeted for cemeteries will most likely not be completed by year end and result in expenditure savings for the year of

approximately \$25,000. Income for the Serpentine Cemetery is also well below expectation by \$10,000.

RECREATION AND CULTURE

Recreation and Culture is still operating under budget expectations at this time of the year. Operating expenditure to date is 67%, operating income is 29% and capital expenditure is 26% of budget.

Other Recreation and Sport

It is anticipated that the Byford Scout Hall expenditure of \$6,400 will be carried forward into next budget.

Parks and Gardens

Byford Townscape is currently 38% expended for the reporting period however it is anticipated that expenditure in this area will continue towards year end and finish close to the budget estimate. Webb Road reserve \$10,000, and expenditure savings at year end.

TRANSPORT

The transport operating budget does not include additional \$187,000 Federal "Roads to Recovery" funds which were allocated to this area. Inclusive of this additional funding, the road and street maintenance expenditure is on budget. Some maintenance items are expected to moderately exceed budget allowances whilst others are expected to compensate by being under expended. The transport capital budget for road and path construction projects is expected to result in all projects being finalised at the budgeted allocation. The provision for Admiral Road upgrading to the proposed new gravel pit (COR143 \$45,000) is unexpended pending the outcome of negotiations on the gravel pit approvals. As a result a review will be undertaken leaving the \$45,000 unexpended this year.

ECONOMIC SERVICES

In total 58% of operating expenditure has been allocated to date. All areas within this section are under expended at this time.

Rural Services

Operating expenditure is 63% of the budget allocation. Much of the project work will occur with the start of the wetter months, which may see this section end close to budget expectations.

Building Control

Building Permits are lower than budget forecasts, which will result in approximately \$20,000 less than anticipated.

OTHER PROPERTY AND SERVICES

Plant Operating costs remains a concern in this activity at \$63,000 under allocated. A review last quarter saw some adjustment to the rates – a further adjustment will be required to ensure full operating costs are allocated to the budgeted activities.

SUMMARY

Provided below is a trial balance of anticipated gains and losses to 31st March 2001. This provides a bottom line loss of approximately \$21,100.

An additional allocation of \$10,000 has been applied to the set up of the Byford Customer Service Centre and \$10,000 for the employment of an administration trainee. There are also eight vehicle changeovers being deferred, including three fast attack fire units, as the budget provision for these changeovers were inadequate. Five vehicles will be purchased in the next quarter and this will result in the Plant Reserve Allocation provided within the budget being fully utilised. By deferring the purchase of the remaining vehicles a review of vehicle costs will be undertaken to determine the effects of the GST, currency fluctuations and market conditions.

This trial balance is provided on a cash basis only and does not include non-cash figures.

DESCRIPTION	GAINS	LOSSES
Rate Discount		4,500
Interim Rates		5,000
Interest on Investments	10,000	
Bank Fees	3,000	
Sitting Fees	5,000	
Members Travelling	5,000	
Environmental Awareness	5,000	
Equipment Maint and Repairs	3,000	
Community Funding	15,000	
Youth	14,000	
Govt Grants		17,000
Youth Grant		14,000
Legal Expenses		10,000
Volunteer Fire Brigades		12,000
Septic Tank Fees		8,000
Domestic Refuse Collection	10,000	
Community Environmental Awareness	5,000	
CALM/Karnet Partnership	15,000	
Environmental Planning		
Serpentine Sports Reserve		
CCCP Contributions		3,000
Planning Stationery	6,000	
Heritage Listings	3,000	
Jarrahdale/Serpentine Cemeteries	25,000	
Cemetery Fees		10,000
Byford Scout Hall	6,400	
Jarrahdale Townscape		
Webb Road Reserve	10,000	
Admiral Road	45,000	
Disability Plan		
Building Fees		20,000
Byford Customer Service Centre		10,000
Administration Trainee		10,000
Asset Services Restructure Provision		20,000
Plant Operating Cost Under Allocation		63,000
TOTAL	185,400	206,500

Statutory Environment: Regulation 34 (1) (b) of the Local Government (Financial Management) Regulations 1996.

Policy Implications: No policy implications.

Financial Implications: As per the report and trial balance.

Strategic Implications: No strategic implications.

Community Consultation: No community consultation required.

Voting Requirements: **ABSOLUTE MAJORITY**

CRC180 Council Decision/Committee/Officer Recommendation

Moved Cr Price seconded Cr Buttfield:

1. The quarterly financial report for the period ended 31st March 2001 be received.
2. The variations to the 2000/2001 budget as shown in table 1 be adopted.
3. In accordance with Regulation (1a) of the Local Government (Financial Management) Regulations 1996 a quarterly report for the period 30 June 2001 not be necessary as the Annual Report will forward the final results of Council.

CARRIED 8/0 ABSOLUTE MAJORITY

C188/05/01 REGIONAL ENERGY CO-ORDINATOR FUNDING (LOCAL GOVERNMENT INCENTIVES PROGRAM) (A0930)			
Proponent	Shire of Serpentine-Jarrahdale		
Officer	Andrew Del Marco – Environmental Officer	Date of Report	10/05/01
Signatures	Author: Environmental Officer	Senior Officer:	
Previously			
Disclosure of Interest			
Delegation	Council		

Preamble

Council's application for funds to continue the position of Regional energy Co-ordinator for the Local Authorities of Gosnells, Armadale and Serpentine-Jarrahdale has been successful.

It is recommended that the Chief Executive Officer be given delegated authority to administer and sign any contracts related to the funding and position, on behalf of Council.

Background

The Shire Environmental Officer lodged a submission for funding to the Federal Department of Transport and Regional Services on 27 October 2000 under the Local Government Incentives Program (LGIP). The application was approved for funding on 13 March 2001, and the Shire has now been offered with a Deed of Grant which is to be signed by the Shire's representative and Federal Government prior to transfer of funds.

The Deed of Grant contains a standard set of clauses issued to all local government's receiving the LGIP funding, and the project outputs and timelines, as included in the funding application proposal. The timeline has been amended to take into account the delay in awarding the funds.

The grant is worth \$98,500 and will fund the position of Regional Energy Co-ordinator and related projects for 18 months.

Comments

The position of Regional Energy Co-ordinator was administered and supported by the Shire between July and December 2000. This involved provision of employee payroll services, office accommodation and use of office facilities.

The Regional Energy Officer position assisted the Shire to complete Milestones One, Two and Three of the Cities for Climate Protection program.

The new Regional Energy Officer will be largely responsible for implementing the Greenhouse gas reduction Action Plans with the Community and Council over the next 18 months. This will include marketing the Greenhouse message to local residents and schoolchildren, helping businesses and residents reduce their energy consumption, and measure and report resulting changes.

Statutory Environment: Greenhouse Gas and energy efficiency not legislated.

Policy Implications:

Financial Implications: \$5000 – direct contribution to Cities for Climate Protection Project.
ENV100 – income from grant to be carried over to 2001/02 and 2002/03.

Strategic Implications: Officer will help Council achieve Strategic Plan Strategy 2.4
Ensure all actions of Council consider reduction of greenhouse gas emissions

Community Consultation: Consultation to commence once position filled.

Voting Requirements: Absolute Majority

CRC188 Council Decision/Committee/Officer Recommended Resolution

Moved Cr Richards seconded Cr Needham:

1. That Council continues to provide support to the position of Regional Energy Co-ordinator via the provision of accommodation, office facilities and other support as approved by the Chief Executive Officer.
2. That the Chief Executive Officer be given delegated authority to sign the Deed of Grant for the Local Government Incentives Program funding, contracts of employment and documents related to expenditure of LGIP funds.

CARRIED 8/0 **ABSOLUTE MAJORITY**

7.2 Asset Services – 14th May, 2001

Council Decision

Moved Cr Price seconded Cr Murphy

The minutes of the Asset Services Committee Meeting held on 14th May, 2001 be received.

CARRIED 8/0

Corrections:

Nominations for presiding member – words should read.... “The Director Asset Services took the chair and called for nominations for presiding member”.

Note: Nominations for Presiding Member received in writing.

AS069/05/01 TENDER CO03/2000-01 DESIGN CONSULTANCY BRIEF KARNUP & RICHARDSON ROADS (A0963)			
Proponent	Shire of Serpentine-Jarrahdale		
Officer	Technical Officer - Patrick Rose	Date of Report	07.05.01
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			
Delegation	Council		

Preamble

Council is requested to approve the public tender for the provision of Design Consultancy Services for Karnup & Richardson Roads reconstruction.

Background

Richardson St from Summerfield Road to Karnup Road and Karnup Road from Serpentine to the Serpentine River are proposed to be upgraded in three stages over the next 5 years as part of the Main Roads funded road rehabilitation program.

Asset Service strategic objective is to undertake the design and documentation for the main road construction projects at least 12 months prior to construction. To meet this requirement this tender has packaged the three stages of design and documentation for Richardson Street and Karnup Road to achieve a large design project providing time and cost savings to council.

Comments

The Tender was advertised on Saturday 7th April 2001, with invitations closing 3.00pm Friday 27th April 2001. Contract documents were sent to twenty-eight (28) consultants with a total of fourteen (14) offers being submitted by the closing time.

Two (2) tenders were received after the closing time of 3.00pm and therefore not accepted for evaluation as per clause 1.9.3 Principal's Request - Conditions of Tendering – Lodgement of Tender, contained within the "Request For Tender" documents issued to all parties.

Tenders submitted were assessed using the WAMA Purchasing & Tender Guide - Evaluation Panel Guide & Recommendation Report.

Offers provided by tenderers in ascending order were as follows:

Tenderer	Price (Incl. GST)
1) <i>Gilbert Rose Consulting</i>	\$52,790.00
2) <i>WML Consultants</i>	\$53,120.00
3) <i>MJB Payne Consultants</i>	\$53,735.00
4) <i>PPK</i>	\$61,600.00
5) <i>Voran</i>	\$64,969.30
6) <i>CCD Australia</i>	\$66,000.00
7) <i>Alan McLean Engineering</i>	\$67,122.00
8) <i>BSD Consultants</i>	\$71,115.00
9) <i>Sinclair Knight Merz</i>	\$78,217.70
10) <i>Halpern Glick Maunsell</i>	\$85,201.00
11) <i>Supervision Services</i>	\$100,955.00
12) <i>Roadswest</i>	\$105,050.00
13) <i>EGIS Consulting</i>	\$115,500.00
14) <i>ARUP</i>	\$222,900.00

All applicants were assessed against the qualitative selection criteria. Specific criteria were weighted according to their importance as perceived and agreed by the Evaluation Panel.

QUALITATIVE CRITERIA

a)	Composition and qualifications of the Design Team proposed, identifying the Principal Consultant and the sub-consultants and including a breakdown of the responsibilities of each team member (i.e. the area in which their particular expertise will be required and estimated time each team member will spend on the project). Curriculum vitae's of each member including relevant referees must be included.	Weighting 25%
b)	Previous experience of the Consultant, including description of projects that demonstrate work of a similar nature to the proposed study with information on the project types, scale and total value. Relevant experience should be highlighted, as well as those projects where all members included in the proposed design team have previously worked together, noting the type and success of those particular projects.	Weighting 25%
c)	A statement of the methodology to be employed by the Consultant for the brief, indicating how the project will be undertaken so as to ensure that the objectives of the design brief will be achieved and a cost effective and technically proficient design is produced. The methodology will follow the required information and consultation needs outlined in the Consultant's brief.	Weighting 25%
d)	Total costing of the study	Weighting 25%

Selection Criteria and Weighting	Proponents Name	Selection Criteria A	Selection Criteria B	Selection Criterion C	Selection Criterion D (Cost \$)	Total Weighted Score (Out of 40)	Rating
		25%	25%	25%	25%	100%	
1)	<i>Gilbert Rose Consulting</i>	6	5	5	10		6.50
2)	<i>WML Consultants</i>	7	6	4	9.97		
3)	<i>MJB Payne Consultants</i>	3	4	7	9.92	23.92	6.00
4)	<i>PPK</i>	6	6	7	9.24	28.24	7.05
5)	<i>Voran</i>	6	7	7	8.95	28.95	7.25
6)	<i>CCD Australia</i>	8	7	6	8.86	29.86	7.50
7)	<i>Alan McLean Engineering</i>	4	6	5	8.76	23.76	5.95
8)	<i>BSD Consultants</i>	9	8	8	8.41	33.41	8.35
9)	<i>Sinclair Knight Merz</i>	6	6	5	7.8	24.80	6.20
10)	<i>Halpern Glick Maunsell</i>	7	7	7	7.19	28.19	7.05
11)	<i>Supervision Services</i>	5	6	7	5.83	23.83	5.96
12)	<i>Roadswest</i>	6	6	6	5.48	23.48	5.90
13)	<i>EGIS Consulting</i>	8	8	8	4.57	28.57	7.15
14)	<i>ARUP</i>	7	7	8	0	22.00	5.50

Note: ARUP tender is unacceptably high and therefore rated a zero for cost.

Based on evaluation of the proposals, the tender from BSD Consultants represented the highest rated assessment against the qualitative selection criteria and demonstrated it is the most advantageous proposal and is therefore recommended as the preferred tender.

Statutory Environment: Local Government Act 1995, Purchasing Policy.

Policy Implications: Nil

Budget Implications: Funding available within Forward Works Programme.

Strategic Plan Implications: Forward program design twelve months ahead of construction.

Community Consultation: Nil

Voting Requirements: Normal

CRCAS069 Council Decision/Committee/Officer Recommended Resolution

Moved Cr Buttfield seconded Cr Price:

That the offer of BSD Consultants, for Tender CO03/2000-01 design consultancy brief Karnup & Richardson Roads \$71,115, be accepted.

CARRIED 8/0

The Chief Executive Officer left the meeting at 7.56pm.

7.3 Community & Recreation Development Meeting – 14th May, 2001

Council Decision

Moved Cr Needham seconded Cr Buttfield
The minutes of the Community & Recreation Development Committee Meeting held on 14th April, 2001 be received.
CARRIED 8/0

Correction:

Nomination for presiding member – words should read.... “The Director Sustainable Development took the chair and called for nominations for presiding member”.

Note: Nominations for Presiding Member received in writing.

CRD39/05/01 HORSE BEACHES (A0327-02)			
Proponent	Peel Horse Industry Council		
Officer	Andrew Watson – Senior Executive Manager Environment Planning & Development	Date of Report	01.05.01
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			
Delegation	Council		

Preamble

The purpose of this report is to consider a request from the Peel Horse Industry Council for letters of support against the closure of horse beaches in the Cities of Rockingham and Joondalup.

Background

The Peel Horse Industry Council seeks letters of support from Council against the closure of horse beaches in the Cities of Rockingham and Joondalup. ***A copy of the letter is with the attachments marked CRD39/05/01.***

Comments

Council has not been provided with any data indicating that the closure of beaches at Secret Harbour and Pinnaroo Point would adversely affect horse owners living or working within the Shire. It is understood, however, that there is a horse beach south of the Kwinana industrial strip currently available which is well located in relation to this Shire. Fundamentally, the management of beaches in the Cities of Rockingham and Joondalup is a matter for those Councils and their respective communities to work through.

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

Officer Recommended Resolution

Council advises the Peel Horse Industry Council that while it supports the Equine Industry, it is inappropriate for Council to become involved in local land management issues in other local government jurisdictions.

CRCRD39 Council Decision/Committee Recommended Resolution

- 1 Council advises the Peel Horse Industry Council that it supports the Equine Industry and feels that many horse owners in our Shire would be disadvantaged by the closure of horse beaches.
- 2 Council writes to the City of Rockingham, Town of Kwinana and the Peel Development Commission expressing the same view.

COUNCIL DECISION

Moved Cr Richards seconded Cr Hoyer:

- 1 Council advises the Peel Horse Industry Council that it supports the Equine Industry and feels that many horse owners in our Shire would be disadvantaged by the closure of horse beaches.
- 2 Council writes to the City of Rockingham, Town of Kwinana and the Peel Development Commission expressing the same view.
3. That this Council forwards a submission to the EPA (as per the open letter to Harness Racing Participants) which is not in support of the closure of the Barton Road Beach (Kwinana horse beach) to the public in the James Point proposal.

CARRIED 8/0

Note: Cr Richard tabled an open letter from the Western Australian Trotting Association to the Harness Racing participants likely to be adversely affected by James Point Port Proposal.

The reason for the change in decision was that the closure of horse beaches would significantly inconvenience horse owners and trainers in the Shire, as the nearest horse beach would then be south of Mandurah.

The Chief Executive Officer returned to the meeting at 8.04pm.

CRD44/05/01 AUSTRALIA DAY 2002 (A0009/A0167)			
Proponent	S-J Community Events Committee		
Officer	C McKee - Community Development Officer	Date of Report	11.05.01
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			
Delegation	Council		

Preamble

Council is requested to consider the recommendations of the S-J Community events Committee with regard to the venue, theme and catering arrangements for Australia Day 2002 Celebrations.

Background

Venue: The Community Development Officer has assessed the Clem Kentish and Bruno Gianatti Halls as possible venues for the Australia Day Celebrations based on the current intention to rotate the event through the four main localities. Neither venue is deemed conducive to the size and type of Australia Day event currently developing.

Breakfast: The Rotary Club has made a suggestion that a charge could be made for the breakfast and that they would be happy to organise the catering for the breakfast on this basis.

Theme: The Community Development Officer suggested to the S-J Community Events Committee that "Volunteers" be the theme of the 2002 Australia Day Celebration.

Comments

The S-J Community Events Committee discussed the proposed venue, theme and catering arrangements at their meeting held on 3 May 2001 and has made the following recommendation to Council:

Venue: *That because Mundijong Hall is considered the best venue in the area (site centrality, functionality, sound, stage, etc), it is proposed that it remains as the venue to host future Australia Day events. This would also give Mundijong its own event (the other towns having their Fairs/Log Chop).*

Theme: *With the Citizens of the Year being awarded for 2001, and 2001 being the Year of the Volunteer, it is suggested that the theme for Australia day 2002 be "Volunteers".*

Breakfast: *In order for Council and the community to be able to show appreciation for volunteers under the proposed theme, it is suggested that breakfasts should remain free. The concept of charging could be reviewed in future.*

Following the S-J Community Events Committee meeting on 3 May 2001, further information has come to light that Cr Kirkpatrick is currently pursuing the development of Council's current Emergency Services appreciation evening to:

- (a) include other voluntary organisations and their families
- (b) be held at a more appropriate time of the week/day/year

Accordingly, the Community Development Officer suggests that instead of the Australia Day 2002 Celebrations incorporating the theme of "Volunteers", Council pursues the

development of a separate event to thank community volunteers for their efforts on an annual basis.

Statutory Environment: N/A

Policy Implications: Nil

Financial Implications: A budget allocation will be suggested through the 2001/2002 budget deliberations in order to cater for the anticipated number attending

Strategic Implications: To improve the quality of life and encourage social commitment of people who live in the Shire
1.4 Strengthen community groups

Community Consultation: Through S-J Community Events Committee

Voting Requirements: Normal

CRCRD44 Council Decision

Moved Cr Needham seconded Cr Buttfeld:

- 1 That the official venue for the Annual Australia Day Celebrations 2002 be the Clem Kentish Hall.
- 2 That instead of the Australia Day 2002 Celebrations incorporating the theme of “Volunteers”, Council pursues the development of a separate event to thank community volunteers for their efforts on an annual basis.
- 3 That the breakfast remain free of charge for the Australia Day 2002 event and that the concept of charging for breakfast be reconsidered in the future.

MOTION LOST 2/6

CRCRD44 Council Decision/Committee/Officer Recommended Resolution

Moved Cr Richards seconded Cr Price:

- 1 That the Mundijong Hall remains as the official venue for the annual Australia Day Celebrations.
- 2 That instead of the Australia Day 2002 Celebrations incorporating the theme of “Volunteers”, Council pursues the development of a separate event to thank community volunteers for their efforts on an annual basis.
- 3 That the breakfast remain free of charge for the Australia Day 2002 event and that the concept of charging for breakfast be reconsidered in the future.

CARRIED 6/2

CRD45/05/01 FUNDING: PURPOSE BUILT BUILDING SERPENTINE(A0173)			
Proponent			
Officer	C McKee - Community Development Officer	Date of Report	
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			
Delegation	Council		

Comments

A letter has been received from Armadale Home Help Service advising that Jan Fletcher, the regional Project Officer for the Department of Home & Community Care, is willing to meet with all participants to discuss funding options.

CRCRD45 Committee Recommended Resolution

That Jan Fletcher, regional Project Officer for the Department of Home & Community Care, be invited to the next meeting of the Community & Recreation Development Committee to discuss funding options for a purpose built facility for the elderly citizens of Serpentine-Jarrahdale.

CRCRD45 Council Decision

Moved Cr Price seconded Cr Needham that Jan Fletcher, regional Project Officer for the Department of Home & Community Care, be invited to the next meeting of the Community & Recreation Development Committee to discuss funding options for a purpose built facility for the elderly citizens of Serpentine-Jarrahdale located in Serpentine.
CARRIED 8/0

7.4 Strategic Management Committee Meeting – 21st May, 2001

Council Decision

Moved Cr Buttfield seconded Cr Price
The minutes of the Strategic Management Committee Meeting held on 21st May, 2001 be received.
CARRIED 8/0

Corrections:

All Motions in these minutes should read CARRIED 5/0.

Nominations for presiding member – words should read....”The Chief Executive Officer took the chair and called for nominations for presiding member.”

Note: Nominations for Presiding Member received in writing.

SM053/05/01 PRINCIPAL ACTIVITIES PLAN (A0119)			
Proponent	Shire of Serpentine-Jarrahdale		
Officer	Glen Dougall – Director Corporate Services	Date of Report	11/4/01
Signatures	Author:	Senior Officer:	
Previously	SM034/02/01		
Disclosure of Interest			

Preamble

To review written comments and submissions made by the public in relation to the proposed Plan of Principal Activities 2001-2005 and adopt the Plan as proposed.

Background

At the Ordinary meeting held on 26th February 2001 Council adopted the recommendation from the Strategic Management Committee to advertise the draft Plan of Principal Activities 2001-2005 for public comment.

This Plan is a requirement of section 5.56 of the Local Government Act 1995 and is to cover the next four or more financial years of the local government. The Plan is to include ;

- The principal activities that are proposed or plan to be proposed,
- Objectives of each principal activity,
- Estimated cost and proposed means of funding,
- How the local government proposes to assess its performance, and
- Estimated income and expenditure for each year of the plan.

This year an advertisement was placed in the Weekend Examiner newspaper providing the statutory 42 day public submission notice as required under section 5.57 of the Local Government Act 1995, and a summarised flyer of the Plan was mailed to every property owner advising how to view the Plan and when to submit comments. A total of 4077 flyers were distributed with 28 submissions of comment received by the due date. This has seen the greatest response to the Plan since its requirement in 1996 however it represents less than 1% of the number of flyers distributed.

Comments

The 42 day comment period concluded on Wednesday 11th April 2001 with 28 comments being received. All proponents have been advised the time and date of this meeting. These submissions are presented below providing the proponent, their comment and recommended reply.

RESPONDENT	COMMENT	RECOMMENDED RESPONSE
Robert McMilliam	Does not want any rate increases. If any cut backs, it should be road improvement & maintenance.	At this time Council believes it needs to increase road improvement funding to maintain the current infrastructure.
Barry Mort	<p>Congratulations on idea and presentation. Very good if everything can be achieved with 5% increase.</p> <ul style="list-style-type: none"> ♦ Bring forward purchase of 3.4 for Mundijong Fire Brigade ♦ New SES Headquarters & Fire Station in Mundijong to be asap ♦ Publicity campaign for recruiting new members for SES & Mundijong Fire Brigade 2001/2002 ♦ <i>Kiernan Street reseal and made wider. Baskerville - Paterson</i> ♦ Baskerville Road reseal and made wider. Livesey – Kiernan ♦ Lang new seal. Right off Taylor 	<p>The Mundijong Fire Unit is subject to FESA grant and Council funding. The five year plan is currently being reviewed and this request will be considered as part of that review. The Mundijong 3.4 is listed in this draft PAP for 2003/04. Council is currently reviewing the SES service to the Shire. At this time there is no provision to build new headquarters.</p> <p>Council notes the requests for road upgrades to Kiernan Street and Baskerville Road however does not believe they meet current work priorities.</p>
Glenda Stow	Is there a big need for the Community Meeting place in Oakford.?	Construction of a meeting facility in Oakford was identified in 1996 as part of Councils recreation needs analysis. This project has been identified in the past PAP. A consultation process has been undertaken with the Oakford/Oldbury Association
Mr A.C. Gyles	Due to economic situation only carry out essential works for 2001. Would not like to see a rate increase.	As this is a developing Council it is difficult not to continue providing improvements each year as it would only see the level of service fall behind current trends.
Muriel White	Rate increase of 19% over 4 yrs is excessive. Already pay high rates.	Council does undertake to compare its differential rates with other Councils.
HW & J Woolven	Doesn't agree with what money is spent on. Road construction & maintenance are a necessity. Nothing for older ratepayers. Would like community swimming pool rather than skate part, sports ground or change rooms. Waste Management increase will encourage people to fill their bins.	<p>Council is currently reviewing a Sport & Recreation plan to assist in the provision of services to all community members over time.</p> <p>Council is reviewing aquatic facilities within the Recreation Centre however due to cost these would most likely be included in additional stages.</p> <p>Council is undertaking a review of its waste management services to identify improvements to meet community expectations.</p>
K Johnson	Doesn't agree with rate increases. Back & side streets of Mundijong upgraded. More beautification done in main street of Mundijong. Upgrade north end of main street.	Improvements and beautification of Mundijong Streets is desirable as other road priorities are met and funding becomes available.
C & L Reed	Objection to 19% increase over 4 yrs. Current rates high enough. Apply levy on sporting bodies to go with grants for upgrading facilities instead of ratepayers.	Sporting bodies are encouraged to contribute to development works.

RESPONDENT	COMMENT	RECOMMENDED RESPONSE
Darling Downs Management Committee	Disappointed at not much funding for Darling Downs. Request Shire support community for next 4 yrs. Provide greater funding & continued development of equine facilities. Continue excellent work in improving community.	Council will provide \$40,000 plus escalation for inflation by 3% in subsequent years to assist with construction and maintenance of bridle trail network across Shire.
Anne Berrell	Serpentine Community Facility will be a valuable community facility.	Agreed.
Eric Giblett	Congratulations on initiative. Concerned about funding allocated for Bridle/Walk trails with price rise in materials & labour over 4 yrs.	There is a 3% increase in funding to allow for inflation factors each year.
Ron Iannello	Recognition to all involved with acquisition of Bunnings land.	Agreed
JB Crooks	Very good Shire is thinking ahead.	Agreed
CR & MA Maskell	Concerned about increase waste collection by 14.3% to \$120pa following 5% increase previously.	Council is incurring increasing costs in managing its waste collection services. All residents need to be more mindful of reducing waste. Council is currently developing a strategy for waste management which will consider these costs.
R & A Bergsma	Thank you for listening to residents of Hopkinson Road and upgrading in 2001/2002 and 2002/2003.	Hopkinson Road met the criteria to be considered a current priority.
D Frearson	By 2004/2005 rates will have increased by 20.393% which will be additional \$734,148 levied. Road maintenance & construction amounts to \$11 million. Would prefer to see money applied to : <ul style="list-style-type: none"> ♦ Improvement to northern half of Adonis Street ♦ Improvement to Richardson Street west of Adonis St T junction. ♦ Improvements to Adonis St – Taylor Rd ♦ Bishop Rd – widening 	These roads are lower priority than projects outlined in draft Plan
K.P. Koch	Priority to Hopkinson Road upgrade.	Hopkinson Road included in years one and two of the Plan.
M Skitt	<ul style="list-style-type: none"> ♦ Concerned about rate increase. Increases exceed current CPI rate. ♦ Waste Management causes concern ♦ Serpentine Community Facility – use existing facilities first. – Shire take control of St John Ambulance Hall. ♦ Development of Serpentine Sports Ground shouldn't be considered & included in equestrian upgrade. ♦ Spend time developing & resourcing activities like PCYC. 	Rate increases required to provide facilities in this growing community. Council is currently discussing the use of St John Ambulance hall with local St Johns volunteers in the community. A management committee has been established to progress this issue. Council is currently undertaking a Sport & Recreation plan to ensure all assets are used effectively and not unnecessarily duplicated. Serpentine sports reserve upgrade is the completion of staged project. PCYC requirements will be considered in Sport & Rec plan
S & C Keating	<ul style="list-style-type: none"> ♦ Play areas for children 2 – 8 yrs in Byford township. 	Play equipment is being installed in Byford as part of the Town Square project. This should be installed by 30 th June 2001.

RESPONDENT	COMMENT	RECOMMENDED RESPONSE
R.C. Austen	<ul style="list-style-type: none"> ♦ Rate increases excessive and exceed CPI. ♦ Shire should arrange public meeting. ♦ Fees re Jarrahdale Heritage Park are inordinately expensive. ♦ Spend money on keeping Westrail line to Jarrahdale as tourist attraction. ♦ Provision for doctor and medical services in Mundijong & Serpentine. – Shire has no sense of priorities and value for money. ♦ No environmental protection. ♦ Nothing encourages creation of jobs. ♦ Use public money on money-making schemes. ♦ Seek for a joint purchase of Whitby Falls Coach House. ♦ Possibly purchase Whitby Falls Hostel, modernise, expand and accept wide variety of patients. ♦ Don't waste money on short term cosmetic projects. ♦ More long-term thinking is required. 	<p>Council does undertake quarterly elector meetings to allow the community to provide direct input to Councillors and senior officers.</p> <p>Council is discussing the ability to continue using the rail link to Jarrahdale as a tourist attraction.</p> <p>Council has been involved with assisting in the negotiations to provide a doctor to the Serpentine community.</p> <p>Whitby Falls Hostel is subject to review by the new State Government.</p> <p>The Plan is providing future consideration planning by Council.</p>
Judy & Colin Wathen-Dunn	<ul style="list-style-type: none"> ♦ Staggered at proposed rate increase. ♦ Rates nearly double City of Melville. ♦ Received nothing over years eg kerbing, drainage, facilities. ♦ Oakford facility great, but residents are expected to contribute. ♦ How many of the 13 projects are under grants/donations? 	<p>Due to limited funding Council must prioritise works program. Due to the large area of the Shire and semi rural to rural environment it is not possible to provide metropolitan facilities to each street.</p> <p>Council undertakes to seek grants for as many projects as possible to reduce the burden to ratepayers.</p>
Michael Douglas	<ul style="list-style-type: none"> ♦ Very hard to pay rates on pension. ♦ Bushfire levy should not be a separate levy, should come under general revenue. ♦ Rates should remain static and loss made up by new houses in Shire. ♦ Verge trees – why isn't there a crew coming around managing street & verge trees? ♦ Less inside staff and more outside staff. ♦ What is being done to attract employment to the Shire? 	<p>Council understands the financial limitations to pensioners – the State Government does provide subsidy of up to 50%.</p> <p>Bushfire levy has been separated to ensure accountability to the amount of funding provided to this service. As the Shire is a risk area this is considered an important service.</p> <p>The size of the Shire does create financial restrictions on the amount of verge maintenance – Council appreciates any assistance provided by local residents.</p> <p>Council believes the opportunities offered to staff is creating an environment that is attractive to prospective employees.</p>
L Coulson	<ul style="list-style-type: none"> ♦ Not against improvements, but everything should have estimated cost to have a better idea where money is going. ♦ Hard to agree with plan when not knowing how much things will cost. ♦ Conduct public meeting for ratepayers to voice their opinions. 	<p>Estimated costs and funding sources were placed in the Plan document. A copy will be provided once adopted by Council.</p>
LJ & PM Webster	<ul style="list-style-type: none"> ♦ Proposed expenditure & increases are mindful of what has to happen, but feels little consultation has been given to public. ♦ Insufficient time to make study. ♦ Defer until public meeting is called to discuss issues. 	<p>This advice is the ability for Community Consultation. Also quarterly electors meeting allows for direct input back to Council and senior officers.</p>

RESPONDENT	COMMENT	RECOMMENDED RESPONSE
Tom Hoyer – Residents & Ratepayers Association Inc	<ul style="list-style-type: none"> ♦ Rate percentage increases going beyond CPI without any recognition of communities capacity to pay. ♦ Planning priorities is focusing on matters not fully assessed along side areas of importance. ♦ Absence of special public forums to promote matters with their context and demonstrated importance. ♦ Request delay in progressing PAP. ♦ Allow for public meetings. 	<p>Shire is a growing community that needs facilities. For many years rates were maintained with minimal changes and now further funding sources are required. This Council has one of the better autonomy ratios in the State but now need to fund growth – this can be achieved through grants, borrowing and rating being managed to provide requirements.</p> <p>Council must adopt PAP prior to budget being adopted.</p> <p>Council provides quarterly elector meetings for residents to have direct input to Councillors and senior officers.</p>
SH Lang	<ul style="list-style-type: none"> ♦ Astounded at rate increases. ♦ Provides no faith in workings of Council. ♦ Should borrow monies over longest possible terms & spread costs amongst future users. ♦ If no money is borrowed, increases should be held below cost of inflation & curtail expenditure to suit. ♦ Roads are disgraceful – south end of Taylor Road has nothing done for 37 years. 	<p>Council is undertaking borrowings program and needs to manage this with responsible rate growth. Council has kept rates low in the past. The rate increases estimated in the PAP are always the maximum and the budget has always been adopted with lower increases than estimated in the past. Road improvement works are prioritised across the Shire within the funds available. Taylor Road does not meet current criteria.</p>
Lorene Soltoggio	<ul style="list-style-type: none"> ♦ Plan consists of hobby areas for horses. ♦ No allocated areas or Shire interest in motorbikes. 	<p>Being a rural and semi-rural Shire with the horse industry being one of the greatest economic activities these facilities are required. There is a motorcycle complex in the Shire.</p>
Georgina & Mark Elphinstone	<ul style="list-style-type: none"> ♦ Objection to rate increases of 19% over next 4 years. This exceeds CPI and will cause financial pressure to people within the community. ♦ Community benefits seem to be biased in areas – particular the Polo Club. ♦ Are they putting dollar for dollar value towards the Pavilion? ♦ Why are they not fundraising to build this facility? ♦ Minority reap the benefits of rate increases. ♦ Money should be spent on road improvements, transport, medical facilities and upgrade of public facilities. ♦ Shire should support local businesses wherever possible. ♦ More thought needs to be given to the needs of the community as a whole and not just horse related activities. ♦ Ratepayers should be advised in writing where money is being spent, when the budget can be reviewed and given sufficient time to comment. 	<p>This consultation process provides for community input. Council is increasing its allocation to road funding and has identified this area as an area of need.</p> <p>Council has established a Local Economic Development Unit to assist with business development within the Shire.</p> <p>Horse activities provide a large amount of economic activity to this Shire and therefore require consideration.</p> <p>Council is undertaking recreation review and received limited public input through the meetings held throughout Shire. This process is also good opportunity to have your say.</p> <p>Ratepayers are advised when the budget is being developed and the PAP. Council also hold quarterly elector meetings to allow direct input to Councillors and senior officers.</p>

As can be seen from these comments eleven of the submissions raised the issue of rate increases over the next four years, this is less than half of the responses. The remaining submissions have either made comment on specific issues (positive or negative) or congratulated Council on developing the forward plan.

As a result of the concern for a rate increase highlighted with eleven of the submissions it is recommended that Council adopt the plan as proposed and develop the draft annual budget in line with the Plan but with a rate increase of not more than 4%. Future year proposed rate increases can then be reviewed with the annual review of the Plan in following years.

A copy of the draft Plan of Principal Activities 2001-2005 is included with the attachments marked SM053.1/05/01.

- Statutory Environment:** Section 5.56 of the Local Government Act 1995.
- Policy Implications:** No policy implications.
- Financial Implications:** The Principal Activity Plan is a forward financial plan for the next four years.
- Strategic Implications:** This Plan provides a strategic financial direction for Council.
- Community Consultation:** Local Government Act 1995 requires a six week consultation process which has been undertaken.
- Voting Requirements:** Normal

Officer Recommended Resolution

1. Draft Plan of Principal Activities 2001-2005, as presented and advertised, be adopted.
2. The draft Budget 2001/2002 be prepared based on the Principal Activity Plan 2001-2005 with not more than a 4% rate increase.

CRSM053 Council Decision/Committee Recommended Resolution

Moved Cr Buttfield seconded Cr Needham that

1. Draft Plan of Principal Activities 2001-2005, as presented, advertised and amended, be adopted.
2. The draft Budget 2001/2002 be prepared based on the Principal Activity Plan 2001-2005 with not more than a 4% rate increase.
3. People who made submissions to the draft Plan of Principal Activities 2001-2005 be thanked and the recommended responses be approved.

CARRIED 5/3

A copy of the amended Strategic Plan – as amended by the Strategic Management Committee Meeting 21st May, 2001 was attached to the Ordinary Council Meeting Agenda marked “AMENDED (21.05.01) SM053/05/01”.

SM048/05/01 PROPOSAL FROM WATER CORPORATION IN RELATION TO THE BYFORD URBAN STORM WATER MANAGEMENT STRATEGY (A0827)			
Proponent	Water Corporation		
Officer	Jocelyn Cockbain – Planning Officer	Date of Report	8/5/01
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			

Preamble

Council to consider the following report and delegation from the Water Corporation in relation to the Byford Urban Storm Water Management Strategy.

Background

As Council is aware the Urban Storm Water Management Strategy is a key initial step in the implementation of the Byford Structure Plan. Tenders have been invited and closed for the preparation of the Strategy.

Council's Director Sustainable Development, Planning Officer and Design Engineer have had extensive discussions with the Water Corporation regarding the Byford Urban Storm Water Management Strategy. The Water Corporation has already carried out extensive studies, modelling and costings for urban storm water management in the Byford urban cell. The Water Corporation has put to the Officers the following proposal:

Overview of Water Corporation Proposal

The Water Corporation proposes to work in alliance with the Council to develop the best options for service delivery in relation to urban water quality and quantity management in the Byford area. Both organisations would work together to develop an Urban Storm Water Management Strategy for the Byford area.

The Water Corporation proposes to carry out a whole of catchment approach to the study which would incorporate ground water and nutrient modelling for the area, what types of multi-use corridors (bushland setting versus grasslands) high flows, sediment loads Beenyup and Cardup Brooks and so on.

The Water Corporation has estimated the capital costs for storm water management in the Byford area as being in order of \$41 million. The following is a break down of this costing:

Cost of landscaping (includes drop structures)	\$9,030,000
Cost of land from branch drains	\$3,500,000
Cost of wetlands	\$5,000,000
Cost of detention basins	\$7,000,000
Cost of land for basins	\$5,000,000
Miscellaneous works	\$700,000
Contingency 20% (Pre-feasibility Stage)	\$6,070,000
Design and Project Management Costs	\$5,450,000
<u>TOTAL</u>	\$41 000 000

The high capital costs for the area result from:

- large amounts of compensation
- land acquisition costs
- water quality measures

Water Corporation estimate that the cost of maintaining the multi-use corridors in the Byford area would be around \$6000/ha/pa. This figure is based on data available in the eastern states. The Byford Structure Plan estimates that 90ha will be required for drainage and multi-use corridors in the Structure Plan area. This equals some \$540,000/pa to maintain the proposed multi-use corridors within the Structure Plan area.

The Water Corporation sees four different options for the management of urban storm water in Byford:

- Maintain the existing system – additional storm water run-off controlled through subdivisions-process
- Extend the main drainage system to include drainage between Hopkinson Road and the railway line
- Extend the drainage system to include the street drainage system to include the street drains and gullies
- Seamless; one manager for the entire drainage system – this would see the development of an independent drainage authority to manage, maintain and monitor all of the drainage system in Byford.

Comments

The Water Corporation will give a delegation and further explanation of their proposal at the Committee meeting.

A copy of the overhead projections presented to the officers summarising the Water Corporations proposal is with the attachments marked SM048.1/05/01.

Statutory Environment:

Byford Structure Plan

Policy Implications:

If Council decides to take Water Corporation up on their proposal an Urban Storm Water Management Strategy for Byford would be developed in alliance with Council and the Water Corporation. If Council does not take the Water Corporation up on their proposal Council will need to appoint a Consultant to carry out an Urban Storm Water Management Strategy for Byford

Financial Implications:

At this stage the costs of setting up an alliance with the Water Corporation is unknown.

Strategic Implications:

Nil

Community Consultation:

Not yet required

Voting Requirements:

Normal

Officer Recommended Resolution

Council accepts the delegation from the Water Corporation in relation to their proposal for the Byford Urban Storm Water Management Strategy.

Discussion

Rodger Kohn (Ministry for Planning) Kevin Purcher, Mark Tonti, James Wagner, Mark Leathersich and Ted Evans (all from Water Corporation), Jocelyn Cockbain, Andrew Del Marco, Simon Kenworthy-Groen and all committee members entered the Councillors Lounge at 9.38am on the 21st May, 2001.

Mr Watson explained that Council had recently called for tenders for an urban stormwater management plan for Byford. The Water Corporation have been asked to give an overview of another way of conducting this plan and some additional challenges and solutions for Byford.

Mr Watson then introduced all Councillors and staff members.

Mr Tonti gave an overview of the presentation and his intention to explain the research and development capability of the Water Corporation, its environmental credentials and opportunities for Byford in developing some areas of high water table.

The Water Corporation is primarily responsible for water, drainage, wastewater and irrigation.

The government looks to see if the Water Corporation is profitable and conducting itself appropriately. The Water Corporation is not a government body, it is a Corporation owned by a government.

In areas of research and development the Water Corporation is involved in controlling the amount of phosphorus in the water. Western Australia has different soil types to the eastern states therefore different methods of phosphorus control are required. A renewable filter to remove phosphorus is currently being trialled at Ellenbrook. The capital costs are less than a constructive wetland. A site visit may be arranged to visit the Ellenbrook site.

Opportunities for Byford include the whole of catchment approach, costing and financial and management (partnering) options.

The proposal is for the Water Corporation and Council to work in an alliance to deliver drainage services for Byford. An open book arrangement is preferable.

James Wagner explained the technical details associated with the whole of catchment approach. The Water Corporation drainage system finishes at Hopkinson Road, everything downstream is generally owned by the Water Corporation of which are low capacity drains. The Structure Plan has the potential to greatly impact the Water Corporation drainage system.

Looking at the drainage strategy based on the Byford Structure Plan, the Water Corporation have come up with a number of issues, one being drainage, there is a large storage capacity required with high flows coming from the catchments of Beenyup Brook and Cardup Brook. As a consequence of drainage, identified problems with multi use corridors. From eastern states experience the maintenance costs of these corridors is high.

Flows coming from the compensating basins on Beenyup and Cardup Brook would be high, especially down Orton Road. This would necessitate the need for offline basins. May need separate channels in some areas.

Water and Rivers have ground water contours for the south eastern corridor. With urbanisation of the area, a rise in the groundwater level is expected, some modelling should be carried out as this rise will have implications on Water Corporation drains downstream. The level may rise 300mm to half a metre. The cost of this entire system would be approximately \$42 million including water quality treatment. In this cost is included the purchase of the land in multi use corridors and the purchase of basins.

Mark Tonti explained that the Water Corporation have done a lot of work on water quality. The only way to deal with water quality is on a catchment basis.

There are two different costs - capital and ongoing costs. Council currently has a tender that will provide a drainage nutrient management plan. The Water Corporation believe this is

limited. If Council was to proceed with the consultants, they could not give guarantees on water quality until groundwater and water quality monitoring is carried out.

A Way Forward – the traditional method of the Water Corporation of managing drainage is for the Water Corporation to manage the main drains and Council to manage the reticulation. As the Water Corporation is unsure of water quality and water quantity, it may be better to move away from this traditional method and work as one. This is how capital costs can be managed.

Problems that Water Corporation and Council face are with water quality issues. Who pays for the ongoing costs. The only way to reduce the rates on residents is to look at a drainage system between Council and the Water Corporation as a whole of catchment approach.

Because costs are so high, the government may consider how we will deal with drainage. The best way to do this is to put a proposal to the government because if this partnership works in Byford it should work anywhere.

Council now needs to make a decision, either to go forward in a traditional way or different way. If it opts for the different way it is through an open book partnering arrangement.

Mr Watson advised that he has postponed tenders for a month in order for Committee to cope with Water Corporation proposal. Major differences in the short term between the Water Corporation and the tender proposals are the Water Corporation proposal looks at whole of catchment rather than the structure plan area and relies on water monitoring being carried out.

Cr Star asked who will fund the monitoring

Mr Tonti said there would have to be a cost sharing arrangement put in place.

Rodger Kohn (Ministry for Planning) Kevin Purcher, Mark Tonti, James Wagner, Mark Leathersich and Ted Evans (all from Water Corporation), Jocelyn Cockbain and Andrew Del Marco left the committee meeting at 10.30am.

CRSM048 Council Decision/Committee Recommended Resolution

Moved Cr Needham seconded Cr Simpson that

1. Council accepts the delegation from the Water Corporation in relation to their proposal for the Byford Urban Storm Water Management Strategy.
2. The Byford Urban Storm Water Management Strategy be referred to a Working Group meeting of the Planning Development and Environment Committee.

CARRIED 8/0

SM049/05/01 REVIEW OF DELEGATED AUTHORITY (LIB/75)			
Proponent	Chief Executive Officer		
Officer	David Price – Chief Executive Officer	Date of Report	2/5/01
Signatures	Author:	Senior Officer:	
Previously	A187/06/00		
Disclosure of Interest			

Preamble

Delegated Authority has been reviewed and Council is now asked to approve the following delegated authority to the Chief Executive Officer or other nominated officers under the provisions of the section 26 of the Health Act 1911, in accordance with the requirements of the Local Government Act 1995.

Background

Delegations where applicable will be on-delegated to the appropriate Director.

Comments

Any proposed amendments to the existing delegations are shown with a line striking through the words proposed to be deleted and immediately followed by the new insertions shown in italics.

A number of delegations have also been removed as they are no longer required or are considered to be work procedures.

In the instances where the responsible Director believes that the delegation should be removed and considered a work procedure. This report will remove it from the delegation register and the matter will be referred to Council through the appropriate committee for endorsement at a later date.

Corporate Services

AF-1. Public Announcements

The Chief Executive Officer be delegated authority to speak with the media in terms of general enquiries and on other occasions as agreed by the President. (s.5.41(f) Local Government Act 1995).

AF-2. Signing of Prosecution Complaint Forms:

The Chief Executive Officer be delegated authority to sign all prosecution complaint forms in relation to prosecutions under the Local Government Act 1995 on behalf of the Council. (s.5.42 Local Government Act 1995).

AF-3. Contract Price Variations:

The Chief Executive Officer be delegated authority to approve price variations for a contract subject to compliance with contract conditions and sufficient funds being available within the approved expenditure budget. (s.3.57 Local Government Act 1995 and Regulation 20 Local Government (Functions & General) Regulations 1996).

AF-4. Rangers - Authorised Officers:

The Chief Executive Officer be delegated authority to appoint Shire of Serpentine-Jarrahdale ~~rangers officers~~ as authorised officers\persons to enforce local laws of the Shire of Serpentine-Jarrahdale made in accordance with the Local Government Act and the following Acts:

- Dog Act 1976 and Amendment Act 1996
 - Control of Vehicles (Off Road Areas) Act 1978
 - Litter Act 1979
 - Bush Fires Act 1954
- (s.9.10 Local Government Act 1995).

AF-5. Honorary Parking Inspectors:

The Chief Executive Officer be delegated authority to appoint *Shire of Serpentine-Jarrahdale employees* as honorary parking inspectors to enforce the Shire of Serpentine-Jarrahdale local laws relating to any parking facilities included under the Parking local laws. (s.9.10 Local Government Act 1995).

AF-6. Rangers - Prosecution for Dog Attack:

The Chief Executive Officer be delegated authority to commence legal proceedings for offences against the Dog Act 1976. (s.44 Dog Act 1976).

AF-7. Rangers - Dogs:

The Chief Executive Officer be delegated authority to approve applications to keep more than two dogs provided that the application complies with Council's policy relating to the keeping of more than two registered dogs in its entirety. (s.26(3) Dog Act 1976).

AF-8. Rangers - Bush Fire Infringement Notice Issue:

The Chief Executive Officer be delegated authority to commence legal proceedings pursuant to offences against the Bush Fires Act 1954. (s.59(3) Bush Fires Act 1954).

AF-9. Derelict Vehicles:

The Chief Executive Officer be delegated authority to dispose of any derelict vehicles in accordance with the Local Government Act 1995 local law relating to removal and disposal of obstructing animals (s.3.47 & 3.58 Local Government Act 1995 and Regulation 11 Local Government (Functions and General) Regulations 1996).

AF-10. Impounded Vehicle Tender Acceptance:

The Chief Executive Officer be delegated authority to accept tenders for impounded vehicles up to the value of \$1,000 pursuant to s.5.43(b) of the Act and the local law relating to removal and disposal of obstructing animals and vehicles and the local law relating to removal of refuse, rubbish, litter, vehicle bodies, disused material and unsightly items or objects from land. (s.3.47 & 3.58 Local Government Act 1995 and Regulation 11 Local Government (Functions and General) Regulations 1996).

~~AF-11. Extension or Otherwise of Prohibited Restricted Burning Periods (Transferred to AF 27)~~

~~That the Chief Executive Officer be granted delegated authority for the extension or otherwise of the prohibited restricted burning periods. (s.17(7) and 18(5) Bush Fires Act 1954).~~

AF-12. Infringement Notices - Proceedings:

The Chief Executive Officer be granted delegated authority to institute proceedings without reference to Council in the following circumstances:

- (i) relating to the non payment of infringement notices issued for offences under the Dog Act 1976, Bush Fires Act 1954, Control of Vehicles (Off Road Areas) Act 1978, Litter Act 1979 and local laws;
- (ii) for any offence involving vandalism.

AF-13. Infringement Notices - Withdrawal:

The Chief Executive Officer be granted delegated authority to consider submissions made on the circumstances and to use discretion that may see the Chief Executive Officer withdraw infringement notices issued for offences under the Dog Act 1976, Bush Fires Act 1954, Control of Vehicles (Off Road Areas) Act 1978, Litter Act 1979 and local laws.

AF-14. Acting Chief Executive Officer:

That the ~~Senior Executive Manager Environment Planning & Development Services Director Sustainable Development~~ be appointed Acting Chief Executive Officer during periods of absences of the Chief Executive Officer, *or in the Director Sustainable Developments absence, or declining of the offer, either the Director Asset or Director of Corporate Services.*

AF-15. Payments from the Municipal Fund and Trust Fund:

That by absolute majority decision and by virtue of section 6.10 of the Local Government Act 1995 and Regulation 13 of the Local Government (Financial Management) Regulations 1996, the Chief Executive Officer be granted delegated authority to make payments from the municipal fund and trust fund.

AF-16. Investments:

- (i) That the Chief Executive Officer ~~and Executive Manager~~ be given delegated authority to invest surplus Council funds.
- (ii) That Council invest with the following financial institutions only:
 - ANZ Bank
 - BankWest
 - Commonwealth Bank
 - Challenge Bank
 - National Bank
 - Bendigo Bank
- (iii) That the maximum investment with any one institution be in accordance with Council's Investment Policy.

AF-17. Approval of Councillors' Travelling and Other Expenses:

Delegated authority be granted to the Chief Executive Officer to deal administratively with claims for payment of travelling and other approved expenses incurred by councillors in carrying out their duties or performing their functions as a councillor in accordance with the guidelines as may be set out by Council. (s.5.98 Local Government Act 1995 and Regulations 30-33 Local Government (Administration) Regulations).

AF-18. Accepting Tenders on Behalf of Council:

Delegated authority be granted to the Chief Executive Officer to accept on behalf of Council, tenders received in accordance with the requirements of the Local Government (Functions and General) Regulations 1996, up to a limit of fifty thousand dollars (\$50,000).

AF-19. Issue of Notice on Private Land:

Delegated authority be granted to the Chief Executive Officer to give a person who is the owner or, unless Section 3.25, Schedule 3.1 indicates otherwise, the occupier of land a notice in writing relating to the land requiring the person to do anything specified in the notice that ensures that overgrown vegetation, rubbish or disused material (which includes disused motor vehicles, old motor vehicle bodies and old machinery), is removed from the land that the Chief Executive Officer considers to be untidy.

AF-20. Signing of Purchase Orders:

Delegated authority be granted to the Chief Executive Officer to sign and approve signatory powers to authorised staff, ~~order forms~~ for the purchase of goods and services on behalf of Council.

AF-21. Refreshments – Councillors Lounge:

The Chief Executive Officer be authorised to open the bar for *employees*, visitors to the Shire *when considered appropriate on official business*, as well as special occasions.

AF-22. Staff Matters:

Delegated authority be granted to the Chief Executive Officer to re-appraise, re-categorise, remunerate and employ permanent and casual staff within appropriate awards and budget constraints (s 5.41 (g) Local Government Act 1995).

The exception being designated senior staff on contract, which will require Chief Executive Officer and Council input (s5.37 (2) Local Government Act 1995).

Note: Any additional positions, other than those endorsed in the GDA Organisational Review 1999 by Council, which are unable to be accommodated within budget constraints, are to be referred to Council for approval.

AF-23. Farmland Rating Concessions:

Delegated authority be granted to the Chief Executive Officer to approve farmland rating concession applications within the framework of the conditions as adopted by Council.

AF-24. Use of Council Chambers, Lounge and Committee Room:

Delegated authority be granted to the Chief Executive Officer to *allow* the use of the Council Chambers, Lounge and Committee Rooms.

AF-25. Request to Burn Forms (Bush Fires Act):

Delegated authority be granted to the Chief Executive Officer, ~~or in his absence the Executive Manager, Senior Ranger or Fire Management Officer~~, to sign Request for Brigade Burning on Private Property forms for insurance purposes.

AF-26. Prohibited & Restricted Burning Period (Bush Fires Act):

Delegated authority be granted to the Chief Executive Officer, ~~or in his absence the Shire President and Chief Bush Fire Control Officer~~, power to declare a prohibited and restricted burning period.

AF-27. Extension or Otherwise of Prohibited Restricted Burning Periods (Transferred from AF 11)

That the Chief Executive Officer be granted delegated authority for the extension or otherwise of the prohibited restricted burning periods. (s.17(7) and 18(5) Bush Fires Act 1954).

~~**AF-27. Signing of Advance Account Cheques:**~~

~~Delegated authority be granted to the Chief Executive Officer to delegate authority to sign advance account cheques. (AFS 080 12.10.98)~~

AF-28. Dog Registrations:

Delegated authority be granted to the Chief Executive Officer to authorise veterinary clinics as authorised collection agencies for dog registrations. (AFS 093 12.10.98)

AF-29 Financial Assistance – Requests for:

Delegated authority to be granted to the Chief Executive Officer that requests for funding from established groups be refused if outside of budget. (AFS 106 09.11.98)

AF-30 Special Arrangements for Payment of Rates & Charges:

Delegated authority to be granted to the Chief Executive Officer to determine an alternative suitable arrangement with customers seeking a special arrangement for the payment of rates and charges. In determining any alternative arrangements it is noted that the Chief Executive Officer may waive part or all of the \$25.00 administration fee. (AFS A18 09.08.99)

AF-31 Existing Leases – Review & Renewal:

Delegated authority to be granted to the Chief Executive Officer to review and renew existing leases in accordance with the requirements of the Local Government Act taking into account Council's interests. (AFS A20 09.08.99)

~~**AF-32 Jarrahdale Heritage Park – Purchase of Lot 663 & Pt Lot 282:**~~

~~Delegated authority to be granted to the Chief Executive Officer to finalise the purchase of lot 663 and portion of lot 282 Jarrahdale. (OCM 9.3 22.11.99)~~

AF-33 Use of Council Halls and Ovals by Community Groups:

Delegated authority to the Chief Executive Officer to determine the appropriate response to requests received from non-profit community groups for the donation of the use of Council facilities such as halls and ovals to functions where no admittance is charged. (OCM A96 13.12.99)

AF-34 Telecentre Photocopier:

Delegated authority to be granted to the Chief Executive Officer to negotiate any future variations or amendments to the agreement for the provision of use of the copier with the Telecentre Committee. (OCM A98 13.12.99)

~~AF 35 Council Depot – Purchase from Water Corporation~~

~~Delegated authority be granted to the Shire President and the Chief Executive Officer to sign all relating documents relating to the purchase and possible re-vesting of land. (OCM A52-28.09.99)~~

AF 36 Refund of Fire Levy

Delegated authority be granted to the Chief Executive Officer to deal with individual cases regarding the refund of one fire levy per eligible assessment to individual registered members of a Fire Brigade who have recorded 20 hours of active services (ie actual fire fighting duties) in that financial year as recorded in Brigade Log Books and verified by the Brigade Captain. (OCM A170/05/00 22.05.00)

~~AF 37 Lease for the Telecentre~~

~~Chief Executive Officer be given delegated authority to sign all documentation to enable a lease to be put in place between Council and the Serpentine-Jarrahdale Telecentre Committee for the use of the eastern end of the "Community Resource Centre". (OCM A186/06/00 26.06.2000)~~

AF 38 Jarrahdale Heritage Park

Delegated authority be granted to the Chief Executive Officer to enter into new lease agreements with prospective tenant's or renew lease agreements of current tenant's if required, under the same lease conditions and an appropriate weekly rental fee. (OCM C005/07/00 31.07.2000)

~~AF 39 Five Year Plant & Light Vehicle Replacement Strategy (Transferred to AS-31)~~

~~The Chief Executive Officer be given delegated authority to determine and act when it is appropriate to replace Council vehicles taking into consideration, any statutory obligations, the market and Council obtaining the most economical management of its fleet at the time of any decision. (AS008/07/00 OCM 31.07.2000)~~

AF 40 Staff Vehicle Scheme

1. The Chief Executive Officer has delegated authority to negotiate additional use of the vehicles as considered appropriate.
2. The Chief Executive Officer has delegated authority to delete the private use vehicle contribution for those officers not on contract agreeing to switch from sedans to one tonne dual cab utilities.
3. It is the Chief Executive Officer's discretion to determine and purchase appropriate vehicles within the budget parameters and with maximum resale potential. (C006/07/00 OCM 31.07.2000)

~~AF 41 Jarrahdale Communications Tower~~

- ~~1. The Chief Executive Officer has delegated authority to negotiate and enter into a lease with the Department of Conservation & Land Management for the Tower site.~~
- ~~2. The Chief Executive Officer has delegated authority to approve and/or negotiate, within the budget, any variations to the contract with LeBlanc Communications Pty Limited for the design, supply and erection of a 120 metre communications tower and associated equipment shelter. (B05 OCM 28.08.00)~~

AF 42 Seed Collection on Council Vested Lands – Commercial Licences

The Chief Executive Officer has delegated authority to renew authorisation to licensed collectors and consider new applications to take plant material from Council vested land. (E14 OCM 22.11.99)

AF-43 Legal Representation and Cost Indemnification

The Chief Executive Officer has delegated authority to invoke clause 3(e) of the Policy – “Legal representation and cost indemnification”. (C089 OCM 27.11.00)

AF-44 Jarrahdale Communications Mast

To enable the progression of the Jarrahdale Mast, associated infrastructure and use by eligible service providers, the Chief Executive Officer and the Shire President have delegated authority to execute associated documentation. (SM13 OCM 27.11.00)

AF-45 Rates Collection & General Debtors Policy

- i) The Chief Executive Officer is given delegated authority to make arrangements with ratepayers wishing to make application for alternative instalment arrangements and extensions which will be completed within the current financial year.
- ii) The Chief Executive Officer has delegated authority to allow extended instalment arrangements, which will be finalised outside the current financial year.
- iii) The Chief Executive Officer is granted delegated authority to proceed with legal action to recover debts overdue by 60 (sixty) days.
(C163 OCM 23.04.01)

Community Services

CS-1. Pursuant to the provisions of section 26 of the Health Act 1911, Council appoints and authorises the *Manager Assessments and/or* Principal Environmental Health Officer and any person in that position from time to time, as its deputy for the purpose of discharging its powers and functions under:

Part IV Division 4 (Sanitary Convenience)
Part IV Division 7 (Pollution of Water)
Part V Division 1 (Houses Unfit for Habitation)
Part VI Public Buildings
Part VII Division 1 (Nuisances)
Part VIII Food (Generally) of the Act and the following Regulations under the Act:
Health (Air Handling & Water Systems) Regulations 1994
Health (Asbestos) Regulations 1992
Health (Cloth Materials) 1985
Construction Camps Regulations 1988
Health (Construction Work) 1973
Notification of Disease Regulations
Health (Food Standards) Regulations 1986
Health (Food Hygiene) Regulations 1993
Health (Adoption of Food Standard Code) 1992
Health (Game Meat) Regulations 1992
Infectious Diseases (Infection of Persons) Regulations 1991
Health (Prescribed Insect Pests) Regulations 1991
Health (Laundries & Bathroom) Regulations
Sewerage (Lighting, Ventilation & Construction) Regulations 1971
Local Government Act - Model Local Laws Series “A”
Meat Transport Regulations 1969

Offensive Trades (Fees) Regulations 1976
Health (Pesticides) Regulations 1956
Health (Pet Meat) Regulations 1990
Piggeries Regulations 1952
Poultry Processing Regulations 1973
Health (Public Buildings) Regulations 1992
Treatment of Sewage & Disposal of Effluent & Liquid Waste Regulations 1992
Health (Skin Penetration) Regulations 1987
Health (Swimming Pools) Regulations 1964
Health (Underground Water) Regulations 1959
Health (Liquid Waste) Regulations 1993

Delegations with respect to the Health Act itself are subject to the following limitations:

- a) With respect to Part IV Divisions 4 and 7 - Authority is limited to the forming of opinion and issuing notices, requisitions, directions and orders and does not include the carrying out or causing to be carried out, of works in default of duly served notices, the undertaking or contracting or works, the provision of sanitary conveniences.
- b) With respect to Part V Division 1 - Authority is limited to the forming of opinions and issuing notices and directions and does not include the carrying out, or the arranging for the carrying out, of works in default of duly served notices.
- c) With respect to Part VII Division 1 - Authority extends to the issue of requisitions and, in the case of default, the causing of requisite work to be done.

CS-2. Health Act - Prosecutions

To commence legal proceedings under the Health Act 1911 and associated regulations and local laws. (s.26 Health Act 1911)

CS-3. Environmental Protection Act Prosecutions and Noise Nuisance Legal Proceedings

To commence legal proceedings for non-compliance with the terms of a ~~pollution abatement notice~~ *Tier 3 offence* (s.114 Environmental Protection Act 1986)

CS-4. Sewer Mains Connection

To order premises within the Shire of Serpentine-Jarrahdale to be connected to sewer mains. (s.72 Health Act 1911)

CS-5. Health Orders

The Shire of Serpentine-Jarrahdale Environmental Health Officers be delegated authority to serve health orders in connection with requirements and repairs to businesses, shops and dwellings in accordance with the provisions of s.354 of the Health Act 1911. (s.26 Health Act 1911)

CS-6. Licences and Registrations

The Shire of Serpentine-Jarrahdale Principal Environmental Health Officer be delegated authority to sign and issue licences and registrations issued under the Health Act 1911. (s.26 Health Act 1911)

CS-7. Temporary Accommodation

That the Principal Environmental Health Officer be delegated authority to approve or not approve any application for temporary accommodation in accordance with Council policy. (s.11(2)(c) Caravan Parks & Camping Grounds Regulations (Amended) 1999). (CS C01 09.08.99)

CS-8 Hire of Community Bus

1. Council endorses the use of the Community Bus by the Fire Cadet Units, free of charge, for the transportation of cadets to relevant meetings. (The use of the bus replaces the use of two fire vehicles which would be at councils cost).

~~2. No bond be required for these bookings.~~

~~3. To cover future costs for such activities, additional funds be considered under the Volunteer Fire Brigade Shire account in the 2000/2001 budget deliberations to enable future fuel costs to be met.~~

2. The Chief Executive Officer be given delegated authority to determine future use of the community bus for similar groups in accordance with the Bushfires Act of 1954. (OCM A140.27.03.00)

CS-9 Proposed Byford Sport, Leisure & Recreation Centre

Subject to 2001/2002 budget approval, Council delegates authority to the Chief Executive Officer to appoint appropriate consultants associated with recommendations 3 and 6 of Council decision CRCRD35 "Proposed Byford Sport, Leisure & Recreation Centre"

Asset Services

AS-1. Street Lighting

The Chief Executive Officer be granted delegated authority to authorise Western Power for the installation of additional street lighting at any one location not exceeding \$2,000 capital cost and is reported in the bulletin.

AS-2. Protection of Council Property

The Chief Executive Officer be granted delegated authority to lay a complaint in a Court of Petty Sessions against any person who takes down, removes, damages or defaces any structure from a street way, footpath, public place, reserve or land under the care, control and management of Council.

AS-3. Access Tracks - Construction of Unmade Roads

The Chief Executive Officer be granted delegated authority to consider and grant or reject approval, subject to Council's policy on "Access Tracks - Construction of Unmade Public Roads", the construction of an access track within the road reserve at the applicant's cost, where the application is received for road construction to provide access to a lot or lots not serviced by a road and funding is not available to accede to the request.

AS-4. Temporary Advertising Signs

The Chief Executive Officer be granted delegated authority to approve or reject written requests for the erection of temporary advertising signs for community events subject to:

- (i) The signs being erected no more than 4 weeks before the event and being removed within 2 days after the event.

- (ii) The signs being easily read, non-reflective and of colours that will not be confused with traffic lights or emergency vehicles.
- (iii) The maximum size to be one square metre.
- (iv) The signs to be free-standing 2m clear of the road shoulder and 20m clear of junctions.
- (v) The applicant being responsible for the securing and otherwise making safe of the signs, to ensure personal and property safety and for any claims arising out of placing of the signs within the road reserve.

AS-5. Cycle Time Trials

The Chief Executive Officer be granted delegated authority to approve or refuse the use of roads under the care, control and management of the Council for cycle time trials and/or bicycle races subject to:

- (i) Roads not being closed at any time.
- (ii) Signs and marshals being in position to protect cyclists and give advance warning to the motoring public.
- (iii) All litter to be cleared from the site.
- (iv) Abide by the road traffic regulations and rules at all times.
- (v) The organising body having a protective insurance policy to the value of \$2 million and that a certificate of currency for the policy be forwarded to Council seven (7) days before the event.
- (vi) The junction of South Western Highway\Watkins Road is considered unsuitable and is not to be used for turning as part of the route.
- (vii) Local government approval pursuant to item 18 of the application form.

AS-6. Events on Roads

The Chief Executive Officer be granted delegated authority to approve or reject applications made to conduct street events within Council controlled road reserves and to impose conditions for use if approval given and pursuant to item 20 of the application form.

AS-7. B-double and Long Vehicle Permits

The Chief Executive Officer be granted delegated authority to grant or refuse Shire of Serpentine-Jarrahdale approval for B-double permits for Watkins Road and Mundijong Road.

AS-8. Minor Earth Works Approval

The Chief Executive Officer be granted delegated authority to grant the necessary approvals for small-scale private development proposals such as minor earthworks.

AS-10. Heavy Haulage Infringement Notices

The Chief Executive Officer be granted delegated authority to authorise payment of heavy haulage infringements.

AS-9 Road Closures

(Local Government Act 1995 Section 3.50)

The Chief Executive Officer be granted delegated authority to wholly or partially close a thoroughfare to all traffic or certain classes of traffic for the purposes of undertaking works or to protect roads subject to the giving of public notice as set out in Section 3.50 of the Local Government Act 1995. (AS010/07/00 OCM 31/7/00)

AS-11. Removal of Dangerous Trees

The Chief Executive Officer be granted delegated authority to require any tree which, in his opinion, constitutes a danger to persons or property be rendered safe.

AS-12. Sand Drift

The Chief Executive Officer be granted delegated authority to serve notice on owners/occupiers of land to require the prevention of sand drift from land within Council's district.

AS-13. Damage to Streets

Local Government (Miscellaneous Provision) Act 1960 Part XV. The Chief Executive Officer be granted delegated authority to serve notice on persons to remove works constructed or repair damage in a street carried out without the permission of Council and to make good the street. (AS010/07/00 OCM 31.07.2000)

AS-14. Works in Drainage Easements

The Chief Executive Officer be granted delegated authority to authorise works in a drainage easement by other than Council workmen, officer, servants, agents or contractors.

AS-15. Gates Across Public Thoroughfares

The Chief Executive Officer be granted delegated authority to approve\refuse gates across public thoroughfares as follows —

- i. at his discretion he may require the applicant to publish notice of the application in such manner as he thinks fit;
- ii. shall specify the period for which a permit is granted and the permit may be renewed from time to time;
- iii. may impose such conditions as he thinks fit on the construction placement and maintenance of the gate or other device across the public thoroughfare and may, when renewing the permission or at any other time, vary any condition;
- iv. may at any time withdraw permission granted and request the person responsible for the gate or other device to remove it within a time specified in the request;
- v. that remnant vegetation be considered.

AS-16 Main Roads W.A. Permits - Robinson Road and Norman Road

The Chief Executive Officer be granted delegated authority to grant local government approval for Main Roads W.A. to issue vehicle permits to truck transporters to utilise Norman Road and Robinson Road for the specific purpose of accessing the Bunnings mill and Colli & Sons mill, Cardup.

AS-17 Disturbing Local Government Land and anything On It Sch 9.1, cl.2, LG (Uniform Local Provisions) Regulations 1996 (r5)

The Chief Executive Officer be granted delegated authority *for* the giving of notice in writing to any person who, without lawful authority;

- (a) *interferes with the soil of, or anything on, land that is the property of the Shire of Serpentine-Jarrahdale; or*
- (b) takes anything from land that is the property of the Shire of Serpentine-Jarrahdale;
requiring the person to do anything specified in the notice that-
 - (a) is prescribed in Schedule 3.1, Division 1 of the Act; or
 - (b) is for the purpose of remedying or mitigating the effects of any offence against a provision prescribed in Schedule 3.1, Division 2 of the Act.

AS-18. Obstructing Public Thoroughfare
Sch 9.1, cl.3(1) LG (Uniform Local Provisions) Regulations 1996 (r6)

The Chief Executive Officer be granted delegated authority for:

- (a) The giving of notice in writing under Section 3.25(1)(b) of the Local Government Act 1995, requiring any person who, without lawful authority; places on a public thoroughfare anything that obstructs it, to remove the obstruction.
- (b) The giving of notice in writing under Section 3.25(1)(b) of the Local Government Act 1995, to any person, who is the owner or occupier of the land, requiring the removal of anything that falls from the land, or from anything on the land, onto a public thoroughfare and obstructs it.

AS-19. Encroaching on Public Thoroughfare
Sch 9.1, cl.3(2) LG (Uniform Local Provisions) Regulations 1996 (r7)

The Chief Executive Officer be granted delegated authority for the giving of notice in writing under Section 3.25(1)(b) of the Local Government Act to any person who is the owner or occupier of the land who, without lawful authority;

- (a) erects on the land a structure that encroaches upon a public thoroughfare; or
- (b) permits a tree or other plant growing on the land to encroach upon a public thoroughfare;
to remove the structure or plant to the extent that it is encroaching.

AS-20. Separating Land from Public Thoroughfare
Sch 9.1, cl.4 LG (Uniform Local Provisions) Regulations 1996 (r8)

The Chief Executive Officer be granted delegated authority for the giving of notice in writing under Section 3.25 of the Local Government Act to any person who is the owner or occupier of the land, who fails to keep in good repair any fence or gate that separates the land from a public thoroughfare, requiring that the person do anything specified in the notice to bring any fence or gate that separates the land from a public thoroughfare, into good repair.

AS-21. Dangerous Excavation in or Near Public Thoroughfare
Sch 9.1, cl.6 LG (Uniform Local Provisions) Regulations 1996 (r11)

The Chief Executive Officer be granted delegated authority:

- (i) To fill in or fence any excavation in a public thoroughfare or land adjoining a public thoroughfare, that the Chief Executive Officer considers to be dangerous.
- (ii) The giving of notice in writing under Section 3.25(1)(b) of the Local Government Act, to any person who is the owner or occupier of the land, requiring the owner or occupier to fill in or securely fence any excavation in a public thoroughfare or land adjoining a public thoroughfare, that the Chief Executive Officer considers to be dangerous.

AS-22. Crossing From Public Thoroughfare to Private Land or Private Thoroughfare
Sch 9.1, cl.7(2) LG (Uniform Local Provisions) Regulations 1996 (r12)

The Chief Executive Officer be granted delegated authority:

- (i) To approve, (subject to r14.2 of the LG (Uniform Local Provisions) Regulations 1996), upon the application of the sole owner, or a majority of the owners, the construction, under the supervision of and to the satisfaction of the Shire of Serpentine- Jarrahdale's ~~Executive Manager~~ *Director Asset Services*, a crossing giving access from a public thoroughfare to-
 - (a) the land; or
 - (b) a private thoroughfare serving the land.

- (ii) The Chief Executive Officer may agree, (subject to r14.2 of the LG (Uniform Local Provisions) Regulations 1996), to construct for the applicant a crossing giving access from a public thoroughfare to-
 - (a) the land; or
 - (b) a private thoroughfare serving the land.

**AS-23. Requirement to Construct or Repair Crossing
Sch 9.1, cl.7(3) LG (Uniform Local Provisions) Regulations 1996 (r13)**

The Chief Executive Officer be granted delegated authority for the giving of notice in writing under Section 3.25 of the Local Government Act, (subject to r14.2 of the LG (Uniform Local Provisions) Regulations 1996), to any person who is the owner or occupier of the land, requiring the person to construct or repair a crossing from a public thoroughfare to the land or a private thoroughfare serving the land.

**AS-24. Private Works on, Over or Under Public Places
Sch 9.1, cl.8 LG (Uniform Local Provisions) Regulations 1996 (r17)**

The Chief Executive Officer be granted delegated authority for:

- (i) *The giving of notice in writing under Section 3.25(1)(b) of the Local Government Act, to any person who, without first obtaining written permission from the Shire of Serpentine-Jarrahdale constructs anything on, over, or under a public thoroughfare or other public place that is the property of the Shire of Serpentine-Jarrahdale;*
requiring the person to do anything specified in the notice that-
 - (a) is prescribed in Schedule 3.1, Division 1 of the Act; or
 - (b) is for the purpose of remedying or mitigating the effects of any offence against a provision prescribed in Schedule 3.1, Division 2 of the Act.
- (ii) The Chief Executive Officer may grant permission to construct anything on, over, or under a public thoroughfare or other public place that is the property of the Shire of Serpentine-Jarrahdale and impose conditions in respect of the permission, which may include a condition imposing a charge for any damage to the public thoroughfare or other public place resulting from the construction.

**AS-25. Protection of Watercourses, Drains, Tunnels and Bridges
Sch 9.1, cl.9 LG (Uniform Local Provisions) Regulations 1996 (r18)**

The Chief Executive Officer be granted delegated authority for the giving of notice in writing under section 3.25(1)(b) of the Local Government Act, to any person who without lawful authority;

- (a) alters, obstructs, or interferes with, any watercourse drain, tunnel or bridge that is the property of the Shire of Serpentine-Jarrahdale; or
- (b) wilfully or negligently, causes or permits tree material that is, or has been, growing on land occupied by that person, to fall into a watercourse that is the property of the Shire of Serpentine-Jarrahdale;
requiring the person to do anything specified in the notice that is for the purpose of remedying or mitigating the effects of any offence against a provision prescribed in Schedule 3.1, Division 2 of the Act.

**AS-26. Protection of Thoroughfares from Water Damage
Sch 9.1, cl.10 LG (Uniform Local Provisions) Regulations 1996 (r19)**

The Chief Executive Officer be granted delegated authority for the giving of notice in writing under section 3.25(1)(b) of the Local Government Act, to any person who without lawful authority; alters, obstructs, or interferes with the natural flow of surface water across any thoroughfare or other land in such a way as is likely to damage any thoroughfare that is the property of the Shire of Serpentine-Jarrahdale - requiring the

person to do anything specified in the notice that is for the purpose of remedying or mitigating the effects of any offence against a provision prescribed in Schedule 3.1, Division 2 of the Act.

AS-27. Private Water Connection

The Chief Executive Officer be granted delegated authority so that private water supply connections in Council controlled road reserves be approved subject to conditions as determined by the Chief Executive Officer ~~in consultation with the Executive Manager~~ *Director Asset Services*.

AS-28. Main Roads WA Oversize Load Permits

The Chief Executive Officer be granted delegated authority for:

- (i) The Granting of local government approval on Main Roads WA oversize load permits where the council officer is satisfied that the issue of such a permit is not likely to have a detrimental effect on the road pavement or ease of traffic movements.
- (ii) The Chief Executive Officer may also negotiate a suitable bond with the truck operator, that can be used in the event of the oversize load operation damaging the road pavement, where considered necessary.

AS 29 Reciprocal Works

1. The Chief Executive Officer or his/her delegate is authorised to enter into an agreement with local landowners to complete private works in exchange for material or other facilities, whilst undertaking private works or maintenance.
2. The Chief Executive Officer or delegate will ensure that private works completed in exchange for material or facilities will be a lesser cost than alternative arrangements.
3. Private works should not affect scheduled works.
4. An exchange of letters indicating clearly the extent of the reciprocal works and services be signed by the Chief Executive Officer or his delegate and the landowner concerned (AS010/07/00 OCM 31.07.2000)

AS 30 Light Vehicle Changeovers – Tender Acceptance Delegation

The Chief Executive Officer be authorized to accept tenders for Council light vehicles replacement or disposal where provision has been included in the budget for the vehicle changeover including where the disposal value of a vehicle exceeds \$20,000 or the aggregate of the purchase price and disposal value exceeds \$50,000 but is less than \$80,000. (AS064/04/01 Asset Services Committee under Delegation as per C061/10/00 – 09.04.2001)

AS 31 Five Year Plant & Light Vehicle Replacement Strategy

The Chief Executive Officer be given delegated authority to determine and act when it is appropriate to replace Council vehicles taking into consideration, any statutory obligations, the market and Council obtaining the most economical management of its fleet at the time of any decision. (AS008/07/00 OCM 31.07.2000)

Planning

PS-1. The Chief Executive Officer be granted delegated authority for the power to grant discretionary approvals\refusals and Scheme variations under Town Planning Scheme No. 2 for the land use classes and variations to Scheme standards list under (5) below.

PS-5. The Chief Executive Officer be granted delegated authority for the uses, developments and Scheme variations for which delegated power of approval, refusal and approval to vary Scheme requirements are as follows and no other uses or variations may be approved\refused under the terms of this delegation.

Uses\Development —

- 5.1 All advertising for SA and AA uses in urban areas in Town Planning Scheme No. 2.
 - 5.2 All recommendations for minor subdivisions in residential and rural zones (up to ~~two~~ five lots) and amalgamations of lots.
 - 5.3 All “X” uses (refusals) in accordance with Town Planning Scheme No. 2 (uses that are not permitted and would require rezoning to be supported).
 - 5.4 All permitted “P Uses” in the Scheme up to a value of \$100,000 or 150m² subject to compliance with the Scheme requirements.
 - 5.5 Caretakers house\flat, Commercial and Light Industry zones where such use is incidental to the predominant use.
 - 5.6 Car park - in all zones.
 - 5.7 Consulting rooms - in the Commercial and Light Industry zones.
 - 5.8 Fish shop - in the Commercial zone.
 - 5.9 Funeral parlour - Commercial zone.
 - 5.10 Health studio - in the Commercial zone.
 - 5.11 Home occupation\studios subject to adjoining land owners consent in writing.
 - 5.12 Laundry - in the Commercial Industry zone.
 - 5.13 Local shop - in the Commercial zone.
 - 5.14 Lodging house - in the Commercial zone.
 - 5.15 Office - in the Light Industry zone where such use is incidental to the predominant use.
 - 5.17 Open air display - in the Light Industry zone.
 - 5.18 Satellite dishes - within all zones.
 - 5.19 Trade display - in Commercial and Light Industry zones.
 - 5.20 Warehouse - in the Light Industry zone.
- Subdivision\Amalgamation Applications —
- 5.21 Applications for subdivision where such application is in accordance with an approved subdivision guide plan.
 - 5.22 Applications for strata title subdivision where such applications are in accordance with Council’s strata titles policy.
 - 5.23 Minor modifications to subdivision plans previously considered by Council not involving the creation of additional lots.
 - 5.24 To impost as a condition of approval the requirement to amalgamate abutting land parcels under the same ownership where proposed development encroaches over a common lot boundary, where setback or other Scheme requirements cannot be made, or when one or more lots does not abut a public road reserve.

~~PS-7 Annual Permits – Proposed Bus Shelter Advertising~~

~~The Chief Executive Officer be granted delegated authority to approve renewal of annual permits. (OCM 24.08.98)~~

PS-8 Council Representation - Ministerial Town Planning Appeals

The Chief Executive Officer be delegated to represent Council at Ministerial Town Planning appeals in respect of matters where no public representations have been received, with full authority to completely resolve issues within the general spirit of Council's original determination of a matter. (P055 21.09.98)

PS-9 The Chief Executive Officer be granted delegated authority to advise the Western Australian Planning Commission in the case of development application's on land reserved for the purpose of a controlled access highway under the Metropolitan Region Scheme Act 1959 (as amended), that Council does not support the application. (OCM 25.01.99)

PS-10 Ancillary Accommodation

The Chief Executive Officer be granted delegated authority to approve\refuse planning applications for ancillary accommodation as determined in relation to Council's policy on ancillary accommodation. (P180 15.02.99)

PS-11 Approve\Refuse Stable Applications

The Chief Executive Officer be granted delegated authority to approve\refuse stable applications. (P199 15.03.99)

PS-12 Development Issues Within the Urban Development Zone

Delegated authority be given to the Chief Executive Officer to approve/refuse the following developments within the Urban Development zone:-

1. Single Dwellings and extensions to existing dwellings
2. Sheds, Outbuildings, Patios, Pergola
3. Swimming Pools
4. Granny Flats and Ancillary Accommodation
5. Car Park
6. Signs

(P129 OCM 23.04.01)

PS-13 Two Dwelling Houses on a Rural Lot

The Chief Executive Officer be granted delegated authority to approve planning applications for more than one dwelling house on a rural lot in accordance with clause 5.4.3 of the Shire of Serpentine-Jarrahdale Town Planning Scheme No. 2 following receipt of written advice from the Management Planning & Development Services on each application. (P088 26.10.98)

Building

B-1. The Chief Executive Officer be granted delegated authority to issue notices under part XV Buildings of the Local Government Act 1995 and the (Miscellaneous Provisions) Act 1960 to issue notices for sections as follows:

- | | | |
|------------|------|--|
| 1.1 | 401 | Notice of required alteration |
| 1.2 | 401A | Unlawful works (stop work order) |
| 1.3 | 407 | Dilapidated, neglected and incomplete buildings |
| 1.4 | 408 | ditto Dilapidated, neglected and incomplete buildings |
| 1.5 | 409 | ditto Dilapidated, neglected and incomplete buildings |
| 1.6 | 409A | ditto Dilapidated, neglected and incomplete buildings |
| 1.7 | 245 | Swimming pools |
| 1.8 | 245A | ditto Swimming pools |

B-2. Residential Development - Setback Requirements

The Chief Executive Officer be granted delegated authority to determine setback variations under the Residential Planning Codes 1991 subject to comments and no objections being received from adjoining property owners that are affected by any reduction in setback requirements and to refuse any application for setback variations in accordance with Town Planning Scheme No. 2, the Residential Planning Codes 1991 and Council policy.

~~**B-3. Fences – Overheight**~~

~~The Chief Executive Officer be granted delegated authority to approve or reject over height fences applications.~~

B-3. Building Setback Variations

Setback variations to outbuildings subject to comments and no objections being received from adjoining property owners that are affected by any reduction in setback requirements.

B-4. Building Applications and Licences

The Chief Executive Officer be granted delegated authority to determine building applications and issue building licences in accordance with the requirements of the Local Government Act 1995, the Building Regulations 1989 and other relevant legislation and Council policy.

B-5. Strata Title Certificates

The Chief Executive Officer be granted delegated authority to issue strata title certificates for properties complying with the provisions of the Strata Titles Act 1995.

B-6. Classification Certificates

The Chief Executive Officer be granted delegated authority to sign and issue classification certificates.

B-7. Building Setback Variations – Secondary Street Frontage

The Chief Executive Officer be granted delegated authority to vary setbacks on secondary street frontages in accordance with residential codes. ~~Setback variations to outbuildings subject to comments and no objections being received from adjoining property owners that are affected by any reduction in setback requirements.~~

B-8. Powers of Entry

The Chief Executive Officer be granted delegated authority under subdivision 3 of the Local Government Act 1995.

B-9. The Chief Executive Officer be granted delegated authority for the Extensions\additions to use\development previously granted approved by Council.

B-10. The Chief Executive Officer be granted delegated authority for grouped dwelling - in the Residential zone provided such applications are in accordance with the R Codes.

B-11. The Chief Executive Officer be granted delegated authority for minor second storey non-masonry or non-stone construction of residences in the Special Residential zone.

- B-12.** The Chief Executive Officer be granted delegated authority for private recreation - in the Commercial zone.
- B-13.** The Chief Executive Officer be granted delegated authority for single house - in the Commercial and Light Industry zones where such use is incidental to the predominant use.
- B-14.** The Chief Executive Officer be granted delegated authority for single house - in a Rural zone subject to lot size minimum under the requirements of the Scheme.
- ~~**B-15.** The Chief Executive Officer be granted delegated authority for stables – in Special Rural zones.~~
- ~~**B-16.** The Chief Executive Officer be granted delegated authority for telecom installations where such applications are in accordance with Scheme standards.~~
- B-17.** The Chief Executive Officer be granted delegated authority for verandahs and uprights covering footpaths within local road reserves, adjacent to Commercial zones, provided that the landowner indemnifies Council against liability claims.
- B-18.** The Chief Executive Officer be granted delegated authority for variation to setbacks in the Industrial and Commercial zones where variation may be granted as requested provided that all the relevant Scheme clauses are satisfied.
- B-19.** The Chief Executive Officer be granted delegated authority to approve of the relocation of building envelopes, taking into account the requirements of the Shire's Town Planning Scheme No. 2, as amended, Health, Building, Environment, Technical Services and Fire Protection/Management requirements. Comments from adjoining property owners, where it is considered by the Principal Building Surveyor that they may be affected by any change in the location of a building envelope, are to be sought and considered prior to making a decision on a building envelope relocation request.

B-20. Local Law Fencing

The Chief Executive Officer be granted delegated authority to approve or reject applications for fences in accordance with the local law – Fencing *including applications for over height fences.*

~~**B-21 Two Dwelling Houses on a Rural Lot**~~

~~The Chief Executive Officer be granted delegated authority to approve planning applications for more than one dwelling house on a rural lot in accordance with clause 5.4.3 of the Shire of Serpentine-Jarrahdale Town Planning Scheme No. 2 following receipt of written advice from the Management Planning & Development Services on each application. (P088 26.10.98)~~

Committees

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

- ◆ Corporate Services Committee
- ◆ Asset Services Committee
- ◆ Recreation and Development Committee
- ◆ Planning, Development and Environment Committee

Council has previously suggested that membership for Strategic Management Committee comprise the 4 Presiding members of the existing committees and the Shire President = 5 representatives or 50% Full Council representation, and with no delegated authority.

Statutory Environment: Annual Review is a requirement under the Local Government Act 1995

Policy Implications: No Policy implications

Financial Implications: No Budget Implications

Strategic Implications: The requested ongoing delegations assist in administering the strategic direction of Council

Community Consultation: No community consultation required

Voting Requirements: **Absolute Majority**

Officer Recommended Resolution

1. The foregoing presented delegations, as amended, be adopted by Council.
2. Council delegates its full powers and duties to the following committees in accordance with Section 5.16. "Delegation of some powers and duties to certain committees" and Section 5.17.(1), (a), (i), (ii) "Limits on delegation of powers and duties to certain committees" of the Local Government Act.
 - Corporate Services Committee
 - Asset Services Committee
 - Recreation and Development Committee
 - Planning, Development and Environment Committee

Discussion

Page 19 - 5.2 - leave at two lot subdivisions, "..... (up to two lots) and amalgamation of lots."

Page 18 - AS29 Reciprocal Works - delete reference to delegate.

Combine AF11 and AF26.

CRSM049 Council Decision/Committee Recommended Resolution

Moved Cr Price seconded Cr Simpson that

1. The foregoing presented delegations, as amended, be adopted by Council.
2. Council delegates its full powers and duties to the following committees in accordance with Section 5.16. "Delegation of some powers and duties to certain committees" and Section 5.17.(1), (a), (i), (ii) "Limits on delegation of powers and duties to certain committees" of the Local Government Act.
 - Corporate Services Committee
 - Asset Services Committee
 - Recreation and Development Committee
 - Planning, Development and Environment Committee

CARRIED 8/0 ABSOLUTE MAJORITY

SM050/05/01 PEEL STRUCTURAL REFORM PROGRAMME (A0109-02)			
Proponent	Chief Executive Officer		
Officer	David Price – Chief Executive Officer	Date of Report	7/5/01
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			

Preamble

Advise Council that a regional funding application under the Commonwealth Regional Solutions funding program to consider resource-sharing opportunities across the Shires of Serpentine-Jarrahdale, Murray, Waroona, Boddington and City of Mandurah has been successful.

Background

The Peel Economic Development Unit via the Shire of Waroona, submitted an application in 2000 under the National Office of Local Government Department of Transport and Regional Services, Regional Solutions program to seek funding to enable the engagement of a consultant to identify resource and technical expertise sharing opportunities and establish action plans/strategies.

The Title of the Project is:

Peel Structural Reform Programme (Resource and technical expertise sharing strategy and action plans/strategies)

The scope of the project is:

The Shires of Waroona Council, Serpentine-Jarrahdale, Murray, Boddington and City of Mandurah is to develop a regional strategy that will identify resource and technical expertise sharing opportunities and establish action plans/strategies to address key result areas in the Peel Region.

Objectives:

The project's objectives are to achieve:

- a) A regional approach to leadership and development of the Peel Region
- b) Qualitative and quantitative efficiencies in the Peel Region
- c) Regional measurement of common performance and continuous improvement
- d) Greater participation in Regional Development from all Local Governments in the Region
- e) Regionally cohesive approach to dealing with other spheres of Government
- f) Work on common goals in region, across boundaries
- g) Increase customer participation and satisfaction

Activities:

In pursuit of the objectives, the following will be undertaken:

- a) Recruit a consultant to assist the participating councils to develop an inclusive long term strategic plan and associated action plans/strategies for the Peel Region
- b) Measure and monitor current levels of regional participation, regional efficiency, customer participation and satisfaction

- c) Interview and conduct workshops with major stakeholders to understand the needs of communities in the region
- d) Develop individual strategic plans for participating Councils
- e) Conduct workshops to develop action plans for resource sharing
- f) Implement action plans and report on progress in removing “boundaries”, increasing efficiency, customer participation and satisfaction.
- g) Duplicate and disseminate reports

Evaluation

- a) Measure and monitor current and final levels of regional resource sharing
- b) Assess level of participation by all Local Governments in region
- c) Monitor manner in which identified roles are completed by individual Local Governments
- d) Meet timeframes for the project
- e) Assess the effectiveness of action plans/strategies adopted/implemented.

6. Project Budget

Budget Items	To 30 June 2001	1 July 2001 to 30 June 2002	Total
Expenditure			
Consultants to research current strategic plans		\$ 2,920	\$ 2,920
Workshop costs		\$26,640	\$26,640
Development of draft Action Plans		\$27,640	\$27,640
Travel		\$ 1,880	\$ 1,880
Preparation of report on action plans		\$ 2,600	\$ 2,600
Dissemination of report		\$ 1,000	\$ 1,000
GST on grant		\$ 3,568	\$ 3,568
Total Project Cost		\$66,248	\$66,248
Income			
Local Government Incentive Programme grant	\$35,680		\$35,680
GST part of programme funding	\$ 3,568		\$ 3,568
In kind contributions		\$27,000	\$27,000
	\$39,248	\$27,000	\$66,248

Comments

The aim of the programme is to develop a Regional Strategy that will identify Resource and Technical Expertise sharing opportunities and establish Action Plans/Strategies that will deliver the expected outcomes. It is intended to engage a professional Consultant to facilitate and produce the desired blueprint for advancing the Region.

The objectives of the Strategic Plan will be to identify Resource and technical Experience Sharing opportunities common to all five Local Governments in the Peel Region.

The Regional Strategic Plan will include Key Result Areas or agreed issues identified for exploring as well as the objectives of each area.

This will be followed by the development of Action Plans/Strategies to address each Key Result Area. The Action Plan/Strategies will include a set of performance measurements to which each Key Result area will be evaluated.

The Performance Measurements will be identified and agreed to by all Local Governments in the Peel Region.

The project will be achieved by engaging a professional Consultant to facilitate the process leading to the final outcome, being a Strategic Plan and associated Action Plans/Strategies.

Statutory Environment: No Statutory Implications have been determined at this time.

Policy Implications: Policy Implications are not known at this stage.

Financial Implications: Council has an “in-kind” commitment in this project. Future financial implications are not known at this stage.

Strategic Implications: Council is represented and has a member of the Peel Development Commission, and is involved in the Peel Economic Development Unit.

Community Consultation: Not applicable

Voting Requirements: Normal

CRSM050 Council Decision/Committee/Officer Recommended Resolution

Moved Cr Needham seconded CR Simpson that

1. Council agrees to participate in the Peel Structural Reform Programme (Resource and technical expertise sharing strategy and action plans/strategies) to develop a Regional Strategy that will identify Resource and Technical Expertise sharing opportunities and establish Action Plans/Strategies.
2. The final report and recommendation is to be referred back to Council for consideration.

CARRIED 8/0

SM052/05/01 INTEGRATED TRANSPORT STRATEGY (A0518)			
Proponent	Director Asset Services		
Officer	Robert Harris - Director Asset Services	Date of Report	9/5/01
Signatures	Author: Senior Officer		
Previously			
Disclosure of Interest			

Preamble

The establishment of an Integrated Transport Planning and Implementation Group covering the City of Gosnells, City of Armadale and the Shire of Serpentine-Jarrahdale is proposed.

Background

In 1998 the Heritage Country Development Agency on behalf of its constituent Councils of Gosnells, Armadale and Serpentine-Jarrahdale retained BSD Consultants to work with the agency and Council and transport authority representatives to prepare an Integrated Land Transport Strategy for the area.

The resultant strategy identified the contemporary transport system issues and modelled future transport demand to develop requirements and implementation initiatives from the short term (3 years) to the longer term (30 years).

The strategy recommended an Implementation Group be established comprising representatives of the three Councils, Department of Transport and Ministry for Planning to

monitoring, review and implementation of the strategy with ongoing input from key State Government Agencies. This Implementation Group was not subsequently established.

A copy of the Executive Summary of the strategy is with attachments marked SM052.1/05/01.

In recent months the Department of Transport and metropolitan local governments have entered into an Integrated Transport Planning Agreement which acknowledges and commits the parties to an open and consultative partnering approach to deal with metropolitan transport issues. Serpentine-Jarrahdale, Armadale and Gosnells Councils are all signatories to the agreement.

Senior officers responsible for transport infrastructure planning and development from the three Councils have been meeting on a regular basis to discuss and implement projects and programs of common interest such as the Tonkin Highway Extension, regional road network planning and public transport issues. The range of common issues, the existence of a transport strategy data base and implementation plan, together with the current Department of Transport partnering agreement on Integrated Transport Planning, has stimulated the objective of establishing the Transport Strategy Implementation Group envisaged by the 1998 Heritage Country Development Agency study report.

Comments

The 1998 report has sound base data, future demand projections, and implementation strategies, however there is a need for some ongoing forum and impetus for reviewing of actual demand growth against the modelling done and for adjustment of the data and implementation plan to accord with any changed circumstances.

A standing working group comprising officer and elected member representatives of the City of Gosnells, City of Armadale and Shire of Serpentine-Jarrahdale together with representatives of key State Government agencies (Ministry for Planning, Department of Transport, Main Roads WA) is considered desirable to obtain the commitment and ability to effectively manage and enact the implementation of the strategy. The working group would be likely to need the support of a consultant to maintain and periodically review the data base and implementation actions under the direction of an officer sub-group.

The recently executed Department of Transport – Local Government Integrated Transport Planning Partnership Agreement provides an opportunity for the Working Group to be established pursuant to the Agreement. This potentially enables the Agreement to be seen to be effective in achieving its objectives with the Department of Transport gaining recognition and being able to use the model as a catalyst for further similar arrangements in other areas.

To take advantage of the recently signed partnering agreement as a catalyst for Department of Transport commitment an early implementation is desired. This should be initiated by a joint approach from the three Councils.

Statutory Environment: Local Government Act 1995.

Policy Implications: Nil

Financial Implications: Nil

Strategic Implications: Accords with all three elements of the Strategic Plan – People & Community, Environmental and Economic Development.

Community Consultation: Normal

Voting Requirements: Normal

CRSM052 Council Decision/Committee/Officer Recommended Resolution

Moved Cr Needham seconded Cr Simpson that Council supports the establishment of a standing Integrated Transport Strategy working group comprising representatives from the City of Gosnells, City of Armadale, Shire of Serpentine-Jarrahdale and relevant State agencies, and seeks the support of the City of Gosnells and City of Armadale in establishment of the working group.
 CARRIED 8/0

SM054/05/01 STAFF MATTER - ENTERPRISE AGREEMENT NEGOTIATIONS (A0932)(A0053) “Confidential”			
Proponent	Chief Executive Officer		
Officer	D.E Price – Chief Executive Officer	Date of Report	10/5/01
Signatures	Author:	Senior Officer:	
Previously	SM001/11/00		
Disclosure of Interest			

CRSM054 Council Decision/Committee Recommended Resolution

Moved Cr Needham seconded Cr Simpson that Council agrees to the following:

1. The existing agreement between Council and the Operations staff (“Shire of Serpentine-Jarrahdale Certified Operational Enterprise Agreement 1998”(Operations Agreement)) remain unchanged with no additional monetary increases, other than that provided for in the existing agreement (Note: Safety net adjustments included in existing agreement).
2. Staff employed under the Local Government Officers (WA) Award 1999, (Administration employees) be paid an additional “over award” payment of \$15 per week, effective from the first pay period on or after 1 July 2001, subject to staff covered by this arrangement signing the Memorandum of Offer dated 10 May 2001.

This arrangement will not apply to those officers who are employed by the Shire under government funded initiatives. These include Landcare, Weeds Officer, Greencorp, Telecentre Co-ordinator etc, or those officers designated as Senior Employees under the Local Government Act 1995 and employed on contracts (Chief Executive Officer, Director Sustainable Development, Director Asset Services, Director Corporate Services).

3. 2001-2002 budget provisions for this is made.
4. Council agrees to consider future Enterprise Agreement(s) should the Management and staff negotiate an agreement(s) in accordance with point 1 and 2 of Council’s decision SM001/11/00.

CARRIED 8/0

SM055/05/01 FUNDING - SHIRE RECREATION FACILITY, BYFORD (A0195 & P00420)			
Proponent	Chief Executive Officer		
Officer	David Price – Chief Executive Officer	Date of Report	14/5/01
Signatures	Author:	Senior Officer:	
Previously	P228/04/99; P252/04/99; P276/06/99; R02/09/99, SM007/11/00, CRD35/04/01		
Disclosure of Interest			

Preamble

Council to endorse the Chief Executive Officer to commence seeking possible State and Federal Government financial assistance toward the capital and operating costs of the proposed Shire Recreation Facility in Byford.

Background

Council has now resolved the following in relation to this facility;

Council adopts the following recommendations following consideration of the final report presented by the YMCA:

- “1. That the facility be progressed in two stages. Stage 1 - BYFORD RECREATION CENTRE: BRIGGS PARK MODEL C (YMCA APRIL 2001) being the dry components in 2002/2003 as per the draft 2001-2005 Principal Activities Plan, and Stage 2 being the inclusion of wet components, at a later time taking into account the YMCA March 2001 recommendations.
2. That the BYFORD RECREATION CENTRE: BRIGGS PARK MODEL B (YMCA MARCH 2001) is adopted as the Stage 1 and Stage 2 “preferred” concept plan for the Shire’s primary indoor recreation facility.
3. Subject to 2001/2002 budget funding and Council’s purchasing guidelines, the YMCA be requested to provide a quotation to undertake the appointment of preferred architects to prepare a concept design. The concept design is to reflect the Shire’s primary indoor recreation facility (MODEL B), but to be developed in two stages being Stage 1 MODEL C (2002/2003) and Stage 2 (Future Years). The concept plan is to be presented back to Council for endorsement prior to seeking public comment, and any minor amendments to it following Council and public consultation are also required to taken into consideration by the appointed architects.
4. Following a public consultation process, comments are to be referred back to Council for consideration with a report presented to Council seeking approval of the final concept design.
5. Following Council’s approval of the final concept design, tenders for the preparation of construction drawings, reflecting optimum energy efficiency and sustainability principles, are to be called. Council also agrees as part of this process to consider commissioning, or specifying in the contract documentation for the construction drawings, “the YMCA to critique the construction drawings in reference to management operations”.
6. Subject to 2001/2002 budget, Council requests a quotation from the YMCA to prepare a funding plan for Stage 1 of the project.
7. Subject to 2001/2002 budget approval, Council delegates authority to the Chief Executive Officer to appoint appropriate consultants associated with recommendations 3 and 6 above.
8. Mr Bauchop and Mr Kitchin of the YMCA be thanked for their presentation.”

Comments

Council's draft 2001-2005 Principal Activities Plan (PAP) has identified the following capital and operating expenditures for this facility:

2001/2002 PAP - \$150,000

- (a) \$20,000 Community consultation
- (b) \$130,000 Preparation of drawings

2002/2003 PAP - \$4,000,000

Construction and project management cost
Estimated cost excluding fit-out and equipment \$3,350,000

2003/2004 PAP - \$50,000

Operating costs – YMCA Report <\$25,000
It should be noted that this fee might be significantly higher in Year 1 as the facility starts up.

2004/2005 PAP - \$50,000

Operating costs – YMCA Report <\$25,000

The draft 2001-2005 PAP indicates that Council will borrow \$2 million dollars in 2002-2003 and seek matching grant funding of \$2 million dollars.

It is important that Council now commence seeking the matching grant monies as well as any other monies which may assist in the initial "start up" costs of the facility if the target commencement year (2002-2003) is to be met.

In accordance with point 6 of the Council decision in April 2001, the Chief Executive Officer has written to the YMCA seeking a budget estimate to commence a funding plan. There are however a number of other opportunities which can and should be considered. Council is in a good position to apply for grants now that the feasibility report completed by the YMCA has been finalised.

Statutory Environment: Not applicable

Policy Implications: No policy implications

Financial Implications: To reduce the amount required for this facility.

Strategic Implications: Councils draft Strategic Financial Plan (PAP 2001-2005)

Community Consultation: Not required in relation to this specific item

Voting Requirements: Normal

CRSM055 Council Decision/Committee/Officer Recommended Resolution

Moved Cr Needham seconded Cr Simpson that

1. Council requests the Chief Executive Officer to commence seeking grant funding within the parameters defined in the Draft/Adopted 2001-2005 Principal Activities Plan to assist in the capital and operational costs associated with the proposed Shire Recreation Facility.
2. Council delegates authority to the Chief Executive Officer to execute any grant applications which are either made and also successful provided they remain within the parameters outlined in point one (1) of this above decision.

CARRIED 8/0

SM056/05/01 INFORMATION REPORT			
Proponent	Chief Executive Officer		
Officer	David Price – Chief Executive Officer	Date of Report	01/05/01
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			

SM056.1/04/01 SALE OF AUSTRALIND TRAIN TICKETS IN THE SHIRE OF SERPENTINE-JARRAHDAL (A0160)

A copy of the correspondence dated 4 May 2001 from the Western Australian Government Railways Commission advising where tickets can be purchased in the Shire is with the attachments marked SM056.1/05/01.

SM056.2/04/01 COUNTRY SHIRE COUNCILS' ASSOCIATION – PEEL WARD (A0027)

A copy of the minutes of the CSCA Meeting held on Monday, 2nd April, 2001 are with the attachments marked SM056.2/05/01.

CRSM056 Council Decision/Committee/Officer Recommended Resolution

Moved Cr Needham seconded Cr Simpson that the Information Report to 11 May 2001 be received.
CARRIED 8/0

SM057/05/01 EQUINE EXECUTIVE OFFICER MANAGEMENT COMMITTEE COUNCIL REPRESENTATIVE (A0436)			
Proponent	Chief Executive Officer		
Officer	D.E Price - Chief Executive Officer	Date of Report	18/5/01
Signatures	Author:	Senior Officer:	
Previously	SM026/01/01, C173/05/01		
Disclosure of Interest			

Preamble

Council to nominate representative to the “management group” of the Equine Executive Officer

Background

In the grant application to the Department of Employment, Workplace Relations and Small Business for funding of an Equine Officer it was acknowledged that a management committee would be established representing the various parties associated with the application. The parties being described in section 1.5 “Management of the Project” of the grant application are;

“The overall responsibility for the project will be with the Shire of Serpentine-Jarrahdale. A project management group will be formed and will include representatives from:

- *Western Australian Horse Industry Council*
- *Peel Horse Industry Council*
- *Shire of Serpentine-Jarrahdale*
- *Peel Development Commission*
- *Peel Area Consultative Committee”*

Comments

All parties have been written to by the Chief Executive Officer asking for one person to be nominated onto the “management group”. Council will need to nominate a representative onto the management group also.

The Director Sustainable Development will be the responsible officer for the position.

As soon as the various groups have provided their nominations it is intended to call a meeting to progress the a position description and working arrangements etc, recruitment and appointment of an appropriate person to the position of Equine Executive Officer.

Statutory Environment: The Shire of Serpentine-Jarrahdale will employ Equine Officer on a 12-month contract.

Policy Implications: No implications

Financial Implications: \$10,000 in financial years 2001-2002, however the draft 2001-2005 Principal Activities Plan provides for a \$10,000 contribution to an Equine Executive officer also in 2002-2003.

Strategic Implications: No Strategic implications

Community Consultation: Not required

Voting Requirements: Normal

CRSM057 Council Decision/Committee/Officer Recommended Resolution

Moved Cr Needham seconded Cr Simpson that Council nominates Cr Buttfield as their representative onto the “management group” of the Equine Executive Officer.
CARRIED 8/0

SM058/05/01 INVITATION TO CR STAR TO PARTICIPATE ON REVIEW WORKING GROUP FOR WHITBY FALLS HOSTEL (A0407) (P00899)			
Proponent	Minister for Health, Hon R C Kucera APM, MLA		
Officer	D.E Price – Chief Executive Officer	Date of Report	10/5/01
Signatures	Author:	Senior Officer:	
Previously	P041.16/09/00 - check		
Disclosure of Interest			

Preamble

Council to endorse Cr Stars invitation from the Minister for Health, Hon R C Kucera APM, MLA to join the Review Committee considering the future usage of Whitby Falls Hostel.

Background

Council has been actively involved in securing the future of the Whitby Falls Hostel over the past 12-18 months.

This has included Council and the Peel Development Commission (the Commission) working together on a number of exciting developments/ideas, which could provide a future, opportunity for this above facility and land.

The developments under consideration do involve working with the State Government to ensure the transfer of the site into other State Government agencies.

The Shire and the Commission see great benefits in retaining the area in total and working toward the integration of an appropriate and sustainable joint use facility.

Comments

Following a recent announcement that the new Labor Government intended to establish a Review Committee, chaired by the member for Roleystone, Mr Martin Whitely MLA to revisit the future usage of the Whitby Falls Hostel, the Chief Executive Officer contacted Mr Whitely and suggested that Council may like to have representation on the Review Working Group.

Councillor Star has received an invitation from the Minister for Health, Hon R C Kucera APM, MLA to participate on the Review Working Group.

A copy of the letter of invitation to Cr Star and the Terms of Reference for the Review of Whitby Falls Hostel are attached for Councillors information.

Statutory Environment: No Statutory Implications

Policy Implications: No Policy Implications

Financial Implications: No Financial Implications

Strategic Implications: Strategic Plan 2001-2005

1. People and Community - 1.5 “Maintain the heritage character of the Shire and protect built and natural heritage for economic and cultural benefits”.
2. Economic Development – 3.2 “Develop the tourist potential of the natural attractions of the Shire”

Community Consultation: Not applicable

Voting Requirements: Normal

CRSM058 Council Decision/Committee/Officer Recommended Resolution

Moved Cr Needham seconded Cr Simpson that

1. Council notes the Minister for Health, Hon R C Kucera APM, MLA’s invitation to Cr Star to participate on the Whitby Falls Hostel Review Working Group
2. Council endorses Cr Stars involvement in the Whitby Falls Hostel Review Committee as a “Community Representative”.

CARRIED 8/0

SM051/05/01 SHIRE PRESIDENTS REPORT TO COUNCIL ON ATTENDANCE AT COMMISSION ON SUSTAINABLE DEVELOPMENT CONFERENCE – NEW YORK 2001 (A0293-03)			
Proponent	Cr Jan Star, Shire President		
Officer	Cr Jan Star	Date of Report	2/5/01
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			

Preamble

Present paper on attendance of Commission on Sustainable Development conference, New York April 2001.

Background

Councillor Star was invited to be one of the two Australian local government delegates because of the Shires progress with CCP program and because of her involvement in Senator Hill's Local Leaders Forum.

Comments

This last meeting of CSD 9 had three days for representations by stakeholders before the delivery of a final report. The Commission began its work after the Earth Summit in 1992 and the 10th session will be preparing for the World Summit in Johannesburg in 2002. The focus of this session was Energy and Transport with stakeholders being - local government, business, science, trade unions, and non-government organizations. It was divided into four dialogues during which each stakeholder stated their case, governments representing developed and developing nations gave a response, there was then - interventions from the floor followed by a summing up by each stakeholder.

Local government was represented by International Council for Local Environmental Initiatives (ICLEI) who had ten elected members present.

Dialogue 1 Achieving Equitable Access to Sustainable Energy

The problem of developing countries and the rural poor called for decentralised energy and this favoured renewables. Solar, wind and small scale hydro were endorsed with a call for more R&D. Local government was the appropriate level to deliver clean, small scale, renewable energy. Removal of subsidies, and prices that reflected externalities were called for. The promotion of nuclear energy by business was not supported. Generally need public policy and implementation – but public/private partnerships important.

Dialogue 2 Sustainable Choices for Producing and Consuming Energy

Local renewable sources needed but national governments can facilitate by standards, building codes, legislation and R&D priorities. Carbon sequestration has a role as question of greenhouses gases central. Capacity building called for and 'just transition' policies to protect workers. Full costing makes renewables competitive, and gas is an important interim fuel. Local government, especially with CCP, key player in demand reduction,

Dialogue 3 Achieving Cleaner Sustainable Energy for Transport

Hybrid fuels, gas important interim systems, cleaner, more efficient fuels at lower cost needed. Current transport systems inadequate because of environmental and social effects, both with freight and private public transport. New technologies need promotion and rapid

uptake with government standards and support, including using their purchasing power. Behavioural change in usage and public participation in choices needed. All externalities, including casualty rates, should be factored into decisions on systems. Rail and other modes promoted.

Dialogue 4 Sustainable Transport Planning

There was consensus in the need for integration of land use planning with transport funding. Local government should have more control, (with public participation), using life cycle costings, intermodal use, travel demand measures, use of communications and incentives to walk or ride with good urban design. Policies are needed for modal shifts, use of mass transport, high speed rail instead of air, reduction of car dependency. Local production important and more sustainable lifestyle needed.

ICLEI's key recommendations:

- Level the economic playing field for cleaner and renewable energy and alternate transportation modes by removing fossil fuel subsidies and economic policies that favour private vehicles
- Focus investment on measures that reduce energy and transport demand
- Support local government's ability to implement energy demand side measures, develop local decentralised energy generation and sustainable land use and transportation policies
- Support international standards for clean energy generation and clean vehicle manufacture.

Web sites www.iclei.org
www.iisd.ca/linkages/csd/csd9/
www.un.org/esa/sustdev/csd.htm

A copy of a more detailed report on the conference is with the attachments marked SM051.1/05/01.

Statutory Environment: No Statutory Implications

Policy Implications: No Policy Implications

Financial Implications: Councillor Star's attendance at this conference was at no cost to the Shire of Serpentine-Jarrahdale.

Strategic Implications: Councils 2001-2005 Strategic plan is focused on a sustainable future.

Community Consultation: Not applicable

Voting Requirements: Normal

Officer Recommended Resolution

Council notes the report presented by Cr Star following her attendance at the Commission on Sustainable Development Conference 2001.

CRSM051 Council Decision/Committee Recommended Resolution

Moved Cr Needham seconded Cr Simpson that the item Shire Presidents Report To Council On Attendance At Commission On Sustainable Development Conference – New York 2001 be deferred for discussion at the Ordinary Council Meeting.
CARRIED 8/0

SM059/05/01 DRAFT STATE TRAILS MASTER PLAN (A0494)			
Proponent	Cr John Price		
Officer	Cr John Price	Date of Report	21/05/01
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			

Cr Price advised that he attended a State Trails conference on 18-19 May.

The conference was very informative, encouraging and challenging.

The conference focussed on a framework for development and implementation of trails throughout the state. It was raised that it is important that there is community consultation on the matter.

The Master Plan is not designed to replace the existing trail funding process such as the Lotteries Commission, but is put forward as a powerful plan to attract new funding.

It is proposed once the Trails Master Plan has been adopted, to seek funding from the health budget to go into activity. The Premiers taskforce on trails proposes to bring people together to do this.

Cr Price also pointed out that there are several trails within the Shire included in the first year of the plan.

Cr Price recommends that included in the implementation of the Trails Master Plan is a walk trail link from Jarrahdale to Bibbulum Track and a north south equine trail.

CRSM059 Committee Recommended Resolution

ORIGINAL MOTION

Moved Cr Price seconded Cr Murphy

1. The proposed walk trail link from Jarrahdale to Bibbulmun Track/Sullivan Rock be included in the implementation program because it will improve pedestrian access to the Bibbulmun and alignments have already been identified partly using existing trails.
2. The need for a North-South Equine Trail along the Darling Scarp be included in the draft plan.
3. The Trailswest continue to be the Government Body overseeing the development of trails in the state.
4. For the purposes of implementing a State Trails Master Plan Trailswest should evolve a Commission, Greenway Foundation or appropriately funded unit within the Department of Premier and Cabinet.
5. Trailswest be advised that Council is in the process of adopting its own Trails Master Plan for integration, implementation and management of local trails.

AMENDMENT

Moved Cr Needham seconded Cr Simpson that the word "into" be added between word "evolve" and "a" on second line of point 4.

The amended motion became the question before the meeting and was put as follows:

COUNCIL DECISION

1. The proposed walk trail link from Jarrahdale to Bibbulmun Track/Sullivan Rock be included in the implementation program because it will improve pedestrian access to the Bibbulmun and alignments have already been identified partly using existing trails.
2. The need for a North-South Equine Trail along the Darling Scarp be included in the draft plan.
3. The Trailswest continue to be the Government Body overseeing the development of trails in the state.
4. For the purposes of implementing a State Trails Master Plan Trailswest should evolve into a Commission, Greenway Foundation or appropriately funded unit within the Department of Premier and Cabinet.
5. Trailswest be advised that Council is in the process of adopting its own Trails Master Plan for integration, implementation and management of local trails.

CARRIED 8/0

7.5 Planning Development & Environment Meeting – 21st May, 2001

Cr Richards left the meeting at 8.44pm.

Council Decision

Moved Cr Needham seconded Cr Price
The minutes of the Planning Development & Environment Committee Meeting held on 21st May, 2001 be received.
CARRIED 7/0

Correction:

Nominations for presiding member – words should read... “The Director Sustainable Development took the chair and called for nominations for presiding member”.

Note: Nominations for Presiding Member received in writing.

BUILDING

B30/05/01 PUBLIC HALLS COST RECOVERY ANALYSIS (A0889)			
Proponent	Building Services Team		
Officer	W Chant - Principal Building Surveyor	Date of Report	04.04.01
Signatures	Author:	Senior Officer:	
Previously	N/A		
Disclosure of Interest			
Delegation	Council		

Preamble

Council is requested to consider reviewing the current charges for hall hire to reflect the “user pays” philosophy proposed in the Draft Principal Activities Plan and to endorse adopting a work procedure for refunding bonds charged for hall hire.

Background

An analysis of income versus expenditure for Council’s six main public halls has been undertaken for the 1999/2000 financial year. This analysis is contained in the table below:

Building	Hours used 2000	Income 1999/2000	Expenditure 1999/2000	Income/ hour	Operating Cost/hour
Mundijong Hall	209	\$1,690.00	\$7,872.00	\$8.09	\$37.67
Byford Hall	287	\$4,100.00	\$13,164.00	\$14.29	\$45.87
Bruno Gianatti Hall	103	\$1,599.00	\$5,052.00	\$15.52	\$49.05
Clem Kentish Hall	1,680	\$1,929.00	\$19,635.00	\$1.15	\$11.69
Briggs Park Pavilion	2,016	\$5,184.00	\$11,892.00	\$2.57	\$5.90
Mundijong Pavilion	386	\$1,061.00	\$15,548.00	\$2.75	\$40.28
	4,681	\$15,563.00	\$73,163.00	\$3.32	\$15.63

The operating expenditure includes insurance costs, utilities and maintenance costs, but does not include overheads or depreciation.

Comments

From the table it is apparent that income generated from current charges falls way short of recovering operating expenses with the average cost recovery being only 27.4%. The existing fee schedule contained in the schedule of fees and charges for the current budget is complex. It is proposed that the schedule be simplified with an hourly charge imposed. Schedules of fees obtained from the Cities of Gosnells and Armadale are far simpler than this Shire's current fee structure. Both Cities charge an hourly rate for the hire of their respective facilities. **Copies of schedules of fees are with the attachments marked B30/05/01.**

If the Shire was to charge a similar hourly fee, based on last year's use and operating expenditure, a fee of \$15.63 per hour plus GST would have resulted in full cost recovery. This hourly rate compares favourably with the fees charged by the Cities of Armadale and Gosnells. A disadvantage of this fee structure is the effect it would have on seasonal users. The proposed fee schedule includes concession rates for seasonal hirers. These fees should be applied to new users.

Existing seasonal hirers may, however, be disadvantaged with rates increasing considerably from existing charges. An existing example is the Serpentine PCYC, who last year paid \$750 for the use of the Clem Kentish Hall. According to 2000 diary bookings, the PCYC had use of the hall for 816 hours over 12 months. This level of use would result in a charge of \$8,160 if the daytime concession rate of \$10/hour is applied. A further example is the Serpentine Badminton Club. This club would face a fee increase from its current \$2,860 for 732 hours use, up to \$7,320.

An appropriate transitional arrangement for existing seasonal users may be to increase the current charges by a set percentage each year. This percentage should take into account Council's aim of greater cost recovery and "user pays" philosophy. A suggested increase is 25% for the 2001/2002 financial year and the increase be phased in over four years.

In an effort to minimise fee increases for seasonal users, it is suggested that the following fee structure be adopted for inclusion in the draft 2001/2002 budget:

Hire Rate	Main Hall	Meeting Room	Kitchen	Bar
Day Rate Casual Hire (Before 6:00pm)	\$20.00/hr	\$10.00/hr	\$7.00/hr	\$7.00/hr
Evening Rate Casual Hire (After 6:00pm)	\$25.00/hr	\$12.50/hr	\$8.75/hr	\$8.75/hr
Day Rate Seasonal Hire	\$10.00/hr	\$5.00/hr	\$3.50/hr	\$3.50/hr
Evening Rate Seasonal Hire	\$12.50/hr	\$6.25/hr	\$4.40/hr	\$4.40/hr
Seasonal Rate for Existing Users	Current financial year charges plus 25%			

Please note that the fees contained in this table are inclusive of GST.

The proposed fee structure simplifies the existing schedule by deleting reference to patron numbers and liquor consumption. The new fee structure recognises these factors by offering meeting rooms at halls so provided for smaller gatherings and by imposing a separate fee for bar areas, again where available. The bar area would be required for functions with liquor and could not be hired independent of the main hall at that facility.

A further issue for consideration is the bond charged and the method of checking the facility after a function for refund of the bond. The current schedule of fees and charges contains a bond amount of \$150 refundable after the event subject to the building being left clean and undamaged. This amount should be increased to provide a greater incentive to hirers to clean up after functions. It is suggested that the amount be increased to \$250 in the new schedule.

To address the large amount of crockery and cutlery that has gone missing over time, it is proposed that all existing crockery and cutlery be collected from all the halls. These items may then be evenly distributed throughout all the halls excluding the Mundijong Hall. New supplies of crockery and cutlery should then be purchased for this Hall. It is proposed to place the new supplies within the Mundijong Hall as this is the largest hall and the most easily checked facility. As part of the bond refund procedure, all crockery and cutlery must be counted and the replacement cost for any broken or missing items will be deducted from the bond.

Statutory Environment: Local Government Act 1995, Section 6.16

Policy Implications: Nil

Financial Implications: Operating income for public halls would be increased under the proposed fee structure resulting in greater cost recovery in line with the “user pays” philosophy embodied in the Building Assets Maintenance Activity in Council’s Draft Principal Activities Plan.

Strategic Implications: Efficient management of Council’s buildings.

Community Consultation: It is proposed that the new schedule of fees for hall hire be included in the Draft 2001/2002 Budget

Voting Requirements: **Absolute majority**

Officer Recommended Resolution

Council resolves to:

- 1 Incorporate the amended fee schedule below within the fees and charges schedule of the 2001/2002 budget, with a view to greater cost recovery for Council public halls:

Hire Rate	Main Hall	Meeting Room	Kitchen	Bar
Day Rate Casual Hire (Before 6:00pm)	\$20.00/hr	\$10.00/hr	\$7.00/hr	\$7.00/hr
Evening Rate Casual Hire (After 6:00pm)	\$25.00/hr	\$12.50/hr	\$8.75/hr	\$8.75/hr
Day Rate Seasonal Hire	\$10.00/hr	\$5.00/hr	\$3.50/hr	\$3.50/hr
Evening Rate Seasonal Hire	\$12.50/hr	\$6.25/hr	\$4.40/hr	\$4.40/hr

- 2 Write to existing seasonal hall users explaining the proposed phasing in of full cost recovery.

CRB30 Council Decision/Committee Recommended Resolution

Moved Cr Price seconded Cr Murphy that this matter be referred to the June Community & Recreation Development Committee meeting for consideration of a two tiered pricing structure for casual users and regular users.

CARRIED 7/0

NB The Officer's recommendation has been changed so that the final outcome will more adequately reflect a "user contribution" rather than "user pays" philosophy.

B31/05/01 TENDER B1 – SUPPLY OF CLEANING SERVICES 2001-2003 (A0063, A0209)			
Proponent	Various Tenders		
Officer	W Chant - Principal Building Surveyor	Date of Report	14.05.01
Signatures	Author: _____ Senior Officer: _____		
Previously	B64/06/99, B41/03/99		
Disclosure of Interest			
Delegation	Council		

Preamble

Council is requested to consider the tenders submitted for the supply of cleaning services for the period 1 July 2001 to 30 June 2003.

Background

Tenders were called for the supply of cleaning services for the next two years based on documentation similar to the existing contract specification. Nine submissions have been received.

A summary of the tenders received is with the attachments marked B31/05/01.

Comments

Previously Council resolved to award tenders to local contractors on the basis that they provided satisfactory cleaning services and because they also undertook caretaking duties. The current tender documents required the tenderers to build a caretaking component into their tendered amounts so that the existing services may continue to be provided.

Following analysis of the tenders submitted, a comparison of average costs per hour is provided below:

Tenderer	Average Cost per Hour
Prestige Property Services	\$20.77 / \$13.46
Western Office Pty Limited	\$24.69
Linfoot Cleaning Services	\$24.78 / \$23.68
C Jeffs and S Harris	\$20.95
Tulip Corporate Cleaning	\$20.54 / \$19.79
A.J. Hutchings	\$19.81
L. Drakesmith	\$23.94
BMW Cleaners	\$19.51
Tarcoola Property Services	\$38.11

Three of the tenderers included an alternative tender for cleaning all five groups of buildings with a subsequent price reduction, which is reflected in the reduced hourly rates (assuming total hours remain unchanged).

The average hourly rate calculated using all tenders submitted (less GST) has increased approximately 16.5% when compared with current contractor charges.

The tender submitted by C Jeffs and S Harris was for cleaning and caretaking of the Group 5 buildings only. The Group 5 buildings consist of the Clem Kentish Hall, Serpentine Public Toilets and the new Serpentine Cemetery Public Toilets. Group 5 buildings are currently cleaned by M & B Jeffs who intend to retire at the end of the current contract on June 30. Mr and Mrs Jeffs have advised by letter accompanying the tender submitted for the Group 5 buildings that they will continue to provide a caretaking service if their daughter's tender is successful.

Ms Drakesmith's tender is for the cleaning of Group 3 and Group 4 buildings only. Ms Drakesmith currently cleans these buildings. Ms Drakesmith has provided caretaking services for the buildings within Byford and Jarrahdale as part of her current service.

The local contractor who currently cleans the Mundijong buildings has not submitted a tender this year.

A temporary contractor has been employed to clean the administration building since April of this year following the resignation of Ms Fletcher from her cleaning duties. This temporary contractor is Tulip Corporate Cleaning. Tulip Corporate Cleaning have submitted a tender for all buildings, and they are one of three tenderers offering a price reduction if they are successful with all five building groups. Tulip Corporate Cleaning have provided a high standard of cleaning at the administration office.

All other cleaning contractors who submitted tenders are able to provide references.

In view of the competitive rates submitted by the two local tenderers and their proven ability to provide caretaking services, it is recommended that Council award the Cleaning Tender for Group 5 buildings to C Jeffs and S Harris, and Ms Drakesmith be awarded the Cleaning Tender for Group 3 and 4 buildings.

This leaves Group 1 and 2 buildings which are all located within Mundijong. Of the seven cleaning contractors who tendered for these buildings, the three lowest tenders are as follows:

Contractor	Total for 24 months	Hours per fortnight	Cost per hour
Tulip Corporate Cleaning	\$78,263.90	71 hours	\$20.54
A.J. Hutchings	\$71,042.00	69 hours	\$19.81
BMW Cleaners	\$67,964.00	67 hours	\$19.51

It is recommended that BMW Cleaners be awarded the tender for cleaning Group1 and Group 2 buildings based upon the lowest price tender.

In the event of poor/non-performance, cleaning contracts are able to be cancelled.

Statutory Environment: Local Government Act 1995 Section 3.57

Policy Implications: Support of local businesses wherever possible

Financial Implications: Increase in cleaning costs due to increased hourly rates to be included in 2001/2002 budget

Strategic Implications: Maintain Council buildings in good condition

Community Consultation: Tender advertised in West Australian, Saturday 21 April 2001

Voting Requirements: Normal

CRB31 Council Decision/Committee/Officer Recommended Resolution

Moved Cr Price seconded Cr Murphy that Tender B1-Supply of Cleaning Services be awarded as follows:

Group 1 & 2 Buildings	BMW Cleaners based on lowest tender
Group 3 & 4 Buildings	Lynette Drakesmith based on proven ability to provide caretaking and cleaning services at a competitive price
Group 5 Buildings	C Jeffs and S Harris based on their competitive price and the added caretaking component provided by M & B Jeffs for the Serpentine buildings.

CARRIED 7/0

HEALTH

H23/05/01	NATIONAL DRUG STRATEGIC FRAMEWORK 1998 – 2003 (A0593)		
Proponent	Brisbane City Council		
Officer	H Hunter - Principal Environmental Health Officer	Date of Report	14.05.01
Signatures	Author:	Senior Officer:	
Previously	N/A		
Disclosure of Interest			
Delegation	Council		

Preamble

Council is requested to participate in a “policy/information” network about alcohol and drug related issues.

Background

A letter has been received from the Chief Executive Officer, Brisbane City Council seeking expressions of interest in participating in a “policy/information” network about alcohol and drug related issues. Council is asked to provide contact details if it is interested in participating in an information network.

Comments

The letter from Brisbane City Council is with the attachments marked H23/05/01.

- Statutory Environment:** N/A
- Policy Implications:** N/A
- Financial Implications:** Not known
- Strategic Implications:**
- Community Consultation:**
- Voting Requirements:** Normal

CRH23 Council Decision/Committee/Officer Recommended Resolution

Moved Cr Price seconded Cr Murphy that Council expresses an interest in the network and nominates the Manager Assessments as a contact person.
CARRIED 7/0

P137/05/01 INVESTIGATION INTO THE ESTABLISHMENT OF A TOWNSCAPE COMMITTEE FOR SERPENTINE			
Proponent	Shire of Serpentine-Jarrahdale		
Officer	Jocelyn Cockbain – Planning Officer	Date of Report	29/3/01
Signatures	Author:	Senior Officer:	
Previously	AS092/05/00		
Disclosure of Interest			
Delegation	Council		

Preamble

The aim of this report is to investigate the establishment of a Townscape Committee for Serpentine. It is recommended that a Townscape Committee for Serpentine should not be established at this time.

Background

At its meeting on the 22nd May 2000 Council considered a report regarding the appearance of the Serpentine Park BMX track. One of the points resolved from this meeting was as follows:

- “5. That Council investigate the establishment of a Townscape Committee for Serpentine and note that the matter is a Planning issue.”

Comments

Council’s draft Proposed Activities Plan (PAP) does not incorporate any monies for the preparation of a Townscape Plan for Serpentine. Without a Townscape Plan or a formal direction for the Townscape Committee to discuss issues that will affect the Serpentine Townscape the formation of a Committee will be of little value at this time.

The draft PAP does have money set aside for improvement of Wellard Street in Serpentine. Asset Services will separately consult with the community on this project.

The Strategic Planning Team feel that whilst a Townscape Committee for Serpentine should be formed in the future, as a result of there being no funding for a townscape plan or any other study to be carried out for Serpentine, that Council does not form a Townscape Committee for Serpentine.

- Statutory Environment:** Nil
- Policy Implications:** Nil
- Financial Implications:** The draft PAP does have money set aside for improvement of Wellard Street in Serpentine.
- Strategic Implications:** Nil
- Community Consultation:** Nil
- Voting Requirements:** Normal

Officer Recommended Resolution

Council does not form a Townscape Committee for Serpentine at this time.

CRP137 Committee Recommended Resolution

1. Council forms a Townscape Committee for Serpentine at this time.
2. Grants funding be sought if possible

The Officer Recommended Resolution was amended as the community is asking for this Committee.

CRP137 Council Decision

Moved Cr Needham seconded Cr Buttfield

1. Council forms a Townscape Committee for Serpentine in consultation with South Ward Councillors at this time.
2. Grants funding be sought

CARRIED 7/0

Cr Richards returned to the meeting at 8.46pm.

P138/05/01 COUNCIL REPRESENTATION ON THE SOUTH EAST DISTRICT PLANNING COMMITTEE (A0211-02)			
Proponent	Director Sustainable Development		
Officer	Andrew Watson – Director Sustainable Development	Date of Report	23/4/01
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			
Delegation	Council		

Preamble

The purpose of this report is to nominate a Council Member and Deputy Member to represent Council on the South East District Planning Committee.

Background

The WA Planning Commission has sought nomination of a Council member and Deputy member to the South East District Planning Committee for the 2001/2003 Municipal term.

A copy of the correspondence from the WA Planning Commission dated 20 April 2001 is with the attachments marked P138.1/05/01.

Councillor Star is Council's current representative on the South East District Planning Committee. Councillor Star is also the immediate past Chairperson of the committee.

Comments

The Committee is established by the WA Planning Commission and comprises Council's in the South East corridor and the Ministry for Planning. The Committee reports to the Perth Region Planning Committee and deals with metropolitan planning issues affecting member Council's.

The Committee meets bimonthly of an evening. In the past Municipal term the Cities of Gosnells and Canning hosted meetings.

Statutory Environment: WA Planning Commission Act

Policy Implications: Not Applicable.

Financial Implications: Not Applicable.

Strategic Implications: Not Applicable.

Community Consultation: Not Applicable.

Voting Requirements: Normal.

Officer Recommended Resolution

Council nominates a Member and Deputy Member to the South East District Planning Committee.

CRP138 Committee Recommended Resolution

ORIGINAL MOTION

Moved Cr Murphy seconded Cr Hoyer that Cr Star be nominated as a Member and Deputy Member to the South East District Planning Committee

AMENDMENT

Moved Cr Price seconded Cr Needham the the words "Cr Needham as" be added between the word "and" and "Deputy".

COUNCIL DECISION

Cr Star be nominated as a Member and Cr Needham as Deputy Member to the South East District Planning Committee.
CARRIED 8/0

P140/05/01 SETTING OF COUNCIL DEVELOPMENT CONDITIONS ON THE PROPOSED GREENWASTE COMPOSTING FACILITY – LOT 36 ABERNETHY ROAD, OAKFORD (P00077-03)			
Proponent	Oakford Organics		
Officer	David Lodwick – Senior Planner	Date of Report	8/5/01
Signatures	Author:	Senior Officer:	
Previously	P051/10/00		
Disclosure of Interest	Cr Murphy declared an impartial interest as the President of the Oakford Oldbury Community Association.		
Delegation	Committee in accordance with resolution C061/10/00		

Preamble

The purpose of this report is to set conditions on the above proposed land use/development at Lot 36 Abernethy Road, Oakford previously refused by Council and upheld on appeal by the Minister for Planning and Infrastructure.

Background

At Council's meeting of 23 October 2000 it was resolved:

- "1. That Council refuses the proposed development of a greenwaste composting facility at Lot 36 Abernethy Road, Oakford for the following reasons:
- a) The proposal is incompatible with existing nearby rural land uses and the Shire and Ministry for Planning's medium term strategic intentions for higher density development and subdivision in the immediate locality. In this regard, if approved, the proposed development would be in inappropriate close proximity to the future "Oakford Urban Village" as identified on the Draft Jandakot Structure Plan;
 - b) Prospect for ongoing adverse amenity impacts to nearby rural landholdings from odour, dust, and noise from daily operations of the composting facility including plant and equipment and trucks transporting material to and from the site;
 - c) Significant risk that airborne dust from composting works will contaminate the rainwater from roof catchment of nearby residences;
 - d) Given the substantial number of objections received during the public advertising period, approval of the application is not in the public interest;
 - e) Site does not meet Department of Environmental Protection guidelines of a minimum of one metre average annual maximum water table on undisturbed land and leachate from the composting facility could impact on the Peel-Harvey estuary;
 - f) The proposed facility does not meet the buffer distances recommended in the Department of Environmental Protection's guidelines which are 150 metres for green waste not containing manure. (Council does not believe that the buffer distances should be measured from the edge of the pad unless development is confined totally to that area. Furthermore, a letter to Kevin Murphy dated 24th May from the Minister for the Environment stated in part, "It is noted that the current separation of distance of approximately 500 metres could be reduced to as low as 60 to 70 metres if the owners of neighbouring rural lots exercise their right to build another residence on their property. Should this occur, the proponent may not own sufficient land to provide an adequate buffer zone within his property to enable management of environmental impacts to an acceptable level");
 - i) Buffer distance does not conform with the recommended buffer for composting facilities, as set out in the Department of Environmental

Protection's Draft Guidelines for the Storage, Processing and Recycling of Organic Wastes;

- ii) *The proposed facility does not meet the buffer distances recommended in the Department of Environmental Protection's guidelines, which are 1 000 metres for outdoor, uncovered, turned windrows and 750 metres for the outdoor, covered storage of manure. The distance to the nearest residence is approximately 500 metres, with workplaces as near as 430 metres. It is noted that the current separation of distance of approximately 500 metres could be reduced as low as 60 to 70 metres if the owners of neighbouring rural lots exercise their right to build another residence on their property. Should this occur, the proponent may not own sufficient land to provide an adequate buffer zone within his property to enable management of environmental impacts to an acceptable level; Council does not believe that the buffer distance should be measured from the edge of the pad unless development is totally confined to that area.*
- g) *Appeals on "non assessment" by the Department of Environmental Protection are not yet determined.*
2. *The matters referred to Council in the Statutory Declarations presented by Oakford residents be referred to the appropriate officers for investigation and action where necessary.*
3. *The status of ATA Constructions Pty Ltd be investigated.*
4. *Illegally erected signs on Lot 36 Abernethy Road and King Road are to be removed."*

Comments

Subsequent to the above Council resolution, the proponent lodged an appeal against Council's refusal decision with the then Minister for Planning. The Minister for Planning and Infrastructure has now determined to uphold the appeal (decision date: 2 May 2001) for a period of 10 years, after which time the use shall cease or a fresh application shall be submitted to the Shire for approval. The approval is subject to the prohibition on the use of animal manure in the composting process and is also subject to such conditions as the Shire might reasonably impose on a development of this type.

The Minister also advises that it is expected that the Shire should formulate its conditions within 30 days of the date of this advice and that should any disagreement arise in relation to conditions imposed by the Shire, then the matter can be referred to the Minister as arbiter.

A copy of the Minister's decision letter dated 2 May 2001 and site plan of the proposed development is with the attachments marked P140.1/05/01.

The Officer recommendation in the 16 October 2000 Planning Report recommended that the application be approved subject to conditions. This list of suggested conditions is presented below, excluding conditions 13 (now not appropriate which proposed to set the term of approval) and it is recommended that Council endorse this formulated list as Council's imposed requirements for the proposed greenwaste composting facility at Lot 36 Abernethy Road, Oakford.

Statutory Environment: Town Planning and Development Act 1928;Town Planning Scheme No.2

Policy Implications: Department of Environmental Protection Policy Guidelines for "Storage, Processing and Recycling of Organic Wastes"

Financial Implications: Nil

Strategic Implications: Draft Jandakot Structure Plan (close proximity to future “Oakford Urban Village” site)

Community Consultation Not applicable

Voting Requirements: Normal

Officer Recommended Resolution

Council advises Oakford Organics that it's conditions for the proposed development of a greenwaste composting facility at Lot 36 Abernethy Road, Oakford are as follows:

1. Compliance with any works licensing approval issued for the development from the Department of Environmental Protection;
2. The developer shall provide/maintain screening landscaping around the proposed composting facility and lot boundaries to provide for windbreaks and to ensure adequate protection of rural amenity to the satisfaction of Council. In this regard, a landscaping plan is to be submitted for the approval of Council's Environmental Officer;
3. A Drainage Management Plan for the development shall be prepared to the requirements of the Water Corporation “Mundijong Drainage District, Rural Drainage Criteria”, and shall include sedimentation traps and nutrient stripping facilities in accordance with the State Water Quality Management Strategy for the Peel Harvey Catchment Area in consultation with the Water and Rivers Commission and Agriculture Western Australia. The drainage management plans are required to be submitted and approved by the Local Authority;
4. Storage of all fuel and flammable materials to be carried out in accordance with Department of Minerals and Energy and Department of Environmental Protection Regulations to the satisfaction of Council;
5. Any amendments to existing bore licence(s) for additional groundwater use for the proposed development to be obtained from the Water and Rivers Commission as required;
6. The site to be filled to an approved level and all driveways, carparking areas, truck turning circles/vehicle manoeuvrability areas and plant and equipment storage areas to be constructed with design drawings approved by Council's Design Engineer, to the Local Authority's satisfaction, and provided with appropriate measures for drainage and the disposal of surface water as part of this development and as specified under Condition 3 above, prior to commencement of composting operations;
7. A Fire Management Plan and static water supply to be submitted and approved by Council for the fire protection to the surrounding area from the development. This to include access for emergency services vehicles to all parts of the property via 4.2metre gates which must be maintained at all times including compliance with Council's firebreak order;
8. Toilet facilities to be provided in accordance with the Occupational Health and Safety Regulations with suitable disabled access as required by the Building Code of Australia;
9. Movement of trucks carrying composting materials to and from the premises is restricted to 7am to 7pm Monday through Saturday and not at all on Sunday;
10. Truck loads to and from the site to be covered to avoid dust nuisance;
11. The developer to submit a detailed noise modelling study on the proposed compost facility at full operation to demonstrate that it will comply with both Environmental Protection Noise Regulations 1997 and the EPA's draft policy on transport noise;
12. Structural drawings and computations for development infrastructure to be submitted to Council's Principal Building Surveyor for a building licence;
13. The proponent to maintain a complaints register available to Council, the public and the Director of Licensing (DEP) during normal business hours. The complaints register is to detail the nature of complaints, investigation carried out and actions

- taken. The proponent is to respond to complaints within 90 minutes of receiving a complaint;
14. Contamination Monitoring: The proponent will regularly collect water samples from bores, the nutrient retention dam and the Birrega Drain for analysis of nutrient ions, heavy metal and organic matter. It will also monitor and record the level of the water table on the composting site and surrounds. The results from such monitoring will be made available to the Director of Licensing, DEP for regular review, and will be made available during business hours for neighbours to inspect;
 15. Dust suppression measures, especially during summer, to be implemented to the satisfaction of the Department of Environmental Protection;
 16. The burning of green composting waste on the site is prohibited;
 17. Liquid manure apparatus installed on Lot 36 without the consent of Council being removed prior to commencement of green waste composting;

Discussion

Cr Murphy tabled two pages of modifications/additions to the conditions and the reasoning behind these.

Cr Murphy suggested an amendment to condition 6 with regard to the thickness of the pad. He explained that Department of Environmental Protection (DEP) guidelines say that composting should occur on clay soil, although if it is to occur on sandy soil, a compacted limestone pad 300mm thick is required.

Cr Murphy advised that the distance from the underside of the pad to the average annual maximum groundwater must be one metre. The reason for this is that as the limestone pad is there to absorb leachate from composting. If the pad is not constructed one metre clear from the underside of the pad, it must be constructed on the natural ground level.

Cr Murphy explained that water will come up through the limestone pad, collect the bacteria from the leachate and take it down to the water table and in this case, one of the drains leading into the Birrega drain is right alongside the pad which leads directly to the Birrega drain.

Cr Needham asked if they are required to keep the pad a metre above the groundwater table, would they have to fill the area.

Cr Murphy stated that the Halpern Glick Maunsell (HGM) guidelines say they should not do this as the groundwater level chases the fill and follows the natural surface level. The pad should be limestone on base dirt to a 300mm thickness. He said they should be made to fill to one metre above ground level.

Mr Watson commented that Cr Murphys recommendations go against the Ministers' approval and that these matters should be dealt with by the Department of Environmental Protection under their licence conditions.

Cr Star suggested that Council request bi-annual reports on the iron, heavy metal and organic levels of the site.

Cr Murphy said that part of the proposal is to conduct a laboratory. There is provision here for Council to take samples.

Mr Watson said that Councils current budget does not allow for this.

Mr Del Marco clarified that the DEP only involves itself in regionally significant environmental issues, pollution control and matters of environmental harm.

Cr Murphy said that a tub grinder had previously been used on site and explained it was for wood chipping. It is a very noisy machine that creates a lot of dust and has a potential

danger of material flying out whilst operating. He stated the use of any machinery other than that already approved, should require approval.

Mr Del Marco stated as the property is next to a drain that leads directly to the Birrega drain, it would be a reasonable request that green waste storage and handling should not be in contact with water leaving the site, dam or drainage system.

CRP140 Committee Recommended Resolution

A. Council advises Oakford Organics that it's conditions for the proposed development of a greenwaste composting facility at Lot 36 Abernethy Road, Oakford are as follows:

1. Compliance with any works licensing approval issued for the development from the Department of Environmental Protection;
2. The developer shall provide/maintain screening landscaping around the proposed composting facility and lot boundaries to provide for windbreaks and to ensure adequate protection of rural amenity to the satisfaction of Council. In this regard, a landscaping plan is to be submitted for the approval of Council's Environmental Officer;
3. A Drainage Management Plan for the development shall be prepared to the requirements of the Water Corporation "Mundijong Drainage District, Rural Drainage Criteria", and shall include sedimentation traps and nutrient stripping facilities in accordance with the State Water Quality Management Strategy for the Peel Harvey Catchment Area in consultation with the Water and Rivers Commission and Agriculture Western Australia. The drainage management plans are required to be submitted and approved by the Local Authority;
4. Storage of all fuel, flammable or dangerous materials used on the site is to be carried out in accordance with Department of Minerals and Energy and Department of Environmental Protection Regulations to the satisfaction of Council;
5. Any amendments to existing bore licence(s) for additional groundwater use for the proposed development to be obtained from the Water and Rivers Commission as required;
6. The site to be filled to an approved level and all driveways, carparking areas, truck turning circles/vehicle maneuverability areas and plant and equipment storage areas to be constructed with design drawings approved by Council's Design Engineer, to the Local Authority's satisfaction, and provided with appropriate measures for drainage and the disposal of surface water as part of this development and as specified under Condition 3 above, prior to commencement of composting operations;
7. A Fire Management Plan and static water supply to be submitted and approved by Council for the fire protection to the surrounding area from the development. This to include access for emergency services vehicles to all parts of the property via 3.0 metre gates which must be maintained at all times including compliance with Council's firebreak order;
8. Toilet facilities to be provided in accordance with the Occupational Health and Safety Regulations with suitable disabled access as required by the Building Code of Australia;
9. Movement of trucks carrying composting materials to and from the premises is restricted to 7am to 7pm Monday through Saturday and not at all on Sunday;
10. Truck loads to and from the site to be covered to avoid dust nuisance;
11. The developer to submit a detailed noise modelling study on the proposed compost facility at full operation to demonstrate that it will comply with both Environmental Protection Noise Regulations 1997 and the EPA's draft policy on transport noise;
12. Structural drawings and computations for development infrastructure to be submitted to Council's Principal Building Surveyor for a building licence;

13. The proponent to maintain a complaints register available to Council, the public and the Director of Licensing (DEP) during normal business hours. The complaints register is to detail the nature of complaints, investigation carried out and actions taken. The proponent is to respond to complaints within 90 minutes of receiving a complaint;
 14. Contamination Monitoring: The proponent will regularly collect water samples from bores, the nutrient retention dam and the drains leading to the Birrega Drain for analysis of nutrient ions, heavy metal and organic matter. It will also monitor and record the level of the water table on the composting site and surrounds. The results from such monitoring will be made available to the Director of Licensing, DEP for regular review, and will be made available during business hours for neighbours to inspect. Council reserves the right to do independent samples and analyse samples as deemed necessary;
 15. Dust suppression plan to be provided to the satisfaction of the Environmental Officer;
 16. The burning of any material on the site is prohibited;
 17. Liquid manure apparatus installed on Lot 36 without the consent of Council being removed prior to commencement of green waste composting.
 18. Access and egress from Lot 36 (the composting lot) is to be only from Abernethy Road. Entry and exit to and from Abernethy Road is to be part of the road design detailed in condition 6.
 19. The use of the private road which is the access road to, and forms part of, Lot 6 King Rod (now approved as an organic vineyard), for any purpose whatsoever in connection with the compost operations on Lot 36 Abernethy Road, is prohibited.
 20. The areas designated as the composting operation areas, that is, the areas of Lot 36 not designated as buffer zones, are to be fenced off from the buffer zones with fences to the satisfaction of the Council's Design Engineer. No material of any kind connected with the composting operation is to be stored or placed, loaded or unloaded, or in any other way handled in the buffer zones.
 21. Only the material commonly referred to as green waste is to be used in the process. Green waste can be defined as green leaf material and associated branches and twigs derived from the pruning of trees and shrubs. The use of animal manures is prohibited. This prohibition extends to and includes all organic waste streams including, but not restricted to, waste from poultry sheds whether containing chicken manure or not, food waste, biosolids from any source, piggery manure, waste grain and other agricultural wastes and waste from recycled paper processing or any other waste from industrial or other processes.
 22. Permit vehicles such as Road Trains and B Doubles are not to be used for this operation without permits from the Ministry for Transport.
 23. the use of the equipment known as a tub grinder and mechanical screening equipment is prohibited on the site.
 24. No contamination of the drainage system by the green waste is to occur.
 25. Signage subject to separate Council approval.
- B. The Department of Environmental Protection be advised of these conditions and be asked to liaise with Councils Environmental Officer for consistency.

CRP140 Council Decision

Moved Cr Murphy seconded Cr Price that

A. Council advises Oakford Organics that it's conditions for the proposed development of a greenwaste composting facility at Lot 36 Abernethy Road, Oakford are as follows:

1. Compliance with any works licensing approval issued for the development from the Department of Environmental Protection;
2. The developer shall provide/maintain screening landscaping around the proposed composting facility and lot boundaries to provide for windbreaks and to ensure adequate protection of rural amenity to the satisfaction of Council. In this regard, a landscaping plan is to be submitted for the approval of Council's Environmental Officer;
3. A Drainage Management Plan for the development shall be prepared to the requirements of the Water Corporation "Mundijong Drainage District, Rural Drainage Criteria", and shall include sedimentation traps and nutrient stripping facilities in accordance with the State Water Quality Management Strategy for the Peel Harvey Catchment Area in consultation with the Water and Rivers Commission and Agriculture Western Australia. The drainage management plans are required to be submitted and approved by the Local Authority;
4. Storage of all fuel, flammable or dangerous materials used on the site is to be carried out in accordance with Department of Minerals and Energy and Department of Environmental Protection Regulations to the satisfaction of Council;
5. Any amendments to existing bore licence(s) for additional groundwater use for the proposed development to be obtained from the Water and Rivers Commission as required;
6. The site to be filled to an approved level and all driveways, carparking areas, truck turning circles/vehicle maneuverability areas and plant and equipment storage areas to be constructed with design drawings approved by Council's Design Engineer, to the Local Authority's satisfaction, and provided with appropriate measures for drainage and the disposal of surface water as part of this development and as specified under Condition 3 above, prior to commencement of composting operations;
7. A Fire Management Plan and static water supply to be submitted and approved by Council for the fire protection to the surrounding area from the development. This to include access for emergency services vehicles to all parts of the property via 4.2 metre gates which must be maintained at all times including compliance with Council's firebreak order;
8. Toilet facilities to be provided in accordance with the Occupational Health and Safety Regulations with suitable disabled access as required by the Building Code of Australia;
9. Movement of trucks carrying composting materials to and from the premises is restricted to 7am to 7pm Monday through Saturday and not at all on Sunday;
10. Truck loads to and from the site to be covered to avoid dust nuisance;
11. The developer to submit a detailed noise modelling study on the proposed compost facility at full operation to demonstrate that it will comply with both Environmental Protection Noise Regulations 1997 and the EPA's draft policy on transport noise;
12. Structural drawings and computations for development infrastructure to be submitted to Council's Principal Building Surveyor for a building licence;
13. The proponent to maintain a complaints register available to Council, the public and the Director of Licensing (DEP) during normal business hours. The complaints register is to detail the nature of complaints, investigation carried out and actions taken. The proponent is to respond to complaints within 90 minutes of receiving a complaint;

14. Contamination Monitoring: The proponent will regularly collect water samples from bores, the nutrient retention dam and the drains leading to the Birrega Drain for analysis of nutrient ions, heavy metal and organic matter. It will also monitor and record the level of the water table on the composting site and surrounds. The results from such monitoring will be made available to the Director of Licensing, DEP for regular review, and will be made available during business hours for neighbours to inspect. Council reserves the right to do independent samples and analyse samples as deemed necessary;
15. Dust suppression plan to be provided to the satisfaction of the Environmental Officer;
16. The burning of any material on the site is prohibited;
17. Liquid manure apparatus installed on Lot 36 without the consent of Council being removed prior to commencement of green waste composting.
18. Access and egress from Lot 36 (the composting lot) is to be only from Abernethy Road. Entry and exit to and from Abernethy Road is to be part of the road design detailed in condition 6.
19. The use of the private road which is the access road to, and forms part of, Lot 6 King Rod (now approved as an organic vineyard), for any purpose whatsoever in connection with the compost operations on Lot 36 Abernethy Road, is prohibited.
20. The areas designated as the composting operation areas, that is, the areas of Lot 36 not designated as buffer zones, are to be fenced off from the buffer zones with fences to the satisfaction of the Council's Design Engineer. No material of any kind connected with the composting operation is to be stored or placed, loaded or unloaded, or in any other way handled in the buffer zones.
21. Only the material commonly referred to as green waste is to be used in the process. Green waste can be defined as green leaf material and associated branches and twigs derived from the pruning of trees and shrubs. The use of animal manures is prohibited. This prohibition extends to and includes all organic waste streams including, but not restricted to, waste from poultry sheds whether containing chicken manure or not, food waste, biosolids from any source, piggery manure, waste grain and other agricultural wastes and waste from recycled paper processing or any other waste from industrial or other processes.
22. Permit vehicles such as Road Trains and B Doubles are not to be used for this operation without permits from the Ministry for Transport.
23. the use of the equipment known as a tub grinder and mechanical screening equipment is prohibited on the site.
24. No contamination of the drainage system by the green waste is to occur.
25. Signage subject to separate Council approval.

B. The Department of Environmental Protection be advised of these conditions and be asked to liaise with Councils Environmental Officer for consistency.

CARRIED 6/2

P141/05/01 PROPOSED CHANGE OF USE – “SINGLE RESIDENTIAL” TO “CONSULTING ROOMS” LOT 102 (NO. 822) SOUTH WESTERN HIGHWAY, BYFORD (P01438)			
Proponent	G Webb		
Officer	David Lodwick – Senior Planner	Date of Report	1/5/01
Signatures	Author:	Senior Officer:	
Previously	P051/10/00		
Disclosure of Interest			
Delegation	Committee in accordance with resolution C061/10/00		

Owner: B. Jenkins
Applicant: G. Webb
Lot Area: 1244m²
L.A. Zoning: Urban Development
MRS Zoning: Urban
Rural Strategy Policy Area: N/A
Rural Strategy Overlay: N/A
Bush Forever: N/A
Date of Inspection: 1/5/01

Preamble

Council to consider an application proposed a change of use of the subject land from “Single Residential” to “Consulting Rooms.” It is recommended that the application be conditionally approved.

Background

Correspondence accompanying application states:

“We would like to use this house on this property for the operation of our therapist clinics.

The following is a list of the answers that are required, from the questions that are on the application form.

- (1) Business activities carried out: Byford Health Care, Naturopathic clinics, nutritional and remedial therapies. Herbal medicine, homeopathy and natural therapies.*
- (2) The number of staff employed: Two part time receptionists and two full time consultants. Three part time consultants.*
- (3) The days and hours of operation: 9am – 5pm – Monday to Friday. 9am – 1pm – Saturday. And late night Thursday to 9pm.*
- (4) Site plans are included in this document.*
- (5) As per site plans of the use of the existing building. With the proposed use of rooms in the house for consulting rooms.*
- (6) Landscape areas: We propose to leave some areas of gardens around the perimeter of the fence. The types of plants are hibiscus that are already established. We would propose to plant more native plants in a landscaped area. We would make sure this does not block any view to the road.*
- (7) Parking areas: As indicated on the site map. Front of the house and rear of the house. Also in the garage and back of the garage. These areas will be sealed.*
- (8) Stormwater drainage connected to existing house stormwater drainage.*
- (9) Retain walls of the garden bed at the front of the house to be removed for parking (sealed area). Contour as is and floor levels remain the same.*
- (10) No western power or other supply compound.*
- (11) Signs One large sign as submitted. Drawing of this in this document.*

There several modifications for which we would like to obtain permission to carry out.

- (1) The provision of parking at the front of the house and at the back of the house, where the garden exists at the moment.*
- (2) We would also like to provide for areas at the back and sides of the house for maintaining and improving the beautification of the property.*
- (3) Septic tanks: Already in situ, but due to be connected to the main sewerage. We will fill in the septic tanks when this is done.”*

A copy of the site and floor plan(s) is with the attachments marked P141.1/05/01.

Also a further letter states:

“We have lived in Byford for approx 30 years, and have conducted our naturopathic clinic for approx 20 of those years. I believe Byford has a wonderful reputation for Medical and non medical facilities. We see the Dentist and Physiotherapist are well established either side of building we propose to use, and can only say we feel this property would be ideal for our purposes. Personally we can see no reason for our not being granted permission to have our clinic in this building.”

Comments

Existing Situation and Nearby Land Uses

The site with constructed crossover is serviced by a long sealed driveway within the northern boundary of the subject land. At the end of the driveway is a large shed functioning as a garage at the rear. Adjacent to the garage is a double metal gate wide enough to provide two way vehicle entry to a large back yard. Space appears to be available with removal of a few shrubs, clothesline etc for required car parking.

Along the side and rear boundaries is supersix fencing and medium shrubs providing some screening viewing from adjoining properties. Although, additional planting would be useful particularly along the driveway on northern boundary which would be used by vehicles entering the site, if the proposal was approved.

Two lots to the south on the northern side of Clara Street is the Beenyup Dental Centre. The two lots directly abutting the subject land are currently used for single residential purposes.

Scheme Requirements

Clause 5.18.7.3 of the Scheme applies, which states:

5.18.7.3 *“Council may approve the development or use for other than a single house within the Urban Development zone subject to Council being satisfied that the nature or scale of such development or use will not have an adverse effect on:*

- a) the preparation of a Structure Plan for, or*
- b) the orderly and proper planning of, or*
- c) the health, amenity, safety or convenience of the future occupants of,*

the area intended for the preparation of a Structure Plan, and subject to the proposed development or use being advertised for public inspection in accordance with Clause 6.3.”

Development Standards

The main issue with the application relates to on site car parking. For consulting room use, the Scheme advocates 6 spaces for 1 practitioner plus 4 spaces for each additional

practitioner. In this regard, it is considered that a minimum of 15 car parking bays should be provided in location to satisfaction of Council's Director Asset Services. 40% site coverage for landscaping is required for such use by the Scheme. In this regard, landscaping to be implemented to requirements of Council's Landscaping and Revegetation on Developments Policy.

Draft Byford Structure Plan

The subject site falls with the Residential component of the Draft Byford Structure Plan, as is the Beenyup Dental Centre nearby. It is also noted that the western side of South Western Highway opposite is earmarked for highway commercial development. This proposal would be in keeping with such future development/land use along this main road.

Results of Advertising

During the advertising period two submissions were received. One submission supported the proposal. The other submission objected to the proposal (rear adjoining property) for reasons of noise associated with public car park for development, privacy concerns, property resale value etc. In response, the suggested conditions of approval should ensure that amenity is suitably maintained including a condition of approval requiring a two metre high masonry wall and screening landscaping along the rear boundary of the development site.

A copy of the submissions is with the attachments marked P141.2/05/01.

Conclusion

In summary, the property is considered by the Assessments Team to be suited for conversion into Consulting Rooms Use. The technical and amenity aspects of the proposal are satisfactorily addressed with imposition of conditions listed hereunder.

<u>Statutory Environment:</u>	Town Planning and Development Act 1928
<u>Policy Implications:</u>	Byford Structure Plan
<u>Financial Implications:</u>	Nil
<u>Strategic Implications:</u>	Increase in community services for Byford and promote/facilitate economic development.
<u>Community Consultation:</u>	Nearby residents notified and invited to provide comment (three week advertising period)
<u>Voting Requirements:</u>	Normal

Officer Recommended Resolution

Council approves the application proposing change of use from "Single Residential" to "Consulting Rooms" at Lot 102 (No.822) South Western Highway, Byford in accordance with application dated 9 April 2001 and associated plans subject to the following conditions:

1. Compliance with Building Code of Australia for Class 5 Office Buildings;
2. Landscaping to be carried out to the satisfaction of the Environmental Officer in accordance with Council's Info Note PS03 – Landscaping and Revegetation on Developments Policy. Landscaping works to include screening landscaping on side and rear boundary(ies). Works to be bonded to the sum of \$1000;
3. Landscaping to be implemented by 30 October 2001 and from thereon suitably maintained to Council's satisfaction;

4. Management of effluent disposal to requirements of the Health Department of Western Australia. Connection to reticulated sewerage is immediately required when the service is available to the subject land;
5. All hardstanding areas (driveways, crossovers, vehicle manoeuvring space etc) shall be designed and constructed as a sealed pavement in accordance with AUSTRROADS, Pavement Design or Main Roads WA Engineering Road Note No.9. Details of the Pavement Design shall be shown on the detailed engineering drawings;
6. The development shall be designed in accordance with accepted engineering standards. Two copies of detailed engineering drawings showing the development car park and drainage management in accordance with the “Local Government Guidelines for Subdivisional Development”, Institute of Municipal Engineering Australia WA Division Inc, October 1998, shall be provided to the Director of Asset Services for approval prior to issue of certificate of classification;
7. Stormwater shall be suitably compensated on site in accordance with accepted engineering standards to ensure that discharge from the site is compensated to a maximum of 5.0L/s per gross hectare. Details of compensation structures shall be shown on the detailed engineering drawings. Alternatively, the developer may pay a drainage headworks charge to the Council of \$2.26 per metre square of the gross development area to provide stormwater drainage compensation in the Byford drainage district;
8. A minimum of 15 car parking bays to be permanently provided on-site, sealed and marked for staff and visitor parking use. Location and construction of bays to be to the satisfaction/specification of Council’s Director Asset Services and in accordance with Council’s Town Planning Scheme requirements;
9. Floor plans and elevations of existing building and alterations (to scale) to be submitted for approval of Principal Building Surveyor prior to issue of certificate of classification;
10. Car parking layout plan to be submitted for approval of Director Asset Services prior to issue of certificate of classification;
11. All car parking bays to be constructed and drained to satisfaction of Director Asset Services prior to building occupancy;
12. A minimum two metre high masonry wall to be constructed along the rear boundary of the subject land for noise attenuation and screening purposes to adjoining residential development to the satisfaction of Council;
13. Provision of disabled access to the building and toilets in accordance with Part D and F of the Building Code of Australia;
14. Signage details to be submitted for Development Control Unit approval

Footnotes:

- a) Signage requires separate approval of Main Roads WA;
- b) Applicant be advised that strict compliance with the Building Code of Australia does not obviate obligations to comply with the Disability Discrimination Act 1992

CRP141 Council Decision/Committee Recommended Resolution

Moved Cr Simpson seconded Cr Needham that Council approves the application proposing change of use from “Single Residential” to “Consulting Rooms” at Lot 102 (No.822) South Western Highway, Byford in accordance with application dated 9 April 2001 and associated plans subject to the following conditions:

1. Compliance with Building Code of Australia for Class 5 Office Buildings;
2. Landscaping to be carried out to the satisfaction of the Environmental Officer in accordance with Council’s Info Note PS03 – Landscaping and Revegetation on Developments Policy. Landscaping works to include screening landscaping on side and rear boundarie(s). Works to be bonded to the sum of \$1000;
3. Landscaping to be implemented by 30 October 2001 and from thereon suitably maintained to Council’s satisfaction;

4. Management of effluent disposal to requirements of the Health Department of Western Australia. Connection to reticulated sewerage is immediately required when the service is available to the subject land;
5. All hardstanding areas (driveways, crossovers, vehicle manoeuvring space etc) shall be designed and constructed as a sealed pavement in accordance with AUSTRROADS, Pavement Design or Main Roads WA Engineering Road Note No.9. Details of the Pavement Design shall be shown on the detailed engineering drawings;
6. The development shall be designed in accordance with accepted engineering standards. Two copies of detailed engineering drawings showing the development car park and drainage management in accordance with the “Local Government Guidelines for Subdivisional Development”, Institute of Municipal Engineering Australia WA Division Inc, October 1998, shall be provided to the Director of Asset Services for approval prior to issue of certificate of classification;
7. Stormwater shall be suitably compensated on site in accordance with accepted engineering standards to ensure that discharge from the site is compensated to a maximum of 5.0L/s per gross hectare. Details of compensation structures shall be shown on the detailed engineering drawings. Alternatively, the developer may pay a drainage headworks charge to the Council of \$2.26 per metre square of the gross development area to provide stormwater drainage compensation in the Byford drainage district;
8. A minimum of 15 car parking bays to be permanently provided on-site, sealed and marked for staff and visitor parking use. Location and construction of bays to be to the satisfaction/specification of Council’s Director Asset Services and in accordance with Council’s Town Planning Scheme requirements;
9. Floor plans and elevations of existing building and alterations (to scale) to be submitted for approval of Principal Building Surveyor prior to issue of certificate of classification;
10. Car parking layout plan to be submitted for approval of Director Asset Services prior to issue of certificate of classification;
11. All car parking bays to be constructed and drained to satisfaction of Director Asset Services prior to building occupancy;
12. A minimum 2.4 metre high masonry wall to be constructed along the rear boundary of the subject land for noise attenuation and screening purposes to adjoining residential development to the satisfaction of Council;
13. Provision of disabled access to the building and toilets in accordance with Part D and F of the Building Code of Australia;
14. Signage details to be submitted for Development Control Unit approval;
15. The rear carpark is to be secured at night to the satisfaction of Council;
16. Security systems should be silent, if there is security lighting, it is not to be intrusive on adjoining neighbours.

Footnotes:

- a) Signage requires separate approval of Main Roads WA;
- b) Applicant be advised that strict compliance with the Building Code of Australia does not obviate obligations to comply with the Disability Discrimination Act 1992

CARRIED 8/0

P142/05/01 PROPOSED REDEVELOPMENT OF EXISTING CHICKEN BROILER FARM - LOT 1 KING ROAD, OLDBURY (P00195)			
Proponent	Lanaubra Farms		
Officer	David Lodwick – Senior Planner	Date of Report	30/4/01
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			
Delegation	Council		

Owner: Grinstead Pty Ltd
Applicant: Lanaubra Farms
Lot Area: 10.5482ha
L.A. Zoning: Rural
MRS Zoning: Rural
Rural Strategy Policy Area: Rural Policy Area
Rural Strategy Overlay: N/A
Bush Forever: N/A
Date of Inspection: 3/4/01

Preamble

Council to consider an application proposing redevelopment of existing chicken broiler farm on the subject land. It is recommended that the application be conditionally approved.

Background

Correspondence accompanying application states:

*“Farm set up now: 4 sheds holding 15,000 chickens each
2 sheds holding 32,000 chickens each
Total 124,000 chickens*

*Proposed Farm set up: 4 sheds to be demolished
2 sheds to be extended and converted to latest technology
2 sheds to be constructed using latest technology
resulting in 4 sheds holding 60,000 chickens each
Total of 240,000 chickens*

The resultant broiler chicken farm will employ directly two people full time and two people part time.

The farm operates all year 7 days a week 24 hours a day. The year is divided into 6 batches of chickens. Each batch has a pick up of approximately 4 days working some hours from 8pm to 2am at 35 days old and a pickup at 48 days old of approximately 4 days working some hours from 8pm to 2am.

Each batch will have approximately 15 loads of 50 t of chicken feed delivered during daylight hours.

At the end of each batch all litter is removed from sheds and carted off site.

The finished farm will be a significant improvement on the existing farm. Having fewer sheds will reduce the number of feed truck deliveries and nights of catching at 35 days old and 48 days old.

The latest technology controlled environment sheds will greatly reduce the amount of odour emitted from the farm by maintaining optimum conditions inside the sheds at all times.

The sheds are all to be built on a sand ridge that runs across the east of the property. As a result the area has no storm water run off as all water is immediately soaked up by the white/yellow sand.

Tree belts are already established to the east, south and west to shield the farm visually from all vantage points. To the north a tree belt has been started and plantings will continue this year.

The property to the east is an old sandpit and the property to the south is a sandpit being actively mined. The property to the west on the opposite side of King Road is approximately 1 km from the sheds. The property to the north has its residence approximately 350 m from our boundary making the residence effectively 380 m from the proposed sheds. All odour from the sheds is being directed to the south effectively making their residence approximately 570 m from any odour and noise. The feed silos are also being situated to the south end of the sheds to reduce the chance of any noise being heard by the closest neighbour.”

A copy of the site plan is with the attachments marked P142.1/05/01.

Comments

This current application has been referred to the Western Australian Planning Commission for separate determination under the Metropolitan Region Scheme. A decision is required from both the Local and State Planning Authorities.

Poultry farming” in the Rural zone is categorised “AA” under the Town Planning Scheme, ie a use for which approval is at the discretionary determination of Council. No advertising is required by the Scheme. Notwithstanding this, the nearest 8 surrounding property owners were notified of the proposal in accordance with Council’s Assessments Team protocol for applications deemed to be of a substantial nature with significant land use impact. This is also the preferred approach of Council under its adopted Poultry Policy Overlay Policy.

The development and/or control of poultry farms is regulated by the Western Australian Planning Commission’s “Statement of Planning Policy No.5 – Poultry Farms Policy.” The Commission in determining such applications also take into consideration the “Environmental Code of Practice: Poultry Industry (Department of Environmental Protection).”

Buffer Issue – WA Planning Commission Policy

The application complies with clause 5.6.2 of the Poultry Farms Policy which provides:

“Subdivision controls within rural areas should be designed to ensure sites for poultry farm are of sufficient size to allow minimum separation distances to be maintained and to minimise the number of rural housing sites within the 300 metre buffer zone.”

Drainage Management

Not addressed in application.

Applicant has not demonstrated that water flows from the property will be maintained at pre-development levels for the development/land use.

However, this matter may be effectively dealt with as a condition of development approval, should Council determine to approve the application via submission of a drainage management plan for approval of Council’s Design Engineer.

Results of Advertising

During the advertising period only one submission was received from a neighbouring resident which objected to the proposal. Submission stating:

“I wish to lodge an objection against the proposed poultry sheds being erected on this site, primarily due to the impact on adjoining properties in relation to the odour that emanates from poultry sheds.

I am aware that there are existing poultry sheds further along King Road between Orton Road and Thomas Road and wish you to note that when the prevailing winds are from the north easterly direction there is a very distinct and almost unpalatable smell of poultry manure evident at my property. Whilst I would expect that there are regulations controlling poultry operations I am sure that any of my neighbours would testify that this smell is pungent and should not be reasonably be imposed on any property or ratepayer.

I do not believe this rural environment should be subject to this problem of intensified poultry operation.”

In response, the submission is considered a generic objection to “odour from poultry farms” and generally relates to another property. There is no file evidence of adverse odour impacts with existing poultry farm operations on the subject land. The Senior Planner in company with the Principal Environmental Health Officer inspected the site with applicant on 3 April 2001. The said officers noted existing treed vegetation on boundaries and significant buffer distances to neighbouring residences.

Conclusion

The technical aspects of the proposal are satisfactorily addressed by way of conditions of approval listed hereunder.

<u>Statutory Environment:</u>	Town Planning and Development Act 1928
<u>Policy Implications:</u>	Clause 32 Metropolitan Region Scheme; Western Australian Planning Commission’s Statement of Planning Policy No.5 – Poultry Farms Policy
<u>Financial Implications:</u>	Nil
<u>Strategic Implications:</u>	Subject land is located outside the Poultry Policy Overlay area
<u>Community Consultation:</u>	Advertised to nearest 10 surrounding landowners (comments invited 3 April to 26 April)
<u>Voting Requirements:</u>	Normal

Officer Recommended Resolution

- A. Council approves the proposed chicken broiler farm redevelopment at Lot 1 No.259 King Road, Oldbury in accordance with application dated 28 March 2001 and associated plans and subject to the following conditions:
1. Drainage Management Plan to be submitted to the satisfaction of Council’s Design Engineer;
 2. Compliance with the requirements of the Water and Rivers Commission in respect of control and disposal of wastewater and nutrients;
 3. The sheds to be environmentally controlled sheds and to be constructed in a manner and of materials that will adequately control, noise, dust and odours

- to the outside environment emanating from the activities within the sheds to the satisfaction of the Department of Environmental Protection;
4. The floor of the sheds shall be constructed of materials which will facilitate removal of litter in accordance with the requirements of Council;
5. Bore licence to be obtained from the Water and Rivers Commission as required;
6. The developer shall provide/maintain landscaping around the proposed sheds to ensure adequate protection of rural amenity to the satisfaction of the Environmental Officer. In this regard, revegetation is to undertaken over the property in accordance with Council's Info Note PS03 – Landscaping and Revegetation on Development Policy. In this regard, planting works to include three rows of trees along the rear and side boundaries of the property to the satisfaction/specification of Council's Environmental Officer;
7. Landscaping to be implemented by 30 October 2001 and from thereon maintained to Council's satisfaction;
8. Toilet facilities to be provided in accordance with the Occupational Health and Safety Regulations as required by the Building Code of Australia;
9. All external walls are to be colorbond;
10. An odour profile report to be submitted by the applicant for approval of Council prior to beginning new shed and shed extension operations, which satisfactorily demonstrates through modelling of odour movement that there will be no amplification of adverse odour impact on neighbouring residences with the proposed development;
11. A noise profile to be submitted by the applicant for approval of Council prior to beginning new shed and shed extension operations, which satisfactorily demonstrates that the proposed intensification of land use will be in compliance with the Department of Environmental Protection Noise Regulations;
12. Building licence to be obtained for development infrastructure;
13. All feed delivery and shed(s) cleanout is to be within daylight hours;
14. The proposed new sheds and shed extensions to be environmentally controlled sheds in accordance with Council Policy;
15. Static water supply to service the development to the satisfaction/specification of the Fire and Emergency Services Officer;
16. Demolition licence to be obtained for shed removal;
17. No further clearing of native vegetation is to occur unless by written agreement of Council's Environmental Officer.

B. The WA Planning Commission be advised of the above decision of Council.

CRP142 Council Decision/Committee Recommended Resolution

Moved Cr Simpson seconded Cr Needham that

A. Council approves the proposed chicken broiler farm redevelopment at Lot 1 No.259 King Road, Oldbury in accordance with application dated 28 March 2001 and associated plans and subject to the following conditions:

1. Drainage Management Plan to be submitted to the satisfaction of Council's Design Engineer;
2. Compliance with the requirements of the Water and Rivers Commission in respect of control and disposal of wastewater and nutrients;
3. The sheds to be environmentally controlled sheds and to be constructed in a manner and of materials that will adequately control, noise, dust and odours to the outside environment emanating from the activities within the sheds to the satisfaction of the Department of Environmental Protection;
4. The floor of the sheds shall be constructed of materials which will facilitate removal of litter in accordance with the requirements of Council;
5. Bore licence to be obtained from the Water and Rivers Commission as required;

6. The developer shall provide/maintain landscaping around the proposed sheds to ensure adequate protection of rural amenity to the satisfaction of the Environmental Officer. In this regard, revegetation is to undertaken over the property in accordance with Council's Info Note PS03 – Landscaping and Revegetation on Development Policy. In this regard, planting works to include three rows of trees along the rear and side boundaries of the property to the satisfaction/specification of Council's Environmental Officer. The area between the shed and King Road is to have not less than five rows of trees at spacings of three metres as per Council's Poultry Policy.
7. Landscaping to be implemented by 30 October 2001 and from thereon maintained to Council's satisfaction;
8. Toilet facilities to be provided in accordance with the Occupational Health and Safety Regulations as required by the Building Code of Australia;
9. All external walls are to be colorbond;
10. An odour profile report to be submitted by the applicant for approval of Council prior to beginning new shed and shed extension operations, which satisfactorily demonstrates through modelling of odour movement that there will be no amplification of adverse odour impact on neighbouring residences with the proposed development;
11. A noise profile to be submitted by the applicant for approval of Council prior to beginning new shed and shed extension operations, which satisfactorily demonstrates that the proposed intensification of land use will be in compliance with the Department of Environmental Protection Noise Regulations;
12. Building licence to be obtained for development infrastructure;
13. All feed delivery and shed(s) cleanout is to be within daylight hours;
14. The proposed new sheds and shed extensions to be environmentally controlled sheds in accordance with Council Policy;
15. Static water supply to service the development to the satisfaction/specification of the Fire and Emergency Services Officer;
16. Demolition licence to be obtained for shed removal;
17. No further clearing of native vegetation is to occur unless by written agreement of Council's Environmental Officer.

B. The WA Planning Commission be advised of the above decision of Council.
CARRIED 8/0

8. MOTION OF WHICH NOTICE HAS BEEN GIVEN

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

9.1 INCLUDING CHIEF EXECUTIVE OFFICER/OFFICER REPORTS

Moved Cr Murphy seconded Cr Richards to consider James Point Proposal that is before the EPA at present as a matter of an urgent nature.
CARRIED 8/0

AS071/05/01 JAMES POINT PORT PROPOSAL (A0512-02)			
Proponent	Cr Richards		
Officer	D.E Price – Chief Executive Officer	Date of Report	28-05-01
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			
Delegation	Council		

Council Decision

Moved Cr Price seconded Cr Hoyer that the traffic implications on the Shire road network, of the James Point Proposal be investigated by the Director of Asset Services and if deemed necessary a submission be made to the EPA by the 25th June, 2001.
CARRIED 8/0

9.2 COUNCILLORS QUESTIONS

10. INFORMATION REPORT – COMMITTEE DELEGATED AUTHORITY

10.1 Corporate Services – 14TH May, 2001

C173/05/01 EQUINE EXECUTIVE OFFICER (A0436)			
Proponent	Chief Executive Officer		
Officer	D.E Price – Chief Executive Officer	Date of Report	02-05-01
Signatures	Author:	Senior Officer:	
Previously	SM026/01/01		
Disclosure of Interest			
Delegation	Committee – In accordance with Resolution C061/10/00		

CRC173 COMMITTEE DECISION/Officer Recommended Resolution

Moved Cr Kirkpatrick seconded Cr Murphy:

1. The Chief Executive Officer (and Shire President if required), be given delegated authority to sign documentation associated with the grant funding to assist in the engagement of an Equine Executive Officer.
2. Council agrees to include \$10,000 in the 2001-2002 budget as their contribution to the employment for 12 months of an Equine Executive Officer.
3. Council requests the Chief Executive Officer to establish the group that will oversee the recruitment process and appointment of an appropriate person to fill the position of Equine Executive Officer to establish a position description and working arrangements etc associated with the position.
4. Council delegates authority to the Chief Executive Officer undertake the recruitment process and appoint a suitable person to the position of Equine Executive Officer.

CARRIED 4/0

C177/05/01 ROTARY CLUB OF BYFORD AND DISTRICTS INC – LITERACY AND NUMERACY AWARD 2001 (A0008-02)			
Proponent	Rotary Club of Byford and District Inc		
Officer	G.R. Dougall - Director Corporate Services	Date of Report	04.05.01
Signatures	Author: Senior Officer:		
Previously			
Disclosure of Interest	Cr Hoyer declared an interest of impartiality as he is a member of the Rotary Club		
Delegation	Committee – In accordance with Resolution C061/10/00		

CRC177 COMMITTEE DECISION

Moved Cr Murphy seconded Cr Kirkpatrick:
That Mrs Colleen Rankin be nominated for the Literacy and Numeracy Award.
CARRIED 4/0

C181/05/01 CITY OF GERALDTON – REQUESTING SUPPORT FOR THEIR NOMINATIONS TO WAMA SELF INSURANCE BOARD (A0163-04)			
Proponent	City of Geraldton		
Officer	G.R. Dougall - Director Corporate Services	Date of Report	08/05/01
Signatures	Author: Senior Officer:		
Previously			
Disclosure of Interest			
Delegation	Committee – In accordance with Resolution C061/10/00		

CRC181 COMMITTEE DECISION/Officer Recommended Resolution

Moved Cr Murphy seconded Cr Kirkpatrick:
The correspondence from the Mayor of City of Geraldton requesting support for nomination of Cr Neil Wilson to the Board of Municipal Liability/Workcare Self Insurance Scheme be noted.
CARRIED 4/0

C182/05/01 CONFIRMATION OF PAYMENT OF CREDITORS (A0917)			
Proponent	Director Corporate Services		
Officer	G.R. Dougall – Director Corporate Services	Date of Report	04/05/01
Signatures	Author: Senior Officer:		
Previously			
Disclosure of Interest			
Delegation	Committee – In accordance with Resolution C061/10/00		

CRC182 COMMITTEE DECISION/Officer Recommended Resolution

Moved Cr Murphy seconded Cr Kirkpatrick:
Council notes the payments authorised and made by the Chief Executive Officer, exercising his delegated authority and detailed in the list of invoices for the month of April, presented to the Corporate Services Committee and to Council, per the summaries set out above include Creditors yet to be paid and in accordance with the Local Government (Financial Management) Regulations 1996.
CARRIED 4/0

C183/05/01 DEBTOR ACCOUNTS WITH A BALANCE IN EXCESS OF \$1,000 (A0917)			
Proponent	Director Corporate Services		
Officer	G.R. Dougall – Director Corporate Services	Date of Report	04/05/01
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			
Delegation	Committee – In accordance with Resolution C061/10/00		

CRC184 COMMITTEE DECISION/Officer Recommended Resolution

Moved Cr Kirkpatrick seconded Cr Murphy:

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

CARRIED 4/0

C184/05/01 SUNDRY DEBTOR OUTSTANDING ACCOUNTS (A0917)			
Proponent	Director Corporate Services		
Officer	G.R. Dougall – Director Corporate Services	Date of Report	
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			
Delegation	Committee – In accordance with Resolution C061/10/00		

CRC184 COMMITTEE DECISION/Officer Recommended Resolution

Moved Cr Hoyer seconded Cr Murphy:

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

CARRIED 4/0

C185/05/01 RATE DEBTORS REPORT (A0917)			
Proponent	Director Corporate Services		
Officer	G.R. Dougall – Director Corporate Services	Date of Report	04/05/01
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			
Delegation	Committee – In accordance with Resolution C061/10/00		

CRC186 COMMITTEE DECISION/Officer Recommended Resolution

Moved Cr Hoyer seconded Cr Kirkpatrick:

The information report to the 7 May 2001 be received.

CARRIED 4/0

10.2 Asset Services – 14th May, 2001

AS067/05/01 LOCAL GOVERNMENT REPRESENTATION – DISTRICT EMERGENCY MANAGEMENT ADVISORY COMMITTEE (A0940)			
Proponent	Peel Police District Superintendent, Mr Ross Napier		
Officer	Dave Gossage Fire and Emergency Services Officer	Date of Report	07.05.01
Signatures	Author: Senior Officer		
Previously			
Disclosure of Interest			
Delegation	Committee in accordance with C061/10/00		

CRCAS067 COMMITTEE DECISION/Officer Recommended Resolution

Moved Cr Richards seconded Cr Simpson:

1. Council accepts the offer from the Shire of Murray that their Councillor C. Thompson represents local government on the District Emergency Management Advisory Committee for Peel region.
2. That Council requests the Peel District Emergency Management Advisory Committee (DEMAC) membership be reviewed by District Police Superintendent Ross Napier and Executive Director Emergency Management WA Barry Hamilton with a view to each local government being separately represented and that the Shire of Serpentine-Jarrahdale be represented by Councillor Kirkpatrick.

CARRIED 4/0

AS068/05/01 WESTERN AUSTRALIAN MUNICIPAL ASSOCIATION – BUSHFIRE SERVICE CONSULTATIVE COMMITTEE (A0163-04)			
Proponent	Western Australian Municipal Association		
Officer	Dave Gossage Fire and Emergency Services Officer	Date of Report	7.05.01
Signatures	Author: Senior Officer		
Previously			
Disclosure of Interest			
Delegation	Committee in accordance with C061/10/00		

CRCAS068 COMMITTEE DECISION/Officer Recommended Resolution

Move Cr Buttfeld seconded Cr Richards:

That Councillor Kirkpatrick be nominated to the Bush Fire Service Consultative Committee as the Western Australian Municipal Association representative.

CARRIED 4/0

AS070/05/01 INFORMATION REPORT			
Proponent	Director Asset Services		
Officer	Various	Date of Report	
Signatures	Author: Senior Officer		
Previously			
Disclosure of Interest			
Delegation	Committee in accordance with resolution C061/10/00		

CRCAS070 COMMITTEE DECISION/Officer Recommended Resolution

Moved Cr Buttfeld seconded Cr Richards:

The information report to the 30 April 2001 be received.

CARRIED 4/0

10.3 Community & Recreation Development – 14th May, 2001

CRD38/05/01 PROPOSED COMMEMORATIVE DRINKING FOUNTAIN – MUNDIJONG LINEAR PARK (RS0114-03)			
Proponent	The Jarrahdale Lodge		
Officer	Andrew Watson – Director Sustainable Development	Date of Report	19.04.01
Signatures	Author: Senior Officer:		
Previously	N/A		
Disclosure of Interest			
Delegation	Committee – in accordance with Resolution C061/10/00		

Committee Decision

Moved Cr Richards seconded Cr Simpson

- 1 That Council congratulates The Jarrahdale Lodge on reaching its Centenary Year.
- 2 That Council advises The Jarrahdale Lodge that it supports the construction of a fountain in the Mundijong Linear Park commemorating the Centenary Year of The Lodge in a location to be approved by Council and in accordance with sketch plans submitted to Council dated 2 April 2001.
- 3 Council would prefer the fountain to be in the same stone as the war memorial if possible.

CARRIED 4/0

CRD40/05/01 HARDWOOD LONG DISTANCE MOUNTAIN BIKE TRAIL DEVELOPMENT APPLICATION (A0256)			
Proponent	Department of Conservation & Land Management		
Officer	C McKee - Community Development Officer	Date of Report	07.05.01
Signatures	Author: Senior Officer:		
Previously	N/A		
Disclosure of Interest			
Delegation	Committee – in accordance with Resolution C061/10/00		

Committee Decision/Officer Recommended Resolution

Moved Cr Needham seconded Cr Simpson that Council endorses the Shire acting as applicant in a joint funding application through the Country Pathways Grant Scheme regarding the development of a section of the Hardwood Long Distance Mountain Bike Trail through Serpentine-Jarrahdale, on condition that the Department of Conservation & Land Management act as project manager and acquit the funding on behalf of the Shire.

CARRIED 4/0

CRD41/05/01 FUNDING APPLICATIONS SEEKING COUNCIL ENDORSEMENT (A0256/A0168/A0169)			
Proponent	Various		
Officer	C McKee - Community Development Officer	Date of Report	07.05.01
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			
Delegation	Committee – in accordance with Resolution C061/10/00		

Committee Decision/Officer Recommended Resolution

Moved Cr Richards seconded Cr Simpson that the Chief Executive Officer be granted delegated authority to assess applications and, when considered appropriate, provide letters of support for grants where such projects are:

- 1 Aligned to planned Council activities and/or
- 2 Consistent with Council's Strategic Plan.

CARRIED 4/0

CRD42/05/01 INFORMATION REPORT			
Proponent	N/A		
Officer	C McKee – Community Development Officer	Date of Report	07.05.01
Signatures	Author:	Senior Officer:	
Previously	N/A		
Disclosure of Interest			
Delegation	Committee – in accordance with Resolution C061/10/00		

Committee Decision/Officer Recommended Resolution

Moved Cr Needham seconded Cr Richards that Council accepts the April 2001 information report.

CARRIED 4/0

CRD43/05/01 7 TH ANNUAL STATE TRAILS CONFERENCE (A0256)			
Proponent			
Officer	C McKee - Community Development Officer	Date of Report	09.05.01
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			
Delegation	Committee – in accordance with Resolution C061/10/00		

Committee Decision/Officer Recommended Resolution

Moved Cr Needham seconded Cr Simpson that Council endorses the attendance of Cr Price at the 7th Annual State Trails Conference to be held from 18 to 20 May 2001.

CARRIED 4/0

CRD46/05/01 THANKS TO COMMUNITY DEVELOPMENT OFFICER			
Proponent	Community & Recreation Development Committee		
Officer		Date of Report	
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			
Delegation	Committee – in accordance with Resolution C061/10/00		

Comments

The members of the Community & Recreation Development Committee wished to express their appreciation to Carole for the contribution she has made to the position of Community Development Officer thus far and to wish her well while she is away on maternity leave. She will be missed and they look forward to her return.

10.4 Building Services – 21st May, 2001

B32/05/01 INFORMATION REPORT			
Proponent	N/A		
Officer	S Searle – Building/Health Support Officer	Date of Report	11.05.01
Signatures	Author:	Senior Officer:	
Previously	N/A		
Disclosure of Interest			
Delegation	Committee – in accordance with Resolution C061/10/00		

Committee Decision/Officer Recommended Resolution

Moved Cr Star seconded Cr Hoyer that Council accepts the April 2001 Information Report.
CARRIED 4/0

10.5 Health Services – 21st May, 2001

H24/05/01 INFORMATION BULLETIN			
Proponent	N/A		
Officer	H Hunter – Principal Environmental Health Officer	Date of Report	14.05.01
Signatures	Author:	Senior Officer:	
Previously	N/A		
Disclosure of Interest			
Delegation	Committee – in accordance with Resolution C061/10/00		

Committee Decision/Officer Recommended Resolution

Moved Cr Murphy seconded Cr Hoyer that Council accepts the April 2001 Information Report.
CARRIED 4/0

10.6 Planning Development & Environment – 21st May, 2001

E023/05/01 WA ENERGY EFFICIENCY AWARDS 2001 (A0572)			
Proponent	Chief Executive Officer		
Officer	David Price – Chief Executive Officer	Date of Report	2/5/01
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			
Delegation	Committee in accordance with resolution C061/10/00		

E023 Committee Decision

Moved Cr Murphy, seconded Cr Hoyer that Jan Star, Andrew Del Marco, Alan Hope and David Price be nominated to attend the WA Energy Efficiency Awards 2001 on Thursday, 7 June 2001 from 5.30pm to 8.00pm.
CARRIED 4/0

E024/05/01 DRAFT STRATEGY FOR THE MANAGEMENT OF CONSTRUCTION AND DEMOLITION WASTE (A0232)			
Proponent	Department of Environmental Protection (DEP)		
Officer	Andrew Del Marco – Environmental Officer	Date of Report	11/5/01
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			
Delegation	Committee in accordance with resolution C061/10/00		

E024 Committee Decision

Moved Cr Murphy, seconded Cr Star that

1. The report on Draft Strategy for the Management of Construction and Demolition Waste be noted.
2. Comments from the report be submitted to the Department of Environmental Protection as preliminary comments on the strategy.
3. Council actively supports the increase in the waste levy fee for inert landfill in order to discourage the practice of putting inert waste to landfill.
4. Officers consider mechanisms whereby Council could enforce recycling of building waste.

CARRIED 4/0

E025/05/01 REGIONAL ENERGY CO-ORDINATOR FUNDING (LOCAL GOVERNMENT INCENTIVES PROGRAM) (A0930)			
Proponent	Shire of Serpentine-Jarrahdale		
Officer	Andrew Del Marco – Environmental Officer	Date of Report	10/5/01
Signatures	Author:	Senior Officer:	
Previously	E009.7/11/00; C188/05/01		
Disclosure of Interest			
Delegation	Committee in accordance with resolution C061/10/00		

E025 Committee Decision/Officer Recommended Resolution

Moved Cr Star, seconded Cr Needham

1. Council continues to provide support to the position of Regional Energy Co-ordinator via the provision of accommodation, office facilities and other support as approved by the Chief Executive Officer.

2. The Chief Executive Officer (and Shire President if required) be given delegated authority to sign the Deed of Grant for the Local Government Incentives Program funding, contracts of employment and documents related to expenditure of LGIP funds.

CARRIED 4/0

E026/05/01 ADMINISTRATION CENTRE ENERGY EFFICIENCY (A0270)			
Proponent	Shire of Serpentine-Jarrahdale		
Officer	Andrew Del Marco – Environmental Officer	Date of Report	14/5/01
Signatures	Author:	Senior Officer:	
Previously	E003/09/00		
Disclosure of Interest			
Delegation	Committee in accordance with resolution C061/10/00		

E026 Committee Decision

Moved Cr Hoyer, seconded Cr Murphy that

1. The report on Administration Centre Energy Efficiency be noted.
2. Staff be congratulated on their progress to date.

CARRIED 4/0

E027/05/01 INFORMATION REPORT			
Proponent	Environmental Officer		
Officer	Andrew Del Marco – Environmental Officer	Date of Report	01/05/01
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			
Delegation	Committee in accordance with resolution C061/10/00		

E027 Committee Decision/Officer Recommended Resolution

Moved Cr Star, seconded Cr Murphy that the Information Report to 11 May 2001 be received.

CARRIED 4/0

P144/05/01 DRAFT TRAILS MASTER PLAN FOR THE SHIRE OF SERPENTINE-JARRAHDAL (A0848)			
Proponent	Shire of Serpentine-Jarrahdale		
Officer	Jocelyn Cockbain – Strategic Planner	Date of Report	3/5/01
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			
Delegation	Committee in accordance with resolution C061/10/00		

P144 Committee Decision

Moved Cr Star, seconded Cr Hoyer that

1. Council receives the draft Trails Master Plan and notes that the recommendations put forward in the Plan and in Appendix 2 of the Plan have to be costed and prioritised.
2. The draft Trails Master Plan be referred to Asset Services for costing of the recommendations contained in the Plan.

3. That the Shire trails working group including representatives of trail interest in the shire prioritise recommendations contained in the plan and refer to council via the community recreation development committee in June.
4. The draft Trails Master Plan be preliminarily advertised to the major stakeholders in the Shire, including the Pony Clubs, Walk Groups, Bicycle Groups.
5. Consideration be given within the budget process to inclusion of \$3000 in the 2001/2002 budget to carry out an inventory of the exiting trails in the Shire. This inventory is to cover such things as length of trails, status of trails, signage of trails, name of trails.
6. *A further report be put to Council in July 2001 regarding the costing and prioritisation of the recommendations.*

CARRIED 4/0

P139/05/01 PLANNING CONTROL AREA NO. 58 – LOT 548 ROMAN ROAD, MUNDIJONG (P00107)			
Proponent	WA Planning Commission		
Officer	Andrew Watson – Director Sustainable Development	Date of Report	27/4/01
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			
Delegation	<u>Committee in accordance with resolution C061/10/00</u>		

P139 Committee Decision/Officer Recommended Resolution

Moved Cr Star, seconded Cr Murphy that the report on gazettal by the WA Planning Commission of Planning Control Area No. 48 in respect of Lot 548 Roman Road, Mundijong be noted.

CARRIED 4/0

P143/05/01 PROPOSED NEW CHEESE PROCESSING FACTORY – LOT 202 RICE ROAD, OAKFORD (P01551)			
Proponent	Vince Borrello		
Officer	David Lodwick – Senior Planner	Date of Report	7/5/01
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			
Delegation	<u>Committee in accordance with resolution C061/10/00</u>		

P143 Committee Decision

Moved Cr Star, seconded Cr Murphy that

- A. Council approves the proposed new cheese processing factory at Lot 202 Rice Road, Oakford in accordance with application dated 4 May 2001 subject to the following conditions:
 1. Landscaping to be implemented by 31 October 2001 in accordance with development plan(s) submitted as part of application;
 2. Compliance with any specified requirements of the Department of Environmental Protection and Health Department of WA for effluent disposal;
 3. Building licence to be obtained for development infrastructure;
 4. The existing cheese factory to be converted to general storage use to satisfaction of Council at time of commencement of new factory operations subject of this application;
 5. Plans to be submitted to FESA for comments and requirements;
 6. Provision of static water supply to service the development to the satisfaction/specification of the Fire and Emergency Services Officer;
 7. All fittings and finishes to comply with Food Hygiene Regulations 1993.

- B. The application to be referred to the Department of Environmental Protection for works licensing approval. Approval to be granted prior to issue of a building licence.

Footnote:

1. Applicant be advised that strict compliance with the Building Code of Australia does not obviate obligations to comply with the Disability Discrimination Act 1992.
2. Applicant to liaise with the Landcare Centre for advice on tree planting.

CARRIED 4/0

P145/05/01 PROPOSED AMENDMENT NO. 109 – REZONING LOT 5 KARNUP ROAD, SERPENTINE FROM RURAL TO RURAL LIVING A ZONE (A0780)			
Proponent	The Planning Group		
Officer	David Lodwick – Senior Planner	Date of Report	27/4/01
Signatures	Author:	Senior Officer:	
Previously	P204/05/00		
Disclosure of Interest			
Delegation	Committee in accordance with resolution C061/10/00		

P145 Committee Decision/Officer Recommended Resolution

Moved Cr Hoyer, seconded Cr Star that the report on Proposed Amendment No. 109 – Rezoning Lot 5 Karnup Road, Serpentine from Rural to Rural Living A Zone be noted.
CARRIED 4/0

P146/05/01 INFORMATION REPORT			
Proponent	Director Sustainable Development		
Officer	Andrew Watson – Director Sustainable Development	Date of Report	01/05/01
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			
Delegation	Committee in accordance with resolution C061/10/00		

P146 Committee Decision

Moved Cr Star, seconded Cr Murphy that

1. The Information Report to 15 May 2001 be received.
2. Ms Jocelyn Cockbain be congratulated on obtaining her Bachelor of Urban and Regional Planning degree.

CARRIED 4/0

P147/05/01 PROPOSED PYLON SIGN FOR CARDUP CHRISTIAN COMMUNITY CENTRE – NO. 6 (LOT 0 “LEES PIT”) KARBRO DRIVE, CARDUP (P00419)			
Proponent	Cardup Christian Community Church		
Officer	David Lodwick – Senior Planner	Date of Report	14/5/01
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			
Delegation	Committee in accordance with resolution C061/10/00		

P147 Committee Decision/Officer Recommended Resolution

Moved Cr Needham, seconded Cr Hoyer that Council approves the proposed sign for Cardup Christian Community Church at No.6 (Lot 0 “Lees Pit”), Karbro Drive, Cardup in accordance with Option 1 subject to:

1. Building licence to be obtained.
CARRIED 4/0

11. CLOSE

There being no further business the meeting closed at 9.06pm.

I certify that these minutes were confirmed at the
Ordinary Council Meeting held on 25th June, 2001

.....
Presiding Member

.....
Date