



NOTICE OF AN ORDINARY COUNCIL MEETING

Dear Council Member,

The next Ordinary Meeting of the Dandaragan Shire Council will be held on **Thursday 27 February 2014** at the **Council Chambers Jurien Bay** commencing at **5.00pm**.

Attached is your copy of the agenda and business papers for the meeting.

The format for the day is as follows:

- | | |
|----------------|--|
| 12.45pm | Citizenship Ceremony – Tracy Ann Jones |
| 1.00pm | LUNCH |
| 1.30pm | Agenda Briefing Session |
| 2.30pm | Council Forum <ul style="list-style-type: none">▪ Ron Hames to present Business Case to Council▪ Youth Group Presentation▪ Jeff Allott from CARDNO to present to Council regarding Bashford Street Upgrade (to be confirmed) |
| 4.30pm | Councillor Discussion Session |
| 5.00pm | Ordinary Meeting of Council |
| 6.00pm | Public Forum |

A handwritten signature in blue ink, appearing to read "Tony Nottle".

.....
Tony Nottle
CHIEF EXECUTIVE OFFICER

19 February 2014



SHIRE
of
DANDARAGAN

AGENDA AND BUSINESS PAPERS

for the

ORDINARY COUNCIL MEETING

to be held

AT THE COUNCIL CHAMBERS, JURIE BAY

on

THURSDAY 27 FEBRUARY 2014

COMMENCING AT 5.00PM

(THIS DOCUMENT IS AVAILABLE IN LARGER PRINT ON REQUEST)

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1 DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

1.1 DECLARATION OF OPENING

1.2 DISCLAIMER READING

“No responsibility whatsoever is implied or accepted by the Shire of Dandaragan for any act, omission or statement or intimation occurring during this meeting.

It is strongly advised that persons do not act on what is heard at this meeting and should only rely on written confirmation of Council’s decision, which will be provided within fourteen (14) days of this meeting.”

2 RECORD OF ATTENDANCE / APOLOGIES / APPROVED LEAVE OF ABSENCE

Members

Councillor K McGlew	(Deputy President)
Councillor L Short	
Councillor J Kulisa	
Councillor D Kent	
Councillor T Bailey	
Councillor M Sheppard	
Councillor L Holmes	
Councillor D Slyn	

Staff

Mr T Nottle	(Chief Executive Officer)
Mr D Chidlow	(Manager Planning)
Miss D Kerr	(Council Secretary & PA)

Apologies

Councillor W Gibson	(President)
Mr I Rennie	(Deputy Chief Executive Officer)
Mr S Clayton	(Executive Manager Corporate & Community Services)

Approved Leave of Absence

3 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

4 PUBLIC QUESTION TIME

- 5 APPLICATIONS FOR LEAVE OF ABSENCE**

- 6 CONFIRMATION OF MINUTES**
 - 6.1 MINUTES OF THE ORDINARY MEETING HELD 23 JANUARY 2014**



- 7 NOTICES AND ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION, AND COUNCIL APPOINTED DELEGATES REPORTS**

- 8 PETITIONS / DEPUTATIONS / PRESENTATIONS / SUBMISSIONS**

- 9 REPORTS OF COMMITTEES AND OFFICERS**

9.1 FINANCE

9.1.1 ACCOUNTS FOR PAYMENT – DECEMBER 2013

Location: Shire of Dandaragan
 Applicant: N/A
 Folder Path: Business Classification Scheme / Financial Management / Creditors / Expenditure
 Disclosure of Interest: None
 Date: 12 February 2014
 Author: Scott Clayton, Executive Manager Corporate & Community Services
 Signature of Author: 
 Senior Officer: Tony Mottle, Chief Executive Officer
 Signature of Senior Officer: 

PROPOSAL

To accept the cheque and direct debit listing for the month of December 2013

BACKGROUND

As part of the Local Government Act 1995, Financial Management Regulations 1996, a list of expenditure payments is required to be presented to Council.

COMMENT

The cheque and electronic funds transfer (EFT) listing for December 2013 totalled \$1,025,767.67 for the Municipal Fund.

CONSULTATION

- Chief Executive Officer

STATUTORY ENVIRONMENT

- Regulation 13 of the Local Government Financial Management Regulations 1997

POLICY IMPLICATIONS

There are no policy implications relevant to this item.

FINANCIAL IMPLICATIONS

There are no adverse trends to report at this time.

STRATEGIC IMPLICATIONS

There are no strategic implications relevant to this item.

ATTACHMENTS

Circulated with the agenda is the following item relevant to this report:

- cheque and direct debit listings for December 2013 (Doc Id: 22252)

(Marked 9.1.1)

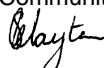

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

That the Municipal Fund cheque and EFT listing for the period ending 31 December 2013 totalling \$1,025,767.67 for the Municipal Fund be accepted.

9.1.2 FINANCIAL STATEMENTS - MONTHLY REPORTING FOR THE PERIOD ENDING 31 JANUARY 2014

Location: Shire of Dandaragan
 Applicant: N/A
 Folder: Business Classification Scheme / Financial Management / Financial Reporting / Periodic Reports
 Disclosure of Interest: None
 Date: 18 February 2014
 Author: Scott Clayton, Executive Manager Corporate and Community Services
 Signature of Author: 
 Senior Officer: Tony Nottle, Chief Executive Officer
 Signature of Senior Officer: 

PROPOSAL

To table and adopt the monthly financial statements for the period ending 31 January 2014.

BACKGROUND

As part of the Local Government Act 1995 and Financial Management Regulations (1996), monthly financial statements are required to be presented to Council. Circulated are the monthly financial statements for the period ending 31 January 2014.

COMMENT

Regulation 34 of the Financial Management Regulations (1996) requires the following information to be provided to Council:

1. Net Current Assets

Council's Net Current Assets [ie surplus / (deficit)] position as at the 31 January 2014 was \$3,903,298. The composition of this equates to Current Assets minus Current Liabilities less Cash Assets that have restrictions on their use placed on them, in this case Reserves, Restricted Assets and Trust. The current position indicates that Council can easily meet its short-term liquidity or solvency.

The Net Current Asset position is reflected on page 8 and reconciled with the Statement of Financial Activity on page 1 of the financial statements.

The amount raised from rates, shown on the Statement of Financial Activity (page 1), reconciles with note 6 (page 9) of the financial statements and provides information to Council on the budget vs actual rates raised.

2. Material Variances

The Statement of Financial Activity provides variances to budget by way of percentages. During budget adoption a 10 percent or \$10,000 threshold for these variances to be reported was set. An explanation of these variances is as follows:

Governance

Income is at 258% (\$12,554) of Y-T-D budget and is due primarily to a good driver rebate being received from the Shires insurers.

Law, Order and Public Safety

Expenditure is at 85% of Y-T-D budget and is due to less than budgeted expenditure on fire control and fire vehicle operating costs. Such a variance should be expected given the quiet fire season to date.

Community Amenities

Expenditure is at 84% of year to date budget and is due to less than budgeted expenses for rubbish collection and material and contract at the waste sites.

Recreation and Culture

Expenditure is at 78% of Y-T-D budget. This is due to less than budgeted expenditure for Employee costs, materials and contracts in the Parks and Gardens area. The following is an extract from the "Infrastructure/Major Projects Report – September/October 2013" that explains this variance:

"Maintenance Budget is below the 25% for this time of year sitting at a total expenditure to date of 12% of budget. The under expenditure is related to staff vacancies and unseasonal weather hindering works. Works will now increase given weather improving and full staff capacity."

Due to significant staff changes within supervisor and management levels of this department no further update has been received. However, should this under expenditure continue for the remainder of the year a true saving against the budget will be recognised.

Further investigation with relevant staff will be conducted to get a better picture of why such under expenditure is occurring.

Transport

Expenditure is at 113% of Y-T-D budget and is due to higher than budgeted employee and on costs in the road maintenance area. The following is an extract from the "Infrastructure/Major Projects Report – September/October 2013" that explains this variance:

"Maintenance budget is over the 25% for this time of the year sitting at a total expenditure to date of 34%. The over expenditure is related to the extra maintenance works required early in this financial year caused by the unseasonal rainfall. Resources have been dedicated to maintenance works, as the weather is now improving the Capital Program

will start in earnest and the maintenance costs will reduce.”

Due to significant staff changes within supervisor and management levels of this department no further update has been received.

Further investigation with relevant staff will be conducted to get a better picture of why such under expenditure is occurring.

Other Property and Services

Income is at 83% of Y-T-D budget and is due to less than budgeted income from private works. Private works are generally limited to works for DFES and other government agencies. Therefore, this drop in income is offset by costs associated with performing these works.

Expenses are reporting as 234% of Y-T-D. This is due to an anomaly whereby the majority of costs within this schedule are allocated out to other areas. This allocation occurs through an hourly recovery rate for staff time, plant costs and plant depreciation. These cost are therefore allocated evenly throughout the year from information sourced from timesheets. While actual costs are more sporadic in nature. In this instance, fuel, tyres and repairs are all less than budgeted.

Furthermore, a book entry to recognise the loss on disposal of an administration vehicle not included in the original budget is present. As a book entry only, this has no bearing on overall surplus/deficit.

Should Councillors wish to raise any issues relating to the 31 January 2014 financial statements, please do not hesitate to contact the Executive Manager Corporate and Community Services prior to the Council Meeting in order that research can be undertaken and details provided either at the time of the query or at the meeting.

CONSULTATION

- Chief Executive Officer

STATUTORY ENVIRONMENT

- Regulation 34 of the Local Government Financial Management Regulations (1996)

POLICY IMPLICATIONS

There are no policy implications relevant to this item.

FINANCIAL IMPLICATIONS

There are no adverse trends to report at this time.

STRATEGIC IMPLICATIONS

There are no strategic implications relevant to this item.

ATTACHMENTS

Circulated with the agenda is the following item relevant to this report:

- Financial statements for the period ending 31 January 2014 (22406)
(Marked 9.1.2)

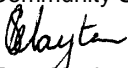

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

That the monthly financial statements for the period ending 31 January 2014 be adopted.

9.1.3 ACCOUNTS FOR PAYMENT – JANUARY 2014

Location:	Shire of Dandaragan
Applicant:	N/A
Folder Path:	Business Classification Scheme / Financial Management / Creditors / Expenditure
Disclosure of Interest:	None
Date:	18 February 2014
Author:	Scott Clayton, Executive Manager Corporate & Community Services
Signature of Author:	
Senior Officer:	Tony Gottle, Chief Executive Officer
Signature of Senior Officer:	

PROPOSAL

To accept the cheque and direct debit listing for the month of January 2014

BACKGROUND

As part of the Local Government Act 1995, Financial Management Regulations 1996, a list of expenditure payments is required to be presented to Council.

COMMENT

The cheque and electronic funds transfer (EFT) listing for January 2014 totalled \$1,503,930.31 for the Municipal Fund.

CONSULTATION

- Chief Executive Officer

STATUTORY ENVIRONMENT

- Regulation 13 of the Local Government Financial Management Regulations 1997

POLICY IMPLICATIONS

There are no policy implications relevant to this item.

FINANCIAL IMPLICATIONS

There are no adverse trends to report at this time.

STRATEGIC IMPLICATIONS

There are no strategic implications relevant to this item.

ATTACHMENTS

Circulated with the agenda is the following item relevant to this report:

- cheque and direct debit listings for January 2014 (Doc Id: 22407)

(Marked 9.1.3)

VOTING REQUIREMENT


Simple majority

OFFICER RECOMMENDATION

That the Municipal Fund cheque and EFT listing for the period ending 31 January 2014 totalling \$1,503,903.31 for the Municipal Fund be accepted.

9.2 WORKS AND PLANT

9.2.1 QUOTATIONS FOR ROAD SEALING WORKS ON DANDARAGAN ROAD AND ROWES ROAD

Location:	Dandaragan
Applicant:	NA
Folder Path:	Business Classification Scheme / Roads / Design and Construction / Roads and Intersections
Disclosure of Interest:	None
Date:	20 February 2014
Author:	Kerri Renton, Co-ordinator Infrastructure Operations
Signature of Author:	
Senior Officer:	Tony Nottle, Chief Executive Officer
Signature of Senior Officer:	

PROPOSAL

That Council approve The Chief Executive to issue a purchase order above the current delegated Level 1 amount of \$100,000 for the purpose of engaging a contractor for 2014 bitumen sealing works.

BACKGROUND

Generally, the most appropriate form of engaging available contractor for the sealing project would be to write up a Request for Tender and the contract would be awarded via this process.

However, where there is not sufficient time to fully design and advertise the document the Shire is able to engage in acquiring the required services by requesting quotations from companies selected from the WALGA preferred suppliers list.

Preferred suppliers are contractually bound to provide their best price and conditions to members purchasing through WALGA. This provides certainty that members are getting optimal value for money by procuring through a preferred supply contract

With construction works commenced on Dandaragan Road we will be ready for sealing within two weeks, therefore potential suppliers are advised of the urgency to commit to the time frame required.

A total of four companies were contacted via phone requesting a price for the sealing works and then verified via email.

From this process and of the four emails sent four quotes have been received.

The table below outlines the pricing Ex GST

Companies selected from WALGA Contract C033/13 - Preferred Supplier Contract for Road Building Supplies and Related Services	Dandaragan Road	Rowes Road
Boral Asphalt	\$149,940	\$149,940
Bitutek Pty Ltd	\$113,400	\$113,400
Colas West Australia Pty Limited	\$112,125	\$112,125
Bitumen Surfacing	\$143,650	\$143,650

All companies appear to be well experienced in the type of work that has been requested.

The lowest tendered price for Dandaragan Road sealing works was \$112,125.00 excluding GST. The budget estimate allocated for the purpose of sealing works to be completed, is within \$159,600.00 excluding GST which means there is a budget saving of \$47,475.00.

The lowest tendered price for Rowes Road sealing works was \$112,125.00 excluding GST. The budget estimate allocated for the purpose of sealing works to be completed, is within \$157,500.00 excluding GST which means there is a budget saving of \$45,375.00.

1.15 SHIRE OF DANDARAGAN PURCHASING POLICY AND TENDER GUIDE

7. Purchase ordering authority & limits

Purchase order authority and limits are to be in accordance with delegated authority 103 - Purchase Order Authorisation and Authority for Payment. See Appendix 1 for an extract of the delegated authority.

8. WALGA Council Purchasing Service

Part 4, Section 11 (2) of the *Local Government Act 1995* states;

*“(2) Tenders do not have to be publicly invited according to the requirements of this Part if -
(b) the supply of the goods or services is to be obtained through the Council Purchasing Service of WALGA”*

Where approved products and services are purchased from approved WALGA suppliers the quote and tender requirements stated in Section 6 above do not apply.

However, delegated authority 103 - PURCHASE ORDER AUTHORISATION AND AUTHORITY FOR PAYMENT limits

purchase orders to a maximum of up to \$100,000 unless endorsed by Council, therefore, any purchase of \$100,000 or more must still require a Council decision prior to the purchase being made.

COMMENT

Bitutek, our most recent service provider for the same type of work in this area have proven that they can deliver professionally, on time, to the Shires expectations and without incident.

Therefore, quality of supply and performance from Bitutek leans towards awarding the quote to them.

CONSULTATION

- Chief Executive Officer
- Executive Manager Corporate and Community Services
- Co-ordinator Infrastructure Operations

STATUTORY ENVIRONMENT

Local Government (Functions and General) Regulations 1996
Provision of goods and services Part 4

Tenders for providing goods or services (s. 3.57) Division 2

- Tenders for providing goods or services (s. 3.57)

[Heading inserted in Gazette 2 Feb 2007 p. 245.]

11. When tenders have to be publicly invited

(2) Tenders do not have to be publicly invited according to the requirements of this Division if —

(b) the supply of the goods or services is to be obtained through the Council Purchasing Service of WALGA

POLICY IMPLICATIONS

Policy No 1.15 and Delegated Authority 103 - Purchase Order Authorisation and Authority for Payment.

FINANCIAL IMPLICATIONS

Prices quoted are in accordance with WALGA preferred suppliers selected panel of services and supply.

STRATEGIC IMPLICATIONS

- Shire of Dandaragan Strategic Community Plan 2011 - 2021

5.15.1 GOAL NUMBER ONE: Strong Economic Base and Enabling Infrastructure					
OBJECTIVE 2: Ensure timely provision of essential and strategic infrastructure to ensure investment and growth for the Shire is maximised					
CODE	STRATEGIES	LINKS	TIME FRAME	SCOPE	PARTNERS
G1-O2-A3	Ongoing priority investment in roads program: Implement road reconstruction programme; <ul style="list-style-type: none"> ▪ Implement road resealing programme; ▪ Whole of life costing on Jurien East Road, Munbinea, Cervantes and Bibby Road prior to hand over of state roads; and 	Corporate Business Plan AMP	Ongoing	Shire wide	DoT

AGENDA FOR ORDINARY COUNCIL MEETING TO BE HELD THURSDAY 27 FEBRUARY 2014

	<ul style="list-style-type: none"> ▪ Planning for future "inherited roads". <p>Work with Department of Transport to ensure appropriate levels of regional transport planning occur.</p>				
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ATTACHMENTS

Circulated with the agenda are the following quotes relevant to this report:

- Boral Asphalt Quotes (Doc Id: 22425 & 22423)
- Bitutek Quote (Doc Id: 22485)
- Colas WA Quote (Doc Id: 22486)
- Bitumen Surfacing (Doc Id: 22505)
- Extract of the delegated authority (Doc Id: 22490)

(Marked 9.2.1)

VOTING REQUIREMENT


Simple majority

OFFICER RECOMMENDATION

That Council award the quote for sealing works to Bitutek for the price of \$113,400 for Dandaragan Road and \$113,400 for Rows Road as per quotation (Marked 9.2.1) and authorise the Chief Executive Officer to approve a purchase order to the value of these works.

9.3 ADMINISTRATION

9.3.1 APPLICATION OF COMMON SEAL – APPLICATION FOR A CLEARING PERMIT (JURIEN BAY SEWER UPGRADE WORKS)

Location:	N/A
Applicant:	Shire of Dandaragan
Folder Path:	Business Classification Scheme / Governance / Authorisations / Council Seal
Disclosure of Interest:	None
Date:	11 February 2014
Senior Officer:	Tony Nottle, Chief Executive Officer
Signature of Senior Officer:	

PROPOSAL

To seek Council's endorsement for the application of the Shire of Dandaragan's common seal to the application for a clearing permit (purpose permit) for the Jurien Bay sewer upgrade works.

BACKGROUND

The Shire of Dandaragan's common seal is applied in circumstances where the Shire enters into a legal agreement, lease or undertakes the disposal or acquisition of land.

Application of the seal is accompanied by the signatures of the President and Chief Executive Officer.

A register is maintained to record all occasions on which the seal is applied.

Generally, the common seal is only applied in circumstances where the Council has specifically resolved to enter into an agreement, lease or dispose of or acquire land. There are however, occasions where the seal is required to be applied urgently and Council's endorsement is sought retrospectively.

COMMENT

Nil

CONSULTATION

Not applicable

STATUTORY ENVIRONMENT

There are no statutory implications relevant to this item.

POLICY IMPLICATIONS

There are no policy implications relevant to this item.

FINANCIAL IMPLICATIONS

There are no financial implications relevant to this item.

STRATEGIC IMPLICATIONS

There are no strategic implications relevant to this item.

ATTACHMENTS

Nil


VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

That Council endorse the affixing of the Shire of Dandaragan's common seal to the Application for a clearing permit (purpose permit) for the Jurien Bay sewer upgrade works.

9.3.2 DRAFT SERVICE AGREEMENT – JURIEN BAY VISITORS INFORMATION & CIVIC CENTRE

Location: N/A
 Applicant: Jurien Bay Visitors Information & Civic Centre
 Working Group
 Folder Path: Business Classification Scheme / Economic
 Development / Programs / Tourism
 Disclosure of Interest: Nil
 Date: 16 February 2014
 Author: Tony Nottle, Chief Executive Officer
 Signature of Author: 

PROPOSAL

For Council to consider the Jurien Bay Visitors Information and Civic Centre Working Group's (JBVICCWG) recommendation to adopt the Service Agreement between the Shire of Dandaragan and the Jurien Bay Community Resource Centre (JBCRC).

BACKGROUND

At Council's meeting held on the 19 December 2013, Council considered the establishment of a Working Group to assist in the establishment of a suitable Service Agreement for the Jurien Bay Visitors Information and Civic Centre (JBVICC) between the Shire of Dandaragan and the JBCRC. As a result Council resolved:

Moved Cr Slyns, seconded Cr McGlew

That Council:

1. *agree to establish the Jurien Bay Visitors Information and Civic Centre Working Group under the Terms of Reference and as indicated in attachment marked 10.1.1; and*
2. *agree that the membership of the Jurien Bay Visitors Information and Civic Centre Working Group be as follows:*
 - i. *Cr Judy Kulisa*
 - ii. *Cr Darren Slyns*
 - iii. *Cr Kaye McGlew (proxy)*
 - iv. *Chief Executive Officer (or their representative)*
 - v. *Executive Manager Infrastructure & Major Projects*
 - vi. *Lester Marston - Jurien Bay CRC Chairperson*
 - vii. *Denise King - Jurien Bay CRC Coordinator*
 - viii. *Jurien Bay CRC proxy*
 - ix. *Clinton Strugnell (as Chairperson) - past Community Reference Group Chairperson*

CARRIED 7 / 0

The inaugural meeting of the Working Group took place on the 7 February 2014. The Working Group immediately began to review documentation to address the Service Agreement.

A second meeting occurred on the 11 February 2014 where the group finalised the documentation. The Working Group then resolved to endorse the final draft and has made recommendation to Council to adopt the attached Draft Service Agreement.

COMMENT

The Service Agreement has focused solely on what services need to be provided by the JBCRC within the JBVICC and has intentionally not made recommendation on the amount of the service agreement, nor the term. It was felt that this part of the Service Agreement will be negotiated between the Shire and the JBCRC once the services are agreed to.

Negotiations in relation to the annual service charge amount and the term of the agreement will be brought back to Council.

The Working Group ensured that the following features were written into the agreement:

- Definite review clause with a report to be presented to Council 12 months after the first year of operation.
- Clarity on responsibility for costs in particular areas.
- Clarity on parties obligations.
- Clarity on record keeping obligations.

It is important for Council to note that the first 12 months of the Service Agreement will be under constant review by both parties due to the relatively new arrangement that would be established.

The endorsement of this agreement will allow the parties to move further with establishing the working model for the new building.

CONSULTATION

- Jurien Bay Visitors Information & Civic Centre Working Group.
- McLeod's Solicitors.

STATUTORY ENVIRONMENT

In addition to the Service Agreement, Council will need to consider a suitable lease agreement to allow the JBCRC to occupy the building.

POLICY IMPLICATIONS

The JBVICCWG will continue to work towards developing further policies to be presented to Council in the future to assist with the running of the new building.

FINANCIAL IMPLICATIONS

At present, the amount of the Service Agreement has not been negotiated. This will be presented to Council in the future once actual costs are known.

STRATEGIC IMPLICATIONS

Shire of Dandaragan Strategic Community Plan 2011 - 2021

5.15.1	GOAL NUMBER ONE: Strong Economic Base and Enabling Infrastructure
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OBJECTIVE 2: Ensure timely provision of essential and strategic infrastructure to ensure investment and growth for the Shire is maximised

AGENDA FOR ORDINARY COUNCIL MEETING TO BE HELD THURSDAY 27 FEBRUARY 2014

CODE	STRATEGIES	LINKS	TIME FRAME	SCOPE	PARTNERS
G1-O2-A1	Develop civic precinct concept in Jurien Bay.	Town Centre Strategy Plan SuperTowns Growth Plan	Short - Medium	Jurien Bay	CRC DEC Other agencies

OBJECTIVE 4: Facilitate industry attraction, expansion and growth to generate diversified regional economy that attracts investment, wealth and income from outside the region and retains it for the benefit of the communities.

CODE	STRATEGIES	LINKS	TIME FRAME	SCOPE	PARTNERS
G1-O6-A4	Develop plans for self-supporting visitor servicing in Jurien Bay and work in partnership with tourism industry and local business to staff and manage. Build strong relationship with all visitors' centres within the Shire and the Pinnacles Discovery Centre to generate a visitor centre network.	Tourism Plans Town Centre Strategy Plan	Short - Medium	District	Tourism industry CoC's

ATTACHMENTS

Circulated with the agenda are the following items relevant to this report:

- Minutes JBVICCWG 7 February 2014 (Doc ID: 22369)
- Minutes JBVICCWG 11 February 2014 (Doc ID: 22367)
- Draft Agreement for the Provision of Services (Doc Id: 22216)
(Marked 9.3.2)


VOTING REQUIREMENT

Simple majority

OFFICER AND WORKING GROUP RECOMMENDATION

That Council adopt the Draft Agreement for the Provision of Services between the Shire of Dandaragan and the Jurien Bay Community Resource Centre as per attachment 9.3.2 (Doc Id: 22216).

9.3.3 APPOINTMENT OF EXECUTIVE MANAGER INFRASTRUCTURE POSITION AS A SENIOR EMPLOYEE

Location:	Jurien Bay
Applicant:	Shire of Dandaragan
Folder Path:	Business Classification Scheme / Corporate Management / Policy / Policy Register
Disclosure of Interest:	Nil
Date:	15 January 2014
Author:	Tony Nottle, Chief Executive Officer
Signature of Author:	

PROPOSAL

For Council to consider designating the Executive Manager Infrastructure position as a "Senior Employee" under section 5.37 of the *Local Government Act 1995*.

BACKGROUND

This item was presented to Council at its Ordinary Meeting held 23 January 2014, however, due to Council wanting to discuss this item further it resolved:

COUNCIL DECISION

*Moved Cr McGlew, seconded Cr Bailey
That this item be deferred until the Council Meeting being held 27 February 2014.*

CARRIED 8 / 0

Notation: Council did not adopt the Officer Recommendation as it wished to further consider the issue and wanted the matter to be considered at the February Council Meeting.

Council has previously amended (2011) Council Policy 9.10 Staff Appointments and Leave to add the Executive Manager Corporate & Community Services as a designated "Senior Employee" as per section 5.37 of the *Local Government Act 1995*.

Following the recent vacancy being created, it is recommended that Council consider designating the Executive Manager Infrastructure position as a senior employee.

COMMENT

The designation of a senior officer allows Council to either accept or reject the Chief Executive Officer's recommendation to employ or dismiss an employee, requires advertising of the position every time it becomes vacant.

This allows Council an opportunity to provide feedback and to be involved in major decisions as indicated above in relation to key personnel.

CONSULTATION

- Shire President

STATUTORY ENVIRONMENT

- *Local Government Act 1995* section 5.37 states:

“5.37 Senior employees

- (1) *A local government may designate employees or persons belonging to a class of employee to be senior employees.*
- (2) *The CEO is to inform the council of each proposal to employ or dismiss a senior employee, other than a senior employee referred to in section 5.39(1a), and the council may accept or reject the CEO’s recommendation but if the council rejects a recommendation, it is to inform the CEO of the reasons for its doing so.*
- (3) *Unless subsection (4A) applies, if the position of a senior employee of a local government becomes vacant, it is to be advertised by the local government in the manner prescribed, and the advertisement is to contain such information with respect to the position as is prescribed.*
- (4A) *Subsection (3) does not require a position to be advertised if it is proposed that the position be filled by a person in a prescribed class.*
- (4) *For the avoidance of doubt, subsection (3) does not impose a requirement to advertise a position where a contract referred to in section 5.39 is renewed.”*

POLICY IMPLICATIONS

An amendment to Council Policy 9.10 Staff Appointments and Leave will be required to add the position of Executive Manager Infrastructure to the list of senior employees as per section 5.37 of the *Local Government Act 1995*.

FINANCIAL IMPLICATIONS

There are no financial implications in relation to this item.

STRATEGIC IMPLICATIONS

There are no strategic implications in relation to this item.

ATTACHMENTS

Circulated with the agenda is the following item relevant to this report:

- Revised Shire of Dandaragan Organisational Structure (Doc Id: 13425)

(Marked 9.3.3)

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

That Council:

1. agree to designate the position of Executive Manager Infrastructure as a senior employee as per section 5.37 of the *Local Government Act 1995*; and
2. adopt the amended Policy 9.10 Staff Appointments and Leave as follows:

Policy No 9.10	Adopted - April 2005	Amended - 24 November 2011
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9.10 STAFF APPOINTMENTS AND LEAVE

OBJECTIVE

To record the designation of "Senior Officers" as may be set down pursuant to Section 5.37 of the Local Government Act and to determine a designate when the Chief Executive Officer is on annual or other leave.

POLICY STATEMENT

1. Senior Employees


The senior executive officers (or 'senior employees' as defined by the Local Government Act) are the Chief Executive Officer, Deputy Chief Executive Officer, Executive Manager Corporate & Community Services and the Executive Manager Infrastructure.

2. Acting Chief Executive Officer

Where the Chief Executive Officer is on leave or otherwise absent, the Deputy Chief Executive Officer shall act in the position and in his/her absence shall be appointed Acting Chief Executive Officer.

In the absence of both the Chief Executive Officer and the Deputy Chief Executive Officer, the Executive Manager Corporate & Community Services shall be appointed in the position of Acting Chief Executive Officer.

9.3.4 EDUCATION WORKING PARTY – TERMS OF REFERENCE

Location:	Jurien Bay
Applicant:	Shire of Dandaragan
Folder Path:	Business Classification Scheme / Community Services / Service Provision / Education and Training
Disclosure of Interest:	Nil
Date:	18 February 2014
Author:	Tony Nottle, Chief Executive Officer
Signature of Author:	

PROPOSAL

For Council to consider the Terms of Reference for the Education Working Party and to acknowledge the community forum on the future of education to be held on Wednesday 12 March 2014.

BACKGROUND

At the Council meeting held 24 October 2013, Council agreed to form a new working party to focus on the future of education. The Education Working Party was formed with Councillors McGlew, Kulisa and Slyns being appointed as Council's representatives.

COMMENT

The inaugural meeting of the Working Party was held on the 9 December 2013 followed by the second meeting being held on the 10 February 2014 at which the Terms of Reference were finalised. It was agreed at this meeting that the Terms of Reference be presented to Council for endorsement.

To achieve the outcomes required, the following detail regarding the Working Party is as follows:

Education Working Party - Terms of Reference

Mission

To lead, innovate, and expand educational provision in the Turquoise coast region and surrounding communities.

Vision

To transform the Turquoise Coast region and surrounding communities by supporting the development of sustainable educational opportunities.

Role / purpose

The Education Working Party, as a working party of Council, will provide strategic direction and leadership to ensure the sustainability of educational provision in the Turquoise Coast and surrounding communities.

The Education Working Party sets out to achieve the:

- *establishment of collaborative educational and training networks and partnerships with industry and community;*
- *establishment of a collaborative relationship between the primary, secondary, training and higher education sectors that*

- enable seamless pathways and access to education;*
- *identification of education and training gaps and ways of moving forward; and*
- *develop a Strategic Plan encompassing the above points.*

Term

This Terms of Reference is effective from 27 February 2014 and continues until 27 June 2015.

Membership

The Education Working Party comprises of:

<i>Cr Kaye McGlew</i>	<i>Shire of Dandaragan</i>
<i>Tony Nottle</i>	<i>CEO, Shire of Dandaragan</i>
<i>Cr Judy Kulisa</i>	<i>Shire of Dandaragan</i>
<i>Cr Darren Slyn</i>	<i>Shire of Dandaragan</i>
<i>Cr Jan Court</i>	<i>Shire of Gingin</i>
<i>Paul Mitcham</i>	<i>Principal, Jurien Bay District High School</i>
<i>Cynthia Geiles</i>	<i>Deputy Principal, Jurien Bay District High School</i>
<i>Jodie Fitzsimmons</i>	<i>VET Coordinator, Jurien Bay District High School</i>
<i>Denise King</i>	<i>Manager, Jurien Bay Community Resource Centre</i>
<i>Andrea Gray</i>	<i>Cultural and Administration Officer, Jurien Bay Community Resource Centre</i>
<i>Clinton Strugnell</i>	<i>Chair, Chamber of Commerce (previous Community Reference Group Chair)</i>
<i>Peter McGlew</i>	<i>Training Director, CY O'Connor Institute, Moora</i>
<i>Student Councillor/s</i>	<i>Jurien Bay District High School</i>
<i>Dr Megan Le Clus</i>	<i>Senior Lecturer, Curtin University</i>
<i>Greg Nairn</i>	<i>Coordinator Regional Services (Acting), Mid West Education Regional Office, Department of Transport</i>

Roles and Responsibilities

The Working Party is accountable for:

- *fostering collaboration;*
- *establishing partnerships;*
- *identifying opportunities;*
- *maintaining focus on the role and purpose of the group; and*
- *provide recommendations for the educational and training use of, and capacity building of the IT / ICT area, in the new Visitor Information and Civic Centre.*

The membership of the Working Party will commit to:

- *attending meetings (or nominate a proxy);*
- *championing the group's mission and vision (when relevant); and*
- *sharing all applicable communications and information.*

Members will expect:

- *to be provided with complete, accurate and meaningful information in a timely manner;*
- *to be given reasonable time to make key decisions;*
- *open and honest discussions; and*
- *respect.*

Meetings

- *Meetings will be chaired by Cr Kaye McGlew.*
- *Meeting agendas and minutes will be provided by the Shire of Dandaragan.*
- *Meetings will be held on the second Monday of each month at 12.30pm (lunch) and official start at 1.00pm.*

Communications Strategy

- *Members will report significant outcomes to their respective organisations.*

At the meeting held 10 February, it was resolved that a community forum would be held to discuss the future of education. The forum will incorporate three sessions and will be held on Wednesday 12 March 2014 at the Shire's Administration Centre. The sessions will be as follows:

- Morning Session: 10.00am - 12.00noon
- Afternoon Session: 1.30pm - 3.30pm
- Sundowner Session: 5.00pm - 7.00pm
- Light refreshments will be provided either before or after each session.

CONSULTATION

- Education Working Party

STATUTORY ENVIRONMENT

There are no statutory implications relevant to this item.

POLICY IMPLICATIONS

The purpose of this Working Group is to provide strategic direction and leadership to ensure the sustainability of educational provision in the Turquoise Coast and surrounding communities.

FINANCIAL IMPLICATIONS

There are no financial implications in relation to this item.

STRATEGIC IMPLICATIONS

- Shire of Dandaragan Strategic Community Plan 2011 - 2021

5.15.1 GOAL NUMBER ONE: Strong Economic Base and Enabling Infrastructure					
OBJECTIVE 1: Ensure planning and land availability provides opportunity to generate quality growth and economic benefits to the community and Shire					
CODE	STRATEGIES	LINKS	TIME	SCOPE	PARTNERS

AGENDA FOR ORDINARY COUNCIL MEETING TO BE HELD THURSDAY 27 FEBRUARY 2014

			FRAME		
G1-O1-A5	Nominate health and education precinct locations and ensure land is secured. Conduct planning for health precinct through SuperTowns. Conduct planning for future training institute through SuperTowns.	Town Centre Strategy Plan SuperTowns Growth Plan	Short Short Short	Jurien Bay	LandCorp WACHS Dept of Education

5.15.2 GOAL NUMBER TWO: Build high level of amenity and lifestyle					
OBJECTIVE 3: Develop, deliver and maintain a high quality of community infrastructure that continues to build the amenity and liveability of the communities					
CODE	STRATEGIES	LINKS	TIME FRAME	SCOPE	PARTNERS
G2-O3-A6	Plan and support development high quality regionally relevant educational facilities.	IOD Summit workshops SuperTowns Growth Plan	Short - Medium	Jurien Bay Impact on district	DoE CY O'Connor TAFE Schools

ATTACHMENTS

Circulated with the agenda is the following item relevant to this report:

- Terms of Reference for the Education Working Party (Doc Id: 22383)
- minutes from meeting held 9 December 2013 (Doc Id: 22123)
- minutes from meeting held 10 February 2014 (Doc Id: 22381)

(Marked 9.3.4)

VOTING REQUIREMENT


Simple majority

OFFICER AND WORKING PARTY RECOMMENDATION

That Council:

- 1. endorse the Education Working Party Terms of Reference as indicated in attachment marked 9.3.4; and**
- 2. acknowledge the community forum to be held on Wednesday 12 March 2014 to discuss the future of education.**

9.3.5 WHEATBELT AGED SUPPORT AND CARE SOLUTION/S REPORT

Location:	N/A
Applicant:	N/A
Folder Path:	Business Classification Scheme / Community Services / Service Provision / Aged Care Services
Disclosure of Interest:	Nil
Date:	16 February 2014
Author:	Tony Nottle, Chief Executive Officer
Signature of Author:	

PROPOSAL

For Council to consider adopting the Wheatbelt Aged Support and Care Solution/s Report and endorse the five steps for implementation of the Report.

BACKGROUND

The Wheatbelt Aged Support and Care Solution/s (WASCS) Project Report summarises the outcomes of two major projects which aimed to develop and implement a holistic regional solution to allow ageing residents to remain in their communities for as long as possible.

The following information is an extract of the "Wheatbelt Aged Support and Care Project Draft Report Overview" and provides a detailed summary of the processes to date to reach this point.

Through the delivery of the Royalties for Regions (RfR) Country Local Government Fund Regional process, Wheatbelt Local Government's identified aged care as a key priority for the region.

In 2012 the North East Wheatbelt Regional Organisation of Councils and Wheatbelt East Regional Organisation of Councils formed the Central East Aged Care Alliance (CEACA) to undertake a study through Verso Consulting to determine aged care needs in the Central East Wheatbelt and a process of implementation.

The initial project, beginning in April 2012, covered the 11 local government areas in the Central Eastern Wheatbelt and the second project covered the remaining 32 Wheatbelt Local Government Area's (LGAs). The WASCS Project was instigated to widen the scope of the CEACA process with additional support from WA Country Health Service (WACHS), RfR funded Southern Inland Health Initiative (SIHI) and Regional Development Australia Wheatbelt (RDAW).

The primary aim was the development of tailored solutions and action plans that deliver improved future delivery of aged support and care. These solutions were required to be developed for each identified sub-region of the Wheatbelt in a way which reflected a consistent region-wide approach.

The WASCS Project involved a partnership between 32 LGAs, the Wheatbelt Development Commission (WDC), RDAW, WACHS (Southern Inland Health Initiative) and South West Medicare Local.

The WASCS Project aimed to develop and implement a holistic regional solution to allow ageing residents to remain in their communities for as long as possible.

The Project adopted eight guiding principles:

- *Principal 1 - The Importance of Place*
- *Principal 2 - Community Life*
- *Principal 3 - Community sense of ownership*
- *Principal 4 - Focus on the Person*
- *Principal 5 - Choice*
- *Principal 6 - Equitable access*
- *Principal 7 - Practicality*
- *Principal 8 - Viability*

These principals were a key focus while developing the WASCS and undertaking the following elements of the project:

The planning process has heavily involved the community with sharing of existing local publications and documentation as well as clarification of desktop analysis compared to actual service delivery. A total of 31 community consultations were conducted across the LGA's involved, involving over 550 participants. Forming part of the gap analysis and validation elements of the project, the community consultations provided the opportunity to validate Verso's statistical findings at a ground level. Members of the community, health and aged care providers as well as shire representatives were invited to attend the sessions.

With the completion of elements 2-6, each LGA was provided with a Needs Study report specific to their individual Shire as well as a Needs Study for their sub-region. The Needs Studies include demographic characteristics, the emerging policy context, the findings from community forums and consultations, aged care services levels, planning & analysis of aged care levels and aged care solutions from literature collected.

The final element, element 8 saw the development of the Wheatbelt Aged Support and Care Solution/s Report which outlines the context of the project, the findings and implications, the recommendations and action plan.

The Wheatbelt Aged Support and Care Solution/s Report provides a clear direction to develop and implement infrastructure and service level solutions to address the urgent need for aged care accommodation, services and facilities in the Wheatbelt.

The Model below consists of the following elements required to deliver an integrated solution:

Aged Friendly Community is the main responsibility of LGAs in auditing and ensuring their community has addressed all the elements required to achieve an Aged Friendly Community. This includes making sure structures and services are accessible to and inclusive of older people with varying needs and capabilities such as;

- *Walking and Cycling Routes*
- *Streets*
- *Local Destinations*
- *Open Space*
- *Public and other transport*
- *Supporting infrastructure*
- *Fostering community spirit*
- *Strategy*

Aged Persons' Housing is seen as a coordinated responsibility of the LGA sub-regions and potential housing providers to see how current stock meets requirements, the development of a coordinated approach to common development, ownership, design and integration. However land and capital needs are seen as a primary concern for LGAs, with the possible assistance of funding from peak bodies.

Community Aged Care including Respite and Palliative Care has been identified as the responsibility of health care funders and providers such as Department of Social Services, WA Country Health Service (WACHS), HACC and other Aged Care providers. Community Aged Care is a relatively new concept to communities in the Wheatbelt but is one that will become more prominent in the future with policy changes around the sector.

This element is seen as a longer term project and not something that will be addressed in the short term; however it will require a strong advocacy role from WDC and RDAW with support from LGA sub-regional groups and local service providers.

Residential Aged Care including Respite and Palliative Care has also been considered as a longer term strategy, with the main responsibility residing with the Department of Social Services, WACHS and other Aged Care providers.

Again, this element will require a strong advocacy role from WDC and RDAW with support from LGA subregional groups and local service providers.

In addition to the above, the extensive work done on the SuperTowns Project and the concept of "wellness" with Consultants Verso was also used to inform the report.

The Jurien Bay Growth Plan (2012) identified priority projects and developed business cases for each project. Priority Project – Aged Care & Health Plan was identified as the community's number 1 priority.

The following is an extract from the Jurien Bay Growth Plan regarding the Aged Care and Health Plan Priority Project:

Priority Project 1 - Aged Care and Health Plan

The Aged Care and Health Plan project is proposed within an area defined as the 'Health Precinct'. The project will be developed in a number of stages. Stage 1 is the subject of a current business case.

Stage 1: Development approvals and site preparation for a residential Aged Care Facility

Stage 2: (a) Aged Care - Construction of a Residential Aged Care Facility

Stage 2: (b) Integrated Health Plan

- Health Centre Expansion and renovation

- Wellness/Community Health Centre construction

The construction of residential aged care and the completion of the adjacent RSL WA retirement living units and the construction of the aged focused community centre will directly create 9 jobs per million dollars spent and 27 jobs in the broader economy. The aged care and health sector is considered a genuine area of employment growth and training opportunity in the sub-region as well as providing essential services to the community.

Construction cost of an approximate \$35 million (residential care facility, the community centre and the completion of the retirement village) will create 105 direct construction jobs per year of the estimated three years of construction.

The operational activity directly associated with the residential aged care has been benchmarked at 1.08 jobs per bed. At 60 beds this is 65 jobs, and at 80 beds this equates to 86 jobs. These will be new positions, as these services are currently not provided in Jurien Bay.

The development of residential aged care will facilitate ageing in place, family connection, the maintenance of the valued role of the elderly within Jurien Bay and the regional community. It will act as a catalyst to the development of an aged specific community centre (senior citizens, rehab/allied health, social supports).

While this project was not funded as part of the 2012 SuperTowns project round, it remains the priority for the Shire of Dandaragan

and its community. Considerable effort will continue to pursue and progress this project.

COMMENT

A copy of the report and the executive summary was provided to Councillors in January 2014. To date no comments have been received.

Much of the Shire of Dandaragan's Needs Study and background information was already obtained from the work undertaken by the consultants working on the Jurien Bay SuperTowns Project. As such, a separate needs assessment was not required.

Aged Care has not only been identified as an overwhelming need for our Region, but is also seen as a growth driver in relation to employment generated by the service delivery requirements of the sector.

The primary aim of this project was the development of tailored solutions and action plans that improved future delivery of aged support and care. Solutions were developed for each identified sub-region of the Wheatbelt in a way which reflected a consistent region-wide approach.

The solutions identified for Central Coast & Central Midlands (CC & CM) sub-region can be found in Section 8, Appendix 2 (pages 85 to 93) of the report, which consists of the following;

- 8.1 Aged Friendly Communities
- 8.2 Older Persons Housing
- 8.3 Care at Home
- 8.4 Residential Care

Council has been requested by the Wheatbelt Development Commission to give consideration to adopting the Wheatbelt Aged Support and Care Solution/s Report as presented.

Council has also been asked to endorse the five (5) steps for adoption and implementation of the Wheatbelt Aged Support and Care Project as follows:

Step 1:

It has been recommended that LGA's continue to work in sub-regional groups to ensure the successful implementation of the Wheatbelt Aged Support and Care Solution/s Report.

Step 2:

All Shire Councils formally adopt the Wheatbelt Aged Support and Care Solution/s Report and Needs Studies relating to the sub region and their individual Shires.

*Step 3:**The boards of WDC and RDAW formally accept the reports.**Step 4:**WDC and RDAW coordinate responses from the below key stakeholders on behalf of LGAs;*

- *Department of Social Services*
- *WACHS*
- *HACC*
- *Department of Housing*
- *Department of Transport*

*Step 5:**The Wheatbelt Aged Support and Care Solution/s Report is publicly released with a launch.***CONSULTATION**

- Councillors via Council Forum
- Wheatbelt Development Commission
- Community via workshop process

STATUTORY ENVIRONMENT

There are no statutory implications in relation to this item.

POLICY IMPLICATIONS

There are no policy implications in relation to this item.

FINANCIAL IMPLICATIONS

The report does not require financial input at this time, however should the report reach an implementation phase, it may have an impact on Councils budgets in the future.

STRATEGIC IMPLICATIONS

- Shire of Dandaragan Strategic Community Plan 2011 - 2021

5.15.2 GOAL NUMBER TWO: Build high level of amenity and lifestyle				
OBJECTIVE 2: Well networked and community based aged care industry that attracts new residents and allows community members to age in their home communities				
STRATEGIES	LINKS	TIME FRAME	SCOPE	PARTNERS
Encourage private enterprise to develop a wide range of services including retirement villages, independent living units, day centres and high end care.	Aged Care Strategy	Short - Medium	District	Commercial providers
Assemble land in Jurien Bay to ensure aged care services are provided close to medical services.	Aged Care Strategy	Short	Jurien Bay	RDL
Support home and community care, residential day care, and residential in-home care.	Aged Care Strategy	Ongoing	District	HACC

AGENDA FOR ORDINARY COUNCIL MEETING TO BE HELD THURSDAY 27 FEBRUARY 2014

Target retiree and over 55's market for migration to Shire.	Aged Care Strategy	Short - Medium	District	WDC - Heartlands
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ATTACHMENTS

Circulated with the agenda are the following items relevant to this report:

- Wheatbelt Aged Support and Care Solution/s Final Report (Doc Id: 22447)
- Wheatbelt Aged Support and Care Solution/s Executive Summary (Draft) (Doc Id: 22448)
- Wheatbelt Aged Support and Care Project – Draft Report Overview for Local Government Authorities (Doc Id: 22450)

(Marked 9.3.5)

VOTING REQUIREMENT

Simple majority



OFFICER AND WORKING GROUP RECOMMENDATION

That Council:

- 1. endorses the five steps for adoption and implementation of the Wheatbelt Aged Support and Care Solution/s Report as outlined in the Wheatbelt Aged Support and Care Project Overview for Local Government Authorities as outlined in attachment 9.3.5; and**
- 2. adopts the Wheatbelt Aged Support and Care Solution/s Report (attachment 9.3.5) as presented.**

9.4 TOWN PLANNING

9.4.1 PLANNING APPROVAL – PROPOSED OVERSIZED OUTBUILDING – LOT 569 DRYANDRA BOULEVARD, JURIE BAY

Location:	Lot 569 Dryandra Boulevard, Jurie Bay
Applicant:	Shaun Young on behalf of M. Chitty
Folder Path:	Development Services App / Development Application / 2014 / 2
Disclosure of Interest:	None
Date:	29 January 2014
Author:	David Chidlow, Manager of Planning
Signature of Author:	
Senior Officer:	Ian Rennie, Deputy Chief Executive Officer
Signature of Senior Officer:	

PROPOSAL

The applicant seeks approval for a proposed outbuilding with attached carport measuring a total area of 15m x 7m (105m²) exceeding Council's Policy for permitted area of outbuilding. The carport component measures 7m x 7m (49m²) exceeding the Policy permitted floor area for carports/garages.

BACKGROUND

The proponent has submitted a proposal to construct an outbuilding and attached carport measuring 15m x 7m with a wall height of 3.5m and ridge height of 4.438m.

In accordance with Local Planning Policy 8.6 – Outbuildings 'Residential Areas' (the Policy) the total permitted area of outbuilding is 80m², or 10% of the site area, whichever is the lesser.

The proposed outbuilding and attached carport has an area of 105m². It exceeds the Policy requirements by 25m². The carport has an area of 49m², exceeding the Policy by 9m².

The subject lot is located in the Beachridge Estate where the Residential Design Guidelines (the Design Guidelines) apply. Accordingly the guidelines state where an outbuilding is greater than 10m² special care should be taken with its siting and design to minimise the potential for negative impacts on neighbours and streetscape.

The proposed development does comply with height and side and rear setbacks of the Policy and Design Guidelines.

COMMENT

Apart from exceeding the permitted area of outbuilding the proposal complies with all other requirements of Council's policies and Beachridge Estate Residential Design Guidelines.

The proposal does not comply with the floor area set out in the Council's policy.

Given that there are similar oversized structures in the area, and that there are no extenuating circumstances relative to this proposal or objections received this application is supported for approval.

Conditions of approval should specify that the structure be constructed in non-reflective materials and colours to match the components of the residence in accordance with residential design guidelines.

CONSULTATION

Notice of the proposed development was advertised to adjoining and potentially impacted neighbouring landowners. The advertising period was from 10 February and closed on the 21 February. One written submission was received expressing concern for operational issues in the construction of the outbuilding.

STATUTORY ENVIRONMENT

- Local Planning Scheme No 7;
- Residential Design Codes;
- Beachridge Estate Residential Design Guidelines

POLICY IMPLICATIONS

- Local Planning Policy 8.6 – Outbuildings 'Residential Areas

Outbuildings

1. An outbuilding within a Residential area shall be deemed as meeting the performance criteria of Clause 3.10.1 of the Residential Design Codes where the following area and height requirements can be achieved:

Outbuilding External Appearance	Permitted Area of Outbuilding	Permitted Wall Height	Permitted Ridge Height
Reflective Cladding	12m ²	2.4m *	4.2m *
Non-Reflective Cladding or Masonry	80m ² , or 10% of the site area, whichever is the lesser	3.6m *	4.5m or the highest point of the roof cladding of the residence whichever is lesser *

* Note that total wall / ridge heights are measured from the ground level at the closest common boundary

2. When giving consideration to an application for an outbuilding, the Shire of Dandaragan shall have regard to the performance criterion contained in section 3.10.1 P1 of the Residential Design Codes, namely that outbuildings do not detract from the streetscape or the amenity of residents or neighbouring properties.
3. All outbuildings are to otherwise maintain a minimum rear / side

setback in accordance with the Residential Design Codes Tables 2a and 2b. Any variation to these setback requirements will require the submission of a Planning Application with adjoining property owner comment for a council decision.

4. Where a parapet/boundary wall is proposed (ie a wall within 750mm of a boundary), a maximum wall height of 3.0m and length of 9m will apply. Any variation to this requires comment from the affected adjoining property owner/s for a Council decision.

FINANCIAL IMPLICATIONS

The applicant has paid a standard planning application fee of \$147.

STRATEGIC IMPLICATIONS

There are no strategic implications relevant to this item.

ATTACHMENTS

Circulated with the agenda are the following items relevant to this report:

- Location plan (Doc Id: 22335)
- Plans (Doc Id: 22336)
- Submission (Doc Id: 22439)

(Marked 9.4.1)

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

That Council grant planning approval for the proposed Outbuilding and attached Carport in accordance with the attached approved plans date stamped 26th November 2013 on Lot 569 Dryandra Boulevard, Jurien Bay subject to:



- 1. All development shall be in accordance with the attached plans date stamped 26th November 2013 subject to any modifications required as a consequence of any conditions of this approval and shall not be altered without the prior written approval of the local government;**
- 2. The roof and wall material being of non reflective nature and colour consistent with the existing structure and in accordance with the Beachridge Estate Residential Design Guidelines.**
- 3. The storm water run-off on the property to be managed on site or directed to a suitable disposal system to the satisfaction of the Shire's Manager of Building Services.**
- 4. Setback from the boundaries to be a minimum of 1.5m from the side boundary and 1.0m from the rear boundary in accordance with the R Codes.**

ADVICE NOTES:

- Note 1:** The applicant be advised this is planning approval only and not a building permit. A building permit must be obtained for this development.
- Note 2:** If the development the subject of this approval is not substantially commenced within a period of 2 years, or such other period as specified in the approval after the date of the determination, the approval shall lapse and be of no further effect.
- Note 3:** Where an approval has so lapsed, no development shall be carried out without the further approval of the local government having first been sought and obtained.
- Note 4:** The applicant be advised that “should you be aggrieved by this decision, or any conditions imposed, there is a Right of Review under the Planning and Development Act 2005. An application for Review must be submitted in accordance with Part XIV of the Planning and Development Act within 28 days of the date of this decision to:

The State Administrative Tribunal
GPO Box U1991
PERTH WA 6845”

9.4.2 PROPOSED SCHEME AMENDMENT NO. 25 – SPECIAL CONTROL AREA – JURIEB BAY WASTE WATER TREATMENT PLANT, JURIEB BAY

Location:	Lot 6
Applicant:	Water Corporation
File Ref:	Business Classification Scheme / Land Use Planning / Planning / Planning Scheme / Amendment 7.25
Disclosure of Interest:	None
Date:	5 February 2014
Author:	David Chidlow, Manager of Planning
Signature of Author:	
Senior Officer:	Ian Rennie, Deputy Chief Executive Officer
Signature of Senior Officer:	

PROPOSAL

The Council is in receipt of a request to amend Local Planning Scheme No.7 to introduce a Special Control Area (SCA) Wastewater Treatment Plant (WWTP) Odour Buffer.

BACKGROUND

This amendment proposes to:

- Introduce provisions for a Special Control Area (SCA) Wastewater Treatment Plant (WWTP) Odour Buffer to the Local Planning Scheme Text;
- Change the designation of the JurieB Bay Wastewater Treatment Plant (WWTP) on the Scheme Map from W – Water to WWTP – Wastewater Treatment Plant; and
- Change the Scheme Map to include the Odour Buffer Special Control Area (SCA) around the JurieB Bay WWTP designation.

The need for upgrades to increase the capacity of the JurieB Bay WWTP in several stages were identified through the Super Towns process and recognised in the JurieB Bay Growth Plan 2012. Long term future growth projections for this WWTP indicate that the plant may eventually need to be expanded to treat flows of up to 4.5ML/day. The first stage of works to increase the capacity of the WWTP to 300KL/day are now being planned. This scheme amendment is proposed in accordance with State Government policy and to ensure that there is ongoing investment security for this and future upgrades to the WWTP to enable the town of JurieB Bay to reach its growth potential

Location and Tenure

The JurieB Bay WWTP is located approximately 2.4 kilometres east of the centre of JurieB Bay and 1.8 kilometres from the nearest residence, located to the west.

The plant is located on Reserve 11300 which is 17.04 hectares and is vested in the Water Corporation for the purposes of Waste Water Treatment Plant.

Land Use and Zoning

The site of the WWTP is reserved under Local Planning Scheme

No. 7 for Public Purposes – Water. The north west boundary of the site is bounded by the unconstructed Airport Road reserve and land zoned Industrial and other land reserved for Parks and Recreation. The land is uncleared comprising predominantly coastal heath.

The airport is located on land reserved for Public Purposes - Landing Ground and is located about 900 metres to the north west of the existing WWTP ponds. An area of land reserved and used for Public Purposes – Air Safety Marker (AS) site is located to the west.

To the south west of the site is located cleared land which is used for grazing and reserved for Public Purposes. This forms part of the old stock route. Land to the east is zoned Rural but remains uncleared and comprises low coastal heath.

A lot of around 16 hectares (Lot 9016) and owned by Ardross Estates abuts the south east edge of the site and is separated from its parent lot by the Gazetted but unconstructed road reserve for the proposed Indian Ocean Road Bypass.

Adjacent to the north east corner of the site is land reserved for Public Purposes and used for groundwater protection and supply. Located about 1.6 kilometres to the east is land zoned and used for Rural Residential purposes.

Existing Plant Capacity

The existing WWTP has a treatment capacity of 150 KL/day and serves up to 750 people. The treatment plant is nearing capacity and the upgrade is required to meet existing demands and future demands arising from sewerage infill of an existing 322 lots and new urban development. Wastewater treatment at Jurien Bay involves large facultative and maturation ponds, with natural sunlight used as the source of the energy for treatment, and a long detention time ensuring a treated wastewater which is safe for reuse or infiltration into groundwater. At present the treated wastewater evaporates or infiltrates to the ground.

Expansion and Related Works

The existing plant will be kept in operation with the new ponds and infiltration sites on adjacent land in the same site. In addition, the Corporation is planning the buffer zone for the ultimate expansion of the plant to serve long term growth in the town.

The Jurien Bay WWTP is well located and currently surrounded by a range of existing compatible land uses. The importance of expansion in its current location is likely to increase over time as demand for alternative water (i.e. recycled water) grows. It is possible that future alternative water generated by the WWTP could be used for either community purposes (e.g. townscape,

public open space, golf course), industrial or commercial and / or environmental. The viability of recycled water schemes is highly dependent on maintaining the resource close to potential users.

Odour Buffer Delineation

Scientific modelling of the odour buffer modelling has been commissioned to determine the likely extent of odours that may be experienced outside of the plant site. The modelling has been undertaken in accordance with Environmental Protection Authority (EPA) requirements.

The modelled odour buffer extends primarily over land that is either zoned Industrial or reserved for Public Purposes or Parks and Recreation. The buffer also impacts a 16 hectare area of private land to the east which is zoned Rural.

Planning Context

State Planning Policy No. 4.1 - State Industrial Buffer (1997) and Draft Revised SPP 4.1 (July 2009)

SPP 4.1 applies to all essential industry and infrastructure throughout Western Australia including wastewater infrastructure. A key feature of the policy is to provide adequate separation between wastewater treatment infrastructure and odour-sensitive land uses. The policy recommends that odour-sensitive land uses (i.e. land uses which are heavily dependent upon a high level of amenity and attract large numbers of people) should not be located within buffer areas associated with wastewater infrastructure.

Consistent with the policy, this amendment proposes that the odour buffer required to protect the long-term capacity of the Jurien Bay WWTP be designated as a Special Control Area (SCA) in the scheme, together with appropriate provisions aimed at preventing the establishment of odour sensitive land uses within the buffer.

EPA Guidance Statement No.3 - Separation Distances between Industrial and Sensitive Land Uses

In June 2005, the EPA published *Guidance Statement No.3 – Separation Distances between Industrial and Sensitive Land Uses*. This policy replaced the draft 1997 policy and took into account protection of the environment, as established by the *Environmental Protection Act 1986* with the purpose of protecting sensitive receptors from unacceptable impacts on amenity that may result from industrial activities or similar facilities. While the Guidance Statement specifies separation distances for a large number of other industrial facilities and for wastewater pump stations, no distances are specified for wastewater treatment plants. A site-specific assessment as provided, is usually required

to determine an adequate buffer from sensitive land uses.

Local Planning context

There are a number of documents that provide a local context for the future planning of the town and in particular the area around the Jurien Bay WWTP.

Local Planning Scheme

The introduction of the Special Control Area (SCA) will not change the zoning of land. It will inform planners, developers and land users of a potential odour source, guide compatible development, and provide a referral mechanism to enable impacts to be properly considered.

There are two zones which are potentially impacted by the proposed amendment; the Industrial zoning to the north and the Rural zoned land to the east.

Under the current rural zoning, uses that would be classed as sensitive land uses and therefore potentially impacted on by odour include residential type uses such as Dwelling, Bed and Breakfast, Caretakers Dwelling, and Resort.

In the case of Industrial, uses which would be impacted would include Caretakers Dwelling.

The odour buffer is identified as impacting on a section of Lot 9016 located west of the road reserve for the proposed Indian Ocean Drive Bypass. The zoning of this land is currently Rural it is likely that this will be reviewed and change in time, although this small area would be isolated between the WWTP and Indian Ocean Drive.

Local Planning Strategy

The Shire of Dandaragan Local Planning Strategy – Rural Land Use and Settlement adopted in 2012 identifies the land containing the WWTP and the land to the west of the Indian Ocean Road Bypass as being located in Planning Unit 1 – Coastal Settlement. The Rural zoned land to the east of the proposed Indian Ocean Road Bypass is located in Planning Unit 2- Coastal Hinterland.

Future land use for Planning Unit 1 is largely covered in the Jurien Bay Growth Plan,

The proposed odour buffer will not impact on land to the east of the Indian Ocean Road Bypass and located in Precinct 2. In any case the Strategy states that this land is an area “subject to forward planning in association with the expansion of Jurien Bay townsite. Uses complementary to and providing for the southern expansion of the town, but optimising the high quality landscape and environmental attributes”.

Jurien Bay Growth Plan 2012

The Jurien Bay Growth Plan recognises the need to provide for sufficient wastewater treatment capacity to accommodate growth. The plan also supports investigation into wastewater recycling options. This can be undertaken once flows have reached an appropriate level (e.g. greater than 300 KL/day). In any case infiltration as a disposal method will be maintained which will enable potential re-extraction of groundwater for re-use.

The Growth Plan identifies the location of the Jurien Bay WWTP in Figure 14.2 and depicts a generic odour buffer around the plant. While the text indicates the buffer as being 500 metres it is in fact depicted with a radius of 800 metres on the Growth Plan. Of particular interest is that the odour buffer overlaps land proposed to be used for industrial purposes. The revised, scientifically modelled odour buffer proposes a reduced buffer and therefore will not impact this area.

The Jurien Bay WWTP is expected to remain in its current location for the foreseeable future. The Growth Plan identifies a future potential WWTP to the south east of the existing plant and states "... An additional wastewater treatment plant site has been identified with the capacity to accommodate future development." The plant to the south east is aspirational and its development (together with its own, possibly larger odour buffer) will be subject to ongoing review of growth trends and other factors such as flows and recycling requirements.

Proposed Scheme Amendment

*Planning and Development Act, 2005 - Shire of Dandaragan
Town Planning Scheme No. 7 Amendment No.25*

The Shire of Dandaragan, under and by virtue of the powers conferred upon it in that behalf by the *Planning and Development Act 2005*, hereby amends the above Scheme in the following manner:

Scheme Map

1. Changing the designation for Reserve 11300 from 'W- Water' to 'WWTP – Wastewater Treatment Plant'.
2. Showing a designation for WWTP – Wastewater Treatment Plant in the Scheme Map legend.
3. Showing a Wastewater Treatment Plant Special Control Area Odour Buffer on the Scheme Map legend.
4. Delineating a Wastewater Treatment Plant Special Control Area Odour Buffer around the Jurien Bay Wastewater Treatment Plant on Reserve 11300.

Scheme Text

Inserting a new sub-section:

6.3 Wastewater Treatment Plant Odour Buffer Special Control Area***6.3.1 The purpose of identifying the Wastewater Treatment Plant***

Odour Buffer is to avoid incompatible or odour sensitive land use or development being established within the odour buffer, and to protect the long term operation and expansion of the plant which provides an essential service to the community through the treatment, re-use and safe disposal of the town's wastewater.

6.3.2 Despite the land use permissibility indicated in the Scheme Zoning Table or any provisions elsewhere in the Scheme, Planning Approval is required for any proposed use or development within the Wastewater Treatment Plant Buffer Special Control Area as depicted on the Scheme Map.

6.3.3 The Wastewater Treatment Plant and its associated infrastructure may create odour nuisance to surrounding land uses. Therefore, when determining applications for planning approval for development or land use within the Special Control Area, the Council shall:

- Consider the compatibility of the use or development with wastewater treatment plant infrastructure having regard to potential odour and noise emissions from the wastewater treatment plant;
- Consider whether the use or development would have a detrimental impact on the long term operation of the wastewater treatment plant;
- Obtain and have regard to the advice and recommendations of the Water Corporation and the Department of Environment Regulation and any relevant policies of the Department of Environment Regulation and the Western Australian Planning Commission, including State Planning Policy 4.1 (State Industrial Buffer Policy);
- Not approve any application for land use or development within the buffer that are considered to be odour sensitive uses and would suffer unacceptable impacts from odour, or which by its nature may adversely impact on the continued operation of the wastewater treatment plant.”

COMMENT

Wastewater treatment plants (WWTPs) are essential infrastructure that provide multiple health, economic, social and environmental benefits to communities and businesses. WWTPs are necessary to support sustainable urban growth and development. In addition to treating wastewater, their role is changing in many communities to that of also providing a secure source of alternative water.

The introduction of the Wastewater Treatment Odour Buffer Special Control Area (SCA) provisions to the scheme is in accordance with State Planning Policy 4.1 and is necessary to support the staged expansion of the Jurien Bay WWTP now and into the future.

Recognition of the Jurien Bay WWTP odour buffer has been provided in various planning documents included the Turquoise

Coast Structure Plan and the Jurien Bay Growth Plan. The buffer will mainly impact public land that is either reserved for Public Purposes or Parks and Recreation or zoned Industrial or private land zoned Rural.

Existing land use is compatible with the odour buffer and inclusion of the odour buffer into a Special Control Area (SCA) will provide greater certainty and direction for future planning.

The proposed amendment is supported.

CONSULTATION

There is no requirement to undertake community consultation at this stage. A mandatory consultation process will apply should a proposal to rezone the land be supported.

However the Shire wrote to the three potentially impacted landowners/land managers (being Ardross, Air Services Australia and Landcorp) seeking preliminary comment prior to putting the amendment to Council for commencing the amendment process. One response has been received from Ardross advising of no objections.

STATUTORY ENVIRONMENT

Amendment of a Local Planning Scheme is undertaken in accordance with the provisions of the *Planning and Development Act 2005* and *Town Planning Regulations 1967*.

POLICY IMPLICATIONS

There are no policy implications relevant to this item.

FINANCIAL IMPLICATIONS

There are no financial implications relevant to this item.

STRATEGIC IMPLICATIONS

- Shire of Dandaragan Strategic Community Plan 2011 - 2021

5.15.1 GOAL NUMBER ONE: Strong Economic Base and Enabling Infrastructure				
OBJECTIVE 2: Ensure timely provision of essential and strategic infrastructure to ensure investment and growth for the Shire is maximised.				
STRATEGIES	LINKS	TIME FRAME	SCOPE	PARTNERS
Lobby for design and installation in-fill sewerage Jurien Bay and surrounds	SuperTowns Growth Plan Coral Coast Tourism Development Priorities	Ongoing	Jurien Bay	Water Corporation

ATTACHMENTS

Circulated with the agenda are the following items relevant to this

report:

- Amendment Proposal (Doc Id: 20802)
- Letter of response from Ardross (Doc Id: 22225)
(Marked 9.4.2)

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

That Council:

1. In pursuance of Section 75 of the *Planning and Development Act 2005* (as amended), amend Local Planning Scheme No.7 by;

Scheme Map

1. Changing the designation for Reserve 11300 from 'W-Water' to 'WWTP – Wastewater Treatment Plant'.
2. Showing a designation for WWTP – Wastewater Treatment Plant in the Scheme Map legend.
3. Showing a Wastewater Treatment Plant Special Control Area Odour Buffer on the Scheme Map legend.
4. Delineating a Wastewater Treatment Plant Special Control Area Odour Buffer around the Jurien Bay Wastewater Treatment Plant on Reserve 11300.

Scheme Text



Inserting a new sub-section:

6.3 Wastewater Treatment Plant Odour Buffer Special Control Area

- 6.3.1 The purpose of identifying the Wastewater Treatment Plant Odour Buffer is to avoid incompatible or odour-sensitive land use or development being established within the odour buffer, and to protect the long term operation and expansion of the plant which provides an essential service to the community through the treatment, re-use and safe disposal of the town's wastewater.
- 6.3.2 Despite the land use permissibility indicated in the Scheme Zoning Table or any provisions elsewhere in the Scheme, Planning Approval is required for any proposed use or development within the Wastewater Treatment Plant Buffer Special Control Area as depicted on the Scheme Map.
- 6.3.3 The Wastewater Treatment Plant and its associated infrastructure may create odour nuisance to surrounding land uses. Therefore, when determining applications for planning approval for development or land use within the Special Control Area, the Council shall:
 - Consider the compatibility of the use or development with wastewater treatment plant

- infrastructure having regard to potential odour and noise emissions from the wastewater treatment plant;
- Consider whether the use or development would have a detrimental impact on the long term operation of the wastewater treatment plant;
 - Obtain and have regard to the advice and recommendations of the Water Corporation and the Department of Environment Regulation and any relevant policies of the Department of Environment Regulation and the Western Australian Planning Commission, including State Planning Policy 4.1 (State Industrial Buffer Policy);
 - Not approve any application for land use or development within the buffer that are considered to be odour sensitive uses and would suffer unacceptable impacts from odour, or which by its nature may adversely impact on the continued operation of the wastewater treatment plant.”
2. Advise the applicant of its resolution and request Scheme Amendment documents be updated in accordance with requirements of the Town Planning Regulations 1967.
 3. Upon receipt of Amendment documents updated in accordance with its resolution, refer a copy of the amendment document to the Western Australian Planning Commission, and the Environmental Protection Authority pursuant to Section 81 of the Planning and Development Act 2005.
 4. Subject to no objections being received from the Environmental Protection Authority, advertise the amendment for a period of 42 days seeking public comment pursuant to Regulation 25(2) of the Town Planning Regulations 1967 (as amended).

9.4.3 PLANNING APPROVAL – PROPOSED BOAT SHED WITH PARAPET / BOUNDARY WALL, CARPORT AND BOUNDARY WALL – LOT 65 IBERIA STREET, CERVANTES

Location:	Lot 65 Iberia Street, Cervantes
Applicant:	David and Angela Dyer
File Ref:	Development Services App / Development Application / 2014 / 4
Disclosure of Interest:	Ian Rennie disclosed an interest due to being a nearby landowner
Date:	4 February 2014
Author:	David Chidlow, Manager of Planning
Signature of Author:	
Senior Officer:	Ian Rennie, Deputy Chief Executive Officer
Signature of Senior Officer:	

PROPOSAL

The applicant seeks planning approval for a proposed boat shed with a parapet / boundary wall, carport and boundary wall on 32 Iberia Street, Cervantes. The proposed height of 3.6m for the parapet wall exceeds the maximum height of the Council's Outbuildings Policy. The proposed carport is in close proximity to the proposed boundary wall. The proposed boundary wall slightly exceeds the compliance criteria for walls adjoining vehicle access points to be reduced.

BACKGROUND

The proponent has submitted a proposal to construct a boat shed measuring 7.99m x 6m (47.94 m²) with a brickwork parapet / boundary wall height of 3.6m.

The proposed boat shed complies with Local Planning Policy 8.6 – Outbuildings 'Residential Areas' (the policy) except for the height of the parapet wall being 3.6m (exceeding the height requirements of 3m where a parapet/boundary wall is proposed). The proposed parapet wall forms the side boundary of the adjoining lot on Iberia Street.

Under the policy any variation to these requirements requires the submission of a planning application and comments from adjoining property owner/s for a council decision.

The proposed carport measures 7.6m x 4.13m (31.39m²) with a skillion roof of a height of 3.6m. The carport complies with the policy except for being built inside the boundary wall (a setback of 1.1m is required under the R-Codes).

The total area of outbuilding complies with Council's policy.

The proposed boundary fence is a limestone block wall on the side boundary with a height of 1.85m.

The proposed boundary fence is reduced to a height of 1.11m for a distance of 2.91 m where the side boundary adjoins the front

boundary. Under the R-Codes deemed-to-comply requirements a fence should be reduced to no higher than 0.75m within 1.5m where a wall adjoins vehicle access points and where a driveway meets a public street to maintain adequate sightlines.

Submissions have been received

COMMENT

- Parapet wall height exceeds requirements of policy by 0.6m.
- Carport side setback does not meet the 1.1m requirements of the R-Codes.
- Fence height slightly exceeds local law and R-Codes requirements for reduced height where fence meets driveways and primary street.

In support:

- Reduced side setback of carport provides consistency with the side set back of the boat shed providing uniformity and a better planning outcome.
- Despite the boundary fence height slightly exceeding the R-Codes requirements for unobstructed sight lines, the front boundary is considerably setback from the primary street and given the substantial front verge typical of the area the proposal meets the Design Principles of R-Codes clause 5.2.5 requirements to provide unobstructed sight lines.
- Slight increase in the acceptable boundary fence height provides a better scale in relation to height of carport and parapet wall.

CONSULTATION

Notice of the proposed development was advertised to adjoining and potentially impacted neighbouring landowners. The advertising period was 13 February and closed on the 27 February 2014.

A submission of no objection was stamped on the submitted plans from part owner of No 30 Iberia Street, Cervantes.

STATUTORY ENVIRONMENT

- Local Planning Scheme No 7.
- Residential Design Codes.

POLICY IMPLICATIONS

- Local Planning Policy 8.6 – Outbuildings ‘Residential Areas

Outbuildings

1. An outbuilding within a Residential area shall be deemed as meeting the performance criteria of Clause 3.10.1 of the Residential Design Codes where the following area and height requirements can be achieved:

AGENDA FOR ORDINARY COUNCIL MEETING TO BE HELD THURSDAY 27 FEBRUARY 2014

Outbuilding External Appearance	Permitted Area of Outbuilding	Permitted Wall Height	Permitted Ridge Height
Reflective Cladding	12m ²	2.4m *	4.2m *
Non-Reflective Cladding or Masonry	80m ² , or 10% of the site area, whichever is the lesser	3.6m *	4.5m or the highest point of the roof cladding of the residence whichever is lesser *

* Note that total wall / ridge heights are measured from the ground level at the closest common boundary

2. When giving consideration to an application for an outbuilding, the Shire of Dandaragan shall have regard to the performance criterion contained in section 3.10.1 P1 of the Residential Design Codes, namely that outbuildings do not detract from the streetscape or the amenity of residents or neighbouring properties.
3. All outbuildings are to otherwise maintain a minimum rear / side setback in accordance with the Residential Design Codes Tables 2a and 2b. Any variation to these setback requirements will require the submission of a Planning Application with adjoining property owner comment for a council decision.
4. Where a parapet/boundary wall is proposed (ie a wall within 750mm of a boundary), a maximum wall height of 3.0m and length of 9m will apply. Any variation to this requires comment from the affected adjoining property owner/s for a Council decision.

FINANCIAL IMPLICATIONS

The applicant has paid a standard planning application fee of \$147.

STRATEGIC IMPLICATIONS

There are no strategic implications relevant to this item.

ATTACHMENTS

Circulated with the agenda are the following items relevant to this report:

- Location plan (Doc Id: 22339)
- Plans (Doc Id: 22337)

(Marked 9.4.3)

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

That Council grant planning approval for the proposed parapet wall, carport and boundary fence in accordance with the attached approved plans date stamped 31 January 2014 on Lot 65 Iberia Street, Cervantes subject to:

- 1. All development shall be in accordance with the attached plans date stamped 31 January 2014 subject to any**

modifications required as a consequence of any conditions of this approval and shall not be altered without the prior written approval of the local government;



2. The roof and wall material being of non reflective nature and colour consistent with the existing structure; and
3. The storm water run-off on the property to be managed on site or directed to a suitable disposal system to the satisfaction of the Shire's Manager of Building Services.

ADVICE NOTES:

- Note 1:** The applicant be advised this is planning approval only and not a building permit. A building permit must be obtained for this development.
- Note 2:** If the development the subject of this approval is not substantially commenced within a period of 2 years, or such other period as specified in the approval after the date of the determination, the approval shall lapse and be of no further effect.
- Note 3:** Where an approval has so lapsed, no development shall be carried out without the further approval of the local government having first been sought and obtained.
- Note 4:** The applicant be advised that "should you be aggrieved by this decision, or any conditions imposed, there is a Right of Review under the Planning and Development Act 2005. An application for Review must be submitted in accordance with Part XIV of the Planning and Development Act within 28 days of the date of this decision to:

The State Administrative Tribunal
GPO Box U1991
PERTH WA 6845"

9.4.4 PLANNING APPROVAL – PROPOSED OUTBUILDING (SHED) ON BOUNDARY – LOT 498 ADRIANA PDE, JURIE BAY

Location: Lot 498 Adriana Parade, Jurie Bay
 Applicant: Swan Aussie Sheds on behalf of S. Jason & K. Loftus
 File Ref: Development Services App / Development Application / 2014 / 6
 Disclosure of Interest: None
 Date: 11 February 2014
 Author: David Chidlow, Manager of Planning
 Signature of Author: 
 Senior Officer: Ian Rennie, Deputy Chief Executive Officer
 Signature of Senior Officer: 

PROPOSAL

The applicant seeks planning approval for a proposed storage shed on the rear and side boundary.

BACKGROUND

The proponent has submitted a proposal to construct a storage shed measuring 12m x 6m (72m²) with a wall height of 3m and ridge height of 3.35 m.

The proposed shed is located on the rear and side boundary inside the fence line. The rear boundary of the subject property forms the side boundary for two properties, one on Dryandra Boulevard and the other, Drosera Way. The side boundary forms the side boundary of the adjoining property on Adriana Parade.

In accordance with Local Planning Policy 8.6 – Outbuildings ‘Residential Areas’ (the Policy) all outbuildings are to maintain a minimum rear / side setback in accordance with the Residential Design Codes Tables 2a and 2b. In this case a 1.5m setback from the rear boundary and 1m setback from the side boundary is required.

The proposal complies with all other requirements of the Policy.

COMMENT

Apart from the reduced setback the proposal complies with all other requirements of Council’s policies.

The proposal does not comply with the setback requirement for the side/rear boundary. In this case, the setbacks should be 1.5m from the rear boundary and 1m from the side boundary.

CONSULTATION

Notice of the proposed development was advertised to adjoining and potentially impacted neighbouring landowners. The advertising period was from 13 February 2014 and closed on 27 February 2014. Signed submissions of approval were received from neighbours and are provided in the attachments.

STATUTORY ENVIRONMENT

- Local Planning Scheme No 7.
- Residential Design Codes.
- Beachridge Estate Residential Design Guidelines.

POLICY IMPLICATIONS

- Local Planning Policy 8.6 – Outbuildings ‘Residential Areas

Outbuildings

1. An outbuilding within a Residential area shall be deemed as meeting the performance criteria of Clause 3.10.1 of the Residential Design Codes where the following area and height requirements can be achieved:

Outbuilding External Appearance	Permitted Area of Outbuilding	Permitted Wall Height	Permitted Ridge Height
Reflective Cladding	12m ²	2.4m *	4.2m *
Non-Reflective Cladding or Masonry	80m ² , or 10% of the site area, whichever is the lesser	3.6m *	4.5m or the highest point of the roof cladding of the residence whichever is lesser *
* Note that total wall / ridge heights are measured from the ground level at the closest common boundary			

2. When giving consideration to an application for an outbuilding, the Shire of Dandaragan shall have regard to the performance criterion contained in section 3.10.1 P1 of the Residential Design Codes, namely that outbuildings do not detract from the streetscape or the amenity of residents or neighbouring properties.
3. All outbuildings are to otherwise maintain a minimum rear / side setback in accordance with the Residential Design Codes Tables 2a and 2b. Any variation to these setback requirements will require the submission of a Planning Application with adjoining property owner comment for a council decision.
4. Where a parapet/boundary wall is proposed (ie a wall within 750mm of a boundary), a maximum wall height of 3.0m and length of 9m will apply. Any variation to this requires comment from the affected adjoining property owner/s for a Council decision.

FINANCIAL IMPLICATIONS

The applicant has paid a standard planning application fee of \$147.

STRATEGIC IMPLICATIONS

There are no strategic implications relevant to this item.

ATTACHMENTS

Circulated with the agenda are the following items relevant to this report:

- Location plan (Doc Id: 22340)
 - Plans (Doc Id: 22338)
 - Submission (Doc Id: 22341)
- (Marked 9.4.4)**

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

That Council grant planning approval for the proposed Outbuilding (shed) in accordance with the attached approved plans date stamped 6 February 2014 on Lot 498 Adriana Pde, Jurien Bay subject to:

1. All development shall be in accordance with the attached plans date stamped 6 February 2014 subject to any modifications required as a consequence of any conditions of this approval and shall not be altered without the prior written approval of the local government;
2. The roof and wall material being of non reflective nature and colour consistent with the existing structure and in accordance with the Beachridge Estate Residential Design Guidelines;
3. The storm water run-off on the property to be managed on site or directed to a suitable disposal system to the satisfaction of the Shire's Manager of Building Services; and
4. All guttering is to be self-contained on the property.


ADVICE NOTES:


- Note 1:** The applicant be advised this is planning approval only and not a building permit. A building permit must be obtained for this development;
- Note 2:** If the development the subject of this approval is not substantially commenced within a period of 2 years, or such other period as specified in the approval after the date of the determination, the approval shall lapse and be of no further effect.
- Note 3:** Where an approval has so lapsed, no development shall be carried out without the further approval of the local government having first been sought and obtained.
- Note 4:** The applicant be advised that "should you be aggrieved by this decision, or any conditions imposed, there is a Right of Review under the Planning and Development Act 2005. An application for Review must be submitted in accordance with Part XIV of the Planning and Development Act within 28 days of the date of this decision to:

The State Administrative Tribunal
GPO Box U1991
PERTH WA 6845"

9.4.5 PROPOSED EXTRACTIVE INDUSTRY (LIMESAND) EXTENSION – RESERVE 24496 INDIAN OCEAN DRIVE, SANDY CAPE

Location: Reserve 24496 Indian Ocean Drive, Sandy Cape
 Applicant: Aglime - Westdeen Holdings Pty Ltd
 File Ref: Business Classification Scheme / Economic Development / Industries / Mining and Extractive Industries

Disclosure of Interest: None
 Date: 15 February 2014
 Author: David Chidlow, Manager of Planning
 Signature of Author: 

Senior Officer: Ian Rennie, Deputy Chief Executive Officer
 Signature of Senior Officer: 

PROPOSAL

To consider an application for an extension to existing Extractive Industry (Limesand) on Reserve 24496 Indian Ocean Drive, Sandy Cape (the Site).

BACKGROUND

The Site is a Conservation reserve under Local Planning Scheme No. 7 (the Scheme) and is located in the North Head / Sandy Cape area west of Indian Ocean Drive. The applicant states:

“As you are aware, Westdeen Holdings Pty Ltd trades as Aglime of Australia. We currently operate active limesand mines at Lancelin, Jurien Bay and Dongara.

I attach copies of the relevant documentation following our recent application for Mining Licence 70/1322 located north of Jurien Bay WA.

The purpose of this application is to develop another future mine site immediately north of our current operations at M70/307.

At this juncture, I am unable to provide a time frame on when this mine site will be developed, and hence on the time frame for developing this application. The prevailing south westerly winds are blowing limesand from our active tenement (M70/307) north, and this application is to enable us to mine this. There will be no infrastructure, simply a slightly larger area (11.7 Ha)”

COMMENT

The proposal is supported as it is simply an extension of the existing Aglime Extractive industry and it is intended to capture lime being deposited by prevailing winds from the current site.

While the above proposal is for future (no timeframes provided) development. There is currently an issue with oversized trucks transporting Aglime and Main Roads approval to use the adjoining portion of Indian Ocean Drive. The Shire will also have to consider any impact on Sandy Cape Road from heavy vehicle usage or if

the applicant constructs their own access road, that this road is the responsibility of the applicant and not the Shire.

It is recommended that advice notes regarding the approvals of Main Roads as well as negotiations with the Shire for usage (if required) of Sandy Cape Road be included in any approval.

STATUTORY ENVIRONMENT

- Local Planning Scheme No 7
- Local Planning Strategy
- Local Law Extractive Industry

POLICY IMPLICATIONS

There are no policy implications relevant to this item in relation to the Local Planning Scheme; however it has been assessed in accordance with the Shire's Local Law for Extractive Industries.

FINANCIAL IMPLICATIONS

There are no financial implications relevant to this item.

STRATEGIC IMPLICATIONS

There are no financial implications relevant to this item

ATTACHMENTS

Circulated with the agenda are the following items relevant to this report:

- Location Plan (Doc Id: 22343)
- Application (Doc Id: 21854)

(Marked 9.4.5)

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION



That Council grant planning approval for an extension to the existing Extractive Industry (limesand) on Reserve 24496 Indian Ocean Drive, Sandy Cape subject to the following conditions:

- 1. Hours of operation shall be limited to 8.00am to 6.00pm weekdays and 8.00am to midday Saturdays.**
- 2. Excavation depth shall not exceed 10 metres below natural ground level.**
- 3. No sales by wholesale or retail shall be undertaken from the site.**
- 4. Any access road that is constructed by the applicant will be required to comply with Shire and Main Roads Western Australia standards for construction and are to be solely constructed and maintained to the required standard by the applicant. Any intersection with Indian Ocean Drive is to comply with the requirements of Main Roads Western Australia.**

Advice to applicant:

- a. The applicant is advised to liaise with Main Roads WA in relation to a Vehicle Application for Access.
- b. The applicant is advised to liaise with the Shire in relation to any usage of Sandy Cape Road for any vehicle movements.
- c. The applicant is advised to liaise with the Department of Environment and Conservation in relation to the *Environmental Protection (Clearing of Native Vegetation) Regulations 2004*.
- d. This approval is valid for a period of two (2) years. If the development has not substantially commenced within this period the approval will lapse.
- e. The applicant is advised that there is a right of review (appeal) against Council's decision in accordance with the provisions of the *Planning & Development Act 2005*. In this regard contact should be made with the State Administrative Tribunal on 9219 311 or via website www.sat.justice.wa.gov.au.

9.4.6 WESTERN AUSTRALIAN PLANNING COMMISSION (WAPC) – PROPOSED SUBDIVISION OF LOT 22 MUNBINEA ROAD, HILL RIVER

Location:	Lot 22 Munbinea Road, Hill River
Applicant:	Links Surveying on behalf of K Loveland
File Ref:	Business Classification Scheme / Land Use and Planning / Subdivision / Requests / WAPC 149308
Disclosure of Interest:	None
Date:	15 February 2014
Author:	David Chidlow, Manager of Planning
Signature of Author:	
Senior Officer:	Ian Rennie, Deputy Chief Executive Officer
Signature of Senior Officer:	

PROPOSAL

To consider an application for the subdivision of Lot 22 Munbinea Road and make recommendations to the Western Australian Planning Commission (WAPC).

BACKGROUND

This application is for subdivision of Lot 22 Munbinea Road (308.2 Ha) into two lots of 262.6 Ha and 45.6 Ha.

The subject land is zoned “rural”. The applicant has advised that the proposed 45 Ha Lot has conservation value and that the Department Parks and Wildlife are interested in the land to be added to the neighbouring nature reserve.

The Shire's Rural Strategy states that:

8.4.2.2 SUBDIVISION FOR AGRICULTURAL PURPOSES

In order to protect the productive capacity of agricultural land and the basis of State, regional and local economies, the LPS will only support the further subdivision of land in the Rural zone, where it can be clearly demonstrated that the subdivision will not be detrimental to viable and sustainable agricultural production and land management on the subject land and will not be prejudicial to similar production and management on adjoining lands or where the proposal is consistent with established criteria and State policy.

Current Planning Position

Subdivision of rural zoned land is guided by State and local government planning policies and controls. The WAPC Statement of Planning Policy 2.5 - Agricultural and Rural Land Use Planning, seeks to:

- to protect rural land from incompatible uses by:
 - requiring comprehensive planning for rural areas;
 - making land-use decisions for rural land that support existing future primary production and protection of priority agricultural land, particularly for the production of food;

- providing investment security for the existing and future primary production sector;
- to promote regional development through provision of ongoing economic opportunities on rural land;
- to promote sustainable settlement in, and adjacent to, existing urban areas;
- to protect and improve environmental, landscape and cultural assets; and
- to minimise land use conflicts.

The SPP 2.5 does not provide a minimum lot size and requires this matter to be addressed in the Strategy but apart from specific circumstances, subdivision of broadscale agricultural land is not encouraged.

1.0 Strategy

Council supports the State's aims and objectives as outlined in this section but is not supportive on the overall restrictions on the subdivision of rural zoned land. Council feels that an acceptable balance can be achieved by allowing a minimum lot area which is large enough to:

- not attract rural lifestylers who would normally purchase rural-residential and rural smallholdings;
- not greatly influence land values so rural land values are maintained;
- not lead to a demand for additional services and infrastructure; and
- retain lots large enough to continue to be used for broadscale agriculture.

The minimum lot size in the 'Rural' zone will be 300ha for any property and any proposed smaller lots would only be supported when they are consistent with other relevant State policies and the approved LPS.

Development Control Policy 3.4 - Subdivision of rural land

6.0 Circumstances under which rural subdivision may be considered

In considering applications under section 6 (a) to (e), the WAPC will consider rural subdivision in the following exceptional circumstances:

- a. to realign lot boundaries with no increase in the number of lots, where the resultant lots will not adversely affect rural land uses;
- b. to protect and actively conserve places of cultural and natural heritage;
- c. to allow for the efficient provision of utilities and infrastructure and/or for access to natural resources;

- d. in the Homestead lot policy area (Appendix 2), to allow for the continued occupation of existing homesteads when they are no longer used as part of a farming operation; and
- e. for other unusual or unanticipated purposes which, in the opinion of the WAPC, do not conflict with this and other relevant policies and are necessary in the public interest. Although the WAPC seeks to minimise the creation of new or smaller rural lots, there are some circumstances where subdivision of rural land may be appropriate in order to promote better land management and achieve environmental, cultural and/or social benefits. These forms of subdivision, which may result in additional dwelling entitlements, are considered to provide incentives for rural subdivision. As such the remainder of this policy outlines the applicable standards for rural subdivision.

6.5 Conservation of biodiversity and natural heritage

Conservation lots may be created to conserve significant environmental features and remnant vegetation provided that:

- a. the application includes advice from the Department of Parks and Wildlife, National Trust of Australia (WA) or another relevant agency endorsing the suitability of the new lot for the intended purpose of retaining environmental values including:
 - i. the adequacy of the lot size proposed (if it is less than 40 ha) to retain the conservation value in perpetuity.
 - ii. in-principle agreement to administer the necessary conservation covenant;
- b. generally at least 85 per cent of the area of the conservation lot has high environmental values or is covered by endemic or regenerated vegetation and/or wetland;
- c. the proposed conservation lot has an appropriate shape having regard for the native vegetation, natural features, bush fire management, water resources, property management and existing or proposed structures;
- d. a conservation covenant in perpetuity with the Department of Parks and Wildlife, the National Trust of Australia (WA) or an alternative authority acceptable to the WAPC is registered on the certificate of title as a condition of subdivision for the proposed conservation lot and that covenant includes provisions that:
 - i. prohibit further clearing (other than for necessary land and fire management requirements);
 - ii. clearly delineate a building envelope and/or building exclusion area which is also shown on the subdivision plan;
 - iii. prohibit stocking outside any existing cleared area;

- e. bushfire risk can be managed in accordance with WAPC guidelines without resulting in loss of conservation values; and
- f. the balance lot is suitable for the continuation of the rural land use and retains where practical, native or regenerated vegetation as an integral part of sustainable primary production, provided that this does not result in the division of significant endemic vegetation in order to include a portion of that vegetation within the agricultural lot.

The creation of more than one conservation lot is inconsistent with the objectives of this policy. The creation of multiple conservation lots will require land to be appropriately zoned as conservation themed rural-residential or rural smallholdings with conservation covenants and building envelopes specified.

Following the creation of a lot under this clause, the resultant conservation lot should be appropriately zoned by the local government in the local planning scheme in a future omnibus amendment or when the scheme is reviewed.

Rural Strategy

8.4.2.5 CONSERVATION ZONE

Parts of the rural area of the Shire of Dandaragan are well vegetated or a mixture of cleared and vegetated land. If it is appropriate, Council on behalf of a landowner with an appropriate proposal may consider introducing a Conservation zone where the objectives would include:

- to provide large lots for bush retreat living opportunities;
- to protect natural features, topography, flora and fauna;
- to provide a transition between rural-residential or similar development and National Parks and Conservation reserves;
- to minimise visual impacts; and
- to minimise environmental impacts.

Limited opportunities for subdivision and development would be justified within the zone where it can be demonstrated that such development will be compatible with the protection of, and where appropriate, the rehabilitation of the flora and landscape qualities of the zone. Applications would be assessed on their merits and would require a scheme amendment in accordance with the Strategy and would but not require an amendment to the Strategy. Any application must ensure that the Scheme Amendment does not result in conflict with access to areas with known or high potential for basic raw materials, minerals or petroleum resources. GSWA has serious concerns about the potential impact conservation covenants may have on exploration and extraction activities, particularly conservation covenants that explicitly deny

landowners the right to conduct, permit or consent to investigations or explorations for minerals, petroleum and other resources. GSWA opposes proposals of this type in areas with known significant mineral petroleum or geothermal energy prospectivity.

COMMENT

The proposed subdivision does not meet the requirements of either the Shire's or State's Policies unless it is solely for the purposes of a conservation Reserve and will be purchased and managed by the Department Parks and Wildlife.

There is the option of the 45 Ha portion with conservation value being rezoned to Conservation Zone. However this will require a Scheme Amendment to introduce the Zone into the Scheme as outlined in the Rural Strategy as well as the applicant demonstrating that the lot is suitable and to be managed for such purposes.

CONSULTATION

- Department of Planning
- Applicant (Links Surveying) and land owner

STATUTORY ENVIRONMENT

- Planning and Development Act 2005
- Local Planning Scheme No 7
- Statement of Planning Policy 2.5 - Agricultural and Rural Land Use Planning
- Development Control Policy 3.4 - Subdivision of rural land
- Shire of Dandaragan Rural Strategy

POLICY IMPLICATIONS

There are no policy implications relevant to this item.

FINANCIAL IMPLICATIONS

There are no financial implications relevant to this item.

STRATEGIC IMPLICATIONS

There are no strategic implications relevant to this item.

ATTACHMENTS

Circulated with the agenda is the following item relevant to this report:

- application for subdivision / amalgamation (Doc Id 22342)
(Marked 9.4.6)

VOTING REQUIREMENT

Simple majority



OFFICER RECOMMENDATION

That the Western Australian Planning Commission be advised that Council does not support the proposed application for

subdivision of Lot 22 Munbinea Road, Hill River for the following reason:

- **The proposed subdivision does not meet the requirements of either the Shire's or State's Policies unless it is solely for the purposes of a Conservation Reserve and will be purchased and managed by the Department of Parks and Wildlife (DPAW).**

9.4.7 WESTERN AUSTRALIAN PLANNING COMMISSION (WAPC) – PROPOSED SUBDIVISION OF LOT 57 CAMM ROAD, DANDARAGAN

Location: Lot 57 Camm Road, Dandaragan
 Applicant: APP Corporation Pty Ltd on behalf of Department of Lands
 Folder Path: Business Classification Scheme / Land Use and Planning / Subdivision / Requests / WAPC 149313
 Disclosure of Interest: None
 Date: 15 February 2014
 Author: David Chidlow, Manager of Planning
 Signature of Author: 
 Senior Officer: Ian Rennie, Deputy Chief Executive Officer
 Signature of Senior Officer: 

PROPOSAL

To consider an application for the subdivision of Lot 57 Camm Road, Dandaragan into 24 Lots (plus 2 balance Lots) and make recommendations to the Western Australian Planning Commission (WAPC).

BACKGROUND

This application is for subdivision of Lot 57 Camm Road, Dandaragan.

The Shire has identified the development of serviced residential land in the town of Dandaragan as a priority to meet housing requirements for major infrastructure projects in the area and to capture economic and social sustainability benefits for the town.

The Shire has sought development assistance through the Regional Development Assistance Program (RDAP) which is managed by Landcorp. RDAP is a commitment by the State Government to assist regional towns and their social and economic well-being by undertaking small industrial or residential land releases. The Council has worked with Landcorp to identify the location and provided funds towards this project.

It is proposed to create a total of 24 Lots and develop these in two phases (Phase 1 being 9 Lots and phase two being 15 Lots). The Rural balance lots will provide open space and potentially future subdivision if a need is identified.

The Residential Lots will range in size from 1,000 to 1,821 square metres to provide a mix of potential residential developments.

COMMENT

This proposal has been well supported by the Shire and the proposal has undergone an exhaustive process to ensure that the development complies with all statutory requirements.

The issue of requiring a deposit/bond or development time restrictions to encourage development to occur rather than

investment/speculation has been discussed with Landcorp informally. The concept was not supported as it was not expected that there would be a high demand for these lots and such restrictions would discourage potential purchasers.

The issue of bushfire protection given the recently released Planning Bulletin 111 has been discussed with the Department of Planning and they are liaising with Landcorp on the matter.

CONSULTATION

- Department of Planning
- Applicant (Links Surveying) and land owner.

STATUTORY ENVIRONMENT

- Planning and Development Act 2005
- Local Planning Scheme No 7

POLICY IMPLICATIONS

There are no policy implications relevant to this item.

FINANCIAL IMPLICATIONS

There are no financial implications relevant to this item.

STRATEGIC IMPLICATIONS

There are no strategic implications relevant to this item.

ATTACHMENTS

Circulated with the agenda are the following items relevant to this report:

- application for subdivision / amalgamation (Doc Id: 21716 / 21717)

(Marked 9.4.7)

VOTING REQUIREMENT

Simple majority

OFFICE RECOMMENDATION

That the Western Australian Planning Commission be advised that Council supports the proposed application for subdivision of Lot 57 Camm Road, Dandaragan subject to the following conditions:

- 1. engineering drawings and specifications are to be submitted, approved, and subdivisional works undertaken in accordance with the approved plan of subdivision, engineering drawings and specifications, to ensure that those lots not fronting an existing road are provided with frontage to a constructed road(s) connected by a constructed road(s) to the local road system and such road(s) are constructed and drained at the landowner/applicant's cost. As an alternative, and subject to the agreement of the Local Government the Western Australian Planning Commission (WAPC) is prepared to**

- accept the landowner/applicant paying to the local government the cost of such road works as estimated by the local government and the local government providing formal assurance to the WAPC confirming that the works will be completed within a reasonable period as agreed by the WAPC. (Local Government);
2. all local streets within the subdivision being truncated in accordance with the Western Australian Planning Commission's Liveable Neighbourhoods policy / DC 2.6 Residential Road Planning/ DC 4.1 Industrial Subdivision. (Local Government);
 3. the land being filled, stabilised, drained and/or graded as required to ensure that:
 - a. lots can accommodate their intended development; and
 - b. finished ground levels at the boundaries of the lot(s) the subject of this approval match or otherwise coordinate with the existing and / or proposed finished ground levels of the land abutting; and
 - c. stormwater is contained on-site, or appropriately treated and connected to the local drainage system. (Local Government);
 4. drainage easements and reserves as may be required by the local government for drainage infrastructure being shown on the diagram or plan of survey (deposited plan) as such, granted free of cost, and vested in that local government under Sections 152 and 167 of the Planning and Development Act 2005. (Local Government); and
 5. arrangements being made with the Water Corporation so that provision of a suitable water supply service will be available to the lots shown on the approved plan of subdivision. (Water Corporation).

9.5 HEALTH**9.6 BUILDING****9.7 COUNCILLOR INFORMATION BULLETIN****9.7.1 SHIRE OF DANDARAGAN – JANUARY 2014 COUNCIL STATUS REPORT**

Document ID: 22243

Attached to the agenda is a copy of the Shire's status report from the Council Meeting held 23 January 2014. **(Marked 9.7.1)**

9.7.2 SHIRE OF DANDARAGAN – INFRASTRUCTURE & MAJOR PROJECTS REPORT – JANUARY / FEBRUARY 2014

Document ID: 22470

Attached to the agenda is a copy of the Shire of Dandaragan's Infrastructure & Major Projects Report for January / February 2014. **(Marked 9.7.2)**

9.7.3 SHIRE OF DANDARAGAN – BUILDING STATISTICS FOR THE MONTH OF JANUARY 2014

Document ID: 22057

Attached to the agenda is a copy of the Shire of Dandaragan's Building Statistics for January 2014. **(Marked 9.7.3)**

9.7.4 SHIRE OF DANDARAGAN – PLANNING STATISTICS FOR THE MONTH OF JANUARY 2014

Document ID: 22054

Attached to the agenda is a copy of the Shire of Dandaragan's Planning Statistics for January 2014. **(Marked 9.7.4)**

9.7.5 SHIRE OF DANDARGAN – ANNUAL GENERAL MEETING OF ELECTORS HELD 23 JANUARY 2014 – MINUTES

Document ID: 21954

Attached to the agenda is a copy of the Minutes from the Shire of Dandaragan's Annual General Meeting of Electors held Thursday 23 January 2014.

9.7.6 JURIE BAY DISTRICT HIGH SCHOOL – WORKPLACE LEARNING PROGRAM

Document ID: 21065

JBDHS would like to thank the Shire for their support of the Schools Workplace Learning Program.

"I greatly appreciate all the time and effort you spent planning work tasks, training the students and providing feedback."

9.7.7 MINISTER FOR TRANSPORT – INTEGRITY COACH LINES

Document ID: 21463

“Transwa services are designed to link regions in Western Australia and in particular major regional centres with each other and Perth.”

Attached to the agenda is a copy of the above mentioned correspondence. **(Marked 9.7.7)**

9.7.8 MINISTER FOR TRANSPORT – JURIEN BAY BOAT HARBOUR

Document ID: 21561

“The concerns of your community and marina users are appreciated. The Jurien Bay Marina was constructed in late 1980’s. At that time, the entrances to marinas were designed primarily for navigation and boating safety purposes, such as preventing waves from getting into the harbour. The technology surrounding the seagrass accumulation issue was not as well understood then as it is now.”

Attached to the agenda is a copy of the above mentioned correspondence. **(Marked 9.7.8)**

9.7.9 WALGA – LOCAL GOVERNMENT NEWS – ISSUE NO 01.14 – 10 JANUARY

Document ID: 21642

Inside this issue:

- New look WALGA communications.
- Proposed cuts in State funding for local government roads.
- Seeking comment on emission reduction fund – green paper.
- Productivity commission draft report on labour mobility.
- Cemeteries and Crematoria Association (WA) – 2014 annual seminar.
- CBH access proposal / brookfield rail cost determination.

9.7.10 WALGA INFOPAGE – CHANGES TO LOCAL PLANNING SCHEME APPROVAL REQUIREMENTS FOR WATER CORPORATION PROJECTS – WATER SERVICES ACT 2012

Document ID: 21643

Key Issues:

- Under the Water Services Act 2012 a number of changes have been introduced, including the provision of an exemption for the Water Corporation and other service providers for the requirement to apply for development approval for certain types of works.
- The provisions of the Water Services Act 2012 came into operations on 1 January 2014.

9.7.11 RSL – PROPOSED JURIEN BAY RSL SUB BRANCH PREMISES

Document ID: 21669

“Thank you for your letter offering a parcel of land North of the War Memorial as a possible site for the proposed Jurien Bay RSL Sub Branch premises.”

Attached to the agenda is a copy of the above mentioned correspondence. **(Marked 9.7.11)**

9.7.12 ADVANCE DANDARAGAN COMMITTEE – STATE OF THE TOWN OF DANDARAGAN

Document ID: 21799

The Committee of Advance Dandaragan has requested that the Shire be informed of the state of the town of Dandaragan. *“It is looking very untidy and neglected”.*

Attached to the agenda is a copy of the above mentioned correspondence. **(Marked 9.7.12)**

9.7.13 DEPARTMENT OF REGIONAL DEVELOPMENT – LIVING IN THE REGIONS STATE-WIDE REPORT

Document ID: 21801

The above mentioned report was released by the Minister for Regional Development on 15 January 2014.

The report can be accessed through the Department website at www.drd.wa.gov.au.

9.7.14 WALGA – LOCAL GOVERNMENT NEWS – ISSUE NO 02.14 – 17 JANUARY 2014

Document ID: 21806

Inside this issue:

- WALGA is on the move.
- Submissions reminder: Contaminated Sites Act 2003 Review.
- Vacancies on boards and committees.
- Launch of the better bins program.
- Metropolitan reform – local government advisory board vacancies.
- DFES local government grants scheme (LGGS) – 2014 / 2015 funding round open.
- New inquiry – development of northern Australia.
- Draft litter strategy 2014 – 2019.
- Officer training.

9.7.15 WALGA INFOPAGE – LAUNCH OF THE ‘BETTER BINS’ PROGRAM

Document ID: 21808

Key Issues:

- The Waste Authority has developed a Better Bins Program.
- Funding of up to \$7.5 million is available to implement better practice kerbside collection systems.

Attached to the agenda is a copy of the above mentioned correspondence. **(Marked 9.7.15)**

9.7.16 WALGA INFOPAGE – VACANCIES ON BOARDS AND COMMITTEES

Document ID: 21809

Key Issue:

- Committee Boards and Panels who have requested a representative from Local Government.

Attached to the agenda is a copy of the above mentioned correspondence. **(Marked 9.7.16)**

9.7.17 WALGA – FREIGHT POLICY FORUM

Document ID: 21841

“The freight task in Western Australia is widely expected to double in the next twenty years. Efficient freight movements are important to achieving the productivity growth that supports our economic wellbeing.”

Attached to the agenda is a copy of the above mentioned correspondence. **(Marked 9.7.17)**

9.7.18 COASTAL KIDS CARE INCORPORATED – THANK YOU

Document ID: 21845

Coastal Kids Care staff, families and children would like to say a big thank you to the Shire of Dandaragan for allowing them to use the multi-purpose room in the Family Resource Centre to deliver their service.

Attached to the agenda is a copy of the above mentioned correspondence. **(Marked 9.7.18)**

9.7.19 DEPARTMENT OF REGIONAL DEVELOPMENT – 2012-2013 ROYALTIES FOR REGIONS PROGRESS REPORT

Document ID: 21852

“Five years ago the State Government’s Royalties for Regions program commenced with the aim of addressing the need for much needed services and infrastructure across regional Western Australia.”

On hand is the 2012-2013 Royalties for Regions Progress Report, providing the details of Royalties for Regions funds spent in 2012-2013, and projects approved with funds disbursed in 2013. The report also lists projects undertaken since 2008-2009.

9.7.20 WEST KOOJAN-GILLINGARRA LAND CONSERVATION DISTRICT – 3 DECEMBER 2013 MINUTES

Document ID: 21853

Attached to the agenda is a copy of the above mentioned minutes. **(Marked 9.7.20)**

9.7.21 WASTE AUTHORITY – BETTER BINS KERBSIDE COLLECTION PILOT PROGRAM

Document ID: 21890

“The Waste Authority invites you to participate in a new program that aims to increase the diversion of waste from landfill through better kerbside collection systems.”

Attached to the agenda is a copy of the above mentioned

correspondence. **(Marked 9.7.21)**

9.7.22 LANDCORP – RDAP2012 – DANDARAGAN UPDATE

Document ID: 21909

LandCorp is currently investigating the development potential of Reserve 3074 in Dandaragan in line with the Shires RDAP application.

Attached to the agenda is a copy of the above mentioned correspondence. **(Marked 9.7.22)**

9.7.23 KEEP AUSTRALIA BEAUTIFUL WA – TIDY TOWNS SUSTAINABLE COMMUNITIES 2013 REPORT

Document ID: 21773

Attached to the agenda is a copy of the above mentioned report. **(Marked 9.7.23)**

9.7.24 WHEELIE BIN STICKERS – PLEASE SLOW DOWN CONSIDER OUR KIDS

Document ID:

Consider Our Kids are now accepting orders for Council's wishing to purchase quantities of the 'Please Slow Down Consider Our Kids' wheelie bin stickers.

More information is on hand.

9.7.25 JURIE BAY POLICE – AUSTRALIA DAY WEEKEND

Document ID: 21893

"I hope everyone's Australia Day long weekend was an enjoyable one and you managed some time off to spend with family. It was a very busy time for us, particularly during our operation down at Wedge Island."

Attached to the agenda is a copy of the above mentioned correspondence. **(Marked 9.7.25)**

9.7.26 MAIN ROADS WESTERN AUSTRALIA – MAIN ROADS WHEATBELT OPERATIONS

Document ID: 22074

Late last year Main Roads commenced a review of their regional operating model to determine whether the current structure is best suited to meet the future requirements, in managing the State road network.

Attached to the agenda is a copy of the above mentioned correspondence. **(Marked 9.7.26)**

9.7.27 KEEP AUSTRALIA BEAUTIFUL – 'BIN IT – YOU KNOW IT'S THE RIGHT THING TO DO'

Document ID: 22075

"Keep Australia Beautiful WA has been actively promoting its anti-litter message for almost 40 years and many Western Australians have been involved in past campaigns."

Attached to the agenda is a copy of the above mentioned correspondence. **(Marked 9.7.27)**

9.7.28 WALGA – THE 2014 BANNERS IN THE TERRACE COMPETITION

Document ID: 22078

“The 2013 Banners in the Terrace competition was again a wonderful highlight of the annual Local Government Convention, with over 80 colourful entries being displayed along the Terraces.”

On hand is a reservation form to participate in the 2014 Banners in the Terrace.

9.7.29 WALGA – LOCAL GOVERNMENT NEWS – ISSUE NO 03.14 – 31 JANUARY 2014

Document ID: 22080

Inside this issue:

- Country Local Government Fund (CLGF) update.
- Local Government Advisory Board call for submissions.
- Funding opportunities for environment projects.
- 2014 WA transport and roads forum – decide design deliver.
- 2013 / 2014 local government climate change surveys.
- Vacancies on boards and committees.
- Lighting Council Australia LED seminar series.

9.7.30 WALGA MEDIA RELEASE – REFORM TOOLKIT DECODES REFORM PROCESS

Document ID:

Local Government Minister Tony Simpson launched an online Reform Toolkit, aimed at preparing both practitioners and Elected Members, with tailor-made information, stepping them through the process in the lead-up to July 2015.

Attached to the agenda is a copy of the above mentioned correspondence. **(Marked 9.7.30)**

9.7.31 2014 NATIONAL AWARDS FOR LOCAL GOVERNMENT

Document ID:

Applications for the 2014 National Awards for Local Government are now open for entries and close on Friday 21 March 2014. These prestigious awards have attracted thousands of entries during a 27 year period and it is expected that this year will be no different.

Entry is easy, just select a category that reflects your project and follow the application guidelines that can be found on the website at www.infrastructure.gov.au/nalg.

9.7.32 DEPARTMENT OF LOCAL GOVERNMENT AND COMMUNITIES – CARAVAN PARKS AND CAMPING GROUNDS LEGISLATION REVIEW

Document ID:

The Department of Local Government and Communities recently

commenced a review of the *Caravan Parks and Camping Grounds Act 1995* (the Act) and subsidiary legislation. Prior to the review of the Act, the Department started consultation on the review of the *Caravan Parks and Camping Grounds Regulations 1997* (the Regulations) in relation to nature-based parks. A brief overview of the processes involved in the two reviews is outlined.

Attached to the agenda is a copy of the above mentioned correspondence. **(Marked 9.7.32)**

9.7.33 REGIONAL DEVELOPMENT AUSTRALIA – Y20 WHEATBELT SUMMIT ‘GIVING WHEATBELT YOUNG PEOPLE A VOICE’

Document ID: 22302

Regional Development Australia Wheatbelt are pleased to announce the Y20 Wheatbelt Summit to be held on Thursday 10 July 2014 at the Joondalup Resort. The Summit will engage Wheatbelt young people in discussions to identify their future ‘Vision’ for the Wheatbelt region, how they see current and emerging challenges could be addressed and what opportunities can be built on to achieve this vision.

Attached to the agenda is a copy of the above mentioned correspondence. **(Marked 9.7.33)**

9.7.34 AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION – 2014 NATIONAL GENERAL ASSEMBLY OF LOCAL GOVERNMENT – CALL FOR MOTIONS

Document ID: 22295

The 2014 National General Assembly of Local Government (NGA), which will be held at the National Convention Centre in Canberra on 15 – 18 June, is an opportunity for local government to identify and discuss issues which it believes should be addressed by the new Federal Government.

A copy of the above mentioned correspondence is on hand.

9.7.35 NATIONAL TREE DAY BUILDS COMMUNITY ENGAGEMENT AND LOCAL ENVIRONMENTAL OUTCOMES

Document ID: 22289

“A growing body of research shows that contact with nature helps individuals and communities thrive. Planet Ark’s National Tree Day is a key opportunity in the annual calendar for governments to engage residents in looking after their own neighbourhoods, local environment and communities.”

In 2014, National Tree Day is Sunday 27 July and Schools Tree Day is Friday 25 July with organisers encouraged to take part on or around these days.

More information is on hand.

9.7.36 THE RURAL CLINICAL SCHOOL OF WESTERN AUSTRALIA – RESULTS OF A RECENT STUDY

Document ID: 22288

“The study, published in the Medical Journal of Australia on 27 January 2014, provides definitive evidence that the Rural Clinical School of Western Australia is positively impacting on the work location choices of new doctors and contributing to the rural medical workforce in Western Australia.”

Attached to the agenda is a copy of the above mentioned correspondence. **(Marked 9.7.36)**

9.7.37 NATIONAL AUSTRALIA DAY COUNCIL – AUSTRALIAN OF THE YEAR AWARDS

Document ID:

Have you considered nominating your Citizen of the Year for an Australian of the Year Award? They could very well become a finalist for the 2015 Awards in one of these categories:

- Australian of the Year
- Senior Australian of the Year
- Young Australian of the Year
- Australia's Local Hero

You can nominate online at www.australianoftheyear.org.au or if you would prefer you can also just send through their details and any supporting information by email to: awardsinfo@australiaday.org.au.

9.7.38 TOURISM WESTERN AUSTRALIA – TALKING TOURISM – ISSUE 298

Document ID: 22198

Inside this issue:

- Tourism WA news
- Industry news
- Events
- Industry and community tourism forums in Broome
- Extraordinary Kimberley region promoted to domestic market
- Cruise Ready Workshop in Broome
- Kimberley Icons campaign
- WA promoted on lastminute.com.au
- Campaigns to promote Broome and Monkey Mia
- Review of Caravan Parks and Camping Ground Regulations
- Nominate WA for the best 100 Australian holiday experiences
- Social media forum on destination marketing
- Tourism Exchange Australia connects with Agoda.com
- Customer service position at Port Headland Visitor Centre
- CHINA READY Accreditation Launch
- Tourism BOOST workshop in Kalgoorlie
- Customer service workshops in Denmark, Albany and Mandurah
- ‘Sails and wind’ to open international arts festival
- Busselton Jetty to host popular swimming event
- Celebrate the South West's best brews

- Western Australia's largest yachting regatta
- Boyup Brook hosts its 29th music festival
- Nannup's musical talent set to entertain
- Savour the flavours of the Great Southern
- Go for 2 & 5 Perth Track Classic

9.7.39 LOCAL GOVERNMENT – REFORM TOOLKIT

Document ID: 22187

"While developed in the context of Metropolitan Local Government Reform, the Toolkit will be useful across the sector to guide best practice processes."

The Toolkit is primarily an online resource that provides practical, hands-on guidance to assist local governments navigate the numerous tasks that must be managed in the lead-up to 1 July 2015 and beyond.

The website www.reformtoolkit.com.au provides local governments with a step-by-step process to understand and effectively manage the transitional stages of structural reform.

9.7.40 RAC – COMMUNITY SPONSORSHIPS

Document ID: 22186

"From our humble beginnings to the diverse organisation we are today, there is one thing that has not changed and that's our drive to make WA a better place."

Attached to the agenda is a copy of the above mentioned correspondence. **(Marked 9.7.40)**

9.7.41 METRIC COMMUNIQUE – 17 FEBRUARY 2014

Document ID:

The Metropolitan Reform Implementation Committee (MetRIC) held its first meeting for this year on Tuesday 17 February.

Attached is a summary of key items on the agenda. **(Marked 9.7.41)**

9.7.42 WALGA MEDIA RELEASE – 17 FEBRUARY 2014 – COUNTRY LOCAL GOVERNMENT FUND DESERVES REINSTATEMENT

Document ID:

"On the back of reports that Royalties for Regions funds are flowing in quicker than they can be spent, the WA Local Government Association has encouraged the State Government to consider reinstating the Country Local Government Fund in order to help redress the almost \$2 billion backlog in regional infrastructure."

Attached to the agenda is a copy of the above mentioned media release. **(Marked 9.7.42)**

9.7.43 TOURISM WESTERN AUSTRALIA – TALKING TOURISM – ISSUE 299

Document ID:

Inside this issue:

- Tourism WA news
- Industry news
- Events
- WA winners and national tourism awards
- Industry and community tourism forums in Broome
- Cruise Ready Workshop in Broome
- Register now for 'Perth's Urban Village Phenomena' forum
- Review of Caravan Parks and Camping Ground Regulations
- Heritage Council's eNews out now
- Nominate WA for the best 100 Australian holiday experiences
- Social media forum on destination marketing
- CHINA READY Accreditation launch
- Customer Service WA Workshops
- Tourism BOOST Workshops
- Perth hotel and venue development breakfast
- One year until ICC Cricket World Cup in Perth
- Celebrate the South West's best brews
- Western Australia's largest yachting regatta
- Nannup's musical talent set to entertain
- Savour the flavours of the Great Southern
- Go for 2 & 5 Perth Track Classic
- Extraordinary sculptures take over Cottesloe Beach
- Avon Valley celebrates all things vintage
- Valley View concert and air display

9.7.44 WALGA – FEBRUARY ECO-NEWS – ISSUE 1

Document ID:

Inside this issue:

- A serious piece of kit for tackling mossies (City of Bayswater)
- Professionals unite for conference (Shire of Serpentine Jarrahdale)
- 'Save the crabs, then eat them' campaign heats up
- Biosecurity updates from the Department of Agriculture and Food WA
- Bayswater energy efficiency event (City of Bayswater)
- Regional food recycling
- Use waterwise approved products to reduce Council water use
- Free eco home audits (City of Joondalup)
- Turn 'trash' into 'treasure': use waste to make your own creation
- Emission reduction fund – green paper consultation
- 2014 great cocky count – Sunday 6 April
- What's hot in policy

9.7.45 WALGA – REGIONAL ROAD GROUP REPORT – FEBRUARY 2014

Document ID:

Inside this issue:

AGENDA FOR ORDINARY COUNCIL MEETING TO BE HELD THURSDAY 27 FEBRUARY 2014

- Roads
 - 2014 Local Government Transport and Roads Forum
 - The Impact of Heavy Vehicles on Road Wear
 - Roads 2030
 - Operational Responsibility for Roads – Draft Guidelines
- Funding
 - State Road Funds to Local Government Agreement
 - WA Natural Disaster Relief and Recovery Arrangements
 - Commodity Routes Supplementary Fund
 - Heavy Vehicles Charging and Investment Reform
- Urban and Regional Transport
 - Local Government Grain Infrastructure Group
- Road Safety
 - Metropolitan intersection crash program and Region Run-off Road Crash Program
 - Road / Rail Interface Agreements
 - Road Crash Data Report Prototype
 - Guide to the use of Towed Agriculture Implements in WA
 - Road Safety Council Update
 - Local Government Road Safety Awards
 - White Ribbons for Road Safety 2013 Campaign
 - Blessing of the Roads 2014 campaign
 - Roadwise website
 - Road Safety Round-up Makeover
 - Roadwise network survey
 - Type 1 Child Car Restraint Fitting Program

AGENDA FOR ORDINARY COUNCIL MEETING TO BE HELD THURSDAY 27 FEBRUARY 2014

- 10 NEW BUSINESS OF AN URGENT NATURE – INTRODUCED BY RESOLUTION OF THE MEETING**

- 11 CONFIDENTIAL ITEMS FOR WHICH MEETING IS CLOSED TO THE PUBLIC**

- 12 ELECTED MEMBERS MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**

- 13 CLOSURE OF MEETING**