

NOTICE OF AN ORDINARY COUNCIL MEETING

Dear Council Member,

The next Ordinary Meeting of the Dandaragan Shire Council will be held on **Thursday 17 December 2015** at the **Council Chambers Jurien Bay** commencing at **5.00pm**.

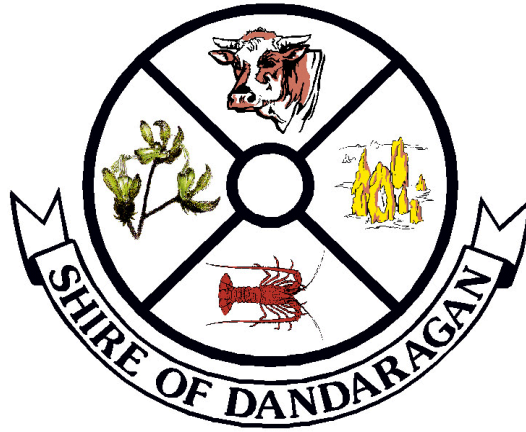
Attached is your copy of the agenda and business papers for the meeting.

The format for the day is as follows:

| | |
|----------------|--|
| 12.30pm | Lunch |
| 1.00pm | Council Forum Age Friendly Community Plan Workshop – Tiffany Tonkin from Localise |
| 3.00pm | Citizen and Young Citizen of the Year Evaluation |
| 4.00pm | Agenda Briefing Session |
| 4.30pm | Councillor Discussion Session |
| 5.00pm | Ordinary Meeting of Council |
| 6.00pm | Public Forum |

.....
Tony Nottle
CHIEF EXECUTIVE OFFICER

10 December 2015



SHIRE
of
DANDARAGAN

AGENDA AND BUSINESS PAPERS

for the

ORDINARY COUNCIL MEETING

to be held

AT THE COUNCIL CHAMBERS, JURIE BAY

on

THURSDAY 17 DECEMBER 2015

COMMENCING AT 5.00PM

(THIS DOCUMENT IS AVAILABLE IN LARGER PRINT ON REQUEST)



ORDINARY COUNCIL MEETING
THURSDAY 17 DECEMBER 2015

Welcome to the Ordinary Council Meeting of the Shire of Dandaragan.

Please be advised that the Ordinary Meeting of Council for 2015 / 2016 will be held on the following dates, times and venues:

| DAY | DATE | TIME | MEETING VENUE |
|------------|----------------------------------|-------------|--|
| Thurs | 23 July 2015 | 5.00pm | Jurien Bay |
| Thurs | 27 August 2015 (School Visit) | 11.00am | Jurien Bay |
| Thurs | 24 September 2015 | 5.00pm | Dandaragan |
| Thurs | 22 October 2015 | 5.00pm | Jurien Bay |
| Thurs | 26 November 2015 | 5.00pm | Jurien Bay |
| Thurs | 17 December 2015 | 5.00pm | Jurien Bay |
| Thurs | 28 January 2016 | 5.00pm | Dandaragan (AGM of Electors 7.00pm) |
| Thurs | 25 February 2016 | 5.00pm | Jurien Bay |
| Thurs | 24 March 2016 | 5.00pm | Jurien Bay |
| Thurs | 28 April 2016 | 5.00pm | Badgingarra |
| Thurs | 26 May 2016 | 5.00pm | Jurien Bay |
| Thurs | 23 June 2016 | 5.00pm | Cervantes |

Public Forums commence immediately following the closure of the Council Meeting which is generally about 6.00pm.

Members of the public are most welcome to attend both the Council Meetings and the Public Forums.

BY ORDER OF THE COUNCIL

Tony Nottle
CHIEF EXECUTIVE OFFICER



DISCLAIMER

INFORMATION FOR THE PUBLIC ATTENDING A COUNCIL MEETING

Please note:

The recommendations contained in this agenda are Officers Recommendations only and should not be acted upon until Council has considered the recommendations and resolved accordingly.

The resolutions of Council should be confirmed by perusing the Minutes of the Council Meeting at which these recommendations were considered.

Members of the public should also note that they act at their own risk if they enact any resolution prior to receiving official written notification of Councils Decision.

Tony Nottle
CHIEF EXECUTIVE OFFICER



COUNCIL MEETING INFORMATION NOTES

1. Your Council generally handles all business at Ordinary or Special Council Meetings.
2. From time to time Council may form a Committee, Working Party or Steering group to examine subjects and then report to Council.
3. Generally all meetings are open to the public; however, from time to time Council will be required to deal with personal, legal and other sensitive matters. On those occasions Council will generally close that part of the meeting to the public. Every endeavour will be made to do this as the last item of business of the meeting.
4. Public Question Time. It is a requirement of the Local Government Act 1995 to allow at least fifteen (15) minutes for public question time following the opening and announcements at the beginning of the meeting. Should there be a series of questions the period can be extended at the discretion of the Chairman.

Written notice of each question should be given to the Chief Executive Officer fifteen (15) minutes prior to the commencement of the meeting. A summary of each question and response is included in the Minutes.

When a question is not able to be answered at the Council Meeting a written answer will be provided after the necessary research has been carried out. Council staff will endeavour to provide the answers prior to the next meeting of Council.

Council has prepared an appropriate form and Public Question Time Guideline to assist.

5. **Councillors** may from time to time have a financial interest in a matter before Council. Councillors must declare an interest and the extent of the interest in the matter on the Agenda. However, the Councillor can request the meeting to declare the matter **trivial, insignificant or in common with a significant number of electors or ratepayers**. The Councillor must leave the meeting whilst the matter is discussed and cannot vote unless those present agree as above.

Members of staff, who have delegated authority from Council to act on certain matters, may from time to time have a financial interest in a matter on the Agenda. The member of staff must declare that interest and generally the Chairman of the meeting will advise the Officer if he/she is to leave the meeting.

6. Agendas including an Information Bulletin are delivered to Councillors within the requirements of the Local Government Act 1995, i.e. seventy-two (72) hours prior to the advertised commencement of the meeting. Whilst late items are generally not considered there is provision on the Agenda for items of an urgent nature to be considered.

Should an elector wish to have a matter placed on the Agenda the relevant information should be forwarded to the Chief Executive Officer in time to allow the matter to be fully researched by staff. An Agenda item including a recommendation will then be submitted to Council for consideration should it be determined appropriate by the Chief Executive Officer.

The Agenda closes the Monday week prior to the Council Meeting (i.e. ten (10) days prior to the meeting).

The Information Bulletin produced as part of the Agenda includes items of interest and information, which does not require a decision of Council.

7. Agendas for Ordinary Meetings are available in the Shire of Dandaragan Administration Centre and all four libraries as well as on the website www.dandaragan.wa.gov.au seventy-two (72) hours prior to the meeting and the public are invited to secure a copy.
8. Agenda items submitted to Council will include a recommendation for Council consideration. Electors should not interpret and/or act on the recommendations until after they have been considered by Council. Please note the Disclaimer in the Agenda (page 3).
9. Public Inspection of Unconfirmed Minutes (Reg 13)

A copy of the unconfirmed Minutes of Ordinary and Special Meetings will be available for public inspection in the Shire of Dandaragan Libraries and on the website www.dandaragan.wa.gov.au within ten (10) working days after the Meeting.

NOTE:

10.3 Unopposed Business

- (1) Upon a motion being moved and seconded, the person presiding may ask the meeting if any member opposes it.
- (2) If no member signifies opposition to the motion the person presiding may declare the motion in sub clause (1) carried without debate and without taking a vote on it.
- (3) A motion carried under sub clause (2) is to be recorded in the minutes as a unanimous decision of the Council or committee.
- (4) If a member signifies opposition to a motion the motion is to be dealt with according to this Part.

This clause does not apply to any motion or decision to revoke or change a decision which has been made at a Council or committee meeting.

SHIRE OF DANDARAGAN QUESTIONS FROM THE PUBLIC

The Shire of Dandaragan welcomes community participation during public question time as per the Shire of Dandaragan Standing Orders Local Law.

A member of the public who raises a question during question time is requested to:

- (a) provide a copy of his or her questions at least 15 minutes prior to the commencement of the meeting;
- (b) first state his or her name and address;
- (c) direct the question to the President or the Presiding Member;
- (d) ask the question briefly and concisely;
- (e) limit any preamble to matters directly relevant to the question;
- (f) ensure that the question is not accompanied by any expression of opinion, statement of fact or other comment, except where necessary to explain the question;
- (g) each **member of the public** with a question is **entitled to ask up to 3 questions** before other members of the public will be invited to ask their questions;
- (h) when a member of the public gives written notice of a question, the President or Presiding Member may determine that the question is to be responded to as normal business correspondence.

The following is a summary of procedure and a guide to completion of the required form.

1. This is a "question" time only. Orations, explanations or statements of belief will not be accepted or allowed.
2. Questions must relate to a matter affecting the Shire of Dandaragan.
3. Questions must be appropriate and made in good faith. Those containing defamatory remarks, offensive language or question the competency or personal affairs of council members or employees may be ruled inappropriate by the Mayor or Presiding Member and therefore not considered.
4. Frame your question so that it is both precise and yet fully understood. Long questions covering a multitude of subjects are easily misunderstood and can result in poor replies being given.
5. Write your question down on the attached form, it helps you to express the question clearly and provides staff with an accurate record of exactly what you want to know.
6. When the President or presiding member calls for any questions from the public, stand up and wait until you are acknowledged and invited to speak. Please start by giving your name and address first, then ask the question.
7. Questions to be put to the President or presiding member and answered by the Council. No questions can be put to individual Councillors.
8. The question time will be very early in the meeting. **There is only 15 minutes available for Question Time.** Questions not asked may still be submitted to the meeting and will be responded to by mail.
9. When you have put your question, resume your seat and await the reply. If possible, the President or presiding member will answer directly or invite a staff member with special knowledge to answer in his place. However, it is more likely that the question will have to be researched, in which case the President or presiding member will advise that the question will be received and that an answer will be forwarded in writing. Please note under NO circumstances, will the question be debated or discussed by Council at that meeting.
10. To maximise public participation only three questions per person will initially be considered with a time limit of 2 minutes per person. If there is time after all interested persons have put their questions the President or presiding member will allow further questions, again in limits of two per person.
11. To fill out the form, just enter your name and address in the appropriate areas together with details of any group you are representing, then write out your question.
12. Please ensure your form is submitted to the minutes secretary.

If you have difficulty in or are incapable of writing the question, Shire staff are available on request to assist in this task.

We hope this note assists you in the asking of your question and thank you for your interest and participation in the affairs of our Shire.

SHIRE OF DANDARAGAN

QUESTIONS FROM THE PUBLIC

Any member of the public wishing to participate in Public Question Time during Council or Committee meetings is welcome to do so, however, Council requires your name, address and written questions to be provided to the meeting secretary.

Name: _____ Signature: _____

Address: _____

Contact No: _____ Meeting Date: _____

Council Agenda Item No: _____
(if applicable, see below*)

Name of Organisation Representing: _____
(if applicable)

QUESTION:

Each member of the public is entitled to ask up to 3 questions before other members of the public will be invited to ask their question. 15 Minutes is allotted to Public Question Time at Council Meetings.

Please see notes on Public Question Time overleaf...

- * **Agenda Forums:** Questions can only be addressed where they relate to an Agenda Item.
- * **Council Meetings:** Questions are to relate to a matter affecting the Shire of Dandaragan.



**REGISTER OF FINANCIAL / IMPARTIALITY / PROXIMITY INTEREST
RECORD OF DISCLOSURES MADE**

NAME OF PERSON MAKING DISCLOSURE

Surname: _____

Christian Names: _____

Date of Disclosure: _____

Date of Meeting: _____

Council Meeting: Yes No (Please
Circle)

or

Committee Meeting: Yes No (Please
Circle)

Name of Committee: _____

Agenda Book Page No: _____ Item No: _____

Nature and Extent of Financial Interest:

Signature of Person Making Disclosure:

Signature of Staff Recording Financial Interest:

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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 L Holmes | (President) |
| Councillor D Slyns | (Deputy President) |
| Councillor W Gibson | |
| Councillor K McGlew | |
| Councillor J Kulisa | |
| Councillor M Sheppard | |
| Councillor P Scharf | |
| Councillor D Richardson | |
| Councillor C Carey | |

Staff

| | |
|---------------|--|
| Mr T Nottle | (Chief Executive Officer) |
| Mr I Rennie | (Deputy Chief Executive Officer) |
| Mr S Clayton | (Executive Manager Corporate & Community Services) |
| Mr G Yandle | (Executive Manager Infrastructure) |
| Mr D Chidlow | (Manager Planning) |
| Ms R Headland | (Council Secretary & PA) |

Apologies

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 26 NOVEMBER 2015



7 NOTICES AND ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION

8 PETITIONS / DEPUTATIONS / PRESENTATIONS / SUBMISSIONS

9 REPORTS OF COMMITTEES AND OFFICERS

9.1 CORPORATE & COMMUNITY SERVICES

9.1.1 FINANCIAL STATEMENTS - MONTHLY REPORTING FOR THE PERIOD ENDING 31 OCTOBER 2015

| | |
|------------------------------|--|
| Location: | Shire of Dandaragan |
| Applicant: | N/A |
| Folder: | Business Classification Scheme / Financial Management / Financial Reporting / Periodic Reports |
| Disclosure of Interest: | None |
| Date: | 8 December 2015 |
| 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 October 2015.

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 October 2015.

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 [i.e. surplus / (deficit)] position as at the 31 October 2015 was \$6,340,515. 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.

Recreation and Culture

Expenditure is at 112% of Y-T-D budget and is due less than budgeted depreciation of buildings. This is a non cash item that will not affect the available cash of Council. A correction will be made during budget review to rectify this.

Other Property and Services

Income is at 255% Y-T-D budget and is due to a commercial waste disposal agreement. This variance will continue to grow as month's progress and does represent a positive variance in relation to available cash. Further, reimbursement for insurance claims is contributing to this variance.

Should Councillors wish to raise any issues relating to the 31 October 2015 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 October 2015 (Doc Id: 61910)

(Marked 9.1.1)



VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

That the monthly financial statements for the period ending 31 October 2015 be adopted.

9.1.2 ACCOUNTS FOR PAYMENT – NOVEMBER 2015

| | |
|------------------------------|--|
| Location: | Shire of Dandaragan |
| Applicant: | N/A |
| Folder Path: | Business Classification Scheme / Financial Management / Creditors / Expenditure |
| Disclosure of Interest: | None |
| Date: | 7 December 2015 |
| Author: | Scott Clayton, Executive Manager Corporate & Community Services |
| Signature of Author: |  |
| Senior Officer: | Tony Wottle, Chief Executive Officer |
| Signature of Senior Officer: |  |

PROPOSAL

To accept the cheque and direct debit listing for the month of November 2015.

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, electronic funds transfer (EFT) and direct debit payments for November 2015 totalled \$2,632,841.38 for the Municipal Fund and \$800.00 for the Trust 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 are the following items relevant to this report:

- Cheque, EFT and direct debit listings for November 2015 (Doc Id: 61942)

(Marked 9.1.2)

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

That the Municipal Fund cheque and EFT listing for the period ending 30 November 2015 totalling \$2,632,841.38 for the Municipal Fund and \$800.00 for the Trust Fund be accepted.

9.2 INFRASTRUCTURE SERVICES

9.2.1 TENDER RECOMMENDATION RFT 09 / 2015 URBAN ROADS HAMERSLEY STREET AND CORUNNA ROAD

Location: Jurien Bay, Hamersley Street, Cervantes, Corunna Road
 Applicant: Executive Manager Infrastructure
 Folder Path: Business Classification Scheme / Road / Tendering / Tender Evaluations
 Disclosure of Interest: Nil
 Date: 3 December 2015
 Author: Garrick Yandle, Executive Manager Infrastructure

Signature of Author:
 Senior Officer:
 Signature of Senior Officer:



Tony Nottle, Chief Executive Officer



PROPOSAL

That Council consider the awarding the tenders for RFT 09/15 Urban Road Reconstruction for Hamersley Street and Corunna Road. The projects have been identified in the 2015/16 Capital Works Budget and are funded through Roads to Recovery.

BACKGROUND

The Shire's 2015/16 Roads to Recovery funding allocation is \$1.15M. The road outlined in RFT 07/15 is being delivered as part of the Shire's ongoing Roads to Recovery program and reporting requirements. The initial budget allocations for these projects are as follows:

| Proposed Road | Budget Amount (ex GST) |
|---------------------------------|------------------------|
| Hamersley St (Batt to Bayliss) | \$ 150,000 |
| Corunna Rd (Talavera to Weston) | \$ 200,000 |

Tender Process

The Shire's Infrastructure team are managing the Tender and Construction components of these projects in-house.

The Tender was advertised in The West Australian on Saturday 14 November 2015 and was also on the Shire website www.dandaragan.wa.gov.au/tenders. The Tender submissions closed on Wednesday 2 December 2015 at 2pm.

COMMENT

Tender Submissions

The following provides a summary of Tenders received and also the Shire Infrastructure team's recommendation.

At 2pm on 3 December 2015 the tender period closed with tenders received from the following 2 contractors:

- Direct Contracting

- WCP Civil

All tenders received were conforming.

The following table summarises the original (unadjusted) tendered prices received:

| Contractor | Hamersley St (ex GST) | Corunna Rd (ex GST) | Total (ex GST) |
|--------------------|----------------------------------|--------------------------------|---------------------------|
| WCP Civil | \$112,640.65 | \$148,337.82 | \$260,978.47 |
| Direct Contracting | \$141,554.00 | \$190,015.00 | \$331,569.00 |

Tender Assessment

The Shire received quality tenders of similar levels of methodology, scope inclusions and comparable price. The receipt and assessment of these tenders allowed the Shire to further identify the key requirements and preferred scope of works to be undertaken. To be fair to all tenderers the Shire have relayed the same technical queries back to the tenderers in order to clarify their tender pricing and confirm that all tenderers had allowed for relevant scope items. This enabled the Shire to compare the price against the scope of all tenderers in a consistent manner.

The qualitative assessment criteria for the tender submissions were as follows:

| Qualitative Criteria | Weighting |
|---|------------------|
| Relevant experience <ul style="list-style-type: none"> ▪ In delivering services of the nature of this tender ▪ Demonstrate successful completion works of a similar nature for the Shire of Dandaragan | 15% |
| Capacity to Deliver the Services <ul style="list-style-type: none"> ▪ Professional skills ▪ Key personnel ▪ Support facilities ▪ Plant, equipment and materials; and ▪ Any contingency measures or back up of resources including personnel (where applicable) | 15% |
| Service Delivery Plans <ul style="list-style-type: none"> ▪ Methodology for providing the services and ▪ Timetable for delivering the services | 15% |
| Reports from referees <ul style="list-style-type: none"> ▪ Provide written references. | 5% |
| Price <ul style="list-style-type: none"> ▪ Value of tender prices ▪ Works fully scoped and included in price | 50% |

AGENDA FOR ORDINARY COUNCIL MEETING TO BE HELD THURSDAY 17 DECEMBER 2015

| | |
|--------------|-------------|
| Total | 100% |
|--------------|-------------|

A Tender Assessment Matrix was developed as part of the qualitative assessment process. Notes were documented for each Tendering Contractor against each relevant criterion. These notes were then used to develop a numerical quantitative assessment. The detailed Tender Assessment Matrix is included at the end of this report. The results of the Tender Assessment Matrix are summarised in the table below.

| Criteria | | WCP CIVIL | DIRECT CONTRACTING |
|------------------------|------------|------------------|---------------------------|
| Relevant Experience | 15 | 7.5 | 13.5 |
| Capacity to Deliver | 15 | 14 | 14 |
| Service Delivery Plans | 15 | 12 | 13 |
| Reports from Referees | 5 | 4 | 5 |
| Price | 50 | 48 | 40 |
| TOTAL | 100 | 85.567.5 | 85.5 |

| Ranking | Contractor | Total |
|----------------|---------------------------|--------------|
| 1 | WCP CIVIL | 85.5 |
| 2 | Direct Contracting | 85.5 |

Based upon the result of the Tender Assessment Matrix the preferred Tenderer is WCP Civil. The recommendation is they are awarded the Contracts for both projects as follows:

| Proposed Road | Contract Amount (ex GST) |
|---------------------------------|---------------------------------|
| Hamersley St (Batt to Bayliss) | \$112,640.65 |
| Corunna Rd (Talavera to Weston) | \$148,337.82 |

The key reasons that WCP Civil were ranked first are:

- Their price was significantly cheaper.
- Their timeframe is significantly less.
- Both tenderers have the relevant experience and appropriate references to undertake the work.
- Both tenderers submitted suitable methodologies and an understanding of the scope of works.

CONSULTATION

Chief Executive Officer

STATUTORY ENVIRONMENT

Section 6.8 LGA – 1995.

AGENDA FOR ORDINARY COUNCIL MEETING TO BE HELD THURSDAY 17 DECEMBER 2015

Section 11 Local Government (Functions & General) Regulations 1996 – When tenders have to be publically invited.

POLICY IMPLICATIONS

Shire of Dandaragan Purchasing Policy and Tender Guide 1.15.

- Limit of proposed Contract exceeds the limit under Delegated Authority 210 provided to the CEO. (Chief Executive Officer is authorised to accept tenders up to a value of \$50,000. All tenders which exceed this value must be referred to Council for evaluation and decision.)

FINANCIAL IMPLICATIONS

The budget allocated for the projects in 2015/16 is:

| Proposed Road | Budget Amount (ex GST) |
|---------------------------------|-------------------------------|
| Hamersley St (Batt to Bayliss) | \$ 150,000 |
| Corunna Rd (Talavera to Weston) | \$ 200,000 |

The following is a summary of the recommended Contractor and their awarded tender prices for each project:

| Road | Contractor | Price (ex GST) |
|--------------|-------------------|-----------------------|
| Hamersley St | WCP Civil | \$112,640.65 |
| Corunna Rd | WCP Civil | \$148,337.82 |

Given that the total cost of projects recommended to be awarded is \$350,000 this would approximately leave \$89,000 of Roads to Recovery funding remaining and available for further works. This is recommended to be retained in case of potential variations for the above mentioned projects.

STRATEGIC IMPLICATIONS

| GOAL NUMBER ONE: Strong Economic Base and Enabling Infrastructure | | | | | |
|---|--|--------------------------------|-------------------|--------------|-----------------|
| OBJECTIVE 1: Develop strong and supportive community social services | | | | | |
| CODE | STRATEGIES | LINKS | TIME FRAME | SCOPE | PARTNERS |
| G1-02-A3 | Ongoing priority investment in roads program: - Implement road reconstruction programme; - Implement road resealing programme. | Corporate Business Plan AMP | Ongoing | Shire wide | DoT |

ATTACHMENTS

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

- Urban Road Tender 09/15 Assessments (Doc Id: 61987)
(Marked 9.2.1)

VOTING REQUIREMENT



Simple Majority

OFFICER RECOMMENDATION

That Council award the Contracts for the RFT09/15 Urban Road Reconstruction

- 1. Hamersley Street to West Coast Profilers For the value of \$112,640.25 exclusive of GST.**
- 2. Corunna Road to West Coast Profilers For the value of \$148,337.82 exclusive of GST.**

9.2.2 MAINTENANCE GRADER CHANGEOVER 2015 / 2016

Location: Dandaragan Depot
 Applicant: Shire of Dandaragan
 Folder Path: Business Classification Scheme / Plant and Equipment Stores / Tendering / Tender Evaluations
 Disclosure of Interest: None
 Date: 8 December 2015
 Author: Garrick Yandle, Executive Manager Infrastructure
 Signature of Author: 
 Senior Officer: Tony Nottle, Chief Executive Officer
 Signature of Senior Officer: 

PROPOSAL

For Council to consider the changeover of 1 x maintenance grader as outlined in the 2015 / 2016 Shire Budget.

BACKGROUND

In the 2015 / 2016 Budget the Shire has allocated funds for the replacement of 1 x maintenance grader. The Budget allocation for purchase of a new grader and disposal of existing graders with changeover is summarised as follows:

| PLANT | PURCHASE | DISPOSAL | CHANGEOVER |
|-----------------|------------|-----------|------------|
| John Deere 670D | \$ 350,000 | \$ 50,000 | \$ 300,000 |

COMMENT

In November 2015, the infrastructure team conducted a process to initiate the replacement of this plant item. It consisted of an advertised public tender for the sale of the existing grader, plus an eQuote process with WALGA Preferred Suppliers for the purchase of new vehicles, with the option for the trade of existing vehicles.

No tenders were received for the sale of the existing John Deere 670D grader.

The following WALGA preferred suppliers were invited to provide a quote:

- Westrac - CATERPILLAR 12M
- HITACHI - JOHN DEERE 670G
- KOMATSU - Komatsu GD555

A summary of submissions received with changeover costs is as follows:

| MACHINE | PURCHASE | TRADE | CHANGEOVER |
|---------------------------|------------|-----------|------------|
| WESTRAC - CAT 12M | \$ 347,185 | \$ 66,000 | \$ 281,185 |
| HITACHI - JOHN DEERE 670G | \$ 351,000 | \$ 65,000 | \$ 286,000 |
| KOMATSU - KOMATSU GD555 | \$ 344,000 | \$ 70,000 | \$ 274,000 |

Pickles Auctioneers were also contacted to gauge an idea of what the existing grader may potentially bring at auction, should this be a more suitable option. The indicative sale figure was \$50,000 exclusive of GST.

This figure is less than what was received in the eQuote and trade process. It is thus considered that at this point, putting them up for auction is not a suitable option.

The changeover cost from all vendors is within budget.

Based upon the quotes and trade prices received and feedback from industry the preferred grader is the Westrac – Caterpillar 12M with the changeover over figure of \$281,185. This is less than the budgeted changeover figure by \$18,815.

CONSULTATION

- Operations Supervisor – Dandaragan
- Chief Executive Officer

STATUTORY ENVIRONMENT

Section 11 Local Government (Functions & General) Regulations 1996 – When tenders have to be publically invited

Section 3.58 Local Government Act (1995) – Disposing of property

3.58. Disposing of property

- (1) In this section —
dispose includes to sell, lease, or otherwise dispose of, whether absolutely or not;
property includes the whole or any part of the interest of a local government in property, but does not include money.
- (2) Except as stated in this section, a local government can only dispose of property to —
 - (a) the highest bidder at public auction; or
 - (b) the person who at public tender called by the local government makes what is, in the opinion of the local government, the most acceptable tender, whether or not it is the highest tender.

POLICY IMPLICATIONS

Shire of Dandaragan Purchasing Policy and Tender Guide 1.15.

- Limit of proposed Contract exceeds the limit under Delegated Authority 103 provided to the Chief Executive Officer (\$100,000).

FINANCIAL IMPLICATIONS

The following is a summary of the changeover cost for the preferred supplier:

| |
|---|
| AGENDA FOR ORDINARY COUNCIL MEETING TO BE HELD THURSDAY 17 DECEMBER 2015 |
|---|

| VENDOR | PURCHASE | TRADE | CHANGEOVER |
|-------------------|-----------------|--------------|-------------------|
| Budget | \$ 350,000 | \$ 50,000 | \$ 350,000 |
| WESTRAC - CAT 12M | \$ 347,185 | \$ 66,000 | \$ 281,185 |

This is less than the budgeted changeover figure by \$18,815.

STRATEGIC IMPLICATIONS

There are no strategic implications relevant to this report.

ATTACHMENTS

Nil

VOTING REQUIREMENT

Absolute majority


OFFICER RECOMMENDATION

That Council authorise the Chief Executive Officer to award the changeover of 1 x John Deere 670D maintenance grader to Westrac – Caterpillar 12M grader for a changeover price of \$281,185 exclusive of GST and details as follows:

| VENDOR | PURCHASE | TRADE | CHANGEOVER |
|-------------------|-----------------|--------------|-------------------|
| WESTRAC - CAT 12M | \$ 347,185 | \$ 66,000 | \$ 281,185 |

9.3 GOVERNANCE & ADMINISTRATION

9.3.1 APPLICATION OF COMMON SEAL

| | |
|------------------------------|--|
| Location: | N/A |
| Applicant: | Shire of Dandaragan |
| Folder Path: | Business Classification Scheme / Governance / Authorisations / Council Seal |
| Disclosure of Interest: | None |
| Date: | 2 December 2015 |
| 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 Lessor's Consent to Security over a Lease document between the Shire of Dandaragan, Bluetree Holdings Pty Ltd and Commonwealth Bank of Australia trading as Bankwest for Reserve 27406 known as Lot 301 on Deposited Plan 43658 – Jurien Bay Tourist Park.

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

Not applicable

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

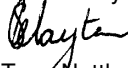

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

That Council authorise the President and Chief Executive Officer to execute the relevant documentation and endorse the affixing of the Shire of Dandaragan's common seal to the Lessor's Consent to Security over a Lease document between the Shire of Dandaragan, Bluetree Holdings Pty Ltd and Commonwealth Bank of Australia trading as Bankwest for Reserve 27406 known as Lot 301 on Deposited Plan 43658.

9.3.2 ANNUAL REPORT AND ANNUAL FINANCIAL STATEMENT INCLUSIVE OF AUDITORS REPORT

Location: Shire of Dandaragan
 Applicant: N / A
 Folder: Business Classification Scheme / Financial Management / Financial Reporting / Periodic Reports
 Disclosure of Interest: None
 Date: 4 December 2015
 Author: Scott Clayton, Executive Manager Corporate & Community Services
 Signature of Author: 
 Senior Officer: Tony Nottle, Chief Executive Officer
 Signature of Senior Officer: 

PROPOSAL

To accept the 2014/2015 Annual Report and the 2014/2015 Annual Financial Statements including the Auditors Report for the Shire of Dandaragan and to receive the Auditors Management Letter.

BACKGROUND

The *Local Government Act (1995)* requires a local government to prepare an annual report for each financial year.

COMMENT

The Shire of Dandaragan finished 2014 / 2015 with a surplus of \$3,722,672. The majority of this surplus is as a result of unspent grants and incomplete capital works project. Therefore, this surplus does not constitute a surplus of funds after all requirements have been met in the true definition of a surplus, rather reflects outstanding commitments that were reprogrammed into the 2015/2016 budget.

Details of the financial income for 2014 / 2015 include:

- A total of \$5,356,038 in rate income was raised. By 30 June 2015, 96.5% of rates had been collected.
- A total of \$7,976,135 in grants were secured.

Audit Report

There were no adverse findings in the audit report and the financial position as at 30 June 2015 is represented fairly.

There are no instances where the Council did not comply with the *Local Government Act 1995* and the *Local Government (Financial Management) Regulations 1996*.

The Management Report states that no significant matters need to be brought to the attention of Council.

The auditor has requested that the Management Letter is considered by all Council members and signed by the President and Chief Executive Officer.

CONSULTATION

Nil

STATUTORY ENVIRONMENT

Section 5.53 and 5.54 of the *Local Government Act 1995* requires preparation and acceptance of the annual report.

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 are the following items relevant to this report:

- Annual Report 2014 / 2015 (Doc Id: 59407)
- Annual Financial Statements 2014 / 2015 (Doc Id: 61880)
- Management Report 2014 / 2015 (Doc Id: 61882)

(Marked 9.3.2)

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION 1



That the Shire of Dandaragan's 2014 / 2015 Annual Report and the 2014 / 2015 Annual Financial Statements inclusive of the Auditors Report be accepted.

OFFICER RECOMMENDATION 2

That the Management Letter be received.

9.4 DEVELOPMENT SERVICES

9.4.1 CARPENTER BEEF PTY LTD – APPLICATION FOR RENEWAL OF PLANNING APPROVAL – JOANNA PLAINS PEAKER PROJECT

| | |
|------------------------------|--|
| Location: | Lot 3907, Brand Highway, Cataby |
| Applicant: | Carpenter Beef Pty Ltd |
| Folder Path: | Development Services Apps / Development Application / 2009 / 48 |
| Disclosure of Interest: | None |
| Date: | 2 December 2015 |
| Author: | David Chidlow, Manager of Planning |
| Signature of Author: |  |
| Senior Officer: | Ian Rennie, Deputy Chief Executive Officer |
| Signature of Senior Officer: |  |

PROPOSAL

The proponent is seeking renewal of planning approval for the establishment of the Joanna Plains Peaker Project on Lot 3907 Brand Highway, Cataby.

BACKGROUND

At its meeting on the 24 November 2011, Council granted conditional planning approval to the Joanna Plains Peaker Project for a period of two (2) years. The conditions of approval are as follows:

1. *The proponents shall provide a Traffic Management Plan to Main Roads Western Australia and the Shire of Dandaragan prior to the commencement of construction. The Traffic Management Plan shall address;*
 - *Transportation of materials to the project site;*
 - *Obtaining the necessary written approvals / permits from Main Roads Western Australia Heavy Vehicle Operation Branch; and*
 - *The transport of all divisible and indivisible loads and acquisition of necessary permits for transport of these loads.*
2. *The proponents shall provide road signage to the specification and satisfaction of Main Roads Western Australia;*
3. *Following the submission of the application for planning approval, if the proponent proposed changes resulting in significant additional environmental impact in the opinion of the Shire of Dandaragan, these changes shall not be undertaken without prior consultation with the Shire of Dandaragan and the Environmental Protection Authority Service Unit;*
4. *The proponents are required to obtain a clearing permit in accordance with the provisions of the Environmental Protection (clearing of native vegetation) Regulations 2004 in the case of any proposal to clear existing remnant vegetation*

- on the site to the satisfaction of the Department of Environment and Conservation;*
5. *The Joanna Plains Peaker Project shall comply with the Environmental Protection Authorities Guidance Statement No.3 for "Electric Power Generation";*
 6. *Prior to the commencement of construction, the proponents shall commission third party noise modelling studies to demonstrate the final design complies with the relevant noise limits outlined in this approval;*
 7. *The proponent shall ensure that no nesting birds of the endangered species Carnaby's Black Cockatoo are disturbed by any resulting works such as realignment of fence lines through or near mature trees;*
 8. *Decommissioning of the plant and equipment on the subject land will commence within a period of 12 months from termination of operations and to be completed within a time period to the satisfaction of the Shire of Dandaragan. This will occur following submission by the proponent of a plan outlining the process of decommissioning;*
 9. *Planning consent is granted for a maximum period of two years from the date of this approval during which time the development must be substantially commenced;*
 10. *The proponent is advised that planning approval is not a building licence. A building licence must be formally applied for and obtained from Building Services before commencement of any site and / or development works; and*
 11. *That following completion of the construction of the project, the Chief Executive Officer be authorised to request the proponent to undertake screen planting sufficient to screen the development from the Brand Highway.*

At the Council meeting held on 26 September 2013, a 2 year extension was granted for the project;

"That Council:

1. *pursuant to Clause 10.5.2 of the Shire of Dandaragan Local Planning Scheme No.7 grant a two year extension to the planning approval granted 24 November 2011 for the Joanna Plains Peaker Project on Lot 3907 Brand Highway, Cataby resulting in the revised expiry date of 24 November 2015; and*
2. *that the applicant be advised the extension of time to the current planning approval does not alter the conditions of approval nor afford a right of appeal to the State Administrative Tribunal. The decision relates to the period of time upon which construction work must have substantially commenced as determined by the Council.*

CARRIED 8 / 0"

The proposal is to construct and operate a 106MW "peaking" dual fuel (diesel and gas) open cycle gas turbine power station that will efficiently supplement electricity generation during times of high

electricity demand in the Mid-West Region. The project will be capable of being a standalone unit or being aligned with other wind farm projects.

The project will be located on Lot 3907 being a site characterised by gently undulating, cleared pasture lands. No native vegetation or significant habitats will be disturbed as a result of the development and construction will be carried out under best management practices.

COMMENT

The Shire of Dandaragan Local Planning Scheme No.7 permits Council to grant extensions to planning approval.

Clause 10.5.2.of the Scheme states;

A written request may be made to the local government for an extension of the term of planning approval at any time prior to the expiry of the approval period in clause 10.5.1.(2 years)

The applicant lodged an application before the expiry of the permit being 24 November 2015. In granting an extension it should be made clear to the proponent that the Council's decision does not provide an avenue to change any of the current conditions of approval nor afford a right of appeal to the State Administrative Tribunal. The decision merely relates to the period of time upon which construction work must have substantially commenced, generally interpreted as 'slab on the ground', or in this instance could mean footings completed

Lot 3907 is located on a property in the Cataby area approximately 160km north of Perth and approximately 21km west of the Dandaragan town site. The subject land is commonly known as Joanna Plains. The Joanna Plains farm is a 6950 hectare property comprising of four separate Certificates of Title. The particular Certificate of Title affected by this application is commonly referred to as "Marianas".

The proposed development site comprises of an area of 1751 hectares, immediately west of the Brand Highway and is currently used for the grazing of cattle. This site was selected as the most suitable location because of the location of required infrastructure. The Dampier to Bunbury natural gas pipeline is located 11km from the proposed site, whilst the Parmelia gas pipeline is located less than 500m from the proposed site. A 132kV power line held by Western Power did traverse the site from south-east to north-west. A 330kV easement also traverses the site and Western Power has upgraded the 132kV to 330kV as part of their Pinjar to Eneabba transmission line project.

The site is currently used for grazing and was cleared some 20 to

30 years ago. The Joanna Plains farm is located on land zoned "Rural" under the Shire of Dandaragan Local Planning Scheme No.7. Land to the east of the site is also zoned Rural however, land to the north and south is reserved for "Public Purposes" and the land to the immediate west is reserved for "Conservation".

The applicant advises that the following components are proposed to be used in this project:

- 2 x 60MW generators i.e. operating capacity of 106MW;
- Control room;
- Fuel oil skid;
- Gas skid;
- 18 metre exhaust stack;
- Maintenance / storage building;
- Water treatment building; and
- Fuel tanks.

It is proposed that the plant is designed and intended to be run on a remote basis. The units are capable of operating on dual fuel basis meaning the turbines can function on various fuels including bio diesel, diesel or natural gas. The units are designed as a small modular configuration that is primarily constructed offsite and prefabricated modules are transported to site and basically bolted onto the concrete slab. Each turbine can operate either independently or in sync with the other. This allows the two turbines to be progressively brought online within a short period to meet electricity demand. This means the Joanna Plains Project has the capacity to efficiently operate to a minimum output of 15MW through to a maximum output of 106MW.

The proposed substation will occupy 10% of the total area being approximately 4000 square metres and house the outdoor switch gear and a control room fitted out with switch gear, protection, metering and communication equipment.

Access to the proposed site will be located along the northern boundary of the Mariana's paddock and is directly available from the Brand Highway via a new road of approximately 1500 metres. If necessitated, the land owner is agreeable to including the proposed access drive within a dedicated easement. The access road design and the construction will need to suit the sandy soils with possible suitable construction material located about 10 kilometres away. The proposed vehicle manoeuvring area will be constructed to a suitable standard to accommodate heavy rigid vehicles and will enable all vehicles to enter and exit the site in forward gear after performing no more than a 3 point turn. This access is the subject of a submission from Main Roads Western Australia.

General temporary facilities required for construction will include:

- Site sheds and offices;

- Ablution facilities;
- Crib room;
- Covered external area;
- Lay down areas; and
- Small car park.

Application for these temporary facilities will be the subject of a separate application for planning approval. These facilities will be removed following construction and all areas disturbed will be rehabilitated. It is anticipated that the initial construction phase would be completed within six months of onsite works commencing.

CONSULTATION

All those that made submissions in 2013 were advised by letter of the proposed extension of planning approval and requested to advise if there were any changes to their comments/advice. Responses have been received from, Department of Mines and Petroleum, the Department of Planning, Main Roads WA, all advising “no change” comments.

STATUTORY ENVIRONMENT

- Local Planning Scheme No 7;
- Local Planning Strategy – Rural Land Use and Rural Settlement;

POLICY IMPLICATIONS

There are no policy implications relevant to this item.

FINANCIAL IMPLICATIONS

The applicant has paid a sum of \$3,751.10 for extension of the planning approval.

STRATEGIC IMPLICATIONS

- Shire of Dandaragan Local Planning Strategy – Rural Land Use and Rural Settlement

ATTACHMENTS

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

- Letter from Carpenter Beef requesting extension (Doc Id: 61795)
- Site plan (Doc Id: 16078)
- Separation plan (Doc Id: 16080)
- Infrastructure plan (Doc Id: 16083)

(Marked 9.4.1)

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION**That Council:**

1. pursuant to Clause 10.5.2 of the Shire of Dandaragan Local Planning Scheme No.7 grant a two year extension to the planning approval granted 26 September 2013 for the Joanna Plains Peaker Project on Lot 3907 Brand Highway, Cataby resulting in the revised expiry date of 18 December 2017; and
2. that the applicant be advised the extension of time to the current planning approval does not alter the conditions of approval nor afford a right of appeal to the State Administrative Tribunal. The decision relates to the period of time upon which construction work must have substantially commenced as determined by the Council.

Advice Note:

Council advise the applicant that a further extension of the Planning Approval will not be supported at the expiry of this approval in December 2017

9.4.2 REDEVELOPMENT OF CERVANTES CARAVAN PARK - STAGE ONE AND ENDORSEMENT OF MASTERPLAN.

Location: Reserve 30838, Lot 229 Aragon Street, and Portion of Road Reserve Talavera Road, Cervantes


Applicant: Shire of Dandaragan and Department of Lands on behalf of RAC Tourism Assets Pty Ltd

Folder Path: Development Services App / Development Application / 2015 / 73

Disclosure of Interest: David Chidlow declared an impartiality interest due to being a Member of RAC

Date: 2 December 2015

Author: David Chidlow, Manager of Planning

Signature of Author: 

Senior Officer: Ian Rennie, Deputy Chief Executive Officer

Signature of Senior Officer: 

PROPOSAL

In July 2014, RAC Tourism Assets Pty Ltd "RAC" acquired the Pinnacles Holiday Park in Cervantes (formerly known as the Cervantes Caravan Park). RAC's decision to purchase the park is part of a longer term strategy of the RAC to acquire tourist parks in strategic Western Australian locations with the intention of significantly upgrading them and providing quality, affordable accommodation to approximately 800,000 of its members and the broader WA community.

The development application proposes development within the western portion of the site (stage 1). A masterplan in accordance with the conditions of the lease with the Shire for the entire site has been developed and is provided in the attachments.

No changes are proposed to the eastern portion of the site (with the exception of the 2/two bus bays) under this development application or to the existing cafe and existing manager's house.

The development application proposes the following new development:

- 24 Chalets
- 8 Safari Tents
- Main amenities building
- Pool and spa
- Maintenance shed
- BBQ shelter (adj. to safari tents)
- Private wastewater pump station
- New pull in bay on Aragon Street entry
- New grassed areas and paths
- New fence along the new Talavera Road boundary

The following structures are proposed to be removed.

- Maintenance shed
- Amenities building 01
- Centre BBQ shelters (2 total)

- 69 total caravan / camping sites (Note – The required number of caravan/camping sites overall will not be reduced by this development application).

As part of the lease, the applicant is required to provide a masterplan to Council by January 2016.

Council considered the draft masterplan as presented by RAC at the Council Forum held on 10 September 2015. A copy of the proposed masterplan is provided in the attachments and the applicants seek endorsement of this masterplan to fulfil the requirement of the lease agreement.

BACKGROUND

The development application for the proposed redevelopment, encompasses the first stage of the overall masterplan vision for the site and will provide the Cervantes Township with a destination holiday park which offers a diverse range of contemporary quality chalets and safari tents, a variety of caravan and camp sites and quality new amenities. This development application also addresses the Shire of Dandaragan's development requirements for the lessee as contained in the lease agreement with RAC Tourism Assets Pty Ltd.

The first stage of the re-development focuses on the west end of the site, where a new landscaped pedestrian friendly green spine will link the existing beach access path to the centre of the site where the main amenities, pool and children's grassed area will be located. The majority of the new chalets and safari tent accommodation will be located to either address the green activity spine, or be orientated to appreciate the local Cervantes dune & beach outlook.

The current caravan park comprises:

- 218 caravan/camping sites
- Café / office / shop
- Manager's house
- Maintenance shed
- Amenities building 01
- Amenities building 02
- Amenities building 03
- Fish cleaning facilities
- East BBQ shelter
- Centre BBQ shelters (2 total)
- Transformer

The cabins and facilities are outdated and are not representative of the quality and standard RAC wishes to market to their customer base. The beach front location of the site, and the approximate 2 hour drive from Perth, makes it ideal for redevelopment.

COMMENT

Car Parking

Currently there is unmarked car parking within the area proposed for redevelopment. The proposed redevelopment of the site will include formalised car parking associated with the proposed accommodation.

Local Planning Policy 8.8– ‘Car Parking’ provides the car parking ratios for the proposed land uses.

TOTAL required:

- 33 car bays
- 4 bike racks
- 2 bus bays

Car parking bays have been provided for all chalets and safari tents. The parking proposed includes 36 new car bays and 2 accessible car bays. This is in excess to what is required under the Shire’s policy.

Two bus bays and four (4) bicycle racks have been included within the site as shown on the proposed masterplan. The bus bays are located adjacent to the existing amenities building and the bicycle racks are located adjacent to the reception.

All new car parking bays will comply with AS2890 Part 1 Parking Facilities - Off Street Car Parking.

Building Heights

Under clause 5.19 of LPS7, the maximum building heights are determined by the Council within all zones except the residential zone. The buildings proposed in this development application are single storey, and appropriate for the coastal environment.

The Shire Manager Building Services advises that as the Building Permits will be certified by an independent Building Surveyor, there are no issues identified at this stage pending receipt of the certified plans.

Signage

No signage is proposed as part of this development application. Any proposed future signage will be submitted separately and will be prepared in accordance with the Shire of Dandaragan’s Policy 8.7 – Advertising Devices (Signage).

Landscaping

The landscape design of the Caravan Park will contribute to regenerating the Pinnacles Holiday Park as a unique and distinct destination. The design shall seek to take inspiration from the coastal landscape character and vegetation of the site. As such the park landscape shall be centred on the existing vegetation,

strengthening and bolstering the natural experience of the site whilst still fulfilling functional parameters such as pedestrian circulation, wind amelioration, the provision of shade, pathways and wayfinding and providing vertical structure to the park.

Public Open Space

A central green spine public open space linking the beach with the caravan park (west-east axis) is a key feature of the park to provide a central access route for visitors. This green spine will link most of the parks' key features and accommodation types. This open space will be an important spill out space for guests to interact and socialise whilst also acting as a buffer zone between accommodation types.

A pool and green space area will be sited in the heart of the park and alongside the new amenities building will form a community hub for the park.

Play Areas

A children's grassed play area will be located within the public open space adjacent to the new amenities building and pool. Play areas will be either fenced or bounded by appropriate planting so to establish a 'secure' playing area, particularly where areas are close to vehicular circulation.

The applicant advises that they will be looking at providing play equipment once a standard is developed that meets their branding needs. This is currently under consideration.

Roads

The development will utilise the existing park road network.

Pedestrian Paths.

Pedestrian paths will provide access between accommodation and park facilities and will link through to the existing beach access path at the western end of the site.

It is anticipated that the paths will have a visual and physical hierarchy according to location and use. Asphalt paths will be used on main pedestrian paths with high volume of users and be DDA compliant linking key communal areas of the park whilst compacted gravel will be used for low volume paths particular accessing the beach and other natural areas of the site.

The standard of pathway through the dunes is subject to a dune management report as a condition of approval. There is some question as to whether the pathway should be asphalt to connect to the foreshore pathway. This will be determined as part of the dune management plan.

Boundary Treatments-Talavera Road

The new proposed boundary at Talavera Road will be fenced with timber lap fencing with limestone block piers. The fence is proposed to be a minimum height of 1.6 metres and maximum height of 1.8 metres. The height of the piers will range between 1.8 metres and 2.0 metres. The lower height of 1.6 metres will facilitate ocean views from those chalets along Talavera Road. An increased height of 1.8 metres may be considered for an additional level of screening if required. The proposed fencing along Talavera Road will allow for privacy within the site and shelter from the prevailing wind.

A verbal submission was received raising concerns about potential deterioration of a timber lap fence over time. RAC advise that they will only use material that is weather resistant and will maintain the fencing in good order as part of their management plan and product image. A condition of approval will require maintenance of exterior fencing as well as give some flexibility as to the fencing materials.

Planting will be incorporated along the boundary treatment along Talavera Road and will complement and soften fencing to blend it in with surrounding areas. A mix of locally native "Heath" plants shall be planted along the fence boundary at Talavera Road which shall tie-in with the native coastal vegetation in the area.

Street trees shall be planted along the Talavera Road verge which shall enhance the streetscape and provide shade and shelter for local residents and the Holiday Park. Eucalyptus gomphocephala (Tuart) species have been specified so as to tie-in with local character and provide future habitat.

Tree Retention & Demolition

Retention of trees within the site is an important design consideration as the site's existing trees play an important role in its landscape character and provide valuable shade for guests. The landscape design seeks to maximise retention of trees.

A tree assessment has been carried out for the site. The purpose of the assessment was to undertake an inspection of all of the trees, and provide information in regards to: species, size, condition, life expectancy and management recommendations. Whilst tree demolition has been kept to a minimum, this development application proposes to remove existing trees in order to accommodate the development. A list of the trees proposed to be removed is shown in Appendix C of the Development report.

Whilst trees will be removed, there is tree planting, utilising locally native tree species, proposed within the site and along the site boundary at Talavera Road.

GHD contacted the Nature Conservation Co-ordinator from the Department of Parks and Wildlife (Lancelin Officer) regarding potential breeding habitats for Carnaby Black Cockatoos. It was suggested that the proposal would not need to be referred to the Commonwealth as the risk of the use of the trees by Carnaby's cockatoos was low and there were only a small number of trees.

Planting Design

Planting design will build upon the existing tree canopy character and coastal vegetation to enhance the park landscape. Planting will be an important tool in defining areas within the park and providing screening where necessary.

Traffic and transport

The changes proposed on the site are relatively minor and the traffic impacts are anticipated to be low. The development application proposes to maintain the existing road layout with some areas of road widening proposed to enable more effective movement. The new road sections will include appropriate speed limit signs to maintain consistent low speed through the site.

A new gated emergency entry/exit is proposed along Talavera Road. The details of this are shown in the site plan. A new layby area is proposed at the existing entry on Aragon Street to enable temporary parking whilst checking in. This will reduce congestion around the entry and minimise conflicts with the existing car parking area. Please note, the future Masterplan contemplates a new entry arrangement to the park off Aragon Street that would improve access and queuing arrangements and the development of a new reception to the park.

Services

Water and Fire Services

A 50 mm potable water supply services the site with the meter located to the north west of the intersection between Brown and Aragon Street. Peak water usage based on potential occupancy figures have been estimated at around 1.7 – 2.0 L/s, therefore a 50 mm supply is adequate assuming irrigation is performed outside of visitor ablutions and the use of the kitchen.

Firefighting equipment on the site will be provided and upgraded as necessary to ensure compliance with the Building Code of Australia and the Caravan Parks and Camping Grounds Regulations 1997.

Wastewater

Wastewater will be managed via a new sewer connecting the site to the Barcelona Drive Pump Station, which requires construction of an on-site private pump station. The location of the proposed private pump station is shown on the Site Plan

It is proposed that new buildings will be connected to the sewer in stage one. Existing ablution blocks are included in Stage 2 and will be connected to sewer at that development stage.

A condition of approval will be that all of Stage One which includes:

- Chalets
- Main Amenities
- Safari Tents

as well as (Stage Two)

- the existing Café
- Manager's Residence
- Dump Point

And the existing ablutions (be connected within two (2) years).

Waste Water Pressure Main

An existing DN150 waste water pressure main crosses the caravan park site, running northwards to the Cervantes waste water treatment plant. Water Corporation has advised that it is not possible for the flows from the Pinnacles Holiday Park to be injected directly into this pressure main as there are already three private pump stations pumping into the main resulting in operational issues.

Water Corporation has however advised that the wastewater flows from the redeveloped holiday park must be discharged into its existing Barcelona Drive Wastewater Pump Station. The suggested pressure main route from the on-site pump station is southwards along Corunna Road, east into York Street, south into Drummond Circus, followed by Leon and Seville Streets, and finally discharging into the Inlet Access Chamber at the Barcelona Drive Pump Station. The total length of the proposed pressure main is approximately 1.40 km, and it is intended to locate the main within the road reserve.

RAC Tourism Assets Pty Ltd will be responsible for the installation of the pressure main.

On-Site Private Pump Station

The location of the proposed private pump station is shown on the Drawing A101 (Appendix B). It is located on the lower side of the site to minimise the depth of collector pipes across the site, and consequently reduce the impact on groundwater. The pump station is proposed as a proprietary package-type system which will have an integrated wet well and valve arrangement.

Below-ground emergency storage will also be provided to allow time for maintenance personnel to attend site should both the duty and standby pumps fail, or if a power failure occurs. This arrangement mitigates the risk of overflows to the environment.

The nearest building will be located 15 m from the centre of the Access Chamber to the pump station which meets the buffer requirements of EPA Guidance Statement No. 3 (June 2005), and Water Corporation standards.

A small pole-mounted electrical panel will be located adjacent to the pump station.

A condition of Approval will be that the pump station be capable of servicing all stages of the Development Masterplan.

Power

The existing site is powered from a local 630kVA transformer that is shared with other Western Power customers in the area. In the absence of a formal advice from Western Power, the following assumptions have been considered.

Based on our experience with other projects outside Perth, it is likely to have the transformer on site running at its full capacity as the power infrastructure in rural areas does not generally have spare capacity and therefore any significant increase in the site electrical load will most likely trigger the upgrade of the existing transformer to 1000kVA.

The electrical loads associated with existing and future facilities will require finalisation prior to commencement of the services design, once Western Power confirmation on the current transformer usage and load allocation is received.

Gas

There is currently no reticulated gas available on site. Gas bottles could be used.

Compliance with Caravan Parks and Camping Grounds Act 1995

A preliminary report has been prepared to assess the level of compliance and identify areas requiring dispensation from the Shire of Dandaragan, with regard to the Building Act 2011 and the Caravan and Camping Grounds Act 1995. These are provided in Appendices D and E in the development application report.

The Shire Manager of Health Services has commented that there are no concerns with the report and compliance with the Caravan and Camping Ground Regulations 1997.

Bushfire Management

A desktop bushfire assessment has been undertaken:

- To confirm that the subject land is bushfire prone;
- To carry out bushfire hazard assessment (as per (draft) State Planning Policy 3.7 (Planning for Bushfire Risk Management)(Western Australian Planning Commission

2014a[1])) to determine likely intensity of bushfire in categorised areas and undertake Bushfire Assessment Level assessment for across the subject land.

Under the (draft) State Planning Policy 3.7 - Planning for Bushfire Risk Management (Western Australian Planning Commission 2014a) the Cervantes site, (a tourist development) is considered to be a vulnerable land uses in a moderate bushfire hazard area and therefore requires the preparation of a Bushfire Management Plan. A bushfire management plan is to be prepared for the site as a condition of planning approval. A full copy of the Bushfire Hazard Assessment is shown in Appendix F in the development application report.

Coastal Risk Management

The Pinnacles Holiday Park site is located within the Cervantes town site with residential development on blocks adjacent to the north and south of the site. As a result this site is classed as infill development and does not require to be assessed under Schedule One of State Planning Policy 2.6 State Coastal Planning Policy and instead requires a Coastal Hazard Assessment and Adaptation Plan to be undertaken. The classification of the site as 'infill' was confirmed at a meeting between the applicant and the Department of Planning in February 2015.

The redevelopment of the Pinnacles Holiday Park subject to this development application has been designed to manage erosion and inundation risk over time in accordance with SPP 2.6. The short design life/temporary nature of the assets with appropriate finished floor levels will provide appropriate adaptation responses to coastal risks. This is described in more detail below.

Coastal hazards

The two coastal hazards relevant to the site are inundation and erosion.

Risk and Adaptation - Erosion

A physical processes setback to analyse erosion risk on the site has been calculated in accordance with SPP 2.6 Schedule 1.

The risk (and resultant setbacks) was assessed for a number of timeframes to guide the adaptation planning over the expected life of the proposed transportable buildings (25 years)

The proposed adaptation option to manage risk of erosion over time is "Avoid" and "Managed Retreat" - to avoid permanent development within the area of risk (setback), and ensure temporary development is located and relocated behind the erosion risk over time.

In line with the analysis of coastal processes at the site and in accordance with State Coastal Planning Policy (SPP2.6):

- All development is located behind the present day and 2030 erosion setback line to minimise the inundation risks. The dune system including vegetation has vital contribution to beach and dune stabilisation which is important to protection of development at the site.
- Development between the 2030 and 2050 erosion setback lines is either of low value or demountable with a short design life, enabling relocation or decommissioning by 2050.
- Development between the 2050 and 2070 coastal erosion setback lines has a design life of 50 years or less or is demountable, enabling relocation or decommissioning prior to erosion risks being realised.

The site will be managed on an event based relocation plan, which means that once a trigger line (such as a setback line) is reached by coastal processes, this will instigate the necessity for relocation of buildings to behind the new horizon setback line.

Risk and Adaptation - Inundation

The technical assessment of the inundation levels at the site is contained in Appendix H.

Similar to the coastal erosion hazard, water levels were assessed for the following timeframes:

- Present;
- 2030;
- 2050; and
- 2070.

According to State Planning Policy 2.6 a 500 ARI likelihood event is required under Schedule One however as many of the transportable structures in the Caravan Park have a short design life, a 100 ARI condition is also considered for comparison and decision making.

Inundation risk is proposed to be managed by “Accommodate” - building floor levels that are above the minimum Finished Floor Levels for the most appropriate inundation scenario for the asset. Levels have been selected based on the design life of the asset, the risk profile for the asset type based upon its value and ability to be lifted or relocated in the future when the hazard risk profile may change.

To determine the finished floor level, a contingency (the term freeboard is used in similar applications) has been included for accumulation of errors in establishing design levels and unknown factors such as overland flooding.

Dune Management

Beach dunes are an important part of the overall beach system. They provide a buffer zone on which coastal processes can act,

they store sand which can be returned to the beach during erosion events and they play an important role in the overall ecosystem of the coastal zone.

Maintaining the dune system is critical to ensuring that the beach area and values are maintained. If a dune system, including vegetation, becomes damaged or degraded, its ability to hold sand and resist forces from the action of wind, water flow and waves declines and can result in an eventual loss of beach area or retreat of the beach shoreline.

There are a number of preventative measures that should be controlled to assist in maintaining the quality of the dune system.

A Dune Management Plan can be prepared for the development as a condition of planning approval if it is considered necessary.

The Shire is aware that the methodology used by GHD to inform the coastal risk has not been supported by the Department of Transport (DoT).

Although the methodology has not been supported by the DoT, it is considered to be reasonably accurate. It is also currently the best available information for the site.

However given that the Shire is aware of the non acceptance of the methodology, it would be prudent to require the applicant to submit data\methodology that meets the Department of Transport requirements and to modify their adaptation plan and finished floor levels if required based on any modifications prior to any development commencing.

Evacuation planning for coastal inundation

An evacuation plan for coastal inundation will be incorporated into the Caravan Parks Evacuation Management Plan by the operators of the caravan park.

Emergency response procedure plans will contain the following as a minimum:

- Legislation requirements
- Priority List
- Roles and responsibilities
- Key contact details
- Seasonal considerations
- Hazard Maps
- Detailed action plans during each response stage
- Incident reporting procedures

The overall process for this development will require the following to be completed;

- Submission of a Masterplan to satisfy the lease conditions (Submitted with this report for endorsement).
- Road closure of portion of Talavera Street and amalgamation into the Caravan Park Reserve.
- Scheme Amendment to include the portion of amalgamated road reserve within the "Tourist" zone in LPS No.7
- Issue of Certified Building Permits
- An approved Dust management plan and schedule
- Power upgrades
- Connection to sewer and construction of pump station
- Easement over existing sewer main and portion of amalgamated reserve.

CONSULTATION

The proposal was advertised for a period of 23 days from 11 November until 4 December 2015. The Scheme required 14 days, however it was felt by staff that due to the nature of the proposal a maximum of 9 additional days additional time was allocated that would still allow the proposal to be presented to the December Council meeting. A copy of the Development Application was placed at the Cervantes Library as well as the Shire Office for public display.

The proposal was advertised to;

- Surrounding landowners that may be impacted by the proposal.
- The Cervantes Chamber of Commerce.
- The Cervantes Ratepayers and Progress Association.
- Pinnacles Express

Internal:

- Executive Manager Infrastructure
- Manager Building Services
- Manager Health Services
- D.F.E.S / Matt Dadd
- Project Manager, Coastal Adaptation Planning Gingin Dandaragan Coastal Partnership
- In addition a review of all submissions from the road closure process have also been re-examined to determine if there are any development issues raised in the correspondence. Most of the issues were raised again in the submissions received relating to the Development application and are addressed in the Schedule of Submissions.

A schedule of submissions is provided in the attachments addressing issues raised.

STATUTORY ENVIRONMENT

Local Planning Scheme No. 7

The subject site is zoned 'Tourist', with the portion of Talavera Road proposed to be included in the caravan park site, reserved

as a local road, under the Shire of Dandaragan Local Planning Scheme No. 7 (LPS No.7)

The application for the portion of land comprising the existing caravan park has been signed by the Chief Executive Officer of the Shire of Dandaragan as owner (vested) of the land and the portion of land which currently comprises road reserve has been signed by a representative of the Department of Lands as vested owner of that portion of the road.

The Scheme objective of the Tourist Zone is:

'To provide for tourism development and uses associated with tourism development, including retailing and service facilities where such facilities are an integral part of the development and are of a scale appropriate to the needs of the development.'

Under table 1 of LPS No.7 the land use "Caravan Park" is a 'P' use and "Chalet" is an 'A' use.

Where:

'P' means that the use is permitted by the Scheme providing the use complies with the relevant development standards and the requirements of the Scheme;

'A' means that the use is not permitted unless the local government has exercised its discretion by granting planning approval after giving special notice in accordance with clause 9.4;

This development application is consistent with the objective of this zone as it supports tourist development within the Shire of Dandaragan providing diverse accommodation options for visitors.

The proposed works within the local road reserve will not impede the ability of the road reserve to be used for local access purposes, with this affected area identified for road closure. When considering an application for planning approval in a local reserve, the local government is to have due regard to clause 10.2 of the scheme (now clause 67 of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015) and the ultimate purpose intended for the Reserve. The Council have indicated their intent to include this land within the Reserve 30838 (Pinnacles Caravan Park site) based on the decision of 22 October 2015. It is understood that the intention of this road closure is to enable the portion of land to be developed as part of the redevelopment of the Caravan Park. Therefore it is considered that development within this portion of the road reserve is consistent with the future intent of this land and could be capable of approval.

The proposed chalets are consistent with the land use 'chalet' and the eight safari tents are consistent with the land use 'caravan

AGENDA FOR ORDINARY COUNCIL MEETING TO BE HELD THURSDAY 17 DECEMBER 2015

park' as defined by LPS7. The definitions as per LPS7 and the Caravan Parks and Camping Grounds Act 1995 (CPCG Act 1995).

POLICY IMPLICATIONS

There are no policy implications relevant to this item.

FINANCIAL IMPLICATIONS

The applicant has paid a fee of \$12,311.00

STRATEGIC IMPLICATIONS

Shire of Dandaragan Strategic Community Plan 2015 - 2025

| 5.15.1 GOAL NUMBER ONE: Strong Economic Base and Enabling Infrastructure. | | | | | |
|---|---|-----------------|------------|-------------------------|------------|
| 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 |
| G1-06-A9. | Van park accommodation development strategy for van parks to include investigating expansion and development of additional van park accommodation in Jurien Bay, and investigate expansion of the caravan park in Cervantes | Structure plans | Ongoing | Cervantes to North Head | Developers |

ATTACHMENTS

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

- Development Plan (Doc Id: 61901)
 - Masterplan (Doc Id: 61961)
 - Schedule of Submissions (Doc Id: 61962)
 - Copy of Submissions (Doc Id: 61914, 61940, 61941)
- (Marked 9.4.2)**

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

That Council:

- A. Endorse the long term masterplan (Stage One) for the Pinnacles Holiday Park as shown on drawing number 61-32341-A300 Rev D (Doc Id: 61961).**
- B. Grant planning approval for Chalets and all of stage one development as shown in development application report (Doc Id: 61901) dated 6 November 2015 on Reserve 30838, Lot 229 Aragon Street, and Portion of Road Reserve Talavera Road, Cervantes to RAC Tourism Assets Pty Ltd subject to the following conditions of approval:**

1. The approval of the Minister of Lands for partial road closure and amalgamation of the reserve into the Caravan Park.
2. This approval is valid for a period of two years. If the development has not substantially commenced within this period the approval will lapse.
3. All development shall be in accordance with the attached approved plans provided in development application report (Doc Id: 61901) dated 6 November 2015 and subject to any modifications required as a consequence of any conditions of this approval. The endorsed plans shall not be modified or altered without the prior written approval of the local government.
4. A sewer easement shall be granted to the Water Corporation over the existing pressure main in both the subject site and the portion of road reserve subject to an amalgamation process.
5. The site will be managed on an event based relocation plan, which means that once a trigger line (such as a setback line) is reached by coastal processes, this will instigate the necessity for relocation of buildings to behind the new horizon setback line.
6. All new car parking bays will comply with AS2890 Part 1 Parking Facilities - Off Street Car Parking.
7. The Emergency Exit / Access off Talavera Road is to be designed and constructed for emergency vehicles only.
8. The Emergency Exit / Access off Talavera Road is not to be used for entry/exit of any commercial vehicles, visitors or patrons except in an emergency situation and the gate is to be maintained in a closed position excepting in an emergency.
9. The plans shall be revised and submitted for endorsement by the local government within the time period specified below:
 - a. Emergency Exit / Access off Talavera Road is to be gated and designated for Emergency use only on all plans (prior to development commencing).
 - b. Dump Point location (prior to development commencing).
 - c. Coastal Plan – erosion and inundation submit data\methodology that meets the Department of Transport requirements and to modify the adaptation plan and finished floor levels if required based on any modifications (prior to development commencing).
 - d. Pedestrian paths linking through to the existing beach access path at the western end of the site to be of a standard as endorsed by the Chief Executive Officer or his designated representative

- (this can be included and submitted as part of the Dune Management Plan) (prior to pathway construction commencing but no later than within 6 months of approval).
- e. Written confirmation on the fencing style and colour/s to be endorsed by the local government (prior to development commencing).
 - f. A finalised Landscape Master Plan and the list of plant species as endorsed by the Chief Executive Officer or his designated representative (prior to development commencing).
10. All landscaping within the site and along the Road Reserves shall be implemented and maintained to a high standard for a period of four (4) years by the proponent in accordance with the approved Landscape Master Plan and the list of plant species as endorsed by the Chief Executive Officer or his designated representative.
 11. All external fencing along the Talavera Road Reserves shall be maintained to a high standard by the lessee to the satisfaction of Chief Executive Officer or his designated representative.
 12. Provision of 36 new car bays and 2 accessible car bays, Two bus bays and for four (4) bicycle racks on-site constructed to a sealed, drained and line marked standard to the satisfaction of the Chief Executive Officer or his designated representative.
 13. All internal access roads, driveways and service bays shall be fit for purpose and constructed to a sealed and drained standard acceptable for a Holiday / Caravan Park.
 14. Any vehicle crossovers are to be designed, constructed and drained to the satisfaction of the Chief Executive Officer or his designated representative prior to commencement of access / egress road development (including emergency exits).
 15. A bushfire management plan is to be provided to the satisfaction of the Shire of Dandaragan Chief Executive Officer or his designated representative within six months of this Planning Approval.
 16. A Dune Management Plan is to be provided to the satisfaction of the Shire of Dandaragan Chief Executive Officer or his designated representative within six months of this Planning Approval.
 17. An evacuation plan for coastal inundation is to be incorporated into the Caravan Parks Evacuation Management Plan by the operators of the caravan park within six months of this Planning Approval.
 18. Prior to commencing any clearing or earthworks onsite, the proponent must submit and have approved a dust management plan in accordance with Shire

- policy 7.9 Dust management requirements for development works within the Shire of Dandaragan.
19. Directional and other signage to international standards shall be installed around the facility to the satisfaction of the local government. All external signage and entry statements are the subject to a further application to the local government for approval and must comply with the Local Planning Policy 8.6 – Advertising Devices.
 20. Any external lighting proposed on the subject property must be installed as to not have a detrimental impact upon traffic in the vicinity or upon the general amenity of neighbouring properties.
 21. The applicant is required to connect to the sewer all of Stage One development including Chalets, Amenities, Safari Tents, as well as the existing Café, Manager's Residence, and proposed Dump Point within 12 months of this Planning Approval.
 22. The applicant is required to connect the existing or new ablution facilities in stage two (2) to sewer within two (2) years of this Planning Approval.
 23. The pump station is to be designed to be cater for all sewage expected to be generated from the completed Masterplan (all stages).

Advice Notes:

1. With reference to drainage conditions, all stormwater drainage shall be designed and constructed at the applicant's cost and in accordance with the requirements of local government and the current Australian Rainfall and Run-off Manual. Stormwater retention of run-off from roof and or other paved/impervious areas shall be provided on site. The design is to ensure the discharge of stormwater from the developed site is so as to restrict discharge to that which existed prior to development. Design overflow from soak wells and site drainage shall ensure no discharge onto or through adjoining properties. Details on the site specific design of control and disposal of stormwater from the site are to be submitted with the preparation of a building application.
2. The applicant be advised to investigate alternate sewer connection pathways from the pump station to the Ministers sewer pump station.
3. Grant of planning consent is not a building permit. A building permit must also be obtained for this development.
4. This approval shall expire if the development hereby approved has not been substantially commenced within two years of the date hereof - or within any extension of that time (requested in writing prior to the approval expiring) that may be granted by Council. Any extension

of approval that may be granted would be for a maximum 12 months and also subject to the receipt of a 'renewal fee' in accordance with the 'Planning Services Fees and Charges Schedule' adopted each year by Council.

5. 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"**

9.5 COUNCILLOR INFORMATION BULLETIN

9.5.1 SHIRE OF DANDARAGAN – NOVEMBER 2015 COUNCIL STATUS REPORT

Document ID: 61928

Attached to the agenda is a copy of the Shire's status report from the Council Meeting held 26 November 2015. **(Marked 9.5.1)**

9.5.2 SHIRE OF DANDARAGAN – EXECUTIVE MANAGER INFRASTRUCTURE REPORT – DECEMBER 2015

Document ID: 61879

Attached to the agenda is a copy of the Shire of Dandaragan's Executive Manager Infrastructure Report for December 2015. **(Marked 9.5.2)**

9.5.3 SHIRE OF DANDARAGAN – BUILDING STATISTICS – NOVEMBER 2015

Document ID: 61759

Attached to the agenda is a copy of the Shire of Dandaragan Building Statistics for November 2015. **(Marked 9.5.3)**

9.5.4 SHIRE OF DANDARAGAN – PLANNING STATISTICS – NOVEMBER 2015

Document ID: 61240

Attached to the agenda is a copy of the Shire of Dandaragan Planning Statistics for November 2015. **(Marked 9.5.4)**

9.5.5 ELECTORAL DISTRIBUTION COMMISSIONERS – 2015 REVIEW OF WESTERN AUSTRALIAN ELECTORAL BOUNDARIES – FINAL BOUNDARIES BY REGION AND DISTRICT

Document ID: 61509

"Copies of all electoral region and district maps, with boundary descriptions, and further information about the final changes will be available for viewing and download from the Electoral Boundaries WA website www.boundaries.wa.gov.au."

Attached to the agenda is a copy of correspondence **(Marked 9.5.5)**

9.5.6 REGIONAL DEVELOPMENT AUSTRALIA WHEATBELT WA – NEWSLETTER NOVEMBER 2015

Document ID:

In this issue:

- Last Call for Registrations
- Call for EOI to Join the RDA Wheatbelt Inc Committee
- Wheatbelt Regional Children's Services Plan (RCSP)
- Community and Government Information
- Grants and Funding Information

9.5.7 AVON WASTE – RUBBISH & RECYCLING COLLECTION – CHRISTMAS WEEK 2015

Document ID: 61513

Correspondence from Avon Waste advising that there will be NO CHANGE to the collection service for this Christmas period. All Christmas run information will be posted on our website www.avonwaste.com.au.

9.5.8 WALGA – LOCAL GOVERNMENT NEWS - ISSUE 43

Document ID: 61935

In this issue:

- Cultural Planning Forum – Final Call
- Meeting with Minister for Transport
- Regional Youth Friendly Communities Grants Program
- Have You Ordered Your Road Ribbons
- Civic Sunday
- Claiming Full Citizenship for People with Disability Forum
- Strategic Directions Framework 2015-2030 for Arts and Culture in WA
- Recreational Boating Facilities Scheme – Round 21 Now Open
- Training
- Managing Danger: Mythbusters

9.5.9 THE HON WARREN TRUSS MP – ALGA – NATIONAL GENERAL ASSEMBLY

Document ID: 61393

“One year after we announced a record \$50 billion in investment in infrastructure, the Government is getting on with the job of improving road and freight rail links in every state and territory – projects in the biggest cities and small local communities”.

9.5.10 DEPARTMENT OF FINANCE – ROUND SIX OF THE STATE UNDERGROUND POWER PROGRAM

Document ID: 61398

“On 12 November 2015, the Minister for Energy, the Hon Dr Mike Nahan MLA announced arrangements for Round Six major residential projects of the State Underground Power Program (the Program)”.

Attached to the agenda is copy of correspondence (**Marked 9.5.10**)

9.5.11 WESTERN AUSTRALIAN PLANNING COMMISSION – TOWN PLANNING SCHEME NO 7 AMENDMENT NO 25 - APPROVAL

Document ID: 61486

“pursuant to clause 87(2) of the Planning and Development Act 2005 (the Act), the Minister for Planning has granted final approval to amendment 25 to the Shire of Dandaragan Town Planning Scheme No.7 on 11 November 2015”.

9.5.12 CERVANTES LODGE – THREAT OF PUBLIC WATER FLUORIDATION

Document ID: 61388

Letter from Mr Tony Lambert with concerns to the threat of public water fluoridation.

Attached to the agenda is the full content of Mr Lambert's correspondence (**Marked 9.5.12**)

9.5.13 NEIGHBOURDAY – INVITATION TO BE PART OF NEIGHBOUR DAY 2016 – THE COMMUNITY YOU WANT STARTS AT YOUR FRONT DOOR

Document ID: 61395

"Neighbour Day is Australia's annual celebration of community, bringing together the people next door, across the street, or on the next farm for a beer, a barbie or just a cuppa. Held on the last Sunday in March every year, it's the perfect day to say thanks for being a great neighbour and for being there when I needed you most".

9.5.14 COUNTRY WOMEN'S ASSOCIATION – DIVING INTO SHALLOW WATER AT JURIE BAY JETTY

Document ID: 61554

Letter of appreciation from the Country Women's Association in relation to the quick response by Works crew installing signage pointing out the dangers of diving into shallow water off the Jurie Bay Jetty.

9.5.15 WALGA – ROADWISE ROAD SAFETY NEWSLETTER – ISSUE 11

Document ID: 61289

In this issue:

- New Road Safety Commissioner announced
- Road Ribbon for Road Safety @ 2015 events
- New Road Safety Auditor for the Roadwise Program
- Students get creative to promote seat belt safety
- Kununurra child car restraints checked
- RoadWise Committees and police working together in Gosnells and Armadale
- Swan RoadWise Committee promotes Motorcycle Safety Week 2015
- St Mary's Primary School gala movie night promotes the 'belt up' message
- Tackling motorcycle safety in the Wheatbelt North Region
- Angling competitor raised awareness of driver fatigue
- Promoting child car restraint use at the Carnarvon Under the Sea Family Fun Day
- Enhancing police enforcement on Onslow Road
- The Avon Valley Arts Society Inc. Road Safety Exhibition
- South West Industry Road Safety Alliance webinar
- Road safety events, conferences and resources

9.5.16 WALGA – LOCAL GOVERNMENT NEWS – ISSUE 45

Document ID: 61480

In this issue:

- Meeting with Minister for Water; Sport and Recreation; Fisheries
- New WaterWays Awarded
- Regional Events Scheme Funding

- How are you displaying your Road Ribbons?
- NRM Community Capability Grants – Now Open
- DER Draft Guidance Statement: Environmental Siting
- Get the localeye app for free
- Local Government Environment and Sustainability Report
- Local Government Road Safety Awards – 2016 Submission Date Extension
- Injury Control Council of WA – Injury Prevention Survey
- International Day of People with Disability
- Training

9.5.17 PAUL FLETCHER MP – MINISTER FOR TERRITORIES, LOCAL GOVERNMENT, AND MAJOR PROJECTS – FINANCIAL ASSISTANCE GRANT PROGRAMME

Document ID: 61391

“The Deputy Prime Minister wrote to all Mayors on 30 June 2015 outlining the Australian Government’s commitment to working with local government and providing an overview of the Government’s investment in infrastructure.

The Government’s decision to temporarily pause indexation under the programme was an unpopular one and not one the Government wanted to take. The indexation pause has contributed to the important task of budget repair”.

Attached to the agenda is correspondence from Paul Fletcher MP **(Marked 9.5.17)**

9.5.18 WALGA – PROCUREMENT NEWS NOVEMBER 2015 – ISSUE 19

Document ID:

In this issue:

- Preferred Supplier Update
- What’s new with eQuotes?
- Unfair Contract Terms
- National Procurement Network
- Intellectual Property, Copyright and Moral Rights
- Subcontractors
- WALGA Christmas Function

9.5.19 PAUL FLETCHER MP & MELISSA PRICE MP – JOINT MEDIA STATEMENT – FINANCIAL ASSISTANCE HEADING TO COUNCILS – 24 NOVEMBER 2015

Document ID:

“In 2015-16 the Australian Government will provide \$2.3 billion for local governments under the Financial Assistance Grant programme. This included \$1.1 billion that was paid early on 30 June 2015.”

“The Federal Government’s Financial Assistance Grant programme gives councils flexibility to allocate much needed

funds to projects that will meet the needs of Durack's communities," Ms Price said".

Attached to the agenda is the full media statement **(Marked 9.5.19)**

9.5.20 SHIRE OF CHITTERING – APPOINTMENT OF SHIRE OF CHITTERING REPRESENTATIVE – NORTHERN GROWTH ALLIANCE

Document ID: 61616

"As you would be aware, after each local government election Council is required to appoint representatives to each of the external organisations that it has involvement with".

Attached to the agenda is a copy of correspondence from the Shire of Chittering **(Marked 9.5.20)**

9.5.21 SHIRE OF CHITTERING – APPOINTMENT OF SHIRE OF CHITTERING REPRESENTATIVE – WHEATBELT NORTH REGIONAL ROAD GROUP

Document ID: 61617

"As you would be aware, after each local government election Council is required to appoint representatives to each of the external organisations that it has involvement with".

Attached to the agenda is a copy of correspondence from the Shire of Chittering **(Marked 9.5.21)**

9.5.22 WALGA BUILDING WINS CITYSWITCH AWARD – MEDIA RELEASE – 25 NOVEMBER 2015

Document ID: 61590

"Local Government's commitment to energy efficiency has been recognised with the headquarters of the sector's association winning a national CitySwitch award.

In a ceremony in Sydney last night, the WA Local Government Association won CitySwitch National Signatory of the Year award in recognition of the Association's five star building and ongoing sustainability program".

9.5.23 WALGA – ENVRONEWS – ENVIRONMENTAL AND CLIMATE CHANGE – NOVEMBER 2015 – ISSUE 8

Document ID: 61612

In this issue:

- Kwinana Bush Salvage
- Shire of Sandstone Remediation Facility
- Cockburn Measures State of Sustainability
- Restoration of Degraded Foreshore in Bicton
- NRM Dashboard Keeps Eye on Wheatbelt Environment
- Candy's Bush Reserve Ready for Exploring
- Protecting Perth's Salt Marshes
- Ecological Trip Through the Chapman River Regional Park
- WALGA Wins CitySwitch Award

- NAM and Environmental Consulting Preferred Supply
- Recycle Right – which bin do I put it in?
- New Biodiversity Bill Introduced into Parliament
- Improving Light Industry to Protect the Swan and Canning Rivers
- Boost for Coastal Planning and Management
- DER Guidance Statements: Publication of Annual Audit Compliance Reports

Events and funding opportunities for Local Government

- Events
- Funding Opportunities

9.5.24 HON MIA DAVIES MLA – MEDIA STATEMENT – NEW CHAIR FOR FOREST PRODUCTS COMMISSION – 26 NOVEMBER 2015

Document ID:

Forestry Minister Mia Davies has announced the appointment Ross Holt as the new chairman to the Forest Products Commission (FPC) board. Ross was a previous Chief Executive Officer of LandCorp and brings strategic leadership and significant commercial and government experience to the commission.

9.5.25 WALGA – MWAC INFORMATION BULLETIN – 27 NOVEMBER 2015 - ISSUE 225

Document ID:

In this issue:

- DER Draft Guidance Statement: Environmental Siting
- Update: Rural Landfills
- Oil price slip
- SWIP it good
- Australian's Mobile Decade: 10 Years of Consumer Insights
- REDcycle flexes plastic review

Submissions:

- Wednesday, 16 December – Tyre Stewardship Australia funding
- Friday, 18 December – Draft Guidance Statement on Publication of Annual Audit Compliance Reports
- Friday 29 January – WALGA submission, Environmental Siting
- Friday 5 February – DER Draft Guidance Statement: Environmental Siting

9.5.26 JURIE BAY DISTRICT HIGH SCHOOL

Document ID: 61213

“The Jurien Bay Country Week squad of 2015 would like to thank you for your generous donation. With the goods and money that were donated, we were able to subsidise the cost of Country Week by a substantial amount”.

9.5.27 MCCALLUM GROUP – PUBLIC NOTICE – PETROLEUM EXPLORATION PERMIT - EP494

Document ID: 61659

“Please find attached for your information a copy of a public notice published today in the West Australian newspaper. In addition attached is a more detailed map of the area of the license as granted by the Department of Mines and Petroleum in Western Australia.”

Attached to the agenda are the Newspaper Article and detailed map (**Marked 9.5.27**)

9.5.28 WALGA – LOCAL GOVERNMENT NEWS – ISSUE 46

Document ID: 61663

In this issue:

- Fires, Cyclones and Other Natural Disasters
- 2015 WA Local Government Convention Accommodation & Parking
- Cultural Planning Forum
- New Council Seminar – Final Call
- Civic Service
- Training

Mailbag

- InfoPage: 2015 WA Local Government Convention Accommodation & Parking

9.5.29 LAWIE SHORT DELEGATE RURAL WATER COUNCIL – REPORT – 29 NOVEMBER 2015

Document ID:

Report to Rural Water Council, on the Water Corporation Customer Advisory Council Meeting held Wednesday 18 November 2015 at John Tonkin Water Centre, Leederville.

Attached to the agenda is the report from this meeting (**Marked 9.5.29**)

9.5.30 PARLIAMENT OF WESTERN AUSTRALIA – PUBLIC ACCOUNTS COMMITTEE – REPORT NO 12 – NOVEMBER 2015 – IMPROVING LOCAL GOVERNMENT ACCOUNTABILITY

Document ID:

Report from Parliament of Western Australia, Public Accounts Committee on Improving Local Government Accountability. A copy of the report is on hand.

9.5.31 BIRDLIFE WESTERN AUSTRALIA – GREAT COCKY COUNT

Document ID: 61804

“The annual Great Cocky Count provides the only long-term population data capable of documenting Carnaby’s Black-Cockatoo recovery. Without ongoing monitoring, decision makers within government will not know if actions taken to conserve and

protect Carnaby's Black-Cockatoos in Perth and the south west are successful or not".

Attached to the agenda is the Great Cocky Count Report (**Marked 9.5.31**)

9.5.32 DEPARTMENT OF COMMERCE - BUILDING COMMISSION – AUSTRALIAN STANDARDS AS 3959 – CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS (2009)

Document ID: 61803

"The bushfire reforms rely heavily on the use of Australian Standard AS 3959 – Construction of buildings in bushfire prone areas (2009, incorporating Amendments Nos 1,2 and 3). This standard will be used to help inform certain planning and building decisions in designated bushfire prone areas".

Further information about the bushfire reforms will be announced by the State Government shortly. At that time updated information will also be provided on the websites of

- the Department of Planning (www.planning.wa.gov.au)
- the Department of Fire and Emergency Services (www.dfes.wa.gov.au)
- the Building Commission division of the Department of Commerce (www.commerce.wa.gov.au/building-commission).

9.5.33 DEPARTMENT OF LOCAL GOVERNMENT AND COMMUNITIES – REVIEW OF THE LOCAL GOVERNMENT (RULES OF CONDUCT) REGULATIONS 2007 – CIRCULAR NO 22-2015

Document ID: 61755

"The Department of Local Government and Communities has commenced a review of the Local Government (Rules of Conduct) Regulations 2007 with the release of a consultation paper.

*The department encourages local governments to provide comments on the consultation paper. The feedback form for submissions and the consultation paper are online at www.dlqc.wa.gov.au. Submissions close **Friday 4 March 2016.**"*

Attached to the agenda is copy of Circular 22-2015, and please be advised that this matter will be listed on a future Council Forum agenda. (**Marked 9.5.33**)

9.5.34 WEST KOOJAN-GILLINGARRA – LAND CONSERVATION DISTRICT – MINUTES - 6 OCTOBER 2015

Document ID: 61769

Minutes of the West Koojan-Gillingarra held 6 October 2015.

9.5.35 HON JOE FRANCIS MLA & HON TERRY REDMAN MLA – MEDIA RELEASE - VOLUNTEER FUEL SCHEME NOW OPEN – 7 DECEMBER 2015

Document ID:

Applications are now open for the Emergency Services Volunteer Fuel Card Scheme, which provides West Australian volunteer brigades, groups and units with \$2,000 fuel card annually for the next four financial years.

Emergency Services Minister Joe Francis said the fuel card scheme recognised the outstanding dedication of our metropolitan and regional emergency services volunteers and their commitment to keeping the community safe.

Attached to the agenda is the full media statement **(Marked 9.5.35)**

9.5.36 HON JOE FRANCIS MLA, HON JOHN DAY MLA & HON MICHAEL MISCHIN MLC – MEDIA RELEASE – BUSHFIRE BUILDING REFORM AIMS TO SAVE LIVES – 6 DECEMBER 2015

Document ID:

The State Government has announced building reforms for new homes in bushfire area of Western Australia which will help save lives and protect property.

Attached to the agenda is the full media statement **(Marked 9.5.36)**

9.5.37 SHIRE OF BROOKTON – FEASIBILITY STUDY – WHEATBELT CHILDHOOD EDUCATION AND CARE (ECEC) GOVERNANCE MODEL

Document ID: 61918

“The challenges facing rural ECEC has been well documented. The Regional Children’s Service Plan for the Wheatbelt listed the a number of issues”.

Attached to the agenda is full correspondence in relation to this feasibility study. **(Marked 9.5.37)**

9.5.38 ADVANCE DANDARAGAN (INC) – SHADE OVER DANDARAGAN PLAYGROUND

Document ID: 61911

“Advance Dandaragan has committed \$8,000 towards this project and believe that the Shire has in its coffers approx. \$9,500, from the sale of Lot 28 Harris St. We also understand that these funds are to be used for capital recreation in Dandaragan”.

Attached to the agenda is a copy of correspondence received **(Marked 9.5.38)**

**9.5.39 REGIONAL DEVELOPMENT AUSTRALIA – ROUND 2
SUCCESSFUL PROJECTS ANNOUNCED & ROUND 3
OPENING DATE**

Document ID:

“Deputy Prime Minister and Minister for Infrastructure and Regional Development Warren Truss has advised that the second round of the programme had seen an increase in the number of applications, with 513 applications seeking \$1.5 billion in funding”.

Attached to the agenda is the full report (**Marked 9.5.39**)

- 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**