



NOTICE OF AN ORDINARY COUNCIL MEETING

Dear Council Member,

The next Ordinary Meeting of the Dandaragan Shire Council will be held on **Thursday 22 May 2014** at the **Council Chambers Jurien Bay** commencing at **5.00pm**.

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

The format for the day is as follows:

- | | |
|----------------|---|
| 9.30am | Budget Discussions (including Jurien Bay landing fees) |
| 10.30am | Inspection of Outbuildings |
| 12.00pm | Cliff Simpson from WALGA – Regional Roadwise Committee |
| 12.30pm | LUNCH with Cliff Simpson and Ben Hargreaves |
| 1.00pm | Ben Hargreaves from Rehbein – Jurien Bay Airport Master Plan |
| 2.30pm | James Walker from Western Power presenting on current projects in the area |
| 3.00pm | Agenda Briefing Session |
| 4.00pm | Councillor Discussion Session |
| 5.00pm | Ordinary Meeting of Council |
| 6.00pm | Public Forum |

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

.....
Tony Nottle
CHIEF EXECUTIVE OFFICER

13 May 2014



SHIRE
of
DANDARAGAN

AGENDA AND BUSINESS PAPERS

for the

ORDINARY COUNCIL MEETING

to be held

AT THE COUNCIL CHAMBERS, JURIE BAY

on

THURSDAY 22 MAY 2014

COMMENCING AT 5.00PM

(THIS DOCUMENT IS AVAILABLE IN LARGER PRINT ON REQUEST)

Table of Contents

1	DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS	1
1.1	DECLARATION OF OPENING	1
1.2	DISCLAIMER READING	1
2	RECORD OF ATTENDANCE / APOLOGIES / APPROVED LEAVE OF ABSENCE	1
3	RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE	1
4	PUBLIC QUESTION TIME	1
5	APPLICATIONS FOR LEAVE OF ABSENCE.....	2
6	CONFIRMATION OF MINUTES	2
6.1	MINUTES OF THE ORDINARY MEETING HELD 24 APRIL 2014	2
7	NOTICES AND ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION, AND COUNCIL APPOINTED DELEGATES REPORTS.....	2
8	PETITIONS / DEPUTATIONS / PRESENTATIONS / SUBMISSIONS	2
9	REPORTS OF COMMITTEES AND OFFICERS	2
9.1	FINANCE.....	3
9.1.1	PROPOSED DIFFERENTIAL RATES	3
9.1.2	FINANCIAL STATEMENTS – MONTHLY REPORTING FOR THE PERIOD ENDING 30 APRIL 2014.....	8
9.2	INFRASTRUCTURE.....	11
9.2.1	CBH MOBILE SAMPLING UNIT	11
9.3	ADMINISTRATION.....	13
9.3.1	APPLICATION OF COMMON SEAL	13
9.3.2	WESTERN AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION – 2014 ANNUAL GENERAL MEETING VOTING DELEGATES – COUNCILLOR NOMINATIONS.....	15
9.3.3	SERVICE AGREEMENT – JURIE BAY COMMUNITY RESOURCE CENTRE INC.	17
9.4	TOWN PLANNING	20
9.4.1	DRAFT STATE PLANNING POLICY 3.7 – PLANNING FOR BUSHFIRE RISK MANAGEMENT	20
9.4.2	PLANNING APPROVAL – PROPOSED OUTBUILDING (SHED) WITH NEIGHBOUR OBJECTION – LOT 202 PREMIER DRIVE, ALTA MARE	23
9.5	HEALTH	29

9.6	BUILDING	29
9.6.1	FUNDING FROM BUILDING RESERVE FOR FIT-OUT AND COMPLETION – JURIE BAY WELLNESS CENTRE – LOT 1227 WHITFIELD ROAD	29
9.7	COUNCILLOR INFORMATION BULLETIN.....	35
9.7.1	SHIRE OF DANDARAGAN – MAY 2014 COUNCIL STATUS REPORT	35
9.7.2	SHIRE OF DANDARAGAN – INFRASTRUCTURE REPORT – MAY 2014	35
9.7.3	SHIRE OF DANDARAGAN – BUILDING STATISTICS – APRIL 2014	35
9.7.4	WALGA – VACANCY FOR WA LOCAL GOVERNMENT ASSOCIATION MEMBER – 1 SENIOR OFFICER OF A SCHEME MEMBER LOCAL GOVERNMENT	35
9.7.5	WALGA – MUNICIPAL WASTE ADVISORY COMMITTEE INFORMATION BULLETIN – ISSUE 187	35
9.7.6	WALGA – LOCAL GOVERNMENT NEWS – ISSUE 15.....	35
9.7.7	MINISTER FOR TRANSPORT; FINANCE – CORRESPONDENCE TO MR SHANE LOVE – SPEEDS LIMITS ON INDIAN OCEAN DRIVE	35
9.7.8	DEPARTMENT OF REGIONAL DEVELOPMENT – DIRECTOR GENERAL – SUPERTOWNS UPDATE.....	36
9.7.9	MEDIA RELEASE – MULTI-PURPOSE HEALTH FACILITY FOR CHITTERING MEDICAL CENTRE	36
9.7.10	MEDIA STATEMENT – ARTIFICIAL REEFS LURING SOUTH-WEST FISHERS.....	36
9.7.11	WALGA – MUNICIPAL WASTE ADVISORY COUNCIL – INFORMATION BULLETIN – ISSUE 186	36
9.7.12	RECONCILIATION AUSTRALIA – NATIONAL RECONCILIATION WEEK 2014	37
9.7.13	WALGA MEDIA RELEASE – SHARED RESPONSIBILITY ON BUSHFIRE MITIGATION WELCOMED.....	37
9.7.14	WALGA – LOCAL GOVERNMENT NEWS – ISSUE 14.....	37
9.7.15	DEPARTMENT OF FIRE AND EMERGENCY SERVICES – CONCEPT PAPER: REVIEW OF THE EMERGENCY SERVICES ACTS	37
9.7.16	DEPARTMENT OF FIRE AND EMERGENCY SERVICES – EMERGENCY SERVICES LEVY (ESL) BROCHURE.....	37
9.7.17	ECHO SHARK BARRIER – WA GOVERNMENT SHARK CATCH AND KILL POLICY	38
9.7.18	MEDIA RELEASE – CHANGE IN STRUCTURE AT WALGA.....	38
9.7.19	WALGA MEDIA RELEASE – ROAD USERS ACKNOWLEDGE ROAD CRASH EMERGENCY SERVICES.....	38
9.7.20	MEDIA RELEASE – MOORE CATCHMENT COUNCIL – MOORE RIVER HEALTH IGNORED	38
9.7.21	DEPARTMENT OF LOCAL GOVERNMENT AND COMMUNITIES – DIRECTOR GENERAL’S REPORT – APRIL 2014	39
9.7.22	FACT SHEET – NEW BUSHFIRE MEASURES TO REDUCE RISK TO NEW HOMES	39
9.7.23	WALGA – 2014 WA LOCAL GOVERNMENT CONVENTION	39

9.7.24	WALGA – MEDIA RELEASE – BUSHFIRE PLANNING MEASURES RIGHT MOVE.....	39
9.7.25	MAIN ROADS WESTERN AUSTRALIA – MAIN ROADS WHEATBELT OPERATIONS – UPDATE.....	39
9.7.26	HON JIM CHOWN MLC – MEMBER FOR AGRICULTURAL REGION – JURIEN BAY INFILL SEWERAGE PROJECT	40
9.7.27	AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION – COMMONWEALTH FUNDING FOR COUNCILS TO END UNDER AUDIT COMMISSION REPORT.....	40
9.7.28	HON MARTIN ALDRIDGE MLC – PARLIAMENTARY INQUIRY – PATIENT ASSISTED TRAVEL SCHEME.....	40
9.7.29	WALGA – EXPRESSIONS OF INTEREST – HOUSEHOLD HAZARDOUS WASTE TEMPORARY COLLECTION DAY 2014 / 2015.....	40
9.7.30	AVON MIDLAND COUNTRY ZONE OF THE WA LOCAL GOVERNMENT ASSOCIATION – MINUTES OF THE ZONE MEETING HELD IN BINDOON ON FRIDAY 2 MAY 2014.....	40
9.7.31	HON MARTIN ALDRIDGE MLC – MEMBER FOR AGRICULTURAL REGION – ECONOMIC REGULATION AUTHORITY REPORT RECOMMENDATIONS.....	41
9.7.32	WALGA – ANNUAL GENERAL MEETING NOTICE	41
9.7.33	WALGA – EMERGENCY MANAGEMENT TRAINING – LAST CALL FOR MAY.....	41
9.7.34	AUSTRALIAN INSTITUTE OF CRIMINOLOGY – CCTV RESEARCH PROJECT.....	41
9.7.35	GRAHAM AND COLLEEN JOHNSON – PIONEER PARK PLAYGROUND, DANDARAGAN.....	42
9.7.36	DEPARTMENT OF FIRE AND EMERGENCY SERVICES – OFFICE OF BUSHFIRE RISK MANAGEMENT REQUEST FOR INFORMATION.....	42
9.7.37	DEPARTMENT OF FIRE AND EMERGENCY SERVICES – NATIONAL VOLUNTEER WEEK 2014.....	42
9.7.38	WALGA – MUNICIPAL WASTE ADVISORY COMMITTEE INFORMATION BULLETIN – ISSUE 188	43
9.7.39	DEPARTMENT OF TRANSPORT – JURIEN BOAT HARBOUR STEERING COMMITTEE – MEETING 2.....	43
9.7.40	CENTRAL INSTITUTE OF TECHNOLOGY – TRAINEESHIPS FOR LOCAL GOVERNMENT	43
9.7.41	KEEP AUSTRALIA BEAUTIFUL – REDUCE THE COST OF LITTERING AND ILLEGAL DUMPING IN YOUR LOCAL GOVERNMENT	43
9.7.42	SMALL BUSINESS DEVELOPMENT CORPORATION – SMALL BUSINESS CENTRE PROGRAM.....	43
9.7.43	WALGA – ECONOMIC BRIEFING – STATE BUDGET 2014 / 2015 EDITION....	44
9.7.44	WALGA – LOCAL GOVERNMENT NEWS – ISSUE 17.....	44
9.7.44	SHIRE OF KALAMUNDA – WALGA VERSION 3 – COUNCILS FOR DEMOCRACY	44

10 NEW BUSINESS OF AN URGENT NATURE – INTRODUCED BY RESOLUTION OF THE MEETING45

11 CONFIDENTIAL ITEMS FOR WHICH MEETING IS CLOSED TO THE PUBLIC.....45

 11.1.1 PRIVATE & CONFIDENTIAL – DRAFT SERVICE AGREEMENT – PROVISION OF MEDICAL SERVICES.....46

12 ELECTED MEMBERS MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN47

13 CLOSURE OF MEETING47

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 W Gibson	(President)
Councillor K McGlew	(Deputy President)
Councillor L Short	
Councillor J Kulisa	
Councillor D Kent	
Councillor M Sheppard	
Councillor D Slyns	

Staff

Mr T Nottle	(Chief Executive Officer)
Mr S Clayton	(Executive Manager Corporate & Community Services)
Mr G Yandle	(Executive Manager Infrastructure)
Mr D Chidlow	(Manager Planning)
Miss D Kerr	(Council Secretary & PA)

Apologies

Mr I Rennie	(Deputy Chief Executive Officer)
Councillor L Holmes	

Approved Leave of Absence

Councillor T Bailey

3 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

4 PUBLIC QUESTION TIME



5 APPLICATIONS FOR LEAVE OF ABSENCE

Councillor L Holmes – 22 May 2014 through to 30 June 2014

6 CONFIRMATION OF MINUTES**6.1 MINUTES OF THE ORDINARY MEETING HELD 24 APRIL 2014****7 NOTICES AND ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION, AND COUNCIL APPOINTED DELEGATES REPORTS****8 PETITIONS / DEPUTATIONS / PRESENTATIONS / SUBMISSIONS****9 REPORTS OF COMMITTEES AND OFFICERS**

9.1 FINANCE

9.1.1 PROPOSED DIFFERENTIAL RATES

Location:	Shire of Dandaragan
Applicant:	N/A
Folder Id:	Business Classification Scheme / Rates and Valuations / Rate Classifications / Residential
Disclosure of interest:	None
Date:	12 May 2014
Author:	Scott Clayton, Executive Manager Corporate & Community Services
Signature of author:	
Senior officer:	Tony Nottle, Chief Executive Officer
Signature of senior officer:	

PROPOSAL

To authorise the advertising of proposed differential rating for properties rated using the gross rental value (GRV) method of valuation.

BACKGROUND

In order to make up a budget deficiency when adopting annual budgets, a local government is to impose either a uniform or differential general rate on rateable land in its district (Section 6.32 of the Local Government Act 1995). Further, in imposing a rate a Local Government is to set both a rate which is expressed as a rate in the dollar of the gross rental value of land in its district to be rated on gross rental value, and a rate in the dollar of the unimproved value of land to be rated on unimproved value.

Historically, the Shire of Dandaragan had uniformly applied a general rate on rateable properties within its district.

However for the rating year 2011 / 2012, as a result of the changes to the prescribed percentage within the Land Valuation Regulations 1979 used to calculate the assessed value for GRV purposes of vacant residential and rural residential land it was necessary to implement differential rating for properties rated using the GRV method. This would be required to ensure not only that rates are levied to produce an equitable charge for the provision of services within the Shire of Dandaragan, but to apply a premium to vacant residential and vacant rural residential properties to encourage the lands improvement to provide additional value to the growing community.

Section 6.33 of the Local Government Act 1995 states;

- (1) A local government may impose differential general rates according to any, or a combination, of the following characteristics —
 - (a) the purpose for which the land is zoned, whether or not under a local planning scheme or improvement scheme in force under the *Planning and Development Act 2005*;

AGENDA FOR ORDINARY COUNCIL MEETING TO BE HELD THURSDAY 22 MAY 2014

- (b) a purpose for which the land is held or used as determined by the local government;
 - (c) whether or not the land is vacant land; or
 - (d) any other characteristic or combination of characteristics prescribed.
- (2) Regulations may —
- (a) specify the characteristics under subsection (1) which a local government is to use; or
 - (b) limit the characteristics under subsection (1) which a local government is permitted to use.

Further, for the Shire of Dandaragan to impose differential rates Section 6.36 (3) of the Local Government Act 1995 requires the proposed differential rate to be advertised “within the period of 2 months preceding the commencement of the financial year.”

For the financial year commencing 1 July 2013, GRV properties were revalued. Residential improved properties experienced a value increase of 27.27% while vacant land experienced a reduction of 32.53%

The Shire’s previous revaluation several years ago was completed during the peak of the property boom. The effect of this saw the values of vacant land on the coastal side of the shire increase at a rate significantly higher than the values for improved GRV properties. This is due to the way GRV is calculated where land is vacant and a traditional GRV cannot be calculated. In this situation 5% of capital value was used to calculate the value.

This resulted in the rates on the majority of coastal vacant blocks of land being only slightly less than the rates for a modest house.

The Council at the time felt that this was justified as Council’s desire was to encourage improvement of land and to also signify that it prefers land to be developed to provide additional value to the growing community.

In addition, the majority of the vacant blocks were located in new estates with significantly improved public open space, extensive road network, street lighting and swales that required significant maintenance immediately while the estates remained largely vacant.

Three years ago, the method of valuing vacant land was amended to reduce the GRV values by only calculating it using 3% of capital rather than 5%. By absorbing this change ratepayers of improved GRV would have seen an increase in rates, while vacant would have decreased, but the Shire would not have raised any additional income.

Once again the Council at the time felt that the original increase to vacant land was appropriate and wished to maintain this blend.

Therefore, differential rates were introduced.

The trends experienced in the 2013 revaluation were as a result of the reduction in vacant land values from the previous revaluation at the height of the market and the current valuation at the bottom of the market. Combined with the retention of the 3% of capital value method, there was a massive drop of 32% for the value of GRV for vacant land. At the same time GRV for residential improved land increased 27%.

As is customary after a revaluation, the rates department adjusted the rate in the \$ to return the overall income to a nil change prior to applying any increases.

The introduction of differential rates combined with the changes in values presented two issues.

Firstly, to maintain the status quo the rates would have needed to increase significantly for vacant land, while the rate for the remainder would have needed to drop.

This would have resulted in needing to set a rate for vacant land of approximately 3 times the rate for the general GRV to retain the status quo.

The Local Government Act 1995 states;

“In imposing a differential general rate a local government is not to, without the approval of the Minister, impose a differential general rate which is more than twice the lowest differential general rate imposed by it.”

It had consistently been the opinion of Council the blend of income from vacant land versus residential dwelling is appropriate and as such, a rate in the dollar for vacant greater than double the general rate is also appropriate.

As a result, the Shire successfully applied for ministerial approval to impose differential rates for 2013 / 2014.

COMMENT

With the budget for 2014 / 2015 still in development and in addition the level of Royalties for Regions and Roads to Recovery grant income yet to be announced it is difficult to estimate the income required from rates at this stage.

The Council has previously indicated that it wished to keep rate increases to a minimum, in addition it has also strongly supported the distribution of rating burden set with its current differential rates.

The Local Government Cost Index as published by WALGA

estimates that it will increase by 2.7% in 2014/2015.

Therefore, it is proposed that this increase be applied to the current differential rate and that ministerial approval once again is sought.

CONSULTATION

- Chief Executive Officer

STATUTORY ENVIRONMENT

Section 6.32 of the Local Government Act 1995

Section 6.33 of the Local Government Act 1995

Section 6.36 of the Local Government Act 1995

POLICY IMPLICATIONS

There are no policy implications relevant to this item.

FINANCIAL IMPLICATIONS

The application of differential rating is for the purpose of apportioning the rate revenue derived between different categories of property owners.

There are no budget implications from applying differential rating. The intention with proposing a differential rate is to maintain the proportion of rate revenue derived from each property.

STRATEGIC IMPLICATIONS

There are no strategic implications relevant to this item.

ATTACHMENTS

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

- WALGA Local Government Economic Briefing (Doc Id. 24181) **(Marked 9.1.1)**

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

That Council:

1. **in accordance with Section 6.36 of the Local Government Act 1995, authorise the Chief Executive Officer to advertise its intention to apply differential rating as allowed under Section 6.35 of the Local Government Act 1995, for Gross Rental Valuation (GRV) properties in the district as follows; and**



<i>Rating Category*</i>	<i>Proposed Rate in \$</i>	<i>Proposed Minimum Charge</i>	<i>Objects of and Reasons for Proposed Rate</i>
-------------------------	----------------------------	--------------------------------	---

AGENDA FOR ORDINARY COUNCIL MEETING TO BE HELD THURSDAY 22 MAY 2014

GRV - General	\$0.0718	\$597	To levy a rate in the dollar to produce an equitable charge for the provision of services within the Shire of Dandaragan
GRV – Vacant Residential Jurien & Cervantes Town sites and Rural Residential	\$0.1818	\$597	To levy a rate in the dollar at a premium of the GRV – General rate to reflect not only Council's desire to encourage improvement of land but to also signify that it prefers land to be developed to provide additional value to the growing community. In addition, to maintain rate income proportionate to the service and facilities already provided for and maintained.

- 2. in accordance with Section 6.33 (3) of the Local Government Act 1995, authorise the Chief Executive Officer to seek ministerial approval to impose a differential general rate which is more than twice the lowest differential general rate to be imposed.**

9.1.2 FINANCIAL STATEMENTS – MONTHLY REPORTING FOR THE PERIOD ENDING 30 APRIL 2014

Location:	Shire of Dandaragan
Applicant:	N/A
Folder	Business Classification Scheme / Financial Management / Financial Reporting / Periodic Reports
Disclosure of Interest:	None
Date:	12 May 2014
Author:	Scott Clayton, Executive Manager Corporate and Community Services
Signature of Author:	
Senior Officer:	Tony Dottle, Chief Executive Officer
Signature of Senior Officer:	

PROPOSAL

To table and adopt the monthly financial statements for the period ending 30 April 2014.

BACKGROUND

As part of the Local Government Act 1995 and Financial Management Regulations (1996), monthly financial statements are required to be presented to Council. Circulated are the monthly financial statements for the period ending 30 April 2014.

COMMENT

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

1. Net Current Assets

Council's Net Current Assets [ie surplus / (deficit)] position as at the 30 April 2014 was \$2,530,539. The composition of this equates to Current Assets minus Current Liabilities less Cash Assets that have restrictions on their use placed on them, in this case Reserves, Restricted Assets and Trust. The current position indicates that Council can easily meet its short-term liquidity or solvency.

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

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

2. Material Variances

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

Governance

Income is at 148% of Y-T-D budget and is due to a LGIS Members Dividend being received.

Community Amenities

Expenditure is at 83% of year to date budget and is due to less than budgeted expenses for rubbish collection and material and contract at the waste sites as well as town planning expenses.

Recreation and Culture

Expenditure is at 81% of Y-T-D budget. This is due to less than budgeted expenditure for Employee and on-costs costs in the Parks and Gardens area. The following is an extract from the "Infrastructure/Major Projects Report – September/October 2013" that explains this variance:

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

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

Further investigation with relevant staff will be conducted to get a better picture of why such under expenditure is occurring for preparation of the 2014 / 2015 budget

Economic Services

Expenditure is at 81% of Y-T-D budget and is due to lower than budgeted employee costs and tourism expenses.

Other Property and Services

Income is at 138% of Y-T-D budget and is due to a private works job to install a dual use path for Ardross Estates.

Should Councillors wish to raise any issues relating to the 30 April 2014 financial statements, please do not hesitate to contact the Executive Manager Corporate and Community Services prior to the Council Meeting in order that research can be undertaken and details provided either at the time of the query or at the meeting.

CONSULTATION

- Chief Executive Officer

STATUTORY ENVIRONMENT

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

POLICY IMPLICATIONS

There are no policy implications relevant to this item.

FINANCIAL IMPLICATIONS

There are no adverse trends to report at this time.

STRATEGIC IMPLICATIONS

There are no strategic implications relevant to this item.

ATTACHMENTS

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

- Financial statements for the period ending 30 April 2014 (24215)

(Marked 9.1.2)

VOTING REQUIREMENT

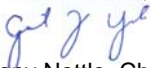
Simple majority

OFFICER RECOMMENDATION

That the monthly financial statements for the period ending 30 April 2014 be adopted.

9.2 INFRASTRUCTURE

9.2.1 CBH MOBILE SAMPLING UNIT

Location:	Old Badgingarra Townsite
Applicant:	CBH Group
Folder Path:	Business Classification Scheme / Council Properties / Leasing Out / Reserves and Public Land
Disclosure of Interest:	Nil
Date:	22 May 2014
Author:	Garrick Yandle, Executive Manager Infrastructure
Signature of Author:	
Senior Officer:	Tony Nottle, Chief Executive Officer
Signature of Senior Officer:	

PROPOSAL

Council to consider authorisation to set up a CBH mobile sampling unit again for the 2014 / 2015 grain harvest.

BACKGROUND

A request has been received from local growers and CBH Group, through West Midlands Group, to again authorise the location of a mobile sampling unit for a period of six weeks from mid-November to December 2014 during the 2014 harvest.

At the Thursday 24 April 2014 Council Forum held in Badgingarra, local West Midlands Group requested from Council for an additional period of mobile sampling due to the success of the 2013 period.

COMMENT

CBH previously approved the facility to be housed at the old Badgingarra townsite which is on the corner of North West Road and McNamara Road, Badgingarra. This was set up for a successful trial period of six weeks from mid-November to December 2013.

Signs warning road users of the trucks entering and exiting this area will be installed, the Badgingarra Primary School be advised of the activity and information be provided to all parents of school children in regards to the mobile testing unit and the movement of trucks in this area, as per the 2013 trial.

The Shire will confirm with CBH that a full time officer will be based at the site during its operation and will be responsible to ensure signs are up and any issues with truck movements is managed on the spot, as per the 2013 trial.

The testing unit has the potential to reduce grain traffic movements on local roads, and provide a cost saving to local producers, as current practices have shown that if a load is refused at a certain bin, due to the grain not being accepted, the truck needs to then travel to the appropriate bin, resulting in traveling fully loaded on the road twice. The testing unit should

rectify this problem.

The site is located within an area of road reserve which has been currently utilised for storage of material for Main Roads WA, and has been accessed by fully loaded gravel trucks. The Shire, in-conjunction with CBH Group, will assess and investigate existing gravel tracks to determine if minor maintenance works are required to provide safe and effective access for the trucks.

CONSULTATION

- CBH Group
- Local growers

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 will be a minor cost to the Shire assisting installing signs, CBH Group to cover all other associated costs.

STRATEGIC IMPLICATIONS

There are no strategic implications relevant to this item.

ATTACHMENTS

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

- West Midlands Group previous formal application for authorisation from Council (Doc Id: 16150)

(Marked 9.2.1)

VOTING REQUIREMENT


Simple majority

OFFICER RECOMMENDATION

That Council authorise the CBH Group to re-establish a CBH mobile sampling unit for an additional six week period from mid-November to December 2014, adjacent to the old Badgingarra townsite, which is on the corner of North West Road and McNamara Road, Badgingarra.

9.3 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:	8 May 2014
Senior Officer:	Tony Nottle, Chief Executive Officer
Signature of Senior Officer:	

PROPOSAL

To seek Council's endorsement for the application of the Shire of Dandaragan's common seal to the following documents:

- Customer Funded Works Agreement between the Water Corporation and the Shire on various lots within Jurien Bay; and
- Customer Funded Works Agreement between the Water Corporation and the Shire on Lot 301 Hamersley Street, Jurien Bay.

BACKGROUND

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

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

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

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

COMMENT

Nil

CONSULTATION

Not applicable

STATUTORY ENVIRONMENT

There are no statutory implications relevant to this item.

POLICY IMPLICATIONS

There are no policy implications relevant to this item.

FINANCIAL IMPLICATIONS

There are no financial implications relevant to this item.

STRATEGIC IMPLICATIONS

There are no strategic implications relevant to this item.

ATTACHMENTS

Nil

VOTING REQUIREMENT


Simple majority

OFFICER RECOMMENDATION

That Council endorse the affixing of the Shire of Dandaragan's common seal to the following documents:

- Customer Funded Works Agreement between the Water Corporation and the Shire on various lots within Jurien Bay; and
- Customer Funded Works Agreement between the Water Corporation and the Shire on Lot 301 Hamersley Street, Jurien Bay.

9.3.2 WESTERN AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION – 2014 ANNUAL GENERAL MEETING VOTING DELEGATES – COUNCILLOR NOMINATIONS

Location:	N/A
Applicant:	N/A
Folder Path:	Business Classification Scheme / Government Relations / Local and Regional Liaison / WALGA
Disclosure of Interest:	Nil
Date:	8 May 2014
Author:	Tony Nottle, Chief Executive Officer
Signature of Author:	

PROPOSAL

To consider nominating two elected members and two proxies as Council's voting delegates at the 2014 Annual General Meeting (AGM) of the Western Australian Local Government Association (WALGA).

BACKGROUND

Correspondence has been received from WALGA requesting two voting delegates and two proxies for the AGM of WALGA. The AGM is scheduled to be held on Wednesday 6 August 2014 with a response due in by Friday 10 July 2014.

COMMENT

Council can nominate either Councillors or the Chief Executive Officer (CEO) to act as their voting delegates. Due to both the President and Deputy President attending this year, along with the whole of Council, it is appropriate that the President and Deputy President be the voting delegates for the 2014 AGM of WALGA. Council is also required to nominate two proxies in which nominations will be called. If more than three nominations are received, a vote by Council will be carried out.

CONSULTATION

- President, Cr Wayne Gibson
- Deputy President, Cr Kaye McGlew

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 resolves to advise the Western Australian Local Government Association that it nominates Cr Wayne Gibson and Cr Kaye McGlew as its Annual General Meeting voting delegates, and Cr _____ and Cr _____ as its Annual General Meeting proxy voting delegates.

9.3.3 SERVICE AGREEMENT – JURIEN BAY COMMUNITY RESOURCE CENTRE INC.

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

PROPOSAL

For Council to consider the Service Agreement costs between the Jurien Bay Community Resource Centre Inc. (CRC) and the Shire of Dandaragan for the provision of services to be delivered from the Jurien Bay Visitors Information and Civic Centre (JBVICC).

BACKGROUND

At Council's meeting held on the 27 February 2014, Council considered a Draft Service Agreement between the Shire of Dandaragan and the CRC for the provision of services to be delivered from the JBVICC. As a result Council resolved:

Moved Cr Slyns, seconded Cr Bailey

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

CARRIED 7 / 0

Following this resolution the Chief Executive Officer (CEO) wrote to the CRC requesting a quotation for the provision of the requested services.

The CRC wrote to the CEO on the 8th April that an amount of \$60,000 ex GST would be appropriate for the CRC to provide the services in the adopted Service Agreement.

Council considered and discussed this proposal at its Forum held on the 8 May 2014. Council requested the CEO to present the proposal at its next meeting for consideration.

COMMENT

When Council were deliberating the amount for the Service Agreement, it was understood that the annual service charge figure will be brought back to Council.

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

The endorsement of this agreement will allow the parties to move

AGENDA FOR ORDINARY COUNCIL MEETING TO BE HELD THURSDAY 22 MAY 2014

further with establishing the working model for the new building.

The Service Agreement has been amended to reflect the cost of the services for Council's endorsement.

CONSULTATION

- Jurien Bay Visitors Information & Civic Centre Working Group
- McLeod's Solicitors
- Council via the Council Forum

STATUTORY ENVIRONMENT

The amount resolved by Council will be written into the endorsed Service Agreement.

POLICY IMPLICATIONS

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

FINANCIAL IMPLICATIONS

The Service Agreement cost is \$60,000 ex GST per annum.

This will need to be factored into Council's draft budget deliberations in 2014 / 2015.

STRATEGIC IMPLICATIONS

- Shire of Dandaragan Strategic Community Plan 2011 – 2021

5.15.1 GOAL NUMBER ONE: Strong Economic Base and Enabling Infrastructure					
OBJECTIVE 2: Ensure timely provision of essential and strategic infrastructure to ensure investment and growth for the Shire is maximised					
CODE	STRATEGIES	LINKS	TIME FRAME	SCOPE	PARTNERS
G1-O2-A1	Develop civic precinct concept in Jurien Bay.	Town Centre Strategy Plan SuperTowns Growth Plan	Short - Medium	Jurien Bay	CRC DEC Other agencies
OBJECTIVE 4: Facilitate industry attraction, expansion and growth to generate diversified regional economy that attracts investment, wealth and income from outside the region and retains it for the benefit of the communities.					
CODE	STRATEGIES	LINKS	TIME FRAME	SCOPE	PARTNERS
G1-O6-A4	Develop plans for self-supporting visitor servicing in Jurien Bay and work in partnership with tourism industry and local business to staff and manage. Build strong relationship with all visitors' centres within the Shire and the Pinnacles Discovery Centre to generate a visitor centre network.	Tourism Plans Town Centre Strategy Plan	Short - Medium	District	Tourism industry CoC's

ATTACHMENTS

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

- Quotation received by CRC (Doc Id: 23426)
- Amended Service Agreement (Doc Id: 22216)

(Marked 9.3.3)

VOTING REQUIREMENT

Simple majority



OFFICER AND WORKING GROUP RECOMMENDATION

That Council:

- 1. accept the quotation of \$60,000 ex GST per annum and endorse the amended Provision of Services Agreement between the Shire of Dandaragan and the Jurien Bay Community Resource Centre; and**
- 2. Authorise the Shire President and the Chief Executive Officer to sign and affix the common seal on the Service Agreement between the Shire of Dandaragan and the Jurien Bay Community Resource Centre on Council's behalf.**

9.4 TOWN PLANNING

9.4.1 DRAFT STATE PLANNING POLICY 3.7 – PLANNING FOR BUSHFIRE RISK MANAGEMENT

Location: N/A
 Applicant: Department of Planning
 Folder Path: Business Classification Scheme \ Land Use and Planning \ Planning \ Development Control Plans
 Disclosure of Interest: None
 Date: 7 May 2014
 Author: David Chidlow, Manager of Planning
 Signature of Author: 
 Senior Officer: Ian Rennie, Deputy Chief Executive Officer
 Signature of Senior Officer: 

PROPOSAL

The Department of Planning are seeking comment on the document draft State Planning Policy 3.7: Planning for Bushfire Risk Management.

BACKGROUND

The Planning for Bush Fire Protection Guidelines (WAPC 2010) have now been reviewed and a new draft State Planning Policy 3.7: Planning for Bushfire Risk Management (SPP 3.7) prepared.

SPP 3.7 assists in reducing the risk of bushfire to people, property and infrastructure by encouraging a conservative approach to strategic planning, subdivision, development and other planning decisions proposed in bushfire-prone areas. Specifically it:

- *addresses the land use planning elements of the Keelty report;*
- *elevates bushfire issues to be addressed by the highest level of planning policy available, giving it clear status and effect in the land use planning policy framework;*
- *emphasises the need to consider bushfire management measures in strategic level policy documents, including regional and local planning schemes, sub-regional and local planning strategies and structure plans, as well as during statutory planning processes for subdivision and development applications; and*
- *seeks to achieve the consistent implementation of bushfire management measures across the community.*

Revised Planning for Bushfire Risk Management Guidelines have also been prepared and are designed to supplement the objectives and policy measures established in SPP 3.7, to assist in their interpretation and provide advice on how bushfire risk is to be addressed when designing or assessing a proposal within a bushfire-prone area. Once finalised, the revised Guidelines will supersede the current Guidelines.

The Western Australian Planning Commission is now seeking comment on the draft SPP 3.7 and the revised guidelines.

The public comment period for the SPP closes on Friday 4 July 2014.

The revised guidelines are being released in draft form for a period of three months and submissions may be received any time within that period up to Friday 1 August.

COMMENT

Planning Bulletin 111 - Planning for Bushfire was presented and discussed at the February 2014 Council Forum. This bulletin pre-empted the new policy and the issues discussed in the bulletin are now provided for in the draft policy. There was a concern raised that there will be a requirement for Council to prepare a bushfire risk map for the entire Shire. The new Policy recommends a bushfire risk map as detailed below, however where either a state or local plan does not exist, there is the option to use proximity to bushland as a trigger for an assessment.

For the purposes of this policy, a bushfire-prone area is an area that has been designated by the Fire and Emergency Services Commissioner, or designated as such in a legislative instrument.

The location of bushfire-prone areas may be identified in one of the following ways:

- *When identified on a local government bushfire map, prepared in accordance with the bushfire hazard assessment methodology set out in the Planning for Bushfire Risk Management Guidelines, approved by a resolution of Council, and designated by the Fire and Emergency Services Commissioner; or*
- *When identified on the State Bushfire-Prone Area Map prepared and designated by the Fire and Emergency Services Commissioner; or*
- *In the absence of either local or State Government maps, any land within 100 metres of an area of bushfire-prone vegetation equal to or greater than one hectare.*

Identification of an area as being bushfire-prone is not in itself an indication of bushfire risk. Rather, it will initiate the need for a landowner to assess the level of risk through either a bushfire hazard assessment and/or Bushfire Attack Level (BAL) assessment.

CONSULTATION

Nil

STATUTORY ENVIRONMENT

- State Planning Policies

POLICY IMPLICATIONS

There are no policy implications relevant to this item.

FINANCIAL IMPLICATIONS

There are no financial implications relevant to this item.

STRATEGIC IMPLICATIONS

There are no strategic implications relevant to this item.

ATTACHMENTS

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

- draft State Planning Policy 3.7: Planning for Bushfire Risk Management (Doc Id: 24185)
- Bushfire FAQ (Doc Id: 24186)
- Bushfire Guidelines (Doc Id: 24198)
- Bushfire Appendices (Doc Id: 24199)

(Marked 9.4.1)

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

That Council advise the Department of Planning that it supports the draft State Planning Policy 3.7: Planning for Bushfire Risk Management (SPP 3.7).

9.4.2 PLANNING APPROVAL – PROPOSED OUTBUILDING (SHED) WITH NEIGHBOUR OBJECTION – LOT 202 PREMIER DRIVE, ALTA MARE

Location: Lot 202 Premier Drive, Alta Mare
 Applicant: Christopher and Helen Shrimp
 Folder Path: Development Services App / Development Application / 2014 / 25
 Disclosure of Interest: None
 Date: 6 May 2014
 Author: Barbara Macaulay, Planning Officer
 Signature of Author: 
 Senior Officer: David Chidlow, Manager of Planning
 Signature of Senior Officer: 

PROPOSAL

The applicant seeks planning approval for a shed in Alta Mare. In accordance with the Council's 'Outbuilding and Temporary Accommodation in Rural Residential and Special Use – Rural Development Zones' Policy (the Policy), where neighbour objections are received the proposal shall be forwarded to Council for determination. The applicant has been informed of the objection and as a result of this consultation process has submitted amended plans for Council consideration.

BACKGROUND

The subject lot is zoned Rural Residential. The proposed shed measures 16m x 12m (192m²). In accord with Council Policy outbuildings with a floor area of 162m² – 216m² require neighbour consultation. At the time of writing this report one objection had been received.

The owners of Lot 308 Premier drive are located diagonally opposite the subject lot and have raised several concerns regarding the proposal. The objections relevant to this planning approval are based on the size and siting of the shed in close proximity to two street frontages, thus dominating the streetscape and reducing their amenity. The letter of objection is included in the attachments, however the list of concerns is provided below:

1. *The positioning of this shed on the block seems very unusual considering the size of the block.*
2. *The shed will be positioned very close to the corner of two roads.*
3. *Given the size and height of the shed it will be very prominent in our view from our home making it an eyesore.*
4. *There is no mention of construction materials or colours.*
5. *Referring to the plan it states the owner is an earthmoving company. Will they be conducting an earthmoving business from there? This would be in contravention of Shire regulations.*
6. *Will the owner be residing in the shed.*

We would appreciate your consideration of our concerns as it will certainly affect our enjoyment of our living situation.

AGENDA FOR ORDINARY COUNCIL MEETING TO BE HELD THURSDAY 22 MAY 2014

Currently, the Policy has a requirement for outbuildings to be set a minimum distance of 1.8m behind the existing dwelling. Where there is no existing dwelling, as in this case, “the application will be determined having regards for the criteria set out under clauses 12 and 14” (clause 19) as set out below:

Outbuildings

12. The following approval processes apply to the related area and height specifications for outbuildings in Rural Residential and Special Use-Rural Development zones:

External Cladding	Floor Area (In Aggregate)	Wall Height	Ridge Height	Neighbour Consultation	Determination by Council
Zincalume, White Colorbond and Off White Colorbond	Up to 12m ²	Up to 2.4m	Up to 4.2m	Not required	Not required
Non-Reflective Material	Up to 162m ²	Up to 4.0m	Up to 5.5m	Not required	Not required
	> 162m ² – 216m ²	> 4.0m – 4.2m	Up to 5.5m	Required	Only required if objections received from adjoining landowners
Non-Reflective Material Hill River Heights	Up to 120m ²	Up to 3.6m	Up to 4.5m	Not required	Not required

13. The Council shall not approve outbuildings with a floor area greater than 300 m² in aggregate.

14. Any application for an outbuilding proposing to exceed 216m² in size and a wall/ridge height exceeding the above will need to be supported by information justifying a larger outbuilding and evidence demonstrating to Council’s satisfaction that:

- the outbuilding will be compatible with the setting;
- the amenity of the locality will not be adversely affected; and
- the height, bulk, scale, orientation and appearance of the outbuilding is acceptable in relation to development on adjoining land or on other land in the locality.

There appears to be an anomaly in the Policy where provision has been made for the location of outbuildings behind the dwelling where there is an existing dwelling but this has not been extended to include future or proposed dwelling proposals. Despite this inconsistency in the Policy there is a general standard for outbuildings to be located behind the dwelling. It is the Officer suggestion the Council determine the application on the basis of the Policy and clause vii and xi of the development requirements within the Rural-Residential zone as prescribed under the Shire of Dandaragan Town Planning Scheme No 7 and contained within the Alta Mare Development Guidelines:

- (vii) The siting and erection of any building, outbuilding or fence shall not be approved by Council unless or until it is satisfied that the design construction, materials and position will be in harmony with the rural character of the land within the zone and locality generally.
- (xi) All residences, outbuildings, carports and the like shall be constructed of materials sympathetic to the character of the locality, as may be approved or required by Council. The scale of outbuildings shall be of a domestic nature such that the Rural Residential amenity of the locality is not prejudiced. Large industrial type buildings will not be permitted.

The proposed shed has a wall height of 4m and a ridge height of 5.28m and complies with the requirements of the Policy. The subject lot is a corner lot and effectively has two street frontages. The original proposal was to setback the shed 20m from the front and side boundary in accordance with the setback requirements of the Alta Mare Development Guidelines (the Guidelines) which require a 20m setback from the front boundary and a 10 metre setback from the side boundary.

However, the intent of the Guidelines and the Policy is to prevent outbuildings being the primary view from the streetscape and for dwellings to dominate in accordance with the rural/residential objective of the subdivision. On this basis and given the shed will be visually prominent from two street frontages, the applicant was consulted on the location of the proposed shed. During this consultation period it was noted the future dwelling is proposed to be setback 30m from Premier Drive. Locating the shed directly behind the future dwelling would impact on ocean views. Locating the shed is further restricted by a gully in the centre of the lot. In keeping with good and proper planning and to maintain symmetry with the future dwelling and to avoid the shed being located in front of the dwelling, the applicant has submitted amended plans for a 30m setback from the two street frontages.

The increase in the setback to 30m achieves a number of aims resulting in a better planning outcome. Firstly, it reduces the visual impact of the shed on the streetscape and given the lot slopes downwards from the front, it will also appear lower and less dominant. Secondly, locating the shed further back and lower should lessen the visual impact of the shed on the adjoining neighbour whom has submitted the objection. This is further supported by a site contour analysis (see attachment) which reveals the objecting neighbours' house is at 57 AHD and the proposed shed would be lower than 50 AHD. With a ground level of less than 50 AHD (given the subject lot slopes downwards), and the proposed shed has a ridge height of 5.28m, the visual impact would be minimal. However, this would result in the affected neighbour having a view of the roof of the proposed shed. With the subject lot located to the north of the affected property it is the

Officer suggestion a non-reflective roof material is part of the condition of approval.

COMMENT

Given the location and topography of the subject lot a shed setback at the original proposal of 20m would be visually intrusive and not in keeping with the rural-residential amenity of the locality. The amended plans of a 30m setback from the two street frontages lessen the visual impact of the proposal. The issue is the location of the shed adjacent to the future proposed dwelling (no plans have been submitted) and the visual impact on the adjoining neighbours and locality.

In relation to the Council Policy, a provision to ensure all outbuildings are located behind any future dwelling is not mandated thus restricting the ability of the Officer to condition any future residence to be forward of the proposed shed. Choosing the best location for the shed is also restricted by the nature of a corner lot, the need to protect ocean views for the applicant and the obstacles of a gully in the middle of the lot. However, given there is already a general standard been set with outbuildings located behind the dwelling there is merit in ensuring the proposed shed is not in front of any future dwelling nor the proposal is visually intrusive impacting the amenity of the area and adjoining neighbours.

It is the Officer recommendation the proposal is supported.

CONSULTATION

Notice of the proposed development was advertised to adjoining and potentially impacted neighbouring landowners. The advertising period was from 2 May 2014 and closed on the 16 May 2014. At the time of writing this report, two submissions had been received one in support and one objection. The applicant has been informed of the neighbour objection and has submitted amended plans. Should any further submissions be received prior to the Council meeting, these will be forwarded by email to Councillors.

STATUTORY ENVIRONMENT

- Local Planning Scheme No 7

POLICY IMPLICATIONS

- Outbuildings and Temporary Accommodation in Rural Residential and Special Use-Rural Development Zones Policy;
- 'Alta Mare' Development Guidelines

FINANCIAL IMPLICATIONS

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

STRATEGIC IMPLICATIONS

There are no strategic implications relevant to this item.

ATTACHMENTS

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

- Location Plan (Doc Id: 24187)
- Contour survey of subject lot and neighbouring lot (Doc Id: 24188)
- Plans (Doc Id: 24189)
- Submissions from neighbours (Doc Id: 24190 & 24238)

(Marked 9.4.2)

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

That Council grant planning approval for the proposed outbuilding in accordance with the attached approved amended plans date stamped 8 May 2014 on Lot 202 Premier Drive, Jurien Bay subject to:

- 1. all development shall be in accordance with the attached plans date stamped 17 April 2014 subject to any modifications required as a consequence of any conditions of this approval and shall not be altered without the prior written approval of the local government;**
- 2. the roof and wall material being of non reflective nature and colour consistent with surrounding vegetation and / or predominant colours of the individual site;**
- 3. the outbuilding not to be used for habitable purposes unless separate time limited approval has been granted for temporary accommodation in accordance with any Council Policy;**
- 4. the outbuilding not to be used for any commercial activity; and**
- 5. any proposed apparatus for wastewater disposal be installed so that the leach drains are a minimum of 100m from a natural permanent watercourse, water body or existing drain and that the base of the leach drains be a minimum 2m above the highest known water table or an approved aerobic treatment unit be installed.**

ADVICE NOTES:

Note 1: The applicant be advised this is planning approval only and not a building permit. A building permit must be obtained for this development;

Note 2: If the development the subject of this approval is not substantially commenced within a period of 2 years, or such other period as specified in the approval after the date of the determination, the approval shall lapse and be of no further effect.

Note 3: Where an approval has so lapsed, no development shall be carried out without the further approval of the local government having first been sought and obtained.



Note 4: The applicant be advised that “should you be aggrieved by this decision, or any conditions imposed, there is a Right of Review under the Planning and Development Act 2005. An application for Review must be submitted in accordance with Part XIV of the Planning and Development Act within 28 days of the date of this decision to:

**The State Administrative Tribunal
GPO Box U1991
PERTH WA 6845”**

9.5 HEALTH

9.6 BUILDING

9.6.1 FUNDING FROM BUILDING RESERVE FOR FIT-OUT AND COMPLETION – JURIEBAY WELLNESS CENTRE – LOT 1227 WHITFIELD ROAD

Location:	Lot 1227 (#21) Whitfield Road, Jurie Bay
Applicant:	Shire of Dandaragan
Folder Path:	Business Classification Scheme / Council Properties / Design and Construction / Wellness Centre
Disclosure of Interest:	Nil
Date:	12 May 2014
Author:	Will George, Manager Building Services
Signature of Author:	
Senior Officer:	Ian Rennie, Deputy Chief Executive Officer
Signature of Senior Officer:	

PROPOSAL

Council is requested to release funds from Council's Building Reserve as set out below to complete the necessary details of fitting out and completion of the Jurie Bay Wellness centre situated at Lot 1227 (#21) Whitfield Road, to enable tenancy of the building by IPN (Independent Practitioner Network) to provide extended General Practitioner services and allied health professional services to the region.

BACKGROUND

The Shire of Dandaragan previously owned a four bedroom x two bathroom residence at Lot 1227 (#21) Whitfield Road in Jurie Bay originally built to meet the housing needs of doctors within the region.

In January of 2010 a design report was commissioned to change the use of the idle residence to consulting rooms for extended health services into the region and a relaxation of floor space demands at the existing Jurie Bay Health Centre adjacent to the subject building.

Resulting from this design report, estimates were compiled at that time to be used as the basis for funding applications through the Royalties for Regions (R4R) funding allocations in two stages for 2010/2011, and 2011/2012 which was subsequently carried over into the 2012 / 2013 financial year.

The original design proposed to extensively demolish the fabric of the existing residence and reconfigure the floor plan to cater for a number of consulting rooms for General Practitioners and allied health services visiting the region. The modifications proposed for the building were extensive and in some areas considered to be excessive.

Council's Manager Building Services reviewed the older design proposals of the original design report and could see ways to further extend the capacity of the building with far less demolition of the existing fabric, to provide a better appointed floor plan which included modern building materials for an improved number of facilities within the same or similar floor area, but within the same budget allocation derived some time previous.

The design work was re-visited which resulted in a complete set of working drawings and project specifications which were guided by the intent of the scope of works described at that time by the funding allocation being determined in two project stages, being the refurbishment of the building as stage 1, followed by a separate project to fit-out the building to be ready for use as stage 2.

Following the tender process the contract to execute the specified building work was awarded to Clinton Long Project Management (CLPM) and the work program was scheduled to commence early in September of 2013 with an estimated completion date of December 2013 after a construction period of just 18 weeks. By late December of 2013 the keys were handed to the Shire after the inspection of the completed work to refurbish the building according to the contract documents. The refurbished building was ready for final fit-out to suit the main tenant as part of a lease agreement for the building which favoured IPN (Independent Practitioner Network) as the main provider of medical services to use the new building under leasing arrangements managed by the Chief Executive Officer of the Shire of Dandaragan.

COMMENT

The project brief to refurbish the old residence to become new consulting rooms after completion of the building work per se had always understood that follow-up work to complete the building to provide for specific professional uses would be additional to the cost of the budgeted building costs.

The fit-out of a medical suite of consulting rooms involves specific equipment to enable the effective operations of a medical practice to suit the specific requirements of that use.

Consultations were held with IPN (Independent Practitioner Network) seeking specifications for the agreed details of the building fit-out that the Council was to provide. The details of the fit-out involved additional equipment to be installed that could not be specified as a part of the original building refurbishment contract until the agreement with a service provider could be established.

The additional equipment and fit-out details are generally as outlined in the attached schedule and the cost to provide the fit-out equipment was sought from a number of independent suppliers by

invitation to quote on the same listed items.

Interite Health Care Interiors have provided comprehensive pricing for the agreed items specified by the Manager Building Services after consultation with IPN (Independent Practitioner Network) and the Shire Chief Executive Officer.

IPN provided sketches of furniture considered to be essential for the day to day operation of the Wellness Centre as judged from their wide experience in operating similar facilities elsewhere. Prices for the specialist furniture items have been sought by invitation to quote on sketches provided from businesses specialised in manufacturing the required furniture.

Guiding Regulations specify fixed safes and plunge safes for the storage of medical equipment and supplies on site as specified by IPN to suit their operational needs, and the price for the supply and installation of the security safes has been sought from suppliers licensed to install security safes.

Data points and general power outlets located to suit medical equipment such as X-ray boxes, examination beds (supplied by IPN) and desk computers, and wall mounted examination lamps are to be adjusted within the skirting mounted cable ducts to suit the location and type of electrical equipment that could not be determined on site until the service providers had been consulted about their specific needs.

The Shire has agreed to provide a telephone system to cater for the demands of the Wellness Centre as determined from discussions with IPN.

The existing wide street verge would normally require landscaping to create lawns and gardens which inevitably become a long term maintenance item with associated garden maintenance costs and water use charges to maintain garden plantings. Traditionally in the area of the Jurien Bay Health Centre car parking has been at a premium with vehicles often parking over the surrounding street verge due to carpark spaces being occupied in the designated parking areas. To address this parking shortfall, and to provide additional car parking capacity to the 15 (fifteen bays) already established on site at Lot 1227 Whitfield Road (Jurien Bay Wellness Centre) the idea to alter the street verge to provide 10 (ten) additional patient car parking facilities in lieu of long term gardening and water use costs has been explored with civil contractors. To complete the project and to alleviate the present sand-drift and poor street scape image of the new modern building the street verge will be modified and paved to provide useable car parking capacity. The provision of this controlled land surface also eliminates the problem of sand-drift into the new building itself from the sandy forecourt of Lot 1227.

At the last meeting between IPN (Independent Practitioner Network) and the Shire of Dandaragan a completion date of 23rd June 2014 was agreed as the date on which IPN could take over the operation of the Wellness Centre to provide for the required accreditation process to take place for that building and for the Shire of Dandaragan and the region to begin the era of extended medical services resulting from the commissioning of the final building.

CONSULTATION

- The main service provider for the Wellness Centre is IPN (Independent Practitioner Network) who have been involved in extensive consultation with the Shire of Dandaragan Chief Executive Officer to finalise a written agreement covering the responsibilities of the various parties using the new Wellness Centre building.
- The Management of the Jurien Bay health centre have been consulted in relation to co-joined building access and carparking, and the number and types of consulting room facilities proposed for inclusion in the Jurien Bay Wellness Centre operated largely by IPN.
- The Executive Manager Corporate and Community Services has been consulted in relation to budget allocations and further expenditure requirements associated with the fit-out details to enable the use of the building.
- The Community Development Officer has been consulted in relation to allocated funding stages and project funding acquittal reporting for this R4R/CLGF programme.

STATUTORY ENVIRONMENT

There are no statutory implications associated with this item.

POLICY IMPLICATIONS

Prices for fixtures and equipment have been pursued within Council's Purchasing Policy 1.15 to deliver a best practice approach to internal purchasing for the Shire of Dandaragan.

Not all invitees to quote were able to provide the services requested or to provide the complete range of items requested.

FINANCIAL IMPLICATIONS

The total budget allocation for 2013 / 2014 to carry out the building refurbishment work for Lot 1227 (#21) Whitfield Road, Jurien Bay was **\$799,043.16**.

The actual Budget expenditure to date for 2013/2014 to carry out the refurbishment work up to the pre-fitout stage is **\$769,920.17**.

The balance of available budget allocated money remaining is **\$29,122.99**.

AGENDA FOR ORDINARY COUNCIL MEETING TO BE HELD THURSDAY 22 MAY 2014

The completion of the Wellness Centre fit-out requires the following additional funding to facilitate the use of the building for the intended purpose by IPN (Independent Practitioner Network):

1. Individual consult room and building furnishings and equipment by Interite Healthcare Interiors - **\$49,849.80** (inc GST)
2. Paramount Shopfitters for desk and overhead shelf units designed by IPN - \$8,954.00 (inc GST)
3. Installation of additional data points and telephone cabling quotation has been requested but is still outstanding despite reminders, but is estimated to be in the order of **\$20,000** to complete the telephone installation by relocating the current Commander system from the Shire administration building to the Wellness Centre, and to provide the alterations to data point and power outlet points mounted in the skirting cable trays to cater for the final location of telephones, computers, examination lamps, and electrically operated examination beds.
4. The cost to supply and install two (2) security safes for the storage of certain drugs and documents as specified by IPN (Independent Practitioner Network) is **\$2,715** including GST.
5. Carpark extensions onto the street verge area to minimise garden maintenance costs and water useage over time - **\$31,750.00** excluding GST to provide 10 (ten) extra car parking bays.

The total additional funding required to complete the Wellness centre project to have it ready for occupation by 23 June 2014 to comply with the IPN request is **\$113,268.80** less the balance of R4R funding remaining of \$29,122.99, is a balance of **\$84,145.80**.

STRATEGIC IMPLICATIONS

- Shire of Dandaragan Strategic Community Plan 2011 – 2021

5.15.2 GOAL NUMBER TWO: Build high level of amenity and lifestyle					
OBJECTIVE 1: Develop Health and Well-being Centre and services which enable the community to have healthy and active long lives					
CODE	STRATEGIES	LINKS	TIME FRAME	SCOPE	PARTNERS
G2-01-A1	Refurbish existing doctor's residence into additional consulting rooms to link with existing health campus.	Corporate Business Plan	Short	Jurien Bay	CLGF - RfR
G2-01-A2	Lobby for the development of a future health and medical facility that extends on the existing health campus and meets growing health and wellbeing needs of the community.	SuperTowns Growth Plan	Medium	District	WACHS SIHI Local groups
G2-01-A3	Work toward position where Shire is infrastructure provider only, and manages lease to encourage competitive opportunities in health care.		Ongoing	District	Health service providers
G2-01-A4	Support development and provision of allied health services.	Community workshops	Ongoing	Badgingarra Dandaragan	Allied health providers

ATTACHMENTS

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

- List of agreed fixtures to be supplied by the Shire of Dandaragan as agreed with IPN and the Shire Chief Executive Officer (Doc Id: 23606)
- Quotation from Paramount Shopfitters to supply the work bench and overhead shelves designed by IPN for the Consult rooms and the treatment room (Doc Id: 24201)
- Quotation and sample pictures from Interite Healthcare Interiors for the supply of furniture and fittings as listed to complete the fit-out (Doc Id: 24206)
- Copy of quotation to supply and install security safes as specified by IPN from Guardall Security – WA. (Doc Id: 24231)
- Email confirmation from Direct Contracting to construct the 10 (ten) bay carparking facility adjacent to the road verge at Lot 1227 Whitfield Road Jurien Bay in lieu of reticulation and landscape gardening costs (Doc Id: 24209)

(Marked 9.6.1)

VOTING REQUIREMENT

Absolute majority

OFFICER RECOMMENDATION 1

That Council authorise a budget amendment to increase the building asset for the Wellness Centre by \$22,627.01 to allow for the completion of carparking and the relocation of the Commander phone system and associated additional cabling with the additional \$22,627.01 being funded via a transfer from the Building Reserve.

OFFICER RECOMMENDATION 2

That Council authorise a budget amendment of \$61,518.80 to allow for the purchase and installation of furniture and equipment for the fit-out of the Jurien Bay Wellness Centre as detailed in the attached schedule (Doc ID: 23606) with the additional \$61,518.80 being funded from the Building Reserve.

9.7 COUNCILLOR INFORMATION BULLETIN**9.7.1 SHIRE OF DANDARAGAN – MAY 2014 COUNCIL STATUS REPORT**

Document ID: 23465

Attached to the agenda is a copy of the Shire's status report from the Council Meeting held 22 May 2014. *(Marked 9.7.1)*

9.7.2 SHIRE OF DANDARAGAN – INFRASTRUCTURE REPORT – MAY 2014

Document ID: 24200

Attached to the agenda is a copy of the Shire of Dandaragan's Infrastructure Report for May 2014. *(Marked 9.7.2)*

9.7.3 SHIRE OF DANDARAGAN – BUILDING STATISTICS – APRIL 2014

Document ID: 23998

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

9.7.4 WALGA – VACANCY FOR WA LOCAL GOVERNMENT ASSOCIATION MEMBER – 1 SENIOR OFFICER OF A SCHEME MEMBER LOCAL GOVERNMENT

Document ID: 24052

Nominations for the above mentioned role are to be completed and emailed to WALGA by Thursday 18 June 2014.

Attached to the agenda is copy of the above mentioned correspondence. *(Marked 9.7.4)*

9.7.5 WALGA – MUNICIPAL WASTE ADVISORY COMMITTEE INFORMATION BULLETIN – ISSUE 187

Document ID:

Inside this issue:

- Breakfast on the Verge
- Organic Opportunity
- Trekkin'
- Digital Switch
- Careless Cost to Coastlines
- Get Green, Join the Army

9.7.6 WALGA – LOCAL GOVERNMENT NEWS – ISSUE 15

Document ID:

Inside this issue:

- Verge Collection – Better Practice Guidelines
- Organic Opportunity
- Reminder: ERA Draft Report on Economic Reform
- Local Government & Affordable Housing Forum
- Western Power Defers Tax Recovery Implementation Date
- Training

9.7.7 MINISTER FOR TRANSPORT; FINANCE – CORRESPONDENCE TO MR SHANE LOVE – SPEEDS LIMITS

ON INDIAN OCEAN DRIVE

Document ID:

"Thank you for your letter of 19 November 2013 to my predecessor in support of correspondence sent by the Shire of Dandaragan regarding speed limits on the Indian Ocean Drive at Jurien Bay.

In view of recent community concern, Main Roads undertook a further speed limit review of the section of Indian Ocean Drive between Middleton Boulevard and Jurien East Road on 28 February 2014."

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

9.7.8 DEPARTMENT OF REGIONAL DEVELOPMENT – DIRECTOR GENERAL – SUPERTOWNS UPDATE

Document ID:

"I last provided you with an update on SuperTowns and the Country Local Government Fund on 7 March 2014. I am pleased to report that I continue to have positive feedback on these key regional development initiatives and their transformative effect on towns."

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

9.7.9 MEDIA RELEASE – MULTI-PURPOSE HEALTH FACILITY FOR CHITTERING MEDICAL CENTRE

Document ID:

Attached is a copy of the above mentioned correspondence. **(Marked 9.7.9)**

9.7.10 MEDIA STATEMENT – ARTIFICIAL REEFS LURING SOUTH-WEST FISHERS

Document ID:

Inside this media release:

- State Government Royalties for Regions funded \$1.86m of the \$2.38m trial project
- \$520,000 came from Recreational Fishing from Boat Licence revenue
- More information on the artificial reefs is available at <http://www.fish.wa.gov.au>

Attached to the agenda is a copy of the above mentioned media release. **(Marked 9.7.10)**

9.7.11 WALGA – MUNICIPAL WASTE ADVISORY COUNCIL – INFORMATION BULLETIN – ISSUE 186

Document ID:

Inside this issue:

- On the Verge
- Sail the Sale Trail

- Free Launch
- Battery Bulletin
- One Stop Shop

9.7.12 RECONCILIATION AUSTRALIA – NATIONAL RECONCILIATION WEEK 2014

Document ID: 23812

Reconciliation Australia and Reconciliation Western Australia, the national and state organisations promoting reconciliation between Aboriginal and Torres Strait Islander peoples and other Australians, are once again proud to be coordinating National Reconciliation Week celebrations in 2014.

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

9.7.13 WALGA MEDIA RELEASE – SHARED RESPONSIBILITY ON BUSHFIRE MITIGATION WELCOMED

Document ID: 23683

“Local Government welcomes the State’s proposal to increase bushfire mitigation efforts across the State.”

Attached to the agenda is a copy of the above mentioned correspondence. **(Marked 9.7.13)**

9.7.14 WALGA – LOCAL GOVERNMENT NEWS – ISSUE 14

Document ID:

Inside this issue:

- Local Government & Affordable Housing Forum
- ERA Releases Draft Report on Economic Reform
- WALGA Honours Program
- State Government Road Safety Community Grants Program
- Review of the Emergency Services Acts
- RAC Risky Roads 2014

9.7.15 DEPARTMENT OF FIRE AND EMERGENCY SERVICES – CONCEPT PAPER: REVIEW OF THE EMERGENCY SERVICES ACTS

Document ID: 23624

In November 2012, at the request of the former Minister for Emergency Services, the Department of Fire and Emergency Services (DFES) launched an initiative to modernise and simplify emergency services legislation in Western Australia. The Review of the Emergency Services Act set out to closely examine the Fire Brigades Act 1942, the Bush Fires Act 1954 and the Fire and Emergency Services Act 1998 and identify how these Acts could be enhanced to better serve communities throughout the State.

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

9.7.16 DEPARTMENT OF FIRE AND EMERGENCY SERVICES –

EMERGENCY SERVICES LEVY (ESL) BROCHURE

Document ID: 23625

The Department of Fire and Emergency Services (DFES) would like to thank the local government sector for an excellent response to its recent survey. With approximately 75% of Western Australian mainland Council's lodging a return, and WALGA advising that it will be guided by the majority view of its member councils, it has been determined that an ESL brochure is no longer to be produced / supplied.

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

9.7.17 ECHO SHARK BARRIER – WA GOVERNMENT SHARK CATCH AND KILL POLICY

Document ID: 23633

“With the recent and ongoing media attention over the WA Government Shark Catch and Kill policy, we would like to bring to your attention an alternative that will not trap marine life and also ensures human safety. We believe you should know about this product so you are informed and can discuss this with your constituents who are becoming more aware of alternatives to shark culling.”

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

9.7.18 MEDIA RELEASE – CHANGE IN STRUCTURE AT WALGA

Document ID:

Recent economic factors have contributed to a change in staffing at the WA Local Government Association which includes an executive position being abolished.

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

9.7.19 WALGA MEDIA RELEASE – ROAD USERS ACKNOWLEDGE ROAD CRASH EMERGENCY SERVICES

Document ID: 23686

“Local Governments and Road Safety Committees around Western Australia will once again bring the public and road trauma support and emergency services together for the annual Blessing of the Roads campaign.”

Attached to the agenda is a copy of the above mentioned correspondence. **(Marked 9.7.19)**

9.7.20 MEDIA RELEASE – MOORE CATCHMENT COUNCIL – MOORE RIVER HEALTH IGNORED

Document ID:

“The Moore River and its catchment is about to become a victim of State and Federal natural resource management budget cuts unless the public voice can be heard.”

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

9.7.21 DEPARTMENT OF LOCAL GOVERNMENT AND COMMUNITIES – DIRECTOR GENERAL’S REPORT – APRIL 2014

Document ID:

Inside this issue:

- Metropolitan Local Government Reform Update
- Jennifer Mathews appointed as Director General
- Strategic Plans update
- Community Development Roundtable established
- Mentor programs provide greater opportunities for women
- National Youth Week 2014
- Government scheme supports 500 grandcarers
- Celebrate National Volunteer Week
- Contribution of volunteers recognised in Harmony Week
- Fund to boost regional capacity building
- Upcoming award programs

9.7.22 FACT SHEET – NEW BUSHFIRE MEASURES TO REDUCE RISK TO NEW HOMES

Document ID:

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

9.7.23 WALGA – 2014 WA LOCAL GOVERNMENT CONVENTION

Document ID: 23926

The 2014 annual Local Government Convention and Trade Exhibition will be held at the Perth Convention and Exhibition Centre commencing on Wednesday 6 through to Friday 8 August 2014 with the closing event being the very popular Convention Gala Dinner.

More information is on hand.

9.7.24 WALGA – MEDIA RELEASE – BUSHFIRE PLANNING MEASURES RIGHT MOVE

Document ID: 23936

“Special construction requirements for new homes in bushfire prone areas announced today are supported by Local Government.”

Attached to the agenda is a copy of the above mentioned correspondence. **(Marked 9.7.24)**

9.7.25 MAIN ROADS WESTERN AUSTRALIA – MAIN ROADS WHEATBELT OPERATIONS – UPDATE

Document ID: 23768

“Further to the correspondence issued by Executive Director Regional Services John Erceg in January 2014, I would like to introduce myself and provide you with an update on the newly amalgamated Wheatbelt Region.”

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

9.7.26 HON JIM CHOWN MLC – MEMBER FOR AGRICULTURAL REGION – JURIE BAY INFILL SEWERAGE PROJECT

Document ID: 23773

"I have written a letter of support to the Minister for Water and the Minister for Regional Development for the Shire of Dandaragan's Infill Sewerage Project for Jurie Bay."

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

9.7.27 AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION – COMMONWEALTH FUNDING FOR COUNCILS TO END UNDER AUDIT COMMISSION REPORT

Document ID:

Commonwealth funding for local Council's would end under the recommendations of the Commission of Audit Report released on Thursday 1 May.

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

9.7.28 HON MARTIN ALDRIDGE MLC – PARLIAMENTARY INQUIRY – PATIENT ASSISTED TRAVEL SCHEME

Document ID: 23816

The Standing Committee on Public Administration commenced a parliamentary inquiry into the State Government's Patient Assisted Travel Scheme (PATS) in Western Australia on February 26, 2014. PATS provides travel and accommodation subsidies to eligible rural and regional patients that have to travel long distances for specialist medical care of treatment.

Attached to the agenda is a copy of the above mentioned correspondence. **(Marked 9.7.28)**

9.7.29 WALGA – EXPRESSIONS OF INTEREST – HOUSEHOLD HAZARDOUS WASTE TEMPORARY COLLECTION DAY 2014 / 2015

Document ID: 23925

The Household Hazardous Waste (HHW) Program was developed to create public awareness about the Dangerous Goods that can be stored in our homes and provide an avenue to dispose of these products. The Program is funded by the Waste Authority, through the Waste Avoidance and Resource Recovery Levy, and is administered by the Western Australian Local Government Association (WALGA).

Attached to the agenda is a copy of the above mentioned correspondence. **(Marked 9.7.29)**

9.7.30 AVON MIDLAND COUNTRY ZONE OF THE WA LOCAL

GOVERNMENT ASSOCIATION – MINUTES OF THE ZONE MEETING HELD IN BINDOON ON FRIDAY 2 MAY 2014

Document ID:

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

9.7.31 HON MARTIN ALDRIDGE MLC – MEMBER FOR AGRICULTURAL REGION – ECONOMIC REGULATION AUTHORITY REPORT RECOMMENDATIONS

Document ID:

“On the 11th of April this year the Economic Regulation Authority (ERA) handed down its ‘Inquiry into Microeconomic Reform in Western Australia – Draft Report’.”

A copy of this is on hand and was emailed to Councillors on Tuesday 6 May 2014.

9.7.32 WALGA – ANNUAL GENERAL MEETING NOTICE

Document ID: 23973

The WALGA Annual General Meeting will be held on Wednesday 6 August 2014 at the Perth Convention and Exhibition Centre.

Deadline for agenda items is COB Friday 9 June 2014.

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

9.7.33 WALGA – EMERGENCY MANAGEMENT TRAINING – LAST CALL FOR MAY

Document ID: 23964

Participate in Local Government Emergency Management Preparation:

Date: Tuesday 27 May 2014
Venue: WALGA, 170 Railway Parade, West Leederville
Cost: \$495 (+GST)
Time: 9.00am – 4.30pm

Manage Recovery Activities for Local Government:

Date: Wednesday 28 May 2014
Venue: WALGA, 170 Railway Parade, West Leederville
Cost: \$495 (+GST)
Time: 9.00am – 4.30pm

More information is on hand.

9.7.34 AUSTRALIAN INSTITUTE OF CRIMINOLOGY – CCTV RESEARCH PROJECT

Document ID: 24065

“I am writing to invite your Council to participate in a research project being undertaken by the Australian Institute of Criminology (AIC). As you would be aware, there has been considerable

growth in the use of CCTV in public spaces as a crime prevention measure and, increasingly, as a tool to help police identify offenders. There continues to be significant investment in the installation, maintenance and upgrade of CCTV systems, particularly by local government. While discussions surrounding the benefits and challenges of CCTV are significant, there is little current research that has examined the actual use of CCTV in local communities around Australia.

Attached to the agenda is a copy of the above mentioned correspondence. **(Marked 9.7.34)**

9.7.35 GRAHAM AND COLLEEN JOHNSON – PIONEER PARK PLAYGROUND, DANDARAGAN

Document ID: 24066

"I am writing to you to raise concern I have regarding shade for the playground situated at Pioneer Park in Dandaragan.

The towns throughout the Shire of Dandaragan have benefited enormously through the implementation of the Playground strategic plan. The playground in Pioneer Park is a wonderful meeting place for families, where children interact and explore the equipment. During the hot weather the use of the playground is limited as the direct sun exposure makes the equipment hot and undesirable."

Attached to the agenda is a copy of the above mentioned correspondence. **(Marked 9.7.35)**

9.7.36 DEPARTMENT OF FIRE AND EMERGENCY SERVICES – OFFICE OF BUSHFIRE RISK MANAGEMENT REQUEST FOR INFORMATION

Document ID: 24068

"The Office of Bushfire Risk Management (OBRM) is an independent office within the Department of Fire and Emergency Services (DFES) reporting directly to the Commissioner. Created in May 2012 as part of the State Government's response to the findings of the Keelty Report 'Appreciating the Risk', OBRM was established to oversee changes to Western Australia's prescribed burns program."

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

9.7.37 DEPARTMENT OF FIRE AND EMERGENCY SERVICES – NATIONAL VOLUNTEER WEEK 2014

Document ID: 24070

Australia's largest celebration of volunteers and volunteerism, National Volunteer Week, will be held from 12 – 18 May 2014. This year marks the 25th anniversary of National Volunteer Week and the theme is "celebrate the power of volunteering".

More information is on hand.

9.7.38 WALGA – MUNICIPAL WASTE ADVISORY COMMITTEE INFORMATION BULLETIN – ISSUE 188

Document ID:

Inside this issue:

- Landfill Levy Increase
- Do you have an opinion on Verges?
- Officer Opportunity
- EOI: Household Hazardous Waste Temporary Collection Day 2014 / 2015
- Wanna Work at WALGA?
- Dive Against Debris

9.7.39 DEPARTMENT OF TRANSPORT – JURIE BOAT HARBOUR STEERING COMMITTEE – MEETING 2

Document ID:

Attached to the agenda is a copy of the minutes from the Jurie Boat Harbour Steering Committee meeting held on Thursday 1 May 2014. **(Marked 9.7.39)**

9.7.40 CENTRAL INSTITUTE OF TECHNOLOGY – TRAINEESHIPS FOR LOCAL GOVERNMENT

Document ID: 24180

A copy of Central Institute of Technology's latest publication for local government officers "*Traineeships for Local Government*" is on hand. The brochure summarises the Apprenticeship system and provides testimonials from local government officers who have undertaken a traineeship with Central.

9.7.41 KEEP AUSTRALIA BEAUTIFUL – REDUCE THE COST OF LITTERING AND ILLEGAL DUMPING IN YOUR LOCAL GOVERNMENT

Document ID: 24194

Recently the Waste Authority released the 2013 Local Government Littering Statistics which showed the number of litter infringements and illegal dumping notices issued last financial year and the estimated cost of cleaning up illegally dumped material for each local government. According to those statistics the Shire of Dandaragan spent \$10,000.00 on cleaning up illegal dumping and issued 5 littering and illegal dumping infringements. Overall, local government spent more than \$5.6 million to clean up illegal dumping in the 2012-2013 financial year.

More information is on hand.

9.7.42 SMALL BUSINESS DEVELOPMENT CORPORATION – SMALL BUSINESS CENTRE PROGRAM

Document ID: 24171

In late 2013 the Small Business Development Corporation (SBDC) engaged Quantum Consulting as part of a review of the Small Business Centre (SBC) Program. Their advice, delivered to SBDC

in January 2014 contained a number of key findings which are attached to the agenda. **(Marked 9.7.42)**

9.7.43 WALGA – ECONOMIC BRIEFING – STATE BUDGET 2014 / 2015 EDITION

Document ID: 24160

Attached to the agenda is a copy of the latest WALGA Economic Briefing which provides an analysis of the State Budget from a Local Government perspective. **(Marked 9.7.43)**

9.7.44 WALGA – LOCAL GOVERNMENT NEWS – ISSUE 17

Document ID: 24166

Inside this issue:

- State Budget Outcomes for Local Government
- Vacancies for Officers Advisory Group
- Do you have an opinion on Verges?
- Illuminate 2014: Transparency, Trust and Transformation
- WALGA Roadshow – MidWest and Gascoyne
- Local Government & Affordable Housing Forum
- Interface Agreements with Brookfield Rail
- Emission Reduction Fund – White Paper Released
- Mapping Bushfire-prone areas in WA
- Local Government Workshop: Planning for Bushfire Risk Management SPP 3.7
- Local Government Workshops: DFES Concept Paper on the Review of the Emergency Services Acts
- Local Government Reform Agenda

9.7.44 SHIRE OF KALAMUNDA – WALGA VERSION 3 – COUNCILS FOR DEMOCRACY

Document ID: 24158

Attached is a draft letter which has been prepared on behalf of the Councils for Democracy, which is a group of metro area mayors who are being abolished under the State Governments reform process using boundary adjustments and forced mergers. The letter has been prepared to advise WALGA of the dissatisfaction with the lack of response to date from WALGA since boundary adjustments and forced amalgamations were announced by the Minister in January 2014. **(Marked 9.7.44)**

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

11 CONFIDENTIAL ITEMS FOR WHICH MEETING IS CLOSED TO THE PUBLIC

Section 5.23 of the Local Government Act 1995 stipulates that all Council Meetings are generally open to the public. Section 5.23 goes on to identify specific situations in which the Council or committee may close to members of the public the meeting, or part of the meeting.

In situations where it is deemed that a meeting or part of a meeting must be closed to the public, Section 5.23 (3) states “A decision to close a meeting or part of a meeting and the reason for the decision are to be recorded in the minutes of the meeting.”

For a decision to be recorded in the minute a formal motion must be passed by Simple majority clearly stating the reason for the closure in accordance with Section 5.23 of the Local Government Act 1995.

Local Government Act 1995

5.23. Meetings generally open to public

- (1) Subject to subsection (2), the following are to be open to members of the public —
 - (a) all council meetings; and
 - (b) all meetings of any committee to which a local government power or duty has been delegated.
- (2) If a meeting is being held by a council or by a committee referred to in subsection (1)(b), the council or committee may close to members of the public the meeting, or part of the meeting, if the meeting or the part of the meeting deals with any of the following —
 - (a) a matter affecting an employee or employees;
 - (b) the personal affairs of any person;
 - (c) a contract entered into, or which may be entered into, by the local government and which relates to a matter to be discussed at the meeting;
 - (d) legal advice obtained, or which may be obtained, by the local government and which relates to a matter to be discussed at the meeting;
 - (e) a matter that if disclosed, would reveal —
 - (i) a trade secret;
 - (ii) information that has a commercial value to a person; or**
 - (iii) information about the business, professional, commercial or financial affairs of a person, where the trade secret or information is held by, or is about, a person other than the local government;
 - (f) a matter that if disclosed, could be reasonably expected to —
 - (i) impair the effectiveness of any lawful method or procedure for preventing, detecting, investigating or dealing with any contravention or possible contravention of the law;
 - (ii) endanger the security of the local government’s property; or

- (iii) prejudice the maintenance or enforcement of a lawful measure for protecting public safety;
 - (g) information which is the subject of a direction given under section 23(1a) of the *Parliamentary Commissioner Act 1971*; and
 - (h) such other matters as may be prescribed.
- (3) A decision to close a meeting or part of a meeting and the reason for the decision are to be recorded in the minutes of the meeting.

Local Government (Administration) Regulations 1996

4A. Meeting, or part of meeting, may be closed to public — s. 5.23(2)(h)


The determination by the local government of a price for the sale or purchase of property by the local government, and the discussion of such a matter, are matters prescribed for the purposes of section 5.23(2)(h).

11.1 ADMINISTRATION

OFFICER RECOMMENDATION

That the meeting be closed to members of the public at __:__pm in accordance with Section 5.23 (2) (e) (ii) of the Local Government Act 1995 and Regulation 4A of the Local Government (Administration) Regulations 1996 to allow Council to discuss Item 11.1.1 Private & Confidential – Draft Service Agreement – Provision of Medical Services.

11.1.1 PRIVATE & CONFIDENTIAL – DRAFT SERVICE AGREEMENT – PROVISION OF MEDICAL SERVICES

Location:	Lot 1227 Whitfield Street, Jurien Bay
Applicant:	Independent Practitioners Network P/L
Folder Path:	Business Classification Scheme / Public Health / Service Provision / Medical Centre Services
Disclosure of Interest:	Nil
Date:	12 May 2014
Author:	Tony Nottle, Chief Executive Officer
Signature of Author:	

The report has been abridged due to the confidential nature of the content that is contained within this report.

12 ELECTED MEMBERS MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

13 CLOSURE OF MEETING