



SHIRE
of
DANDARAGAN

MINUTES
of the
ORDINARY COUNCIL MEETING
held at the
CERVANTES PINNACLES MOTEL
on
THURSDAY 26 JUNE 2014
COMMENCING AT 5.06 PM

(THIS DOCUMENT IS AVAILABLE IN LARGER PRINT ON REQUEST)

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MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 26 JUNE 2014

1 DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

1.1 DECLARATION OF OPENING

The presiding member declared the meeting open at 5.06pm and welcomed those present.

1.2 DISCLAIMER READING

The disclaimer was read aloud as there were members of the public present.

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

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

2 RECORD OF ATTENDANCE / APOLOGIES / APPROVED LEAVE OF ABSENCE

Members

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

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)
Mrs B Macaulay	(Planning Officer)

Apologies

Councillor W Gibson	(President)
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Approved Leave of Absence

Observers

Michael Russell and John Astill

MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 26 JUNE 2014

3 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Nil

4 PUBLIC QUESTION TIME

Michael Russell enquired about finance for Memorial Park as the chain fence needs to be replaced at a cost of \$1600.

The Executive Manager of Corporate and Community Services advised that this had been placed in the 2014 / 2015 Budget.

5 APPLICATIONS FOR LEAVE OF ABSENCE

Nil

6 CONFIRMATION OF MINUTES

6.1 MINUTES OF ORDINARY MEETING HELD 22 MAY 2014

COUNCIL DECISION

Moved Cr Short, seconded Cr Holmes

That the minutes of the Ordinary Meeting of Council held 22 May 2014 be confirmed.

CARRIED 8 / 0

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

Cr Sheppard

- | | |
|----------------|------------------------------------|
| - 10 June 2014 | Central West Coast Senior Citizens |
| - 18 June 2014 | Jurien Bay Chamber of Commerce |
| - 22 June 2014 | Jurien Lions Conference Meeting |

Cr Short

- | | |
|----------------|--|
| - 3 June 2014 | Wheatbelt Health MOU |
| - 3 June 2014 | West Koojan Gillingarra Land Conservation District Committee |
| - 6 June 2014 | Wheatbelt Development Commission Wheatbelt Blueprint |
| - 9 June 2014 | Wolba Wolba - Dr Megan Le Cruz |
| - 12 June 2014 | Audit Committee |
| - 18 June 2014 | Municipal Waste Advisory Council |

MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 26 JUNE 2014

- 20 June 2014 Avon Midland Country Zone

Cr Kulisa

- 9 June 2014 Education Working Party

Cr Holmes

- 13 June 2014 Wheatbelt Development Rollout – Gingin

Cr McGlew

- 30 April 2014 Shire of Dandaragan Roadwise Committee – Jurien Bay

- 2 May 2014 Avon Midland Zone Meeting – Bindoon

- 12 May 2014 Education Working Party – Jurien Bay

- 6 June 2014 Draft Wheatbelt Blueprint Launch – Moora

- 15 June 2014 Regional Cooperation and Development Forum – Canberra

- 16 – 18 June 2014 National General Assembly of Local Government – Canberra

- 24 June 2014 Badgingarra Community Centre Management Committee and Badgingarra Community Association Meetings

Cr Bailey

Nil

Cr Slyn

- 25 June 2014 Local Emergency Management Committee

Cr Kent

Nil

COUNCIL DECISION

Moved Cr Holmes, seconded Cr Bailey

That the delegates' reports to 26 June 2014 as presented be received.

CARRIED 8 / 0

8 PETITIONS / DEPUTATIONS / PRESENTATIONS / SUBMISSIONS

Nil

9 REPORTS OF COMMITTEES AND OFFICERS

9.1 FINANCE

9.1.1 ACCOUNTS FOR PAYMENT – APRIL 2014

Location:	Shire of Dandaragan
Applicant:	N/A

MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 26 JUNE 2014

Folder Path:	Business Classification Scheme / Financial Management / Creditors / Expenditure
Disclosure of Interest:	None
Date:	20 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 accept the cheque and direct debit listing for the month of April 2014

BACKGROUND

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

COMMENT

The cheque and electronic funds transfer (EFT) listing for April 2014 totalled \$ 559,928.93 for the Municipal Fund.

CONSULTATION

- Chief Executive Officer

STATUTORY ENVIRONMENT

- Regulation 13 of the Local Government Financial Management Regulations 1997

POLICY IMPLICATIONS

There are no policy implications relevant to this item.

FINANCIAL IMPLICATIONS

There are no adverse trends to report at this time.

STRATEGIC IMPLICATIONS

There are no strategic implications relevant to this item.

ATTACHMENTS

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

- cheque and direct debit listings for April 2014 (Doc Id: 24373)
(Marked 9.1.1)

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION / COUNCIL DECISION

Moved Cr Sheppard, seconded Cr Short

That the Municipal Fund cheque and EFT listing for the period ending 30 April 2014 totalling \$559,928.93 for the Municipal Fund be accepted.

CARRIED 7 / 1

MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 26 JUNE 2014

9.1.2 ACCOUNTS FOR PAYMENT – MAY 2014

Location:	Shire of Dandaragan
Applicant:	N/A
Folder Path:	Business Classification Scheme / Financial Management / Creditors / Expenditure
Disclosure of Interest:	None
Date:	16 June 2014
Author:	Scott Clayton, Executive Manager Corporate & Community Services
Signature of Author:	
Senior Officer:	Tony Mottle, Chief Executive Officer
Signature of Senior Officer:	

PROPOSAL

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

BACKGROUND

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

COMMENT

The cheque and electronic funds transfer (EFT) listing for May 2014 totalled \$2,508,577.42 for the Municipal Fund.

CONSULTATION

- Chief Executive Officer

STATUTORY ENVIRONMENT

- Regulation 13 of the Local Government Financial Management Regulations 1997

POLICY IMPLICATIONS

There are no policy implications relevant to this item.

FINANCIAL IMPLICATIONS

There are no adverse trends to report at this time.

STRATEGIC IMPLICATIONS

There are no strategic implications relevant to this item.

ATTACHMENTS

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

- cheque and direct debit listings for May 2014 (Doc Id: 29383)
(Marked 9.1.2)

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION / COUNCIL DECISION

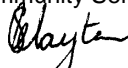

Moved Cr Short, seconded Cr Kulisa

<p>MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 26 JUNE 2014</p>
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That the Municipal Fund cheque and EFT listing for the period ending 31 May 2014 totalling \$2,508,577.42 for the Municipal Fund be accepted.

CARRIED 8 / 0

9.1.3 FINANCIAL STATEMENTS – MONTHLY REPORTING FOR THE PERIOD ENDING 31 MAY 2014

Location:	Shire of Dandaragan
Applicant:	N/A
Folder:	Business Classification Scheme / Financial Management / Financial Reporting / Periodic Reports
Disclosure of Interest:	None
Date:	16 June 2014
Author:	Scott Clayton, Executive Manager Corporate and Community Services
Signature of Author:	
Senior Officer:	Tony Nottle, Chief Executive Officer
Signature of Senior Officer:	

PROPOSAL

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

BACKGROUND

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

COMMENT

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

1. **Net Current Assets**

Council's Net Current Assets [ie surplus / (deficit)] position as at the 31 May 2014 was \$2,031,029. 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 140% of Y-T-D budget and is due to a LGIS Members Dividend being received.

Recreation and Culture

Expenditure is at 80% 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 2014/15 budget

Economic Services

Expenditure is at 80% of Y-T-D budget and is due to lower than budgeted employee costs and tourism expenses.

Other Property and Services

Expenses are reporting as 198% of Y-T-D. This is due to an anomaly whereby the majority of costs within this schedule are allocated out to other areas. This allocation occurs through an hourly recovery rate for staff time, plant costs and plant depreciation. These cost are therefore allocated evenly throughout the year from information sourced from timesheets. While actual costs are more sporadic in nature. In this instance, fuel, tyres and repairs are all less than budgeted.

Should Councillors wish to raise any issues relating to the 31 May 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.

MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 26 JUNE 2014

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 May 2014 (Doc Id: 29491)

(Marked 9.1.3)

VOTING REQUIREMENT

Simple majority



OFFICER RECOMMENDATION / COUNCIL DECISION

Moved Cr Holmes, seconded Cr Slyn

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

CARRIED 8 / 0

9.1.4 AUDIT COMMITTEE MINUTES

Location:	Shire of Dandaragan
Applicant:	N/A
Folder Path:	Business Classification Scheme / Financial Management / Audit / Internal
Disclosure of Interest:	Nil
Date:	18 June 2014
Author:	Scott Clayton, Executive Manager Corporate & Community Services
Signature of Author:	
Senior Officer:	Tony Nottle, Chief Executive Officer
Signature of Author:	

PROPOSAL

To receive the Audit Committee Meeting Minutes (unconfirmed) held on 12 June 2014.

BACKGROUND

The Local Government Act (1995) requires Council to establish an

MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 26 JUNE 2014

Audit Committee to assist Council to fulfil corporate governance, stewardship, leadership and control responsibilities in relation to the Shire's financial reporting and audit responsibilities.

Due to the small number of audit committee meetings held during the year there is a significant delay between the audit meetings and the subsequent confirmation of the minutes of that meeting at the following audit committee meeting and hence, a further delay in presentation to Council of the minutes for adoption.

Therefore, it is considered more appropriate to present the unconfirmed minutes to Council for receipt. Should any issue arise at the adoption of these minutes at the following audit committee meeting varying the accuracy of the unconfirmed minutes, these changes will be presented to Council at the following Council meeting.

COMMENT

The purpose of the Audit Committee Meeting held 12 June 2014 was to consider a response to matters identified in the Department of Local Government and Communities (DLGC) review of the Shire of Dandaragan's 2012 / 2013 Annual Financial Statements.

STRATEGIC IMPLICATIONS

There are no strategic implications relevant to this item.

ATTACHMENTS

Circulated with the agenda are the following item(s) relevant to this report:

- Minutes of the Audit Committee Meeting (unconfirmed) held on 13 March 2014 (Doc Id: 29481)
- Correspondence from DLGC (Doc Id: 23813)
- Report – Response to Review of Annual Financial Statements (Doc Id: 24763)
- Email from Byfields (Doc Id: 24761)

(Marked 9.1.4)

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION / COUNCIL DECISION

Moved Cr Short, seconded Cr Kulisa

That the minutes of the Audit Committee Meeting held on 12 June 2014 be received.

CARRIED 8 / 0

9.2 INFRASTRUCTURE

<p align="center">MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 26 JUNE 2014</p>

9.2.1 DE-PROCLAMATION OF JURIEEN ROAD, CERVANTES ROAD, BIBBY ROAD AND PORTION OF MUNBINEA ROAD FROM MAIN ROADS WA TO SHIRE OF DANDARAGAN

Location:	Jurien Road, Cervantes Road, Bibby Road and portion of Munbinea Road
Applicant:	Main Roads WA
Folder Path:	Business Classification Scheme / Roads / Road Hierarchy / Determination
Disclosure of Interest:	Nil
Date:	13 June 2014
Author:	Garrick Yandle, Executive Manager Infrastructure
Signature of Author:	
Senior Officer:	Tony Nottle, Chief Executive Officer
Signature of Senior Officer:	

PROPOSAL

Council accept de-proclamation of Jurien Road, Cervantes Road, Bibby Road and a portion of Munbinea Road from Main Roads Western Australia (MRWA) to Shire of Dandaragan from 1 July 2014.

BACKGROUND

At the Ordinary Meeting of Council held 24 May 2012, Council adopted the following resolutions:

OFFICER RECOMMENDATION 1 / COUNCIL DECISION

Moved Cr Bailey, seconded Cr Gibson

That Council agree to the transfer of Indian Ocean Drive from being a Local Government road to being a Main Road under the control of Main Roads Western Australia, subject to Main Roads Western Australia accepting Indian Ocean Drive in its present condition.

CARRIED 9 / 0

OFFICER RECOMMENDATION 2 / COUNCIL DECISION

Moved Cr Short, seconded Cr Sheppard

That Council staff continue negotiations with Main Roads Western Australia with regard to the possible transfer of Jurien Road, Bibby Road, portion of Munbinea Road and Cervantes Road from being a Main Road to being a road under the control of Local Government. Is it Council's position that this transfer should occur only after Main Roads Western Australia have upgraded the roads to the satisfaction of Council.

CARRIED 9 / 0

MRWA are now keen to proceed with the transfer of these roads to Council. Staff have met with representatives of MRWA on several occasions recently and inspections of the roads has taken place.

A meeting was held at Shire of Dandaragan on 7 March 2014 between Michael Hayward (MRWA Wheatbelt Network Manager),

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Ron Tolliday (MRWA Road Classification Manager), Ian Rennie (Shire of Dandaragan Deputy CEO) and Tony Nottle (Shire of Dandaragan CEO). Discussion took place on the subject of de-proclaiming Jurien Road and Cervantes Road due to the roads no longer meeting the network requirements to be classified as a State Road (MRWA Main Road), as the recently opened Indian Ocean Drive now performs that network task.

The Shire was made aware of the importance for MRWA to have this matter finalised this financial year.

MRWA proposed to achieve this by signing of letters for a date of around 13 June 2014. However, this would need to be agreed to by Council. It was agreed that Ron Tolliday and Michael Hayward present to Council at the Forum in May with the view that the matter be formally presented to Council at an Ordinary Meeting in May or June 2014.

Prior to this point the following actions were to be undertaken:

1. A joint inspection of the roads with MRWA and Shire of Dandaragan.
2. Michael Hayward to provide most recent traffic figures compared to those prior to Indian Ocean Drive. If possible on a map showing the roads.
3. Michael Hayward to provide a ten year asset management costing (based on historic expenditures) along with road inventory and condition details e.g. culverts.
4. Ron Tolliday to confirm the WALGGC figures of an expected 11.4% increase in both Direct Grant and Federal Grant funding (\$96,228 and \$17,885 respectively).
5. Ron Tolliday to get from ANI the absolutely latest time that they can add the roads to the Shire of Dandaragan's road inventory for them to receive funding in 2014/15.
6. Ron Tolliday to arrange for the Shire of Dandaragan to obtain LG road numbers for the roads.

Ron Tolliday provided the following information to Ian Rennie:

1. The latest cut off time for submission of the LG Road Inventory submission to the WALGGC (Grants Commission) cannot be extended in order to have Jurien and Cervantes Road included in the 2014/15 funding. However, this should not prevent a transfer date happening before the 30th June 2015, providing suitable agreement can be reached between Shire of Dandaragan and MRWA Wheatbelt Region on realistic maintenance being undertaken by Main Roads for the 2014/15 financial year. This will be more apparent following the joint road inspection.
2. The road funding increase advised previously by the Grants Commission is still relevant – an approximate increase of 11.4% (this translates to \$96,228 in Direct Grants and \$17,885 in Federal funding). A new figure will be obtained in the 2014/15 financial year but it is expected to be in the same range of

MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 26 JUNE 2014

around 11.0 % increase in funding for the 2015/16 financial year. There is generally some slight variance from the predicted amount as it is dependent on the total road network submitted by all LGs which are then divided out to each LG as a percentage on a strict formulae applied by the Grants Commission.

3. Road numbers will need to be issued by the Shire as they will apply from the date of agreed handover.

Note - it is emphasised that an agreed transfer date will NOT negate any commitment by MRWA to undertake works even if they have not been completed prior to the transfer.

Inspections took place between Garrick Yandle (Shire of Dandaragan - Executive Manager Infrastructure), Paul Woolstencroft (Shire of Dandaragan – Dandaragan Operations Manager) and Mike Hayward as follows:

- Jurien East Road Thursday 17 April
- Bibby, Munbinea and Cervantes Roads Tuesday 29 April

As part of this inspection, the inspection party reviewed copies of inventory and condition information for consideration. This information was gathered by Main Roads through desk top analysis and a complete field survey pick up of defects and in particular culvert condition. This was further updated with additional information gathered as part of the inspection. From this inspection reporting Main Roads will undertake a final maintenance program prior to handover to the Shire.

The joint inspection of the two roads identified significant defects, principally related to condition of the shoulder and drains. A detailed schedule has been prepared which is mutually accepted as the work required for the two roads to reach an acceptable standard for transfer. Some of the outstanding works will be completed by Main Roads prior to the winter rains while the remainder will be programmed over the next financial year (2014/15).

Representatives of MRWA presented to Council Forum on Thursday 9 May to outline their proposal and request for the handover of these roads and the likely impacts that this will have on Council.

MRWA presented the following information to Council as follows; this has been included in Attachment 9.2.1 (Doc Id 24833):

- A general description of the road classification process.
- Summary of the Classification Assessments pointing out that the roads are no longer the main network roads with Indian Ocean Drive taking over that role.
- Location maps.
- Details of the results of the joint inspection and what maintenance issues have (or need) to be put in place between

MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 26 JUNE 2014

the Shire and Main Roads – this will come from the Region representative.

Following the presentation to Council Forum on Thursday 9 May from MRWA staff, further correspondence has been received outlining MRWA proposed course of action with regard to the possible transfer of the afore mentioned roads (Attachment 9.2.1 Doc Id: 24833).

COMMENT

This information is presented as further background information outlining key points of interest that arose from the Main Roads presentation and subsequent correspondence. Key points of concern for discussion raised by the Executive team include:

1. The emergence of Jurien East Road, plus to a lesser extent Cervantes and Bibby Roads, as a major lime sands route taking a significant number of heavy haulage vehicles.
2. There has been no updated traffic count information to capture additional traffic usage since 2011, most specifically the increase in trucks carting Lime Sand on Jurien East Road.
3. The road seal width is only between 6 – 6.5 metres, which only equates to a **Type 4 – Sealed Road (6m width)**. When the Shire undertakes upgrade or reconstructive works to local roads they are generally to a minimum standard of a **Type 5 – Sealed Road (7m width)** *with extra seal width being provided to cater for higher traffic volumes and a high proportion of heavy vehicles*. The current narrow width of Jurien East Road poses significant safety risks, considering the increased heavy haulage on along the road.
4. The correspondence refers to the transfer of Indian Ocean Drive from Shire of Dandaragan to Main Roads where *“in May 2012, Main Roads willingly accepted the transfer of the Indian Ocean Drive sections within the Shire of Dandaragan with waive of the road condition provision”*. The Shire understands that Main Roads actually initiated and enforced the transfer of Indian Ocean Drive from the Shire in its then current condition, due to their haste to be the sole custodian of Indian Ocean drive from Lancelin through to Brand Highway, north of Green Head. This resulted in the Shire losing road maintenance funding.
5. MRWA were to provide a ten year asset management costing (based on historic expenditures), which has not been forthcoming to the Shire at this point in time.

It is recommended that Main Roads and the Shire commit to a joint inspection of the two roads on a quarterly frequency to monitor progress of these works towards and monitor the condition of the road subject to the heavy haulage truck movements, in preparation of the expected formal handover of maintenance responsibility to the Shire in 2015/16.

CONSULTATION

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- Main Roads WA
- Council via Council Forum

STATUTORY ENVIRONMENT

Guidelines for Determining and Assigning Responsibility for Roads in Western Australia (WALGA and MRWA 2011) (Attachment 9.2.1 – Doc Id: 24833 - Appendix C).

POLICY IMPLICATIONS

While there are no current policies in relation to this decision, the roads in question would need to be included on the shires road hierarchy as per policy 7.6.

FINANCIAL IMPLICATIONS

The road funding increase advised previously by the Grants Commission is still relevant – an approximate increase of 11.4% (this translates to \$96,228 in Direct Grants and \$17,885 in Federal funding).

A new figure will be obtained in the 2014/15 financial year but it is expected to be in the same range of around 11.0 % increase in funding for the 2015/16 financial year. There is generally some slight variance from the predicted amount as it is dependent on the total road network submitted by all LGs which are then divided out to each LG as a percentage on a strict formulae applied by the Grants Commission.

Council Executive team is not convinced that the “additional” funding it will get via the grants system will adequately cover the asset preservation requirements.

Council Executive team is also concerned that by MRWA suggesting that the upgrades can be undertaken under the RRG funding in the future, they will still have to fund 1/3 of the cost, and would then impact on the other important roads, by competing with them during the RRG assessment projects.

STRATEGIC IMPLICATIONS

- Shire of Dandaragan Integrated Strategic Community Plan

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5.15.1 GOAL NUMBER ONE: Strong Economic Base and Enabling Infrastructure

OBJECTIVE 2: Ensure timely provision of essential and strategic infrastructure to ensure investment and growth for the Shire is maximised

CODE	STRATEGIES	LINKS	TIME FRAME	SCOPE	PARTNERS
G1-O2-A3	<p>Ongoing priority investment in roads program:</p> <p>Implement road reconstruction programme; Implement road resealing programme; Whole of life costing on Jurien East Road, Munbinea, Cervantes and Bibby Road prior to hand over of state roads; and Planning for future "inherited roads".</p> <p>Work with Department of Transport to ensure appropriate levels of regional transport planning occur.</p>	<p>Corporate Business Plan AMP</p>	Ongoing	Shire wide	DoT

ATTACHMENTS

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

- MRWA Letter 20140530 de-proclamation of Jurien Road (M018) and Cervantes Road (M044) (Doc Id: 24833)

(Marked 9.2.1)

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION 1 / COUNCIL DECISION

Moved Cr Short, seconded Cr Kent

That Council;

1. **agree to accept the de-proclamation of Jurien Road, Cervantes Road, Bibby Road and a portion of Munbinea Road as per the attached diagram from MRWA to the Shire of Dandaragan on 1 July 2014, on the condition that MRWA:**
 - a. **Provide the Shire with their asset management IRIS inventory data in format compatible with ROMANII, at the cost of MRWA. This data is to have a level of confidence of high to very high that can be fully assessed and explained.**
 - b. **Provide the Shire with updated traffic count information, at locations and timing at the discretion of the Shire, and at the cost of MRWA, for a minimum of 4 months for the 2014/15 period, to capture additional traffic usage since 2011, most specifically the increase in trucks carting Lime Sand on Jurien East Road.**
 - c. **Over the 2014/15 financial year undertake repair and maintenance works to the significant defects as identified in the detailed schedule from the April 2014 joint inspection, which is mutually accepted as the work required for the two roads to reach an acceptable standard for transfer.**
 - d. **Undertake a joint inspection of the roads with the Shire**

on a quarterly frequency to monitor progress of these works and monitor the condition of the road subject to the heavy haulage truck movements.

- e. Provide maintenance at MRWA expense for all sections of de-proclaimed roads to ensure conditions meet the minimum standards as outlined in the *Guidelines for Determining and Assigning Responsibility for Roads in Western Australia* (WALGA and MRWA 2011) for the entire 2014/2015 financial year.
 - f. Through their Wheatbelt Regional Office, in the interest of road safety, provide a direct financial contribution for the years 2015/16 and 2016/17 up to a maximum of \$228,000 for the Shire to implement direct road safety measures.
 - g. Include the roads proposed for de-proclamation in the Roads 2030 schedule and be confirmed for Regional Road Grant funding in 2015/16.
2. understands MRWA have worked appropriately within the *Guidelines for Determining and Assigning Responsibility for Road in Western Australia* (WALGA and MRWA 2011).

CARRIED 7 / 1

OFFICER RECOMMENDATION 2 / COUNCIL DECISION


Moved Cr Holmes, seconded Cr Kulisa

That Council authorise the CEO to investigate additional, alternative funding sources to further upgrade the roads to a minimum standard of a Type 5 – Sealed Road (7m width) along the full length of the road, via the Rural Roads Pool, including, but not limited to, seeking funding from the Commodity Route Supplementary Fund provision under the current State Road Funds to Local Government Agreement or under the State Initiatives for Local Road Program.

CARRIED 7 / 1

9.3 ADMINISTRATION

9.3.1 APPOINTMENT OF CHIEF BUSH FIRE CONTROL OFFICER / CHIEF FIRE WEATHER OFFICER, DEPUTY FIRE WEATHER OFFICERS, DEPUTY CHIEF BUSH FIRE CONTROL OFFICERS AND FIRE CONTROL OFFICERS

Location:	Shire of Dandaragan
Applicant:	Fire Control Officers
Folder Path:	Business Classification Scheme / Emergency Services / Meetings / Bush Fire Council
Disclosure of Interest:	None
Date:	2 April 2014
Author:	Matthew Dadd, Community Emergency Services Coordinator
Signature of Author:	

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Senior Officer: Tony Nottle, Chief Executive Officer
 Signature of Senior Officer:



PROPOSAL

That Council adopt the appointment of the relevant positions and acknowledge the resignation received following the Annual General Meeting of Fire Control Officers held 2 April 2014.

BACKGROUND

At the recent Annual General Meeting of Fire Control Officers held 2 April 2014, the following persons were nominated and unanimously elected to the relevant positions:

- Mr Richard Allen as Chief Bush Fire Control Officer / Chief Fire Weather Officer.
- Mr Aubrey Panizza, Mr Colin McAlpine and Mr Richard Brown as Deputy Fire Weather Officers.
- Mr Aubrey Panizza, Mr Peter Ivey and Mr Hugh Roberts as Deputy Chief Bush Fire Control Officers.

Mr John Auld resigned from his position as Fire Control Officer.

COMMENT

The Shire of Dandaragan's Community Emergency Services Coordinator supports the decision to appoint Mr Richard Allen, Mr Aubrey Panizza, Mr Peter Ivey, Mr Hugh Roberts, Mr Richard Brown, and Mr Colin McAlpine to the above specified positions of Fire Control Officers. This will continue to provide Fire Control Officers across the Shire of Dandaragan.

CONSULTATION

- Fire Control Officers
- Shire of Dandaragan

STATUTORY ENVIRONMENT

Bush Fires Act 1954, Section 38.(1)

38. Local government may appoint bush fire control officer

- (1) A local government may from time to time appoint such persons as it thinks necessary to be its bush fire control officers under and for the purposes of this Act, and of those officers shall subject to section 38A (2) appoint 2 as the Chief Bush Fire Control Officer and the Deputy Chief Bush Fire Control Officer who shall be first and second in seniority of those officers, and subject thereto may determine the respective seniority of the other bush fire control officers appointed by it.

POLICY IMPLICATIONS

- Shire of Dandaragan Policy 3.1 – Bush Fire Control Officer Appointments

FINANCIAL IMPLICATIONS

The Shire of Dandaragan will be responsible for the costs associated with advertising these changes.

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STRATEGIC IMPLICATIONS

There are no strategic implications relevant to this item.

ATTACHMENTS

Attached to the agenda is the following item relevant to this report:

- Minutes of the Annual General Meeting of Fire Control Officers held 2 April 2014 (Doc Id: 23358)

(Marked 9.3.1)

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION / COUNCIL DECISION
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Moved Cr Bailey, seconded Cr Sheppard

That Council;

1. **adopt the appointment of the following members to the relevant positions:**
 - **Mr Richard Allen to Chief Bush Fire Control Officer / Chief Fire Weather Officer;**
 - **Mr Aubrey Panizza, Mr Peter Ivey and Mr Hugh Roberts to Deputy Chief Bush Fire Control Officer; and**
 - **Mr Colin McAlpine, Mr Aubrey Panizza and Mr Richard Brown to Deputy Fire Weather Officer;**
2. **acknowledge the resignation of Fire Control Officer, Mr John Auld and support a letter of recognition for his many years of voluntary service to the community.**

CARRIED 8 / 0

9.3.2 YOUTH URBAN ART PROJECT – ‘SPRAY THE GREY’

Location:	Shire of Dandaragan
Applicant:	Community Development Officer / Jurien Bay Youth Headquarters Committee
Folder Path:	Business Classification Scheme / Recreation & Cultural Services / Event Management / Community Events
Disclosure of Interest:	None
Date:	4 June 2014
Author:	Kelly Shipway, Community Development Officer
Signature of Author:	
Senior Officer:	Scott Clayton, Executive Manager Corporate & Community Services
Signature of Senior Officer:	

PROPOSAL

To allow the Jurien Bay skate park to be painted in graffiti art. The program will be named ‘Spray the Grey’ with the purpose of revitalising the existing youth space along with a youth engagement process for forward planning purposes. Artwork will be carried out by local youth with the assistance of urban artists, The Graphite Crew.

BACKGROUND

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The “Spray the Grey’ Urban Art project will employ urban artists, The Graphite Crew, to coordinate a two day workshop to repaint the surface of the Jurien Bay skate park. The Graphite Crew are some of Perth’s most talented aerosol artists. They are regularly commissioned for domestic, commercial and community projects within Western Australia.

The program will be coordinated collectively by the Shire of Dandaragan and the Jurien Bay Youth Headquarters Committee. The development of the Youth Strategic Business Plan and the Shire of Dandaragan Youth Policy has stimulated new and creative ideas to steer the future direction of youth.

Youth engagement is an important part of developing documents in line with youth needs. The ‘Spray the Grey’ urban art project will provide an opportunity for Councillors, Council staff, Committee members and local business to interact with local youth in a comfortable ‘street meet’ style setting.

It is acknowledged that there may be issues surrounding the longevity of the graffiti art work being located at the Jurien Bay skate park. Alternate locations considered for the project were the internal walls of the Jurien Youth Headquarters and the Cook Street Toilets. Regardless, the project will be beneficial in the short term for inclusion of local youth in community projects and local planning processes.

To fund the project, the Community Development Officer and members of the Jurien Bay Youth Headquarters plan to work with local youth to apply for funding through Country Arts WA – Drug Aware YCulture Regional Grants. The YCulture Grants (up to \$4000) must be written by young people for young people.

In addition, a funding application will be submitted to the Shire of Dandaragan through the Community Grant Program.

It is hoped that the ‘Spray the Grey’ project will revitalise the skate park, reduce graffiti vandalism and improve the amenity of the park for youth and local residents. Tagging is an existing problem in the community. Facilitators can discuss positive ways for young people to express themselves artistically. Urban Art projects often result in a reduction of graffiti tagging in the community.

The wider community and the Jurien Bay Police will benefit through educational messages of drug aware and positive artistic outlets incorporated into the program. With the help of professional urban artists, participants will learn basic aerosol art techniques and they will be able to create their very own piece of urban art at the skate park.

COMMENT

The aim of the project is to let the youth recreate their space which

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will increase enthusiasm and usage at the existing skate park facilities.

In addition, youth will have the opportunity to learn new skills and provide valuable input towards the Local Council Youth Policy and the Youth Strategic Business Plan.

Youth Headquarters Committee members, Councillors, Shire staff and local business will also be provided with an opportunity to engage with local youth who represent up to 18% of the local community.

CONSULTATION

- Executive Manager Corporate & Community Services
- Jurien Youth Headquarters Committee

STATUTORY ENVIRONMENT

There are no statutory implications relevant to this report.

POLICY IMPLICATIONS

- Shire of Dandaragan Youth Policy consultation

FINANCIAL IMPLICATIONS

There are no financial implications relevant to this report.

STRATEGIC IMPLICATIONS

- Shire of Dandaragan Integrated Strategic Community Plan

5.15.3 GOAL NUMBER THREE: Focus on community					
OBJECTIVE 5: Young peoples' development strategy					
CODE	STRATEGIES	LINKS	TIME FRAME	SC PE	PARTNERS
G3-O5-A5	Skatepark project management and the development of structure facilities to support youth to be included into the Recreation Plan.	Shire Recreation Plan	Short	District	Youth groups

ATTACHMENTS

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

- Quotation from The Graphite Crew (Doc Id: 29244)
(Marked 9.3.2)

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION / COUNCIL DECISION

Moved Cr Holmes, seconded Cr Kent



That Council allows the Jurien Bay skate park to be painted in graffiti art. The program will be named 'Spray the Grey' with

the purpose of revitalising the existing youth space along with a youth engagement process for forward planning purposes. Artwork will be carried out by local youth with the assistance of urban artists, The Graphite Crew.

CARRIED 7 / 1

9.4 TOWN PLANNING

9.4.1 PROPOSED TURQUOISE COAST REGIONAL AIRPORT

Location:	Jurien Bay
Applicant:	Shire of Dandaragan
File Path:	Business Classification Scheme / Land Use and Planning / Planning / Strategic Plans
Disclosure of Interest:	None
Date:	16 June 2104
Author:	David Chidlow, Manager Planning
Signature of Author:	
Senior Officer:	Tony Nottle, Chief Executive Officer
Signature of Senior Officer:	

Cr Kent disclosed a proximity interest and left the room at 5.55pm.

PROPOSAL

For Council to receive and publically advertise the master plan for the proposed Turquoise Coast Regional Airport.

BACKGROUND

The preparation of the master plan for the proposed Turquoise Coast Regional Airport has undergone the following process.

Council successfully made an application to the Department of Transport for a grant under the Regional Airports Development Scheme.

Expressions of interest to undertake the study closed on 9 October 2012. Council resolved to appoint Rehbein at the Ordinary Meeting of 22 November 2012.

An inception meeting was held 15 January 2013 and an inspection carried out of several possible sites.

A second meeting with respect of the draft study took place on 20 March 2013.

The draft document was presented to the Council Forum on 10 April 2013 and discussion took place in regard to the priorities as seen by Council.

Following discussion by Council the indication was that Council preferred Site 1 being the existing Jurien Bay Airstrip for the preparation of the Master Plan as the most suitable location for the

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development of the Turquoise Coast Regional Airport to serve Jurien Bay and surrounding areas, for the short to medium term.

The decision of Council at the Ordinary Meeting held 18 April 2013 was as follows:

In view of the Evaluation Criteria and the Recommendations contained in the Turquoise Coast Regional Airport Site Assessment prepared by Rehbein, that Council advertise all five proposed sites inviting submissions prior to the preparation of a Master Plan and that Council finalise a preferred option following the consultation process.

A summary document of the draft report was mailed out on 7 June 2013 to various ratepayers and government organisations.

Subsequently a public information forum was held on 11 July 2013 at which 10 members of the public attended plus several Councillors and Staff. The interest shown by the public was disappointing. Following the closure of the period for receiving of submissions, 13 submissions were received.

A copy of the submissions received was also forwarded to Rehbein and their comments were as follows:

The decision on which site Council prefers is entirely its prerogative, and given the long duration which may eventuate between an alternative site is required, then it may make sense to endorse a continuation of the status quo at this stage. However from a planning perspective given that:

- 1. Site 1 is in reality limited in its ultimate capability, this would seem to suggest public support for progressing the detail around Site 2 for incorporation into necessary planning schemes to protect the site in the long term, especially against encroachment from incompatible surrounding land uses.*
- 2. Site 1 will never be capable of accommodating some types of potential aviation operations, therefore it cannot be guaranteed to adequately serve the intended function of the Turquoise Coast Regional Airport indefinitely; and*
- 3. Site 2 is the only technically superior site to the existing Jurien Bay Airstrip and the only one that is likely to be developable at reasonable cost.*

From a planning perspective, it is suggested that it would be highly imprudent not to safeguard a possible airport at Site 2 at some time (potentially 20+ years) in the future. If this option isn't preserved, then the Shire's options for a future airport if and when the current facility eventually becomes inadequate for the

required operations and/or unacceptable from an amenity impact perspective, are likely to be limited to non-existent.

The Council decision of 28 November 2013 was as follows:

That Council adopt Site 2 – Location 10600, Corner of Munbinea Road and Jurien Road as its preferred location for the preparation of a Master Plan for the Turquoise Coast Regional Airport.

A presentation of the draft Masterplan was given to Councillors at the 22 May 2014 Council Forum.

After considering comments from Councillors and staff, Rehbieen have submitted the final draft of the report for Council.

Based on comments received Rehbieen have made the following recommendations for inclusion into the Masterplan.

8.0 RECOMMENDATIONS

The Rehbieen Airport Consulting report Turquoise Coast Regional Airport Site Options Assessment, 16 April 2013 confirms the selected site at the corner of Jurien Road and Munbinea Road as the most suitable of the identified options for a future Turquoise Coast Regional Airport suitable to serve a range of general aviation and passenger transport operations.

The preferred site is considered to be technically superior to the alternatives against a range of aeronautical and nonaeronautical criteria applicable to a modern airport, as well as likely to be the most cost-effective to develop.

Due to the expected development timeframes for the airport, which are very long-term in nature, the exact mix of operational requirements that the airport must accommodate is not yet known, and may not be so for some years to come. The Master Plan for the Turquoise Coast Regional Airport must therefore incorporate flexibility to adapt appropriately to the reality of demand as it eventuates.

This Master Plan report sets out a framework for the physical development of the preferred site which allows flexibility for the implementation of facilities in a staged manner to suit the extent and nature of demand as it occurs. A number of safeguarding measures are identified in Section 7.0 and it is recommended that these be incorporated within subsequent revisions of the Local Planning Scheme to adequately preserve the capability of the selected site to accommodate the operations associated with the Turquoise Coast Regional Airport.

Nevertheless, there remain some potential issues with the site that

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have been identified during the process to date. These should be further investigated during the next stage of detailed planning and design to ensure they are adequately addressed. In particular, these include:

- Potential hazards from bird populations which reportedly exist on and adjacent to the site. It is recommended that a detailed study be undertaken by a qualified ornithologist to identify likely bird behaviour, the potential risk that might be posed to aircraft operations at the airport, and appropriate mitigation and management measures to minimise this risk;
- Appropriate physical investigation of the proposed development areas to confirm design requirements for infrastructure including aircraft pavements, access roads and development sites; and
- Further detailed investigations into environmental attributes of the site, including flora and fauna, cultural and heritage considerations, stormwater flow and quality management to confirm the acceptability of development on the site.

It is inevitable that the Master Plan will need to be reviewed at regular intervals to ensure the detailed proposals continue to reflect the changing needs of the Turquoise Coast and this should include careful consideration prior to the initiation of any major development.

COMMENT

Negotiations will continue with the landowner of the proposed site as resolved by Council at the 28 November 2013 meeting.

Prior to Council adopting the final report, it is recommended that it be advertised to the general public.

CONSULTATION

- Council
- Chief Executive Officer
- Deputy Chief Executive Officer
- Manager Planning
- Consultant

STATUTORY ENVIRONMENT

There are no statutory implications relevant to this item.

In the longer term it is hoped to show the adopted site on planning documents.

POLICY IMPLICATIONS

The decision of Council for the location of the proposed Turquoise Coast Regional Airport will lock Council into the process over the next five to 20 years.

FINANCIAL IMPLICATIONS

Funding in the long term for the development of the Turquoise Coast Regional Airport will be the matter of further investigation

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and government funding.

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 maximized.					
CODE	STRATEGIES	LINKS	TIME FRAME	SCOPE	PARTNERS
G1-O2-A5	Assess feasibility and develop plan for Regional Airport via RADS application.	SuperTowns Growth Plan	Medium	District	DoT

ATTACHMENTS

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

- Final version of Masterplan (Doc Id: 29603)
(Marked 9.4.1)

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION / COUNCIL DECISION

Moved Cr Sheppard, seconded Cr Short

That Council advertise the Master Plan for the proposed Turquoise Coast Regional Airport for a period of 21 days in local newspapers and on the Shire's website.

CARRIED 7 / 0

Cr Kent returned to the room at 5.59pm.

9.4.2 PROPOSED 40 METRE LATTICE TELECOMMUNICATION TOWER AND ASSOCIATED EQUIPMENT – LOT 6 MUNGEDAR ROAD, DANDARAGAN

Location:	Lot 6 Mungedar Road, Dandaragan
Applicant:	Daly International on behalf of Crown Castle Australia (CCA) and Western Australian Police (WAPOL)
Folder Path:	Development Services App / Development Application / 2014 / 23
Disclosure of Interest:	None
Date:	11 June 2014
Author:	Barbara Macaulay, Planning Officer
Signature of Author:	
Senior Officer:	David Chidlow, Manager of Planning
Signature of Senior Officer:	

PROPOSAL

The proponent is seeking planning approval for a communication facility at Lot 6 Mungedar road, Dandaragan. The subject land is zoned rural and under private ownership. The proposal is one of three proposed communication facilities in the Shire of Dandaragan. This proposal includes:

- An overall height of 43.2m (40m lattice tower-unpainted galvanised finish, two dishes one will 1.2m dia the other will be 1.8m dia installed between 15m – 38m height, plus antenna)
- Western Australian Police (WAPOL) radio transmission equipment
- WAPOL prefabricated equipment shelter
- Two clusters of six solar panels

BACKGROUND

WAPOL has engaged Crown Castle Australia (CCA) to build a number of communication facilities which will form part of the Community Safety Network. The Network is fully funded under Royalties for Regions and will bring together WA Police, the Fire and Emergency Services Authority (FESA) and the Department of Corrective Services (DCS) under one common infrastructure network, managed by WAPOL. Communication will be across a shared, purpose-built, secure network for the first time.

The process for planning a new telecommunication facility is a complex process and the proponent has considered the following issues:

- Radiofrequency coverage
- Low-impact and co-location opportunities
- Availability of suitable sites
- Planning, environmental and heritage considerations
- Engineering criteria and construction considerations.

Site Description

To meet coverage requirements the search for suitable sites was limited to the top of the hill. The proposed facility is located on the highest hill in the area (364m AHD), 19km south-east of Badgingarra and approximately 17km north of Dandaragan and will be setback 4.7km from North West Road and 4.6km from Badgingarra Road. The nearest dwelling is 3.5km. The site is easily accessible and the property owner is happy to proceed.

The proposed facility will be located on a fenced off area not used for agricultural purposes and will require the removal of five small trees. The facility will be enclosed within a secure compound measuring 10m x 10m (100m²).

Construction details

The site will be accessed by an existing gravel track on the property. The total construction period will be approximately ten weeks. Once operational, the facility will be unstaffed and will require maintenance work once a year for one day. Construction

works will occur between 7am and 7pm.

COMMENT

Under the Telecommunication Act 1997 telecommunication facilities considered to be 'low impact' are not required to obtain planning approval. Telecommunication towers are not listed as low-impact and hence planning approval is sought. In assessing the proposal consideration has been given to ensure the proposal is consistent with the objectives and permitted uses within the Shire's Local Planning Scheme No7 and the provisions contained within Planning Policy 5.2 Telecommunication Infrastructure (SPP 5.2).

Shire of Dandaragan Local Planning Scheme No7

The proposed telecommunication facility is a use not listed under the LPS7 Zoning Table. As a use not listed, in accordance with Clause 9.4.3 of the Scheme, notice of the proposed development was advertised to adjoining landowners that may be affected by the development. No objections have been received from adjoining neighbours.

As a use not listed, and in accordance with Clause 4.4.2 of the Scheme, Council is to either:

- a) *Determine that the use is consistent with the objectives of the particular zone and is therefore permitted;*
- b) *Determine that the use may be consistent with the objectives of the particular zone and thereafter follow the advertising procedures of clause 9.4 in considering an application for planning approval; or*
- c) *Determine that the use is not consistent with the objectives of the particular zone and is therefore not permitted.*

The subject land and adjoining lots are currently zoned 'Rural' under the Shire's Local Planning Scheme No. 7 (LPS7). The objective of the Rural zone in the Scheme is:

"To provide for a range of rural activities such as broadacre and diversified farming so as to retain the rural character and amenity of the locality, in such a way as to prevent land degradation and further loss of biodiversity".

It is considered the proposal is consistent with the objectives of the Rural zone.

State Planning Policy 5.2 Telecommunication Infrastructure

SPP 5.2 provides a framework for the preparation, assessment and determination of applications for planning approval of telecommunication facilities. The Policy states telecommunication infrastructure should be located, sited and designed in accordance with 15 Guiding Principles. The applicant has addressed these principles in their planning application and a copy is provided in

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the attachments.

In determining the application SPP 5.2 state the local government should have regard to the “extent to which the proposal contribute to the social and economic benefit of affordable and convenient access to modern telecommunication services for people and businesses throughout the State”. The proposed facility will enable WAPOL to use a more effective and modern communication network and will also benefit the community by providing a more informed, responsive and coordinated law enforcement and public safety service in regional population areas.

Given the social and economic benefit of the proposal and its location in the Rural zone well away from sensitive land uses, it is the Planning Officer recommendation that Council grant approval.

CONSULTATION

Notice of the proposed development was advertised to adjoining and potentially impacted neighbouring landowners. The advertising period was 5 May and closed on the 26 May 2014. No objections were received.

STATUTORY ENVIRONMENT

- Local Planning Scheme No 7.

POLICY IMPLICATIONS

- State Planning Policy 5.2 Telecommunication Infrastructure

FINANCIAL IMPLICATIONS

The applicant has paid a planning application fee of \$640.

STRATEGIC IMPLICATIONS

- Shire of Dandaragan Integrated Strategic Community Plan

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-A11	<p>Telecommunications: Upgrade existing telecommunications system to allow for higher speed internet access through high speed broadband via wireless;</p> <p>Support planning for demand driven bids for National Broadband Network; Support mobile tower program for region; and</p> <p>Develop digital strategy sub-region (Wheatbelt Development Commission).</p>	<p>Community workshops</p> <p>SuperTowns Growth Plan</p>	<p>Short</p> <p>Medium</p> <p>Short</p> <p>Short</p>	<p>District</p> <p>Coastal</p> <p>District</p>	<p>NBN</p> <p>WDC</p>

ATTACHMENTS

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

- Plans (Doc Id: 29307)
- Location Plan (Doc Id: 29308)
- Applicant response to State Planning Policy 5.2 (Doc Id: 29310)
(Marked 9.4.2)

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION / COUNCIL DECISION

Moved Cr Short, seconded Cr Bailey

That Council determines that the use “Telecommunications Tower” is consistent with the objectives of the “Rural” zone and is therefore permitted under section 4.4.2 of the Shire of Dandaragan Local Planning Scheme and grants planning approval for a telecommunication facility at Lot 6 Mungedar road, Dandaragan subject to the following conditions:

- 1. All development shall accord with the Development Application prepared by Daly International and subject to any modifications required as a consequence of any condition (s) of approval;**
- 2. All development shall be in accordance with the attached plans date stamped 15 April 2014 subject to any modification required as a consequence of any conditions of this approval and shall not be altered without the prior written approval of the local government;**
- 3. The use and development must be conducted so that it has minimum impact on the amenity of the area by reason of:**
 - **Transportation of materials, goods and commodities to and from the premises;**
 - **Appearance of any buildings, works and materials; and**
 - **The emission of noise, vibration, dust, wastewater, waste products or reflected light;**
- 4. The proposed solar panels must meet all relevant Australian Standards for construction and reflection to minimise any glare impacts;**
- 5. Shire of Dandaragan is to be advised of completion of the facility**

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”**

CARRIED 8 / 0

9.4.3 PROPOSED 70 METRE GUYED MAST AND ASSOCIATED EQUIPMENT – LOT 4113 WONGONDERRAH ROAD, NAMBUNG

Location:	Lot 4113 Wongederrah Road, Nambung
Applicant:	Daly International on behalf of Crown Castle Australia (CCA) and Western Australian Police (WAPOL)
Folder Path:	Development Services App / Development Application / 2014 / 24
Disclosure of Interest:	None
Date:	12 June 2014
Author:	Barbara Macaulay, Planning Officer
Signature of Author:	
Senior Officer:	David Chidlow, Manager of Planning
Signature of Senior Officer:	

PROPOSAL

The proponent is seeking planning approval for a communication facility at Lot 4113 Wongonderrah road, Nambung. The subject land is zoned rural and under private ownership. The proposal is one of three proposed communication facilities in the Shire of Dandaragan. Unlike the proposed tower in Dandaragan, this proposal along with the proposed tower at Cooljarloo, are located near an area of environmental significance and thus Council comment is sought in the deliberation of the application. This proposal includes:

- Total height of 72.8m (70m unpainted, dull galvanised guyed mast with two 1.2 diameter dishes installed between 20m and 66.5m plus an antenna)
- Western Australian Police (WAPOL) radio transmission equipment
- WAPOL prefabricated equipment shelter
- Two clusters of six solar panels.

BACKGROUND

WAPOL has engaged Crown Castle Australia (CCA) to build a number of communication facilities which will form part of the

Community Safety Network. The Network is fully funded under Royalties for Regions and will bring together WA Police, the Fire and Emergency Services Authority (FESA) and the Department of Corrective Services (DCS) under one common infrastructure network, managed by WAPOL. Communication will be across a shared, purpose-built, secure network for the first time.

The process for planning a new telecommunication facility is a complex process and the proponent has considered the following issues:

- Radiofrequency coverage
- Low-impact and co-location opportunities
- Availability of suitable sites
- Planning, environmental and heritage considerations
- Engineering criteria and construction considerations.

Site description

To meet coverage requirements the search for suitable sites was limited to the top of the hill. The proposed facility is located on one of the higher hills in the area (53m AHD), 18km south-east of Cervantes. The facility will be setback approximately 90m from the southern property boundary and 960m from the western property boundary. Nambung National Park adjoins the western and southern boundary with the Pinnacles Discovery Centre 5km to the west. The land to the east is zoned public purposes. Indian Ocean Drive is 7.8km to the west.

The proposed facility will be enclosed within a secure compound measuring 10m x 10m (100m²). Three anchor points, securing the guyed wires to the ground are located approximately 50m from the mast.

Construction details

A total construction period of approximately 10 weeks is anticipated and there is unlikely to be any adverse impact on the surrounding road network. Once operational, the facility will be unstaffed and will only require maintenance works once a year, for approximately one day.

COMMENT

Under the Telecommunication Act 1997 telecommunication facilities considered to be 'low impact' are not required to obtain planning approval. Telecommunication towers are not listed as low-impact and hence planning approval is sought.

In assessing the proposal consideration has been given to ensure the proposal is consistent with the objectives and permitted uses within the Shire's Local Planning Scheme No7 and the provisions contained within Planning Policy 5.2 Telecommunication Infrastructure (SPP 5.2).

The Western Australian Planning Commission's Planning Bulletin

46 'Applications for telecommunications Infrastructure', state if a facility is located in an area of environmental significance it can never be regarded as low-impact. The proposed guyed mast is not located within Nambung National Park but is within close enough proximity to warrant consideration of its potential impact on an area of State and Local tourism significance.

Shire of Dandaragan Local Planning Scheme No7

The proposed telecommunication facility is a use not listed under the LPS7 Zoning Table. As a use not listed, in accordance with Clause 9.4.3 of the Scheme, notice of the proposed development was advertised to a number of government agencies as listed in the Consultation section of this report.

As a use not listed, and in accordance with Clause 4.4.2 of the Scheme, Council is to either:

- a) *Determine that the use is consistent with the objectives of the particular zone and is therefore permitted;*
- b) *Determine that the use may be consistent with the objectives of the particular zone and thereafter follow the advertising procedures of clause 9.4 in considering an application for planning approval; or*
- c) *Determine that the use is not consistent with the objectives of the particular zone and is therefore not permitted.*

The subject land is zoned 'Rural' under the Shire's Local Planning Scheme No. 7 (LPS7). The objective of the Rural zone in the Scheme is:

"To provide for a range of rural activities such as broadacre and diversified farming so as to retain the rural character and amenity of the locality, in such a way as to prevent land degradation and further loss of biodiversity".

It is considered the proposal is consistent with the objectives of the Rural zone.

State Planning Policy 5.2 Telecommunication Infrastructure

SPP 5.2 provides a framework for the preparation, assessment and determination of applications for planning approval of telecommunication facilities. The Policy states telecommunication infrastructure should be located, sited and designed in accordance with 15 Guiding Principles. The applicant has addressed these principles in their planning application and a copy is provided in the attachments.

The Department of Parks and Wildlife (DPAW) in their comment to the proposal (see Schedule of Submissions and DPAW Line of Sight from Desert View Lookout in attachments) confirm there is a direct line of sight from the viewing platform at the Pinnacles Discovery Centre to the tower. Based on DPAW's analysis, and

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given the Pinnacles are a significant tourist site, the Officer has requested the applicant provide further information on the visual impact of the tower. It is suspected at a distance of 5.4km and being a guyed mast of less bulk than a lattice tower, the tower will have limited impact on middle to distant views.

Under SPP 5.2 in addition to the standard requirements for planning applications under the relevant town planning scheme, applications for telecommunication facilities are to include additional information as relevant to the application. Therefore the Officer's request for a visual assessment is in accord with the additional information requirements stated in SPP5.2:

- Graphic illustrations (including photographs of similar facilities and / or computer generated simulations) showing the type of facility and its relationship with adjacent development;
- Elevations showing the extent, height and appearance of the proposed facility as viewed from any adjacent street, public place and adjacent property.

It is the Officer's recommendation Council grant approval on condition the proposal has a limited impact on middle to distant views from the Desert View Lookout pending confirmation from the visual impact assessment from the applicant. It is anticipated that the assessment will be provided prior to the Council meeting. In the event that the assessment is not provided or proves to be unsatisfactory, it is recommendation that Council defer the application. The reason for presenting this item whilst awaiting the visual assessment is that due to the extended time consulting with various government departments the 60 days time limit in the Planning and Development Act will expire and the proposal deemed refused. This will not be the case if Council decides to defer the application pending further information.

CONSULTATION

Notice of the proposed development was advertised to the following government agencies.

- Air Services Australia;
- Civil Aviation Authority;
- Department of Defence;
- Department of Parks and Wildlife;
- Department of Planning; and
- Main Roads Western Australia.

STATUTORY ENVIRONMENT

- Local Planning Scheme No 7.

POLICY IMPLICATIONS

- State Planning Policy 5.2 Telecommunication Infrastructure.
- Western Australian Planning Commission Planning Bulletin No 46 – Applications for Telecommunications Infrastructure.

FINANCIAL IMPLICATIONS

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The applicant has paid a planning application fee of \$640.00

STRATEGIC IMPLICATIONS

- Shire of Dandaragan Integrated Strategic Community Plan

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-A11	<p>Telecommunications:</p> <p>Upgrade existing telecommunications system to allow for higher speed internet access through high speed broadband via wireless;</p> <p>Support planning for demand driven bids for National Broadband Network; Support mobile tower program for region; and</p> <p>Develop digital strategy sub-region (Wheatbelt Development Commission).</p>	<p>Community workshops</p> <p>SuperTowns Growth Plan</p>	<p>Short</p> <p>Medium</p> <p>Short</p> <p>Short</p>	<p>District</p> <p>Coastal</p> <p>District</p>	<p>NBN</p> <p>WDC</p>

ATTACHMENTS

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

- Plans (Doc Id: 29311)
 - Location Plan (Doc Id: 29313)
 - Applicant response to State Planning Policy 5.2 (Doc Id: 29314)
 - Schedule of Submissions (Doc Id: 29315)
 - DPAW Line of Sight from Desert View Lookout (Doc Id: 29316)
- (Marked 9.4.3)**

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION / COUNCIL DECISION

Moved Cr Bailey, seconded Cr Sheppard

That Council determines that the use “Telecommunications Tower” is consistent with the objectives of the “Rural” zone and is therefore permitted under section 4.4.2 of the Shire of Dandaragan Local Planning Scheme and grants planning approval for a telecommunication facility at Lot 4113 Wongederrah Road, Nambung subject to the following conditions:

- 1. All development shall accord with the Development Application prepared by Daly International and subject to any modifications required as a consequence of any condition (s) of approval;**
- 2. All development shall be in accordance with the attached**

- plans date stamped 15 April 2014 subject to any modification required as a consequence of any conditions of this approval and shall not be altered without the prior written approval of the local government;
3. The use and development must be conducted so that it has minimum impact on the amenity of the area by reason of:
 - Transportation of materials, goods and commodities to and from the premises;
 - Appearance of any buildings, works and materials; and
 - The emission of noise, vibration, dust, wastewater, waste products or reflected light;
 4. The proposed solar panels must meet all relevant Australian Standards for construction and reflection to minimise any glare impacts;
 5. Shire of Dandaragan is to be advised of completion of the facility; and
 6. Applicant is to notify RAAF of a proposed "Tall Structure".

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:** Applicant is to notify RAAF and Bungle Helicopter Operators of a proposed "Tall Structure".
- Note 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"

CARRIED 8 / 0

9.4.4 PROPOSED 40 METRE LATTICE TOWER AND ASSOCIATED EQUIPMENT – LOT 800 INDIAN OCEAN DRIVE, COOLJARLOO

Location:
Applicant:

Lot 800 Indian Ocean Drive, Cooljarloo
Daly International on behalf of Crown Castle

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	Australia (CCA) and Western Australian Police (WAPOL)
Folder Path:	Development Services App / Development Application / 2014 / 29
Disclosure of Interest:	None
Date:	12 June 2014
Author:	Barbara Macaulay, Planning Officer
Signature of Author:	
Senior Officer:	David Chidlow, Manager of Planning
Signature of Senior Officer:	

PROPOSAL

The proponent is seeking planning approval for a communication facility at 800 Indian Ocean Drive, Cooljarloo. The subject land is zoned rural and under private ownership. The proposal is one of three proposed communication facilities in the Shire of Dandaragan. Unlike the proposed tower in Dandaragan, this proposal along with the proposed tower at Nambung, are located near an area of environmental significance and thus Council comment is sought in the deliberation of the application. This proposal includes:

- Total height of 41.6m (40m lattice tower, two 1.2 diameter dishes installed between 15m and 29m plus an antenna)
- Western Australian Police (WAPOL) radio transmission equipment
- WAPOL prefabricated equipment shelter
- Two clusters of six solar panels.

BACKGROUND

WAPOL has engaged Crown Castle Australia (CCA) to build a number of communication facilities which will form part of the Community Safety Network. The Network is fully funded under Royalties for Regions and will bring together WA Police, the Fire and Emergency Services Authority (FESA) and the Department of Corrective Services (DCS) under one common infrastructure network, managed by WAPOL. Communication will be across a shared, purpose-built, secure network for the first time.

The process for planning a new telecommunication facility is a complex process and the proponent has considered the following issues:

- Radiofrequency coverage
- Low-impact and co-location opportunities
- Availability of suitable sites
- Planning, environmental and heritage considerations
- Engineering criteria and construction considerations.

Site description

To meet coverage requirements the search for suitable sites was limited to the top of the hill. The proposed facility is located on one of the higher hills in the area (110m AHD), 10km north-east of Wedge Island. The subject site is zoned Rural. The western boundary adjoins Wanagarran Nature Reserve a conservation zone. The land to the east and south is unallocated Crown Land

and the land to the south-east is a Crown lease with the Department of Defence.

The facility will be setback approximately 2km from the northern property boundary and approximately 10m from the western property boundary. The site is covered in a combination of native vegetation and grass used for farming as well as quarry purposes. The Applicant has informed that the vegetation is not considered environmentally significant and therefore a clearing permit with the Department of Environment and Regulation is not required.

The proposed facility will be enclosed within a secure compound measuring 10m x 20m (200m²) and the detailed siting has been undertaken with direction from the land owner to ensure the primary use of the land (agriculture) is not negatively impacted upon.

Construction details

The site will be accessed via an existing fire break access track off Indian Ocean Drive. The applicant has advised the necessary approvals for the use of the access track in Wanagarran Nature Reserve will be obtained.

A total construction period of approximately 10 weeks is anticipated and there is unlikely to be any adverse impact on the surrounding road network. Once operational, the facility will be unstaffed and will only require maintenance works once a year, for approximately one day.

COMMENT

Under the Telecommunication Act 1997 telecommunication facilities considered to be 'low impact' are not required to obtain planning approval. Telecommunication towers are not listed as low-impact and hence planning approval is sought.

The proposal has been assessed according to the following State and Local Planning instruments:

- Shire of Dandaragan Local Planning Scheme.
- State Planning Policy 5.2 Telecommunications Infrastructure.
- Western Australian Planning Commission Indian Ocean Drive Planning Guidelines.
- Western Australian Planning Commission Guidelines for the Location, Siting and Design of Telecommunications Infrastructure.
- Western Australian Planning Commission's Planning Bulletin 46 'Applications for telecommunications Infrastructure'.

Shire of Dandaragan Local Planning Scheme No.7

The proposed telecommunication facility is a use not listed under the LPS7 Zoning Table. As a use not listed, in accordance with Clause 9.4.3 of the Scheme, notice of the proposed development was advertised to a number of government agencies as listed in

the Consultation section of this report.

As a use not listed, and in accordance with Clause 4.4.2 of the Scheme, Council is to either:

- a) *Determine that the use is consistent with the objectives of the particular zone and is therefore permitted;*
- b) *Determine that the use may be consistent with the objectives of the particular zone and thereafter follow the advertising procedures of clause 9.4 in considering an application for planning approval; or*
- c) *Determine that the use is not consistent with the objectives of the particular zone and is therefore not permitted.*

The subject land is zoned 'Rural' under the Shire's Local Planning Scheme No. 7 (LPS7). The objective of the Rural zone in the Scheme is:

"To provide for a range of rural activities such as broadacre and diversified farming so as to retain the rural character and amenity of the locality, in such a way as to prevent land degradation and further loss of biodiversity".

It is considered the proposal is consistent with the objectives of the Rural zone.

State Planning Policy 5.2 Telecommunication Infrastructure

SPP 5.2 provides a framework for the preparation, assessment and determination of applications for planning approval of telecommunication facilities. The Policy states telecommunication infrastructure should be located, sited and designed in accordance with 15 Guiding Principles. The applicant has addressed these principles in their planning application and a copy is provided in the attachments.

Within the 15 Guiding Principles contained in SPP5.2 point four states:

Telecommunications facilities should be designed and sited to minimise any potential adverse visual impact on the character and amenity of the local environment, in particular, impacts on prominent landscape features, general views in the locality and individual significant views.

There is a potential issue with the location of the facility in accordance with the above Principle and The Western Australian Planning Commission's Planning Bulletin 46 'Applications for telecommunications Infrastructure', stating if a facility is located in an area of environmental significance it can never be regarded as low-impact.

Although the tower is not located in Wanagarran Nature Reserve it

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is 10m from its border and located on the highest hill in the area. There is concern the tower will be visible from the Wanagarran Nature Reserve Lookout and impact the view of this unusual and expansive valley of grass trees. The tower is located approximately 3.4-3.6km from the viewing area and will probably be visible on the ridge line.

The Officer has requested the applicant to provide a visual impact assessment showing the visual impact of the tower on the ridge line of this significant view. If the impact is moderate the Officer suggests options for reducing the impact are explored so not to impact on an area of State and Local tourism significance.

Of further consideration, are the Indian Ocean Drive Planning Guidelines which reiterate the importance of 'protecting and maintaining this entire stretch of relatively pristine, natural landscape' and for development to be 'inevident' from Indian Ocean Drive or to 'blend' with the landscape. From Indian Ocean Drive the tower will appear quite prominent in middle views from an elevated part of the road heading south to Perth. Although this impact is considered less of an impact compared to the viewing area of Wanagarran Nature Reserve, the Officer has requested the applicant include the impact of the tower from this part of the road as part of the visual impact assessment of the area.

The Officer confers with the response from the Department of Planning in that it is difficult to provide an informed comment on the impact of the tower in the absence of a visual impact assessment. Under SPP 5.2 in addition to the standard requirements for planning applications under the relevant town planning scheme, applications for telecommunication facilities are to include additional information as relevant to the application. Therefore the Officer request for a visual assessment is in accord with the additional information requirements stated in SPP5.2:

- Graphic illustrations (including photographs of similar facilities and / or computer generated simulations) showing the type of facility and its relationship with adjacent development;
- Elevations showing the extent, height and appearance of the proposed facility as viewed from any adjacent street, public place and adjacent property.

It is the Officer recommendation the Council consider the issues raised in the report in particular:

1. potential impact of the tower from the viewing area of Wanagarran Nature Reserve and,
2. potential impact on the prominent inland view from the elevated portion of Indian Ocean drive heading south to Perth.

If comments are not received along with the visual impact assessment from the applicant, the Officer suggests the proposal be deferred until an informed recommendation can be made.

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The reason for presenting this item whilst awaiting the visual assessment is that due to the extended time consulting with various government departments the 60 days time limit in the Planning and Development Act will expire and the proposal deemed refused. This will not be the case if Council decides to defer the application pending further information.

CONSULTATION

Notice of the proposed development was advertised to the following government agencies:

- Air Services Australia;
- Civil Aviation Authority;
- Department of Defence;
- Department of Parks and Wildlife;
- Department of Planning ;
- Main Roads Western Australia.

STATUTORY ENVIRONMENT

- Local Planning Scheme No 7.

POLICY IMPLICATIONS

- State Planning Policy 5.2 Telecommunication Infrastructure.
- Western Australian Planning Commission Planning Bulletin No.46 – Applications for Telecommunications Infrastructure.
- Western Australian Planning Commission Guidelines for the Location, Siting and Design of Telecommunications Infrastructure
- Western Australian Planning Commission Draft Indian Ocean Drive Planning Guidelines

FINANCIAL IMPLICATIONS

The applicant has paid a planning application fee of \$640

STRATEGIC IMPLICATIONS

- Shire of Dandaragan Integrated Strategic Community Plan

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-A11	Telecommunications: Upgrade existing telecommunications system to allow for higher speed internet access through high speed broadband via wireless; Support planning for demand driven bids for National Broadband Network; Support mobile tower program for region; and Develop digital strategy sub-region (Wheatbelt Development Commission).	Community workshops SuperTowns Growth Plan	Short Medium Short Short	District Coastal District	NBN WDC

ATTACHMENTS

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

- Plans (Doc Id: 29317)
- Location Plan (Doc Id: 29318)
- Applicant response to State Planning Policy 5.2 (Doc Id: 29319)
- Schedule of Submissions (Doc Id: 29320)

(Marked 9.4.4)

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION / COUNCIL DECISION

Moved Cr Bailey, seconded Cr Kulisa

That Council determines that the use “Telecommunications Tower” is consistent with the objectives of the “Rural” zone and is therefore permitted under section 4.4.2 of the Shire of Dandaragan Local Planning Scheme and grants planning approval for a telecommunication facility at Lot 800 Indian Ocean Drive, Cooljarloo subject to the following conditions:

- 1. All development shall accord with the Development Application prepared by Daly International and subject to any modifications required as a consequence of any condition (s) of approval;**
- 2. All development shall be in accordance with the attached plans date stamped 15 April 2014 subject to any modification required as a consequence of any conditions of this approval and shall not be altered without the prior written approval of the local government;**
- 3. The use and development must be conducted so that it has minimum impact on the amenity of the area by reason of:**
 - **Transportation of materials, goods and commodities to and from the premises;**
 - **Appearance of any buildings, works and materials; and**
 - **The emission of noise, vibration, dust, wastewater, waste products or reflected light;**
- 4. The proposed solar panels must meet all relevant Australian Standards for construction and reflection to minimise any glare impacts;**
- 5. Shire of Dandaragan is to be advised of completion of the facility.**

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: Applicant is to notify RAAF and Bungle Helicopter Operators of a proposed "Tall Structure".

Note 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"**

CARRIED 8 / 0

9.5 HEALTH

9.6 BUILDING

9.7 COUNCILLOR INFORMATION BULLETIN

9.7.1 SHIRE OF DANDARAGAN – MAY 2014 COUNCIL STATUS REPORT

Document ID: 29522

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 – EXECUTIVE MANAGER INFRASTRUCTURE REPORT – JUNE 2014

Document ID: 29330

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

9.7.3 SHIRE OF DANDARAGAN – BUILDING STATISTICS – MAY 2014

Document ID: 29011

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

9.7.4 SHIRE OF DANDARAGAN – PLANNING STATISTICS – APRIL / MAY 2014

Document ID: 29010

<p>MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 26 JUNE 2014</p>
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Attached to the agenda is a copy of the Shire of Dandaragan Planning Statistics for April / May 2014. **(Marked 9.7.4)**

9.7.5 SHIRE OF DANDARAGAN – RANGER SERVICES REPORT – MARCH / APRIL 2014

Document ID:

Attached to the agenda is a copy of the Shire of Dandaragan Ranger Services Report for March / April 2014. **(Marked 9.7.5)**

9.7.6 WALGA MEDIA RELEASE – COUNCILS ON COURSE TO ABANDON REFORM

Document ID: 24263

“Reform of metropolitan Councils is set to be derailed unless there is a swift response by the state Government to concerns over funding implementation costs.

At a meeting hosted by the WA Local Government Association on Monday, Metropolitan Mayors and Presidents rejected the State Budget funding package of \$5 million per year for three years and access to \$45m in low interest loans.”

Attached to the agenda is a copy of the above mentioned media release. **(Marked 9.7.6)**

9.7.7 WESTERN POWER – IMPORTANT UPDATE – RECOVERY OF TAX ON CAPITAL CONTRIBUTIONS

Document ID: 24168

Following further feedback from Industry, Western Power will defer the implementation date for the recovery of tax on capital contributions.

“Western Power has delayed the implementation to allow more time to consider recovery options. Western Power will continue to work with both industry stakeholders and the State Government in relation to this matter.”

9.7.8 NORTHERN AGRICULTURAL CATCHMENT COUNCIL – MEDIA RELEASE – NAR’S COMMUNITY MEMBERS AT THE TIPPING POINT NRM CONFERENCE

Document ID: 24261

Between 7 – 9 May, hundreds of Natural Resource Management (NRM) practitioners, researchers, policy makers, and volunteer community members across Australia converged on Busselton’s Abby Beach Resort to participate in the *WA Tipping Point NRM Conference*.

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

9.7.9 DEPARTMENT OF COMMUNICATIONS – MOBILE COVERAGE PROGRAMME

Document ID: 24272

“Under this Programme, the Commonwealth Government has

made a funding commitment of \$100 million to improve mobile coverage and competition in regional and remote Australia, by investing in telecommunications network infrastructure.”

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

9.7.10 MAIN ROADS WESTERN AUSTRALIA – INDIAN OCEAN DRIVE – TEMPORARY CARAVAN PARK

Document ID: 24274

Main Roads WA advises that it does not support the temporary caravan park for the following reasons:

- The proposed location is land reserved for the future Jurien Bay Bypass. No development of any kind will be permitted that may compromise the construction of this road;
- The creation of unplanned parking facilities / rest areas without adequate consideration for the infrastructure needs of the user results in continuous problems and costs for MRWA;
- There are significant safety concerns with any development located at the intersection of two major roads;
- Similar rest areas have been the source of complaints to MRWA as they are used to the detriment of caravan park visitation.

9.7.11 WALGA – SUMMARY MINUTES OF THE STATE COUNCIL MEETING

Document ID: 24280

On hand is a copy of the Summary Minutes for the State Council Meeting that was held Friday 9 May 2014 in Merredin.

A copy can also be obtain online at <http://walga.asn.au/MemberResources/StateCouncilDocuments/AgendasampMinutes/2014.aspx>

9.7.12 DAVID TEMPLEMAN MLA – MEDIA RELEASE – BARNETT GOVERNMENT FORCES RATEPAYERS TO PAY FOR ITS UNWANTED AMALGAMATIONS

Document ID: 24281

Fast Facts:

- The Barnett Government is forcing ratepayers to pay for the forced Council amalgamations process they don't want.
- Instead of the Barnett Government paying for the amalgamations, it will offer Councils low-interest loans, which will have to be paid back.
- Councils will have to find the funds to pay back the loans which could result in rate increases, job losses or a reduction in Council services.

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

9.7.13 WALGA – ROAD FUNDING CAMPAIGN SURVEY

Document ID:

“Following on from the State and Federal budgets and the subsequent government commentary, it seems unlikely that the State Government will be reinstating the local roads funding that it walked away from in December. In essence the State Government abandoned the terms of a five-year agreement that will result in a loss in local roads funding to the sector of \$70m over the remaining years of the agreement.”

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

9.7.14 DEPARTMENT OF PLANNING – TOURISM PLANNING OFFICER ROLE

Document ID:

In 2010, Tourism WA transferred its Tourism Planning Officer role to the Department of Planning (DoP) for a period of three years. Tourism WA, DoP and the Western Australian Planning Commission (WAPC) jointly funded the role to review WAPC tourism related documents, including *Planning Bulletin 83: Planning for Tourism* and *Planning Bulletin 49: Caravan Parks*. Another outcome was to produce the Tourism Planning Guidelines which guides the preparation of the tourism component of a local planning strategy. The suite of tourism planning documents is available on the Planning WA website at <http://www.planning.wa.gov.au/>

More information is on hand.

9.7.15 LOCAL GOVERNMENT MANAGERS AUSTRALIA WA – MEDIA RELEASE 16 MAY 2014 – METROPOLITAN LOCAL GOVERNMENT REFORM FORGETS ABOUT THE STAFF

Document ID:

“It is well documented that the state government push for less local governments in Western Australia commenced in February 2009 when then then Minister for Local Government announced that there will be less than 100 local governments in Western Australia. Reform was needed now after over 100 years of no significant boundary changes.”

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

9.7.16 APPLICATION FOR EXTENSIONS TO CERVANTES COMMUNITY RECREATION FACILITIES STAND ALONE PAVILION

Document ID: 24403

“The Cervantes Community Recreation Centre is 31 years old. It was designed principally as a gymnasium / basketball facility and has limited ability to cater for the diverse range of activities now required to be accommodated in the building. Our community has a variety of cultural activities that we would like to encourage for the development of the children and for the health of our aged population.”

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

9.7.17 DEPARTMENT OF SPORT AND RECREATION – CLUB DEVELOPMENT OFFICER SCHEME – THIRD ROUND FUNDING

Document ID: 24458

“Congratulations on your successful application for funding through the Club Development Officer Scheme.

We are pleased to advise that the Minister for Sport and Recreation, Hon. Terry Waldron has approved \$75,000 over two years to the Shire of Dandaragan for the Club Development Officer Scheme.

We look forward to working with you to build the capacity of your community based clubs.”

9.7.18 ERIC LUMSDEN – CHAIRPERSON – WESTERN AUSTRALIAN PLANNING COMMISSION – ROLE CLARIFICATION (WESTERN AUSTRALIAN PLANNING COMMISSION AND THE DEPARTMENT OF PLANNING) AND FUTURE INITIATIVES

Document ID: 24462

“It has been six months since I was appointed as Chairman of the Western Australian Planning Commission (WAPC) since resigning my position as Director General of the Department of Planning (DoP) and considered that I am corresponding with you directly to outline the respective and independent roles of both the WAPC and the DoP and to outline other initiatives of the WAPC being introduced.”

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

9.7.19 THE CONSTABLE CARE CHILD SAFETY FOUNDATION – INVITATION TO NOMINATE – 2014 CONSTABLE CARE CHILD SAFETY AWARDS

Document ID: 24257

The Constable Care Child Safety Awards is an independent awards program created to celebrate remarkable Western Australians dedicated to protecting children and young people from harm.

Nominate online: www.childsafetyawards.org.au

Nomination period closes on 30 May 2014.

9.7.20 WEST KOOJAN-GILLINGARRA LAND CONSERVATION DISTRICT – MINUTES OF THE MEETING HELD 1 APRIL 2014

Document ID: 24531

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

9.7.21 JURIEB BAY DISTRICT HIGH SCHOOL – YOUTH GROUP TABLE TENNIS TABLE

Document ID: 24595

“Students at the Jurieb Bay District High School are hoping to purchase another table tennis table. This game is enjoyed by many of students. It is an active as well as a social activity. The students are currently organising a monster garage sale to raise funds to enable this purchase.”

Attached to the agenda is a copy of the above mentioned correspondence. **(Marked 9.7.21)**

9.7.22 WALGA – UPDATE ON NEW WALGA / LGIS HEADQUARTERS (ONE70)

Document ID: 24677

“I write to your Local Government as a unit holder (beneficiary) in the Local Government House Trust (“the Trust”) in relation to the completion of the new WALGA / LGIS headquarters at 170 Railway Parade, West Leederville (“ONE70”) and the proposed debt funding arrangement for the new asset.”

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

9.7.23 CENTRAL MIDLANDS SENIOR HIGH SCHOOL – P&C MEMBERS

Document ID: 24737

“Despite a range of letters, newsletter articles, phone calls and texts, we have been unable to achieve a quorum of P&C members for the third time this year.

While the P&C can still meet to look at organising fund raising activities, it is no longer possible to have the P&C run the school Canteen.”

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

9.7.24 DEPARTMENT OF LOCAL GOVERNMENT AND COMMUNITIES – EXPRESSIONS OF INTEREST – NATIONAL ASSET MANAGEMENT ASSESSMENT FRAMEWORK (NAF) AND ASSET CONDITION AND RATING PROJECT

Document ID: 24757

“The Department is pleased to advise that the Shire of Dandaragan has been selected as a participant in the above project. However, due to the large number of expressions of interest in the project and limited availability of funding, the Department is unable to offer the Shire of Dandaragan the opportunity to participate within the 2014 / 2015 financial year.”

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

9.7.25 THE HON WARREN TRUSS MP – MINISTER FOR INFRASTRUCTURE AND REGIONAL DEVELOPMENT – 2014 FEDERAL BUDGET

Document ID: 24853

"I am writing to inform you of some of the decisions in the 2014 Federal Budget which will affect Local Government.

On coming to office, the new Coalition Government faced a \$47 billion budget deficit for the 2013-2014 financial year and \$123 billion of projected deficits to 2016-17. Already Australians are footing a \$1 billion interest bill every month on Labor's debt."

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

9.7.26 WESTERN AUSTRALIAN PLANNING COMMISSION – REFUSAL FREEHOLD (GREEN TITLE) SUBDIVISION

Document ID: 24330

Application No. 149308

"The Western Australian Planning Commission has considered the application referred to in accordance with the plan date-stamped 03 January 2014 and has resolved that the application be refused for the reason(s) set out."

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

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

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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 / COUNCIL DECISION


Moved Cr Bailey, seconded Cr Short

That the meeting be closed to members of the public at 6.10pm 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 Items 11.1.1 'Private & Confidential – Cervantes Caravan Park Lease' and 11.1.2 'Private &

Confidential – Department of Parks and Wildlife Lease of office space’.

CARRIED 8 / 0

11.1.1 PRIVATE & CONFIDENTIAL – CERVANTES CARAVAN PARK LEASE

Location:	N/A
Applicant:	Holmes Holidays P/L
Folder Path:	Business Classification Scheme / Council Properties / Leasing Out / Caravan Parks
Disclosure of Interest:	Nil
Date:	13 June 2014
Author:	Tony Nottle, Chief Executive Officer
Signature of Author:	

Cr Holmes disclosed a financial interest due to being the current owner of the Cervantes Caravan Park and left the room at 6.10pm.

OFFICER AND WORKING GROUP RECOMMENDATION / COUNCIL DECISION

Moved Cr Short, seconded Cr Bailey

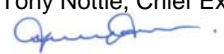
That Council:

- 1. agree and endorse the Deed of Assignment and Variation to Lease documentation as provided in attachment 11.1.1 (Doc Id: 29505);**
- 2. agree and endorse the Schedule associated with the Deed of Assignment and Variation to Lease; documentation as provided in attachment 11.1.1 (Doc Id: 29505)**
- 3. authorise the Shire President and the Chief Executive Officer to sign and affix the common seal on Councils behalf to the adopted documentation; and**
- 4. request the CEO to seek approval from the Minister for Lands following the execution of the Deed of Assignment and Variation to Lease documentation as marked in attachment 11.1.1 (Doc Id: 29505).**

CARRIED 7 / 0

Cr Holmes returned to the room at 6.13pm

11.1.2 PRIVATE & CONFIDENTIAL – DEPARTMENT OF PARKS & WILDLIFE LEASE OF OFFICE SPACE

Location:	Lot 69 Bashford Street
Applicant:	Building Management and Works, Department of Finance, on behalf of Department of Parks and Wildlife
Folder Path:	Business Classification Scheme / Council Properties / Leasing Out / Community Centres
Disclosure of Interest:	Nil
Date:	19 June 2014
Author:	Tony Nottle, Chief Executive Officer
Signature of Author:	

**OFFICER AND WORKING GROUP RECOMMENDATION /
COUNCIL DECISION****Moved Cr Holmes, seconded Cr Slys****That Council:**

1. agree and endorse the Draft Lease between the Shire of Dandaragan and the Minister for Works in attachment 11.1.2 Doc Id: 29774 for the purposes of providing office space to the Department of Parks & Wildlife (Moora District) in the Jurien Bay Visitors Information & Civic Centre (currently under construction);
2. authorise the CEO to confirm the date of commencement following the practical completion of the Visitors Information & Civic Centre and make the appropriate amendment to the draft lease; and
3. authorise the Shire President and the CEO to sign and affix the common seal on its behalf.

CARRIED 8 / 0**COUNCIL DECISION****Moved Cr Kent, seconded Cr Bailey****That the meeting be reopened to the public at 6.24pm.****CARRIED 8 / 0**

Three members of the public entered the room, Michael Russell, John Astill and Dianne Knight and the Presiding member read aloud the motions carried by Council for items 11.1.1 and 11.1.2.

12 ELECTED MEMBERS MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**13 CLOSURE OF MEETING**

The presiding member declared the meeting closed at 6.27pm.

These minutes were confirmed at a meeting on

Signed

Presiding person at the meeting at which the minutes were confirmed

Date