



SHIRE
of
DANDARAGAN

MINUTES
of the
ORDINARY COUNCIL MEETING
held at the
COUNCIL CHAMBERS JURIEBAY
on
THURSDAY 18 APRIL 2013
COMMENCING AT 5.03 PM

(THIS DOCUMENT IS AVAILABLE IN LARGER PRINT ON REQUEST)

Table of Contents

1	DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS	1
1.1	DECLARATION OF OPENING	1
1.2	DISCLAIMER READING.....	1
2	RECORD OF ATTENDANCE / APOLOGIES / APPROVED LEAVE OF ABSENCE	1
3	RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE	1
4	PUBLIC QUESTION TIME	2
5	APPLICATIONS FOR LEAVE OF ABSENCE.....	2
6	CONFIRMATION OF MINUTES	2
6.1	MINUTES OF SPECIAL COUNCIL MEETING HELD THURSDAY 14 MARCH 2013	2
6.2	MINUTES OF ORDINARY MEETING HELD THURSDAY 21 MARCH 2013.....	2
7	NOTICES AND ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION AND COUNCIL APPOINTED DELEGATES REPORTS.....	2
8	PETITIONS / DEPUTATIONS / PRESENTATIONS / SUBMISSIONS	3
9	REPORTS OF COMMITTEES AND OFFICERS	3
9.1	FINANCE.....	3
9.1.1	ACCOUNTS FOR PAYMENT – FEBRUARY 2013	3
9.1.2	ASSET MANAGEMENT PLANS.....	4
9.1.3	WORKFORCE DEVELOPMENT PLAN.....	7
9.1.4	FINANCIAL STATEMENTS – MONTHLY REPORTING FOR THE PERIOD ENDING 31 MARCH 2013	8
9.2	WORKS AND PLANT	11
9.2.1	TECHNICAL SERVICES AND WORKS MONTHLY REPORT – MARCH 2013	11
9.3	ADMINISTRATION.....	13
9.3.1	SHIRE REPRESENTATION TO THE BADGINGARRA COMMUNITY ASSOCIATION AND BADGINGARRA COMMUNITY CENTRE MANAGEMENT COMMITTEE.....	13

9.4	TOWN PLANNING	16
9.4.1	APPLICATION FOR CHANGE OF USE – SHOP TO RESTAURANT – PT LOT 1 AND LOT 6 ROBERTS STREET, JURIEN BAY	16
9.4.2	REQUEST TO AMEND APPROVAL CONDITIONS – BADGINGARRA WIND FARM – BADGINGARRA LOCALITY	18
9.4.3	RETROSPECTIVE PLANNING APPROVAL – SEA CONTAINER WITH LEAN-TO – LOT 165 MEAGHER DRIVE, BADGINGARRA	29
9.4.4	FINAL ADOPTION: LOCAL PLANNING POLICY – ADVERTISING DEVICES (SIGNAGE).....	31
9.4.5	PLANNING APPROVAL – PROPOSED OUTBUILDING – LOT 92 MIDAS PLACE, ALTA MARE	34
9.5	HEALTH	36
9.6	BUILDING	37
9.7	COUNCILLOR INFORMATION BULLETIN.....	37
9.7.1	SOUTH WEST ABORIGINAL LAND AND SEA COUNCIL – SOUTH WEST NATIVE TITLE SETTLEMENT PARTNERSHIP OPPORTUNITIES – CULTURAL AND COMMUNITY DEVELOPMENT	37
9.7.2	DOT SACKVILLE – LETTER OF CONCERN.....	37
9.7.3	WALGA LOCAL GOVERNMENT NEWS – ISSUE NO 10.13 – 18 MARCH 2013	37
9.7.4	WALGA INFOPAGE – REVIEWED / UPDATED GUIDELINES ON ACCESS TO PREMISES STANDARD.....	37
9.7.5	SATELLITE TELEVISION AND RADIO AUSTRALIA PTY LTD – NEW FM RADIO SERVICES AND CHANGES TO EXISTING SERVICES.....	38
9.7.6	RSL WA BRANCH INCORPORATED – STATE PRESIDENT – THE CENTENARY OF ANZAC COMMEMORATION	38
9.7.7	THE MOORE CATCHMENT COUNCIL – MOORE TO THE POINT – ISSUE 28 SUMMER 2013	38
9.7.8	WEST KOOJAN-GILLINGARRA LAND CONSERVATION DISTRICT – MINUTES OF OGM HELD 5 FEBRUARY 2013.....	38
9.7.9	WALGA STATE COUNCIL SUMMARY MINUTES – MARCH 2013	38
9.7.10	DEPARTMENT OF REGIONAL AUSTRALIA, LOCAL GOVERNMENT, ARTS AND SPORT – 2009 / 2010 LOCAL GOVERNMENT NATIONAL REPORT	39
9.7.11	CERVANTES CHAMBER OF COMMERCE – ANNUAL MUNICIPAL BUDGET	39
9.7.12	WALGA ENVIRONMENT AND WASTE UPDATE – MARCH 2013.....	39

9.7.13	DEPARTMENT OF REGIONAL DEVELOPMENT AND LANDS – BUILDING APPLICATIONS AND PERMITS OVER CROWN LAND – BUILDING ACT 2011	39
9.7.14	JURIEN BAY POLICE STATION – E-NEWSLETTER EDITION 1 – NOVEMBER 2012.....	40
9.7.15	INSTITUTE OF ACCESS TRAINING AUSTRALIA – ACCESS NEWS BULLETIN	40
9.7.16	LOCAL GOVERNMENT NEWS – ISSUE NO 11.13 – 25 MARCH 2013.....	40
9.7.17	WALGA INFOPAGE – HEAVY VEHICLE CHARGES REVIEW.....	41
9.7.18	RECONCILIATION AUSTRALIA – NATIONAL RECONCILIATION WEEK 2013	41
9.7.19	CENTRAL MIDLANDS SENIOR HIGH SCHOOL – NEWSLETTER NO.2 – 21 MARCH 2013	41
9.7.20	KEEP AUSTRALIA BEAUTIFUL WA – ARE YOU KEEPING THE SCENE CLEAN?	42
9.7.21	TRONOX MANAGEMENT PTY LTD – 2010-2012 TRIENNIAL ENVIRONMENT REPORT.....	42
9.7.22	JOHN BASS – ATTRIBUTIONS FOR FORESHORE AND JETTY DEVELOPMENT – COUNCIL PUBLIC QUESTIONS	42
9.7.23	MEDIA STATEMENT – HON JOHN DAY – NOMINATIONS OPEN FOR WA COASTAL AWARDS.....	42
9.7.24	WESTERN AUSTRALIAN COASTAL AWARDS FOR EXCELLENCE 2013 – CALL FOR NOMINATIONS	43
9.7.25	NATIONAL TRUST OF AUSTRALIA (WA) – WESTERN AUSTRALIAN HERITAGE FESTIVAL.....	43
9.7.26	LOCAL GOVERNMENT NEWS – ISSUE NO 12.13 – 1 APRIL 2013.....	43
10	NEW BUSINESS OF AN URGENT NATURE – INTRODUCED BY RESOLUTION OF THE MEETING	43
10.1	ADMINISTRATION.....	44
10.1.1	PROPOSED TURQUOISE COAST REGIONAL AIRPORT	44
11	CONFIDENTIAL ITEMS FOR WHICH MEETING IS CLOSED TO THE PUBLIC.....	50
12	ELECTED MEMBERS MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN	50
13	CLOSURE OF MEETING	50

MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 18 APRIL 2013
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1 DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS**1.1 DECLARATION OF OPENING**

The presiding member declared the meeting open at 5.03pm and welcomed those present.

1.2 DISCLAIMER READING

The disclaimer was read aloud as there were two 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 W Gibson	(President)
	Councillor L Short	(Deputy President)
	Councillor M Russell	
	Councillor D Kent	
	Councillor L Holmes	
	Councillor T Bailey	
	Councillor K McGlew	
	Councillor M Sheppard	

Staff	Mr T Nottle	(Chief Executive Officer)
	Mr I Rennie	(Deputy Chief Executive Officer)
	Mr D Chidlow	(Manager Planning)
	Mr S Clayton	(Manager Corporate Services)
	Mr B Wall	(Projects Manager – Special Projects)
	Mr B Bower	(Coordinator Integrated Planning)
	Miss D Kerr	(Secretary)

Apologies**Approved Leave of Absence**

Observers There were two members of the public present.

3 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Nil

MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 18 APRIL 2013

4 PUBLIC QUESTION TIME

Nil

5 APPLICATIONS FOR LEAVE OF ABSENCE

COUNCIL DECISION

Moved Cr Short, seconded Cr Russell

That the following leave of absence be approved:

- Cr L Holmes – Thursday 27 June 2013

CARRIED 8 / 0

6 CONFIRMATION OF MINUTES

6.1 MINUTES OF SPECIAL COUNCIL MEETING HELD THURSDAY 14 MARCH 2013

6.2 MINUTES OF ORDINARY MEETING HELD THURSDAY 21 MARCH 2013

COUNCIL DECISION

Moved Cr Short, seconded Cr Holmes

That the minutes of the Special Council Meeting held 14 March 2013 and the Ordinary Meeting of Council held 21 March 2013 be confirmed.

CARRIED 8 / 0

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

Cr Short

- 26 March 2013 West Koojan – Gillingarra Land Conservation District Committee
- 11 & 12 March 2013 Tri Zone Wheatbelt Conference - Merridin

Cr Sheppard

- 9 April 2012 Central Coast Health Advisory Group – Ordinary Meeting
- 17 April 2012 Jurien Bay Chamber of Commerce – Ordinary Meeting

Cr McGlew

- 8 April 2013 Dandaragan Community Centre Management Committee – AGM & Ordinary Meeting

MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 18 APRIL 2013
--

Cr Russell

- 25 March 2013 Cervantes Community Recreation Centre – Ordinary Meeting
- 17 April 2013 Cervantes Community Recreation Centre – Ordinary Meeting

Cr Bailey

- 5 April 2013 Small Business Centre Central Coast
- 10 April 2013 Jurien Bay Community Resource Centre Committee

Cr Kent

- 3 April 2013 Jurien Ratepayers and Progress Association

COUNCIL DECISION**Moved Cr Sheppard, seconded Cr Bailey****That the delegates' reports to 18 April 2013 as presented be accepted.****CARRIED 8 / 0****8 PETITIONS / DEPUTATIONS / PRESENTATIONS / SUBMISSIONS**

Nil

9 REPORTS OF COMMITTEES AND OFFICERS**9.1 FINANCE****9.1.1 ACCOUNTS FOR PAYMENT – FEBRUARY 2013**

Location:	Shire of Dandaragan
Applicant:	N/A
Folder Path:	Business Classification Scheme / Financial Management / Creditors / Expenditure
Disclosure of Interest:	None
Date:	26 March 2013
Author:	Scott Clayton, Manager Corporate 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 February 2013

BACKGROUND

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

COMMENT

MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 18 APRIL 2013

The cheque and electronic funds transfer (EFT) listing for February 2013 totalled \$859,165.52 for the Municipal Fund and \$2000.00 for the Trust Fund.

CONSULTATION

- Chief Executive Officer

STATUTORY ENVIRONMENT

- Regulation 13 of the Local Government Financial Management Regulations 1997

POLICY IMPLICATIONS

There are no policy implications relevant to this item.

FINANCIAL IMPLICATIONS

There are no adverse trends to report at this time.

STRATEGIC IMPLICATIONS

There are no strategic implications relevant to this item.

ATTACHMENTS

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

- cheque and direct debit listings for February 2013 (Doc Id: 12644)

(Marked 9.1.1)

VOTING REQUIREMENT

Simple majority


OFFICER RECOMMENDATION / COUNCIL DECISION


Moved Cr Russell, seconded Cr Short

That the Municipal Fund cheque and EFT listing for the period ending 28 February 2013 totalling \$859,165.52 for the municipal account and \$2,000 for the trust account be accepted.

CARRIED 8 / 0

9.1.2 ASSET MANAGEMENT PLANS

Location:	Shire of Dandaragan
File Path:	Business Classification Scheme / Corporate Management / Planning / Strategic Plans
Disclosure of Interest:	None
Date:	5 April 2013
Author:	Bob Bower, Coordinator Integrated Planning
Signature of Author:	

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

PROPOSAL

To receive the Asset Management Plans for; 1) Transport

MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 18 APRIL 2013

Infrastructure, 2) Property, and 3) Public Open Space. The plans are supporting strategies, utilised in the development of the Corporate Business Plan.

BACKGROUND

The Local Government (Administration) Regulations 1995 has been amended and from 1 July 2013 the Shire must now have a Strategic Community Plan and a Corporate Business Plan. A key informing report towards constructing the Corporate Business Plan is the development of these three Asset Management Plans (AMPs).

COMMENT

The Asset Management Plans for 1) Transport Infrastructure 2) Property/Buildings and 3) Public Open Space have been developed with assistance from all senior management staff and the team at Opus.

The information outlined in the AMPs is being used as building blocks of the Long Term Financial Plans (LTFP). One of the key components in each AMP is the gap in spending between what has been our historical/current expenditure and the figure being proposed for the next 10 years.

To maintain Property and Public Open Space, there is an increased amount of funding that will need to be provided. In light of the age of assets, the desired level of services expected by the community and the projected cost of maintenance and replacement over the next 10 years, additional funding is required.

For the Property AMP the lifecycle cost analysis shows that on average there is an expenditure gap towards capital renewal of approximately \$60,400 per annum. An increase to the annual renewal capital expenditure from \$182,200 to a total provision of \$242,600 per annum will help to reduce the future funding gap.

For the Public Open Space AMP the lifecycle cost analysis shows on average there is a capital renewal expenditure gap of approximately \$139,286 per annum. An increase of the annual capital expenditure provision from \$95,914 to a total of \$235,200 per annum will help to reduce the expenditure gap.

The Transport Infrastructure AMP presents a different picture. The Shire has been able to secure road grants and invest in replacement programs that are maintaining roads at an adequate level. Staff have worked carefully with consultants as this Road AMP represents the largest asset class with considerable associated responsibilities. In the short term, Council is meeting the mark, however with variations in available grants from year to year, escalating costs structures, and cash management issues, it is recommended that \$2,075,385 for annual renewal expenditure and \$674,615 in upgrade and maintenance (\$2.75 million in total)

MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 18 APRIL 2013
--

continue to be the base funding for roads each year. Additionally, the volume of data collected to create this first AMP needs to be reconfirmed and a level of confidence obtained as to its on-going accuracy.

The documents will be reviewed annually and have been constructed with the understanding the AMPs are a work in progress that will need to be refined each year.

CONSULTATION

- Chief Executive Officer
- Manager Corporate Services
- Manager Technical Services and Works
- Manager Building Services
- Opus International Consultants

STATUTORY ENVIRONMENT

There is a new requirement under the Local Government (Administration) Regulations 1995 for a local government to comply with the elements of Integrated Planning. The Asset Management Plans are informing strategies used in the creation of the Corporate Business Plan.

POLICY IMPLICATIONS

There are no policy implications relevant to this item.

FINANCIAL IMPLICATIONS

There are no financial implications for the current Financial Period. Financial resources have been outlined in these Asset Management Plans that will have an impact on the Long Term Financial Plan.

STRATEGIC IMPLICATIONS

G5-O2-A4 Develop asset management plan (AMP), link planning to AMP annually and assess financial sustainability and strategies to address.

ATTACHMENTS

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

- Asset Management Plan, Transport Infrastructure (Doc Id: 13010)
- Asset Management Plan, Property (Doc Id: 13007)
- Asset Management Plan, Public Open Space (Doc Id: 13008)

(Marked 9.1.2)

VOTING REQUIREMENT

Absolute majority

OFFICER RECOMMENDATION / COUNCIL DECISION



Moved Cr McGlew, seconded Cr Holmes

The Council accept and receive the following informing

strategies as outlined in the Integrated Planning Process that are to be utilised in the formation of the Corporate Business Plan 2013-2017: Asset Management Plan – Transport Infrastructure, Asset Management Plan – Property, and Asset Management Plan – Public Open Space.

CARRIED BY ABSOLUTE MAJORITY 8 / 0

9.1.3 WORKFORCE DEVELOPMENT PLAN

Location:	Shire of Dandaragan
File Path:	Business Classification Scheme / Corporate Management / Planning / Strategic Plans
Disclosure of Interest:	None
Date:	25 March 2013
Author:	Bob Bower, Coordinator Integrated Planning
Signature of Author:	
Senior Officer:	Ian Rennie, Deputy Chief Executive Officer
Signature of Senior Officer:	

PROPOSAL

To receive the Workforce Development Plan 2013 as a supporting strategy to be utilised in the development of the Corporate Business Plan.

BACKGROUND

The Local Government (Administration) Regulations 1995 has been amended and from 1 July 2013 the Shire must now have a Strategic Community Plan and a Corporate Business Plan. A key informing report towards constructing the Corporate Business Plan is the development of this Workforce Plan.

The Workforce Plan has been designed to capture the current level of human resource used to complete the various day to day functions within the community. The Plan is also a key link with future projects identified in the Strategic Community Plan and how they are to be delivered.

COMMENT

The Workforce Development Plan is a resource used to review and plan for a workforce that can deliver the strategies and goals as outlined in the Strategic Community Plan.

Workforce planning is a significant human resource management challenge for the Shire of Dandaragan. The environment with in which we operate has a number of challenges that are characterised by, increased demands for flexibility, responsiveness and performance improvement, and emphasis on innovation and service delivery, devolved employment arrangements, competitive labour markets, skills shortages and an ageing workforce.

The Workforce Plan is set out to assist in future planning and the

MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 18 APRIL 2013

development of the Corporate Business Plan for 2013/2014. The document will be reviewed annually and has been constructed with the understanding that it is a work in progress that will need to be refined as new strategies are embraced.

CONSULTATION

- Chief Executive Officer
- Margaret Hemsley, Consultant - Risk ID and LG People

STATUTORY ENVIRONMENT

There is a new requirement under the Local Government (Administration) Regulations 1995 for a local government to comply with the elements of Integrated Planning. The Workforce Development Plan is an informing strategy used in the creation of the Corporate Business Plan.

POLICY IMPLICATIONS

There are no policy implications relevant to this item.

FINANCIAL IMPLICATIONS

There are no financial implications for the current Financial Period. Financial resources have been outlined in the Plan that will have an impact on the Long Term Financial Plan. (At the Council meeting on 10 January 2013 Council considered and agreed to include the grant in the budget allocation for the 2012/13.)

STRATEGIC IMPLICATIONS

G5-O2-A5 Develop workforce plan.

ATTACHMENTS

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

- Workforce Development Plan (Doc Id: 13006)
(Marked 9.1.3)

VOTING REQUIREMENT

Absolute majority

OFFICER RECOMMENDATION / COUNCIL DECISION

Moved Cr Russell, seconded Cr Short

The Council receive the Workforce Development Plan 2013.

CARRIED BY ABSOLUTE MAJORITY 8 / 0

9.1.4 FINANCIAL STATEMENTS – MONTHLY REPORTING FOR THE PERIOD ENDING 31 MARCH 2013

Location:	Shire of Dandaragan
Applicant:	N/A
Folder:	Business Classification Scheme / Financial Management / Financial Reporting / Periodic Reports
Disclosure of Interest:	None
Date:	9 April 2013

MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 18 APRIL 2013
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Author:	Scott Clayton, Manager Corporate Services
Signature of Author:	
Senior Officer:	Tony Dottle, Chief Executive Officer
Signature of Senior Officer:	

PROPOSAL

To table and adopt the monthly financial statements for the period ending 31 March 2013.

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 March 2013.

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 March 2013 was \$3,835,116. 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. Council's adopted policy states a 10 percent threshold for these variances to be reported. An explanation of these variances is as follows:

Governance

Income is at 197.1% of Y-T-D budget and is due to a grant to assist with the formulation of a workforce plan. This grant will help offset the new position of Coordinator of Integrated Planning.

Recreation and Culture

Expenditure is at 84.3% of Y-T-D budget. This is due to salaries and materials and contracts being less than budgeted. In the July monthly statements, advice from the Manager of Technical

MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 18 APRIL 2013
--

Services and Works was that this variance is as a result of parks and gardens staff being redirected to road works including patching, verge maintenance, carpark construction and footpath maintenance. This redirection is expected and is being monitored by the Manager of Technical Services and Works.

Economic Services

Expenditure is at 73.2% of Y-T-D budget. This is primarily due to employee costs being less than budgeted as a result of a vacancy for the Special Projects Officer earlier in the year.

Other Property and Services

Income is at 118.7% of Y-T-D budget and is due to additional private work income from firebreak compliance. This income is equally offset by contract labour.

Expenditure is as 210.2% of Y-T-D budget and is due to on-cost allocations of plant operations. The Y-T-D budget attempts to allocate the plant operation costs to individual jobs through timesheets. However, the Y-T-D budget evenly distributes these on-costs and does not give consideration of the timing of the actual expenses. When the budget is set each year a certain level of machinery hours is estimated so that an hourly cost can be calculated. If actual machinery use varies from these estimates allocations can vary while true costs are still incurred.

Should Councillors wish to raise any issues relating to the 31 March 2013 financial statements, please do not hesitate to contact the Manager Corporate Services prior to the Council Meeting in order that research can be undertaken and details provided either at the time of the query or at the meeting.

CONSULTATION

- Chief Executive Officer

STATUTORY ENVIRONMENT

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

POLICY IMPLICATIONS

There are no policy implications relevant to this item.

FINANCIAL IMPLICATIONS

There are no adverse trends to report at this time.

STRATEGIC IMPLICATIONS

There are no strategic implications relevant to this item.

ATTACHMENTS

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

MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 18 APRIL 2013
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- Financial statements for the period ending 31 March 2013 (13029)

(Marked 9.1.4)

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION / COUNCIL DECISION

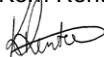

Moved Cr Short, seconded Cr Russell

That the monthly financial statements for the period ending 31 March 2013 be adopted.

CARRIED 8 / 0

9.2 WORKS AND PLANT

9.2.1 TECHNICAL SERVICES AND WORKS MONTHLY REPORT – MARCH 2013

Location:	Shire of Dandaragan
Applicant:	N/A
Folder Path:	Business Classification Scheme / Roads / Reporting / Summaries
Disclosure of Interest:	None
Date:	08 April 2013
Author:	Kerri Renton, Works Support Officer
Signature of Author:	
Senior Officer:	Ray Pepper, Manager Technical Services and Works
Signature of Senior Officer:	

PROPOSAL

To notify Council on the progress of the Technical Services and Works department of the Shire of Dandaragan.


BACKGROUND

Details of completed and commenced works that have been undertaken within the Shire of Dandaragan's operations over the previous month.

COMMENT

This report provides a program summary of the Technical Services and Works for the Jurien Bay and Dandaragan Depots for the month of March 2013 for Council's information and or discussion.

MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 18 APRIL 2013

	MARCH WORKS REPORT 2013	TECHNICAL SERVICES AND WORKS
Location	Work Details	
ALL SHIRE ROADS		
ROAD MAINTENANCE		
Cantabilling Rd	Signs and guide posts replaced due to vandalism/burnouts	
UNSEALED ROADS NETWORK		
Minyulo road, Mimegarra road, Woodbine road, Agaton road, Wandahwallah road, Moochamulla road, Mazza road, Marchagee Track road, Dambadgie road, Bidgerabbie road	Single cut grade	
Cadda road Re sheet (MGR009)	Commenced	
SEALED ROADS NETWORK		
Dandaragan road south (RRG002)	Completed	
Dandaragan road (RRG002A)	Completed just headwalls done	
PARKS AND OPEN SPACE NETWORK – Gardens, Parks, Ovals, POS, Swales		
Dandaragan oval	Spraying for Nematodes Reticulation	
All parks and ovals	Check and maintain where required	
Jurien oval	New pump installed	
REFUSE SITES		
Jurien Refuse Site	Pushing and covering completed 3 x per week Carting sand to site for DEC regulations conformity.	
INFRASTRUCTURE		
Jurien Jetty	Mosaic installed in Jetty pavement area	
Jurien Bay Depot	New Quad bike purchase and licenced	
Jurien Air strip	Swept	
FOOTPATHS		
Jurien	Verge spraying Burr Grass eradication	
Jurien and Cervantes	Verge Spraying	
Beachridge Estate Swales	Regular maintenance	
VERGE MAINTENANCE		
Cervantes	Barcelona to Thirsty point walkway relayed	
Cervantes	Barcelona fence removed	
SEPTIC		
12 Grease Traps	Various locations	
11 Jobs	Various locations	
CEMETERY MAINTENANCE		
Dandaragan	Cemetery entrance car park sealed	
Dandaragan	Cemetery Clean Up	
DRAINAGE		
Cervantes club	Drain repair	

CONSULTATION

- Parks and Gardens Supervisor Jurien Bay
- Works Supervisor Dandaragan
- Manager Technical Services and Works

STATUTORY ENVIRONMENT

MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 18 APRIL 2013

There are no statutory implications relevant to this item.

POLICY IMPLICATIONS

There are no policy implications relevant to this item.

FINANCIAL IMPLICATIONS

There are no financial implications relevant to this item.

STRATEGIC IMPLICATIONS

There are no strategic implications relevant to this item.

ATTACHMENTS

Nil

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION / COUNCIL DECISION


Moved Cr Bailey, seconded Cr McGlew

That the progress report of the Technical Services and Works department of the Shire of Dandaragan for the month of March 2013 be received and noted.

CARRIED 8 / 0

9.3 ADMINISTRATION

9.3.1 SHIRE REPRESENTATION TO THE BADGINGARRA COMMUNITY ASSOCIATION AND BADGINGARRA COMMUNITY CENTRE MANAGEMENT COMMITTEE

Location:	N/A
Applicant:	N/A
Folder Path:	Business Classification Scheme / Community Relations / Meetings / Representatives
Disclosure of Interest:	None
Date:	4 April 2013
Author:	Tony Nottle, Chief Executive Officer
Signature of Author:	

PROPOSAL

To consider the appointment of Councillor Kaye McGlew as Council's delegate to the Badgingarra Community Association (BCA) and the Badgingarra Community Centre Management Committee (BCCMC) as a result of Mr Shane Love's resignation from Council.

BACKGROUND

The Shire of Dandaragan provides representation to a range of community organisations as well as its own working groups. Delegates to these organisations are normally elected immediately following the election of each new Council and effectively serve a

MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 18 APRIL 2013

term of two years.

COMMENT

As a result of the recent resignation of Mr Love, the BCA and the BCCMC are now without a Council delegate. So there is adequate representation by Council on all community organisations an item to Council is necessary for the replacement of Mr Love's position on the BCA and BCCMC.

Cr McGlew has previously indicated that she was prepared to act as Council's delegate in the interim until after the elections in October 2013.

CONSULTATION

- Council
- Cr Kaye McGlew
- Badgingarra Community Association
- Badgingarra Community Centre Management Committee

STATUTORY ENVIRONMENT

There are no statutory implications relevant to this item.

POLICY IMPLICATIONS

There are no policy implications relevant to this item.

FINANCIAL IMPLICATIONS

Elected members representing the Shire of Dandaragan as Council endorsed delegates are eligible to claim travel expenses in accordance with Policy 1.7.

MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 18 APRIL 2013
--

Policy No 1.7

Adopted - April 2005

Amended - 27 May 2010

1.7 TRAVELLING EXPENSES - MEMBERS AND NON MEMBER DELEGATES

OBJECTIVE

To establish the basis upon which Council will reimburse travel expenses incurred by Councillors and appointed delegates (who are not Council members) in the course of representing the community in cases other than that determined by the Local Government Act 1995.

POLICY STATEMENT

1. All Councillors and Council appointed delegates (who are not Council members) will be paid the Local Government Officers' Award rate per kilometre for all travelling expenses incurred in attending the following:
 - annual and special and general meetings of electors;
 - officially called civic receptions;
 - visits by Ministers of the Crown to the Council or with it;
 - Council inspection tours;
 - Council authorised meetings with government agencies;
 - other Council called meetings of Councillors and staff;
 - committee meetings;
 - official meetings as delegates of Council;
 - ordinary meetings of Council;
 - official Locality Inspections; and
 - Council authorised conferences / seminars / professional development courses.
2. Reimbursement of travel expenses *will not be paid* where members of Council attend:
 - a) social engagements (other Councils' annual dinners, sporting clubs, community groups and other organisations' functions);
 - b) meetings, functions etc where they are not the nominated Council representative; and
 - c) road / locality inspections that have not been convened by a resolution of Council.
3. Where acting as a Council representative, that requires travel outside of the Shire, and travel by motor vehicle is appropriate, travel should be undertaken by Council vehicle where available and appropriate, otherwise private vehicle use is allowed.
4. Costs of vehicle hire, taxi fares and parking which are reasonably required and incurred in attending conferences, seminars, training courses, meetings and functions, will be reimbursed by the Council.
5. Reimbursement of travel expenses are to be paid only on receipt of a formal claim from a member of Council or non member delegate and are to be calculated on the number of kilometres between the member's principal place of residence or work within the Shire to the venue and return.

All claims for payment should be received at the Shire office no later than 30 June of each financial year.

A suitable claim form will be provided by the Manager Corporate Services upon request.

STRATEGIC IMPLICATIONS

This particular delegated position has direct involvement with specific actions within the Shire of Dandaragan's Strategic Community Plan.

ATTACHMENTS

Nil

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

Moved Cr Bailey, seconded Cr Russell

That Council appoint Councillor McGlew as its delegate to the Badgingarra Community Association and the Badgingarra Community Centre Management Committee up until the October 2013 elections when the delegates list will be reviewed.

AMENDMENT

Moved Cr Kent, seconded Cr Russell

MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 18 APRIL 2013

That Council appoint Councillor Russell as its delegate to the Badgingarra Community Association and the Badgingarra Community Centre Management Committee up until the October 2013 elections when the delegates list will be reviewed.

CARRIED 8 / 0

COUNCIL DECISION


Moved Cr Kent, seconded Cr Russell


That Council appoint Councillor Russell as its delegate to the Badgingarra Community Association and the Badgingarra Community Centre Management Committee up until the October 2013 elections when the delegates list will be reviewed.

CARRIED 8 / 0

9.4 TOWN PLANNING

9.4.1 APPLICATION FOR CHANGE OF USE – SHOP TO RESTAURANT – PT LOT 1 AND LOT 6 ROBERTS STREET, JURIE BAY

Location:	Pt Lot 1 and Lot 6 Roberts Steet, Jurien Bay
Applicant:	TN & HV Nguyen
File Ref:	Development Services Apps / Development Applications / 2013 / 15
Disclosure of Interest:	None
Date:	4 April 2013
Author:	David Chidlow, Manager of Planning
Signature of Author:	

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

PROPOSAL

The proponent is seeking planning approval for change of use from 'shop' (previously Betta Electrical) to 'restaurant' (bakery) at Pt Lot 1 and Lot 6 Roberts Road, Jurien Bay.

BACKGROUND

The applicant proposes using 50% of the floor area previously used as a Betta Electrical Store. The remaining store area will be separated by a wall, in effect making two tenancies out of one. The remaining store area does not as yet have a proposed tenant.

The proposed bakery will comprise mostly food preparation areas with tables and chairs for some dining.

COMMENT

The proposed bakery is most closely defined as a restaurant under Local Planning Scheme No.7 as it has dining tables and chairs available for patrons.

MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 18 APRIL 2013
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The use is a “permitted use” under the Scheme in the “Commercial Zone”. Parking will not be significantly impacted as there is minimal area for dining (approx. 7% of the total floor area). The majority of the bakery floor area will comprise cooking area which requires only staff parking.

This item is presented to Council for decision as staff do not have delegated power to approve this use.

CONSULTATION

A “Restaurant/bakery” use in the Commercial Zone is a permitted use and therefore was not required to be advertised. However verbal comments from members of the public were received regarding the economic consequences to existing food premises of having an additional bakery in the town centre. Planning principles do not as a rule take into account economic impacts on other businesses where there is competition. National Competition Policy dictates that competition should be increased unless it is shown not to be in the public’s interest. Given Jurien Bays Growth Plan, this will be difficult to prove in this case. Therefore the comments cannot be used to consider this planning application.

FINANCIAL IMPLICATIONS

The applicant has paid a change of use fee for planning approval to the value of \$278.

STRATEGIC IMPLICATIONS

Strategic Community Plan 2011 - 2021

4.2.1 Tourism

Key issues in developing the industry have been identified as insufficient accommodation, food and beverage and entertainment infrastructure and the lack of a strong and coordinated marketing effort from the region. The high degree of seasonality of the industry also has a large impact on the capacity of local operators to successfully service the market 365 days a year.

ATTACHMENTS

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

- Floor plans and application form (Doc Id: 12834)
(Marked 9.4.1)

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION / COUNCIL DECISION

Moved Cr Bailey, seconded Cr Sheppard

That Council:

Grant planning approval for change of use from “Shop” to “Restaurant” at Pt Lot 1 and Lot 6 Roberts Street Jurien Bay, subject to the kitchen facilities being required to be

registered with the Shire's Environmental Health Department and comply with the Food Act 2008 and Australian New Zealand Food Standards Code (Australia only).

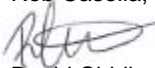

Note:

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

**9.4.2 REQUEST TO AMEND APPROVAL CONDITIONS –
BADGINGARRA WIND FARM – BADGINGARRA LOCALITY**

Location:	Lot 3850, 3755, 51, 3745, 3704, 50, 3747, 3754, 3753, 3748, 1651, 3774, 3742, 3743, 3744, 3738, 3739
Applicant:	APA Group
Folder Path:	Development Services App / Development Application / 2013 / Badgingarra Wind Farm
Disclosure of Interest:	None
Date:	19 March 2013
Author:	Rob Casella, Planning Officer
Signature of Author:	
Senior Officer:	David Chidlow, Manager of Planning
Signature of Senior Officer:	

PROPOSAL

The applicant seeks an amendment to the original planning approval granted at its meeting on the 12 December 2008. The cause for the amendment is due to the change in selection of wind turbines and the associated heights of the new technology in wind energy.

BACKGROUND

In December 2008, Griffin Windfarm 2 Pty Ltd and Wind Portfolio Pty Ltd was granted conditional approval for two (2) years for the development of 43 – 65 wind turbines to generate a maximum of up to 130MW (depending on the final choice of turbine size and manufacturer).

Since then, the project has been granted an extension to planning approval for a period of two (2) years, on two occasions, resulting in a current planning approval expiring 19 December 2014. The project has since changed ownership to APA Group.

The current planning approval from the 2008 Agenda is as follows:

MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 18 APRIL 2013

That planning approval be granted to Griffin Windfarm 2 Pty Ltd and Wind Portfolio Pty Ltd for the establishment of the Badgingarra Wind Farm subject to:

- 1. The proponents shall (prior to the erection of wind turbine generators) provide notification to the RAAF Aeronautical Service of the location and height details of the wind turbine generators;*
- 2. The proponents shall (prior to the erection of the wind turbine generators) provide notification to Air Services Australia of the location and height details of the wind turbine generators;*
- 3. The proponents shall (prior to the erection of wind turbine generators) provide notification to CASA of the location and height details of the wind turbine generators;*
- 4. The access points onto the subject land and any road works shall be located and constructed to the satisfaction of the Manager of Technical Services and Works and include all necessary drainage and signage. Costs applicable to the construction of the access points onto the site and any related issues shall be borne by the proponents;*
- 5. Access to the proposed development will only be allowed along Cadda Road and Yerramullah Road. The proponents will be required to undertake routine maintenance works on Cadda Road (from the Brand Highway to Munbinea Road) and Yerramullah Road (from Cantabilling Road to the intersection with Bibby Road) for the duration of the construction phase. The cost of the routine maintenance will be determined on a shared basis with the Shire (to be agreed prior to the commencement of the project based upon forecast traffic volumes). Any costs associated with required upgrades needed before development of the Wind Farm occurs shall be to the satisfaction of the Manager Technical Services and Works and be at the cost of the proponents.*
- 6. The proponents in conjunction with the Shire of Dandaragan shall commission a Road Condition Report prepared by a recognised engineer (agreed to by both parties) prior to the commencement of the project. The Road Condition Report shall, at least but not be limited to, identifying the following issues;*
 - a) suitability of the existing pavement strength (in wet and dry conditions) to cater for the proposed haulage loads and traffic volumes;*
 - b) suitability of the existing horizontal and vertical alignments to cater for the proposed haulage loads and traffic volumes; and*

MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 18 APRIL 2013
--

- c) *identify and provide plans and costings for any required upgrade works to the existing road network to make it suitable for the proposed haulage loads and traffic volumes.*

The costs associated with the preparation of the Road Condition Report and any road works identified in the Road Condition Report shall be undertaken at the cost of the proponents prior to any works commencing onsite.

7. *The Shire of Dandaragan requires Cadda Road (from the Brand Highway to Munbinea Road) and Yerramullah Road (from Cantabilling Road to the intersection with Bibby Road) to be in no lesser standard at the end of the construction phase as they were prior to the development commencing. A photographic record of the condition of the subject roads shall be prepared prior to commencement of the project.*
8. *The proponents shall provide a Traffic Management Plan to Main Roads WA and the Shire of Dandaragan prior to the commencement of construction. The Traffic Management Plan shall address:*
 - *transportation of materials to the project site;*
 - *obtaining the necessary written approvals / permits from Main Roads WA Heavy Vehicle Operations Branch; and*
 - *the transport of all divisible and indivisible loads and acquisition of necessary permits for transport of these loads.*
9. *Following the submission of the development application, if the proponents propose changes resulting in significant additional environmental impact in the opinion of the Shire of Dandaragan, these changes shall not be undertaken without prior consultation with the Shire of Dandaragan and the Environmental Protection Authority Service Unit.*
10. *The proponents are required to obtain a Clearing Permit in accordance with the provisions of the Environmental Protection (Clearing of Native Vegetation) Regulations 2004 in the case of any proposal to clear existing remnant native vegetation on the site to the satisfaction of the Department of Environment and Conservation.*
11. *The Wind Farm shall comply with the South Australian Environmental Protection Authority "Wind farms environmental noise guidelines (interim)" dated December 2007 and relevant sections of the Western Australian Environmental Protection Authority "Guidance of the Assessment of Environmental Factors Environmental Noise Draft No 8" dated May 2007.*
12. *Noise from the operational Wind Farm shall not exceed*

MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 18 APRIL 2013

5dB(A) above the background noise level or 40dB(A) (using a 10 minutes LAeq), whichever is the greater, at existing residences inside the development envelope.

- 13. Noise from the operational Wind Farm shall not exceed 5dB(A) above the background noise level or 35dB(A) (using a 10 minutes LAeq), whichever is the greater, at existing residences outside the development envelope.*
- 14. The background noise limits for the proposed development are to be based on the pre-recorded background noise measurements. (Refer to Table 5 of the development application.)*
- 15. The proponents shall develop and implement a postconstruction noise monitoring program at the noise sensitive receptors listed in Table 5 of the development application to assess compliance of the operational Wind Farm with the noise limits. The post-construction noise monitoring program shall be conducted at the same time of year as when the background noise measurements were recorded. Results of the program shall be forwarded to the relevant authority.*
- 16. Prior to the commencement of construction, the proponents shall commission third party noise modelling studies (in accordance with planning consent condition number 11) to demonstrate the final Wind Farm design complies with the noise limits outlined in this approval. The intended noise modelling methodology shall be discussed with the Department of Environment and Conservation Noise Branch, at the appropriate time.*
- 17. The proponents shall develop and implement a bird mortality monitoring program within 12 months of commencement of Wind Farm operations. The program shall be developed in consultation with the Department of Environment and Conservation (DEC) and / or the WA Museum. Results of the program shall be forwarded to the Shire of Dandaragan.*
- 18. The proponents shall develop and implement an annual monitoring program for Carnaby's Black Cockatoo (*Calyptohynchus latirostris*) bird strike, foraging and roosting (including any avoidance) behaviour, with reporting to the Commonwealth Department of the Environment, Water, Heritage and the Arts. The WA Museum (Mr Ron Johnstone or his nominated appointment) is to be consulted in developing appropriate surveying methodologies for Carnaby's Black Cockatoo. The duration of this monitoring will be defined during the development of the program and subject to review, based on findings during the first two years' monitoring.*

MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 18 APRIL 2013

19. *The proponents shall provide road signage to the specification and satisfaction of Main Roads WA and the Shire of Dandaragan.*
20. *The proponents shall submit a Drainage Management Plan for internal access roads for the endorsement of the Manager Technical Services and Works and a Drainage Management Plan where any impacts occur externally to the properties contained within the application.*
21. *A display panel designated to the Badgingarra Wind Farm shall be included in the existing Viewing Area Information Stand at the Emu Downs Wind Farm.*
22. *The proponents shall ensure sufficient clearance is maintained from Western Powers' existing and planned transmission and distribution lines and associated facilities to the satisfaction of Western Power.*
23. *The proponents shall provide landscaping to screen buildings to a similar standard as was planted at the Emu Downs Wind Farm.*
24. *Any leasehold arrangements exceeding 20 years for part lots are to be referred to the Western Australian Planning Commission for approval.*
25. *The submissions / objections lodged by the Department of Industry and Resources, Image Resources NL and Jurien Industrial Minerals Ltd being withdrawn and that Council be indemnified against any possible action from these organisations with regard to granting of planning approval, prior to the commencement of any on site works.*
26. *Decommissioning of the above ground plant and equipment (excluding concrete pads; footings; and inground cables) on the subject land will commence within a period of 12 months from termination of operations and be completed within a time period of the satisfaction of the Shire of Dandaragan. This will occur following submission by the proponents of a plan outlining the process of decommissioning.*
27. *Planning consent is granted for a maximum period of two years from the date of this approval during which time the development must be substantially commenced.*
28. *The proponent is advised that planning approval is not a building licence. A building licence must be formally applied for and obtained from Building Services before commencement of any site and / or development works.*

At its meeting November 2012, Council imposed further conditions

MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 18 APRIL 2013

on the proposed development due to new information and development taking place in the wind energy / farming industry, and to provide some consistency with previous planning approvals on wind farms in the Shire of Dandaragan, and they are as follows:

1. *prior to the commencement of construction, the proponent shall commission detailed archaeological and ethnographic surveys, compliant with Aboriginal Heritage Act (1972) dated September 2011, over areas of proposed infrastructure;*
2. *prior to the commencement of construction, the proponent shall make arrangements in consultation with the South West Aboriginal Land and Sea Council for any required Aboriginal heritage monitoring;*
3. *prior to the commencement of construction, the proponent shall provide and implement a Fire Management Plan that addresses the impacts of the Wind Farm through the construction phase to operation, approved by Council and Department of Fire and Emergency Services of Western Australia;*
4. *all fencing shall be of rural construction such as open post and rail or post and wire, to the satisfaction of the Shire;*
5. *prior to the commencement of construction, the proponent will consult with landowners on the location of known weed infestations and will implement measures, as agreed with landowners, and in accordance with any relevant regulation under the Bio-security and Agriculture Management Act 2007 and measures recommended by the Western Australian Department of Food and Agriculture; and*
6. *the proponent shall prior to commencement of construction, implement necessary strategies to mitigate an future noise non-compliance that may arise from the construction or operation of the Wind Farm.*

Currently the project has been suffering delays due extensively to the delays experienced by Western Power in receiving relevant approvals for the construction of its 330 kV Midwest transmission line project. During this time, the proponent has been looking into the best model of wind turbine to provide the most efficient and effective turbine for this project.

Currently the applicant has narrowed their selection of wind turbines down to two models. Table 1 identifies the megawatts the turbines produce, the max height (when the tip of the turbine is at its highest point) and the number of turbines required to achieve their 130MW capacity:

Table 1 – Turbine characteristics

Turbine:	MW	Max Height	No. of turbines
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MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 18 APRIL 2013
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Model 1	3.4	132 (m)	38
Model 2	3	140 (m)	43

Further to the selection process, APA Group requires Western Power's approval for the proposed model, to determine the turbine's compatibility with Western Power's system and infrastructure. Currently it is most desirable for model 1 to be selected as the turbine of choice subsequent availability and cost.

COMMENT

The proposed Badgingarra Wind Farm is already an approved use on the subject lots. The need for Council approval is in accordance with condition 9 of the original planning approval, requiring any proposed changes to further undergo consultation from the Shire and the EPA.

The original approval was for a turbine with a maximum height of 125m (tip height) model V90. The applicant proposes an increased turbine of 15m to a maximum height (tip height) of 140m model V112, with a 54.65 metre radius blade. It is considered the largest onshore turbine available.

The proposed model is designed to provide:

- High productivity;
- Reduced noise modes with minimal impact on power production;
- Excellent grid support;
- Designed for serviceability; and
- Innovative CoolerTop that uses the wind's own energy to cool the turbine.

The V112-3.0MW has several noise modes to meet most site specific sound level restrictions and according to the applicant, through correspondence with Vesta, the V112 has a slight reduction in the sound output level compared to the approved V90, complying with the Badgingarra DA noise conditions.

Department of Environment and Conservation (DEC) notified the Shire of Dandaragan (the Shire) that conditions 10, 17 and 18 be restated as approved by Council at its meeting 12 December 2008. Also the office of the EPA recognise that the change is not a material change and does not introduce any new environmental issues, thus the public advice given on 16 September 2008 is still relevant and applies.

As stated in condition 9 of the approval in 2008, requiring consultation with the Shire of Dandaragan and EPA service unit prior to changes being undertaken, and considering the responses received from both EPA and DEC, it would be reasonable to approve the proposal subject to the conditions imposed in 2008.

CONSULTATION

MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 18 APRIL 2013
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Letters have been sent to those properties neighbouring the subject site and government agencies allowing them to make submissions on the proposed change in height. An article has also been posted in the local paper circulating in the local area with the advertising period closing 8 March 2013.

STATUTORY ENVIRONMENT

- Local Planning Scheme No 7
- Planning Bulletin 67 – Guidelines to Wind Farm Development

POLICY IMPLICATIONS

There are no policy implications relevant to this item.

FINANCIAL IMPLICATIONS

The applicant is to pay 25% of an application fee being \$7,825 prior to the approval being registered into the Shires system.

STRATEGIC IMPLICATIONS

There are no strategic implications relevant to this item.

ATTACHMENTS

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

- APA Group clarification of tip height (Doc Id:12019)
- Schedule of Submissions (Doc Id: 12485)
- Land owner signed consent forms (Doc Id: 12210)
- Vestas 3MW V112 onshore turbine Info Sheet (Doc Id: 12478)

(Marked 9.4.2)

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION / COUNCIL DECISION

Moved Cr Kent, seconded Cr Russell

That Council grant approval to APA Group for the establishment of the Badgingarra Wind Farm expiring 19 December 2014 subject to the following conditions:

- 1. the proponents shall (prior to the erection of wind turbine generators) provide notification to the RAAF Aeronautical Service of the location and height details of the wind turbine generators;**
- 2. the proponents shall (prior to the erection of the wind turbine generators) provide notification to Air Services Australia of the location and height details of the wind turbine generators;**
- 3. the proponents shall (prior to the erection of wind turbine generators) provide notification to CASA of the location and height details of the wind turbine generators;**
- 4. the access points onto the subject land and any road works shall be located and constructed to the satisfaction of the Manager of Technical Services and Works and include all necessary drainage and signage. Costs**

applicable to the construction of the access points onto the site and any related issues shall be borne by the proponents;

5. access to the proposed development will only be allowed along Cadda Road and Yerramullah Road. The proponents will be required to undertake routine maintenance works on Cadda Road (from the Brand Highway to Munbinea Road) and Yerramullah Road (from Cantabilling Road to the intersection with Bibby Road) for the duration of the construction phase. The cost of the routine maintenance will be determined on a shared basis with the Shire (to be agreed prior to the commencement of the project based upon forecast traffic volumes). Any costs associated with required upgrades needed before development of the Wind Farm occurs shall be to the satisfaction of the Manager Technical Services and Works and be at the cost of the proponents;
6. the proponents in conjunction with the Shire of Dandaragan shall commission a Road Condition Report prepared by a recognised engineer (agreed to by both parties) prior to the commencement of the project. The Road Condition Report shall, at least but not be limited to, identifying the following issues;
 - a) suitability of the existing pavement strength (in wet and dry conditions) to cater for the proposed haulage loads and traffic volumes;
 - b) suitability of the existing horizontal and vertical alignments to cater for the proposed haulage loads and traffic volumes; and
 - c) identify and provide plans and costings for any required upgrade works to the existing road network to make it suitable for the proposed haulage loads and traffic volumes.

The costs associated with the preparation of the Road Condition Report and any road works identified in the Road Condition Report shall be undertaken at the cost of the proponents prior to any works commencing onsite;

7. The Shire of Dandaragan requires Cadda Road (from the Brand Highway to Munbinea Road) and Yerramullah Road (from Cantabilling Road to the intersection with Bibby Road) to be in no lesser standard at the end of the construction phase as they were prior to the development commencing. A photographic record of the condition of the subject roads shall be prepared prior to commencement of the project;
8. The proponents shall provide a Traffic Management Plan to Main Roads WA and the Shire of Dandaragan prior to the commencement of construction. The Traffic Management Plan shall address;
 - transportation of materials to the project site;
 - obtaining the necessary written approvals / permits from Main Roads WA Heavy Vehicle Operations

- Branch; and
- the transport of all divisible and indivisible loads and acquisition of necessary permits for transport of these loads.
9. Following the submission of the development application, if the proponents propose changes resulting in significant additional environmental impact in the opinion of the Shire of Dandaragan, these changes shall not be undertaken without prior consultation with the Shire of Dandaragan and the Environmental Protection Authority Service Unit;
 10. The proponents are required to obtain a Clearing Permit in accordance with the provisions of the Environmental Protection (Clearing of Native Vegetation) Regulations 2004 in the case of any proposal to clear existing remnant native vegetation on the site to the satisfaction of the Department of Environment and Conservation;
 11. The Wind Farm shall comply with the South Australian Environmental Protection Authority “Wind farms environmental noise guidelines (interim)” dated December 2007 and relevant sections of the Western Australian Environmental Protection Authority “Guidance of the Assessment of Environmental Factors Environmental Noise Draft No 8” dated May 2007;
 12. Noise from the operational Wind Farm shall not exceed 5dB(A) above the background noise level or 40dB(A) (using a 10 minutes LAeq), whichever is the greater, at existing residences inside the development envelope;
 13. Noise from the operational Wind Farm shall not exceed 5dB(A) above the background noise level or 35dB(A) (using a 10 minutes LAeq), whichever is the greater, at existing residences outside the development envelope;
 14. The background noise limits for the proposed development are to be based on the pre-recorded background noise measurements. (Refer to Table 5 of the development application.);
 15. The proponents shall develop and implement a postconstruction noise monitoring program at the noise sensitive receptors listed in Table 5 of the development application to assess compliance of the operational Wind Farm with the noise limits. The post-construction noise monitoring program shall be conducted at the same time of year as when the background noise measurements were recorded. Results of the program shall be forwarded to the relevant authority;
 16. Prior to the commencement of construction, the proponents shall commission third party noise modelling studies (in accordance with planning consent condition number 11) to demonstrate the final Wind Farm design complies with the noise limits outlined in this approval. The intended noise modelling methodology shall be discussed with the Department of Environment and

- Conservation Noise Branch, at the appropriate time;
17. The proponents shall develop and implement a bird mortality monitoring program within 12 months of commencement of Wind Farm operations. The program shall be developed in consultation with the Department of Environment and Conservation (DEC) and / or the WA Museum. Results of the program shall be forwarded to the Shire of Dandaragan;
 18. The proponents shall develop and implement an annual monitoring program for Carnaby's Black Cockatoo (*Calyptohynchus latirostris*) bird strike, foraging and roosting (including any avoidance) behaviour, with reporting to the Commonwealth Department of the Environment, Water, Heritage and the Arts. The WA Museum (Mr Ron Johnstone or his nominated appointment) is to be consulted in developing appropriate surveying methodologies for Carnaby's Black Cockatoo. The duration of this monitoring will be defined during the development of the program and subject to review, based on findings during the first two years' monitoring;
 19. The proponents shall provide road signage to the specification and satisfaction of Main Roads WA and the Shire of Dandaragan;
 20. The proponents shall submit a Drainage Management Plan for internal access roads for the endorsement of the Manager Technical Services and Works and a Drainage Management Plan where any impacts occur externally to the properties contained within the application;
 21. A display panel designated to the Badgingarra Wind Farm shall be included in the existing Viewing Area Information Stand at the Emu Downs Wind Farm;
 22. The proponents shall ensure sufficient clearance is maintained from Western Powers' existing and planned transmission and distribution lines and associated facilities to the satisfaction of Western Power;
 23. The proponents shall provide landscaping to screen buildings to a similar standard as was planted at the Emu Downs Wind Farm;
 24. Any leasehold arrangements exceeding 20 years for part lots are to be referred to the Western Australian Planning Commission for approval;
 25. The submissions / objections lodged by the Department of Industry and Resources, Image Resources NL and Jurien Industrial Minerals Ltd being withdrawn and that Council be indemnified against any possible action from these organisations with regard to granting of planning approval, prior to the commencement of any on site works;
 26. Decommissioning of the above ground plant and equipment (excluding concrete pads; footings; and inground cables) on the subject land will commence within a period of 12 months from termination of

- operations and be completed within a time period of the satisfaction of the Shire of Dandaragan. This will occur following submission by the proponents of a plan outlining the process of decommissioning;
27. Planning consent is granted for a maximum period of two years from the date of this approval during which time the development must be substantially commenced;
 28. The proponent is advised that planning approval is not a building licence. A building licence must be formally applied for and obtained from Building Services before commencement of any site and / or development works;
 29. prior to the commencement of construction, the proponent shall commission detailed archaeological and ethnographic surveys, compliant with Aboriginal Heritage Act (1972) dated September 2011, over areas of proposed infrastructure;
 30. prior to the commencement of construction, the proponent shall make arrangements in consultation with the South West Aboriginal Land and Sea Council for any required Aboriginal heritage monitoring;
 31. prior to the commencement of construction, the proponent shall provide and implement a Fire Management Plan that addresses the impacts of the Wind Farm through the construction phase to operation, approved by Council and Department of Fire and Emergency Services of Western Australia;
 32. all fencing shall be of rural construction such as open post and rail or post and wire, to the satisfaction of the Shire;
 33. prior to the commencement of construction, the proponent will consult with landowners on the location of known weed infestations and will implement measures, as agreed with landowners, and in accordance with any relevant regulation under the Bio-security and Agriculture Management Act 2007 and measures recommended by the Western Australian Department of Food and Agriculture; and
 34. the proponent shall prior to commencement of construction, implement necessary strategies to mitigate an future noise non-compliance that may arise from the construction or operation of the Wind Farm.


CARRIED 8 / 0

9.4.3 RETROSPECTIVE PLANNING APPROVAL – SEA CONTAINER WITH LEAN-TO – LOT 165 MEAGHER DRIVE, BADGINGARRA

Location:	Lot 165 Meagher Drive, Badgingarra
Applicant:	Josh Barnes
Folder Path:	Development Services Apps / Development Applications / 2013 / 17
Disclosure of Interest:	None
Date:	9 April 2013

MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 18 APRIL 2013
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Author: Rob Casella, Planning Officer
 Signature of Author: 

Senior Officer: David Chidlow, Manager of Planning
 Signature of Senior Officer: 

PROPOSAL

The applicant seeks retrospective planning approval for a sea container and lean-to structure with a total area of 90.28m² the sea container being 2.4m wide and the lean-to 5m wide at a height of 2.5m on lot 165 Meagher Drive, Badgingarra. A diagram of the measurements can be seen within the attachments.

BACKGROUND

For some considerable period of time, the subject lot has had located a 12.2 metre by 2.4 metre sea container on the site with an additional lean-to structure against the sea container at 12.2 metres by 5 metres with both having a wall height of 2.5 metres.

Under the Shire of Dandaragan's (the Shire) Local Planning Policy 8.9 – Shipping Containers (LPP8.9) it states:

The placement of Shipping Containers on land in a 'Rural', 'Industrial' and 'Harbour' Zones is exempt from requiring Shire approval, provided that they:

- a) *Located behind prescribed front boundary setback for the property;*
- b) *Containers in 'Industrial' and 'Harbour' zones are painted a uniform colour if more than one container is on site; and*
- c) *Are in a satisfactory state of repair;*

The subject of this report is due to the structure being situated within the prescribed setback zone under Table 2: Site and Development Requirements Table of the Local Planning Scheme no 7 (the Scheme), requiring a front setback of 7.5 metres for all industrial zones. The current setback from the storage facility is only 2 metres, protruding 5.5 metres into the required setback area.

COMMENT

The existing facility requires planning approval, and has been overlooked until now due to the proponent being unaware and unfamiliar with the Shires planning requirements. The subject lot is used for a hydraulic business and the facility used for the storage of equipment and stock.

Due to the extensive period of time that the structure has been there for, with no complaints to the Shire, it would be onerous for the Shire to require the proponent to relocate the structure.

Upon inspection, it should be noted that the state of the sea container was in a good condition, as in accordance with the requirements of LPP8.9 c).

CONSULTATION

Consultation was deemed unnecessary, due to the facility being located on site for over 18 months, and according to the Manager of Building Services, as relevant neighbours had extensive opportunity to make a formal complaint about the structure.

STATUTORY ENVIRONMENT

- Local Planning Scheme No 7.

POLICY IMPLICATIONS

- Local Planning Policy 8.9 – Shipping Containers.

FINANCIAL IMPLICATIONS

The application has paid a standard planning application fee of \$139.

STRATEGIC IMPLICATIONS

There are no strategic implications relevant to this item.

ATTACHMENTS

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

- Development Plans (Doc Id: 12959)
(Marked 9.4.3)

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION / COUNCIL DECISION

Moved Cr Bailey, seconded Cr Russell

That Council grant retrospective planning approval to J Barnes for the Sea Container and Lean-to structure in accordance with the attached plans on Lot 165 Meagher Drive, Badgingarra subject to the following conditions:

- 1. the remaining 2 metre setback area is to be utilised for screening of the sea container from the side boundary to entrance point. This will contribute to the requirement of a minimum landscaped area of 10% of the lot (generally at street frontage); and**
- 2. car parking bays should be made available as in accordance with the Local Planning Scheme No 7, requiring 1 bay per 100m² g.l.a plus 1 per 2 employees.**



Advice:

- **The area contained within the 7.5m setback area should be maintained to a satisfactory state**

CARRIED 8 / 0

9.4.4 FINAL ADOPTION: LOCAL PLANNING POLICY – ADVERTISING DEVICES (SIGNAGE)

MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 18 APRIL 2013
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Applicant:	N/A
File Ref:	Business Classification Scheme / Land Use and Planning / Planning / Planning Policies
Disclosure of Interest:	None
Date:	27 February 2013
Author:	Robert Casella, Planning Officer
Signature of Author:	
Senior Officer:	David Chidlow, Manager of Planning
Signature of Senior Officer:	

PROPOSAL

Final adoption of a revised local planning policy - Advertising Devices (Signage).

BACKGROUND

At its meeting on the 24 May 2012 Council resolved to adopt the draft Local Planning Policy: Advertising Devices (Signage) (LPP) for advertising purposes to be advertised for 21 days. During this period members of the public were invited to the Council Forum held on the 12 July 2012. At this forum, guests were given the opportunity to discuss the issues surrounding the LPP to create a document that is easily understood and design requirements that are effective in achieving the objectives of the LPP.

Subsequent to the Forum, various groups within the Shire of Dandaragan (the Shire) having strong views on the LPP requested the advertising period be extended to the 30 September 2012. A Total of four (4) submissions were received from Main Roads WA (MRWA); Cervantes Chamber of Commerce, Jurien Bay Chamber of Commerce and Jurien Bay Progress Association Incorporated, these can all be viewed in the Attachments.

On the 6 December 2012, a follow up Council Forum was held for the review of the amended signage policy, at this meeting, David Lantzke, a member of the Jurien Bay Chamber of Commerce (JBCC), provided a presentation on the need for a more appropriate signage scheme to service the growing tourism population, created through the establishment of Indian Ocean Drive and the fact Jurien Bay is a drive-through town, making it important for signage to be of a service nature rather than advertisement. This has been taken on board by Shire Officers and work is being progressed to overcome this issue.

At its meeting on the 20 December 2012, Council resolved to adopt the revised Signage Policy for Advertising Purposes. Due to the Christmas break, an extended advertising period was granted till 28 March 2013 to allow for the recommencement of business and allow adequate time for responses to be composed and received by the Shire. During that time the Shire has received four (4) submissions, being Main Roads WA, Badgingarra Community Association (BCA), Jurien Bay Chamber of Commerce (JBCC) and the Cervantes Chamber of Commerce (CCC) which have all been taken into consideration and amended where appropriate, and can be viewed in the attachments.

COMMENT

The revised draft LPP addresses the community's needs for a relevant and current signage policy that reflects the needs of local businesses. The Policy framework endeavours to protect the overall aesthetics and amenity of neighbouring properties in the locality.

This report is for Council to consider the LPP for final adoption.

CONSULTATION

The policy was advertised for public comment in accordance with the provisions of the Shire's Local Planning Scheme No.7 closing on the 28 March 2013.

STATUTORY ENVIRONMENT

The Scheme allows the Shire to prepare policies in respect to any matter related to the planning and development of the Shire. Policies may apply to a particular class of matter and throughout the Scheme relate to one or more parts of the Scheme are. The Scheme allows Council to amend or rescind its planning policies.

Local Planning Policies are guidelines used to assist the local government in making decisions under the Scheme. Although Local Planning Policies are not part of the Scheme they must be consistent with, and cannot vary, the intent of the Scheme provisions. In considering an application for planning approval, the local government must have due regard to relevant Local Planning Policies as required under clause 10.2 of the Scheme.

The amended policy does not exempt compliance with all other requirements of the Shire of Dandaragan Local Planning Scheme and any other policy of Council

POLICY IMPLICATIONS

After considering submissions, if Council decides to adopt the amended policy it will be included in the Shire's Policy Manual.

FINANCIAL IMPLICATIONS

There will be a cost involved in publishing a notice of advertising which is covered in the adopted budget.

STRATEGIC IMPLICATIONS

The amended policy will assist in the procedural and governance aspects of the Shire's development control responsibilities. This includes providing direction and guidance on the appropriate provision of advertising devices in the public realm.

The amended policy stipulates the Shire requirements which will be applied so that the amenity of an area is not significantly impacted by advertising devices.

MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 18 APRIL 2013
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ATTACHMENTS

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

- Revised Local Planning Policy: Advertising Devices (Doc Id: 10075)
- Submission by Main Roads WA (Doc Id: 11093)
- Submission by JBCC (Doc Id: 12703)
- Submission by CCC (Doc Id: 12711)
- Submission by BCA (Doc Id: 12702)

(Marked 9.4.4)

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION / COUNCIL DECISION
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Moved Cr Russell, seconded Cr Short

That Council:

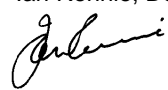
1. **Note the submission received during the advertising of the Advertising Devices (Signage) Local Planning Policy (the Policy) as outlined in the Attachments;**
2. **Pursuant to Clause 2.4.2(b) of Local Planning Scheme No.7 adopt the Policy as outlined in the Revised Policy in the Attachments; and**
3. **Following final adoption of the Policy, notification of the final adoption shall be published once in a newspaper circulating the Scheme area, in accordance with clause 2.4.3(a) of the Local Planning Scheme No.7.**

CARRIED 8 / 0

9.4.5 PLANNING APPROVAL – PROPOSED OUTBUILDING – LOT 92 MIDAS PLACE, ALTA MARE

Location:	Lot 92 Midas Place, Alta Mare
Applicant:	West Steel Sheds
Folder Path:	Development Services App / Development Application / 2013 / 08
Disclosure of Interest:	None
Date:	11 April 2013
Author:	David Chidlow, Manager of Planning
Signature of Author:	

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

The applicant seeks planning approval for a 168m² (12m x 14m) outbuilding with a height of 5.6m on rural residential Lot 92 Midas Place, Alta Mare.

BACKGROUND

The subject lot is zoned Rural – Residential and has a total area of 30,470m². Currently there is an existing 224m² two storey 'barn' style dwelling located on the lot.

MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 18 APRIL 2013

This application requires Council approval as it is in excess of the permitted height and area for an outbuilding in accordance with the Shire of Dandaragan's (the Shire) Local Planning Policy 8.5 – Outbuildings 'Rural Residential' and 'Special Use' – Rural Development Zones (the Policy).

Under the Policy for outbuildings in Alta Mare an outbuilding is permitted to a maximum of floor area of 162m² and a maximum ridge height of 5.5m, anything greater than this requires neighbour consultation from adjoining property owners and approval from Council. Under the policy an outbuilding may be permitted up to 216m² in area (with written approval from adjoining property owners & Council approval). Under the "Outbuildings and Temporary Accommodation in Rural Residential and Special Use-Rural Development Zones" Policy it states that Council shall not approve outbuildings with a floor area greater than 300 m² in aggregate.

The applicant has submitted an application for a floor area of 168m² with a ridge height of 5.6m exceeding the permitted area by 6m² and 0.1m in height respectively.

COMMENT

The existing dwelling comprises a barn style structure, it is proposed to construct a shed that is the same style and approximately the same size as the dwelling. The existing double story barn style dwelling has a footprint floor area of 192 m² and ridge height of 6.05m.

The concerns of the neighbour regarding "another shed" blocking views is noted, however there are many similar sized sheds located in the area and this proposal is not significantly different. Views are not considered a planning consideration to be taken into account unless there are specific scheme provisions for the locality. The Scheme does not have any special "views" requirements for this area. The proposed shed complies with the setback requirements.

A condition that the shed be painted to match the existing dwelling will reduce the visual impact.

Given the minor exceeding of the policy for floor area (3.7% above) and the height (1.8% above) and compliance with all other Council requirements, the proposed variation is supported.

CONSULTATION

In accordance with Clause 9.4.3 of the Scheme, a notice of the proposed use or development served on nearby owners and occupiers who, in the opinion of the local government, are likely to be affected by the granting of planning approval.

MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 18 APRIL 2013
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The advertising period was from 11 February 2013 and closed on the 1 March 2013. The application was later readvertised as on inspection it was found that the original site plan did not reflect the scaled size of the proposed outbuilding and would have been a misrepresentation to the neighbours. The second advertising period ended on 5 April 2013. There was one submission which has been provided in the attachments.

STATUTORY ENVIRONMENT

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

POLICY IMPLICATIONS

- Local Planning Policy 8.5 – Outbuildings ‘Rural Residential’ and ‘Special Use’ – Rural Development Zones.

FINANCIAL IMPLICATIONS

The applicant has paid a standard planning application fee of \$139.

STRATEGIC IMPLICATIONS

There are no strategic implications relevant to this item.

ATTACHMENTS

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

- Development Application (Doc Id: 13118)
- Submission (Doc Id: 12037)

(Marked 9.4.5)

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION / COUNCIL DECISION

Moved Cr Bailey, seconded Cr Sheppard

That Council grant approval to West Steel Sheds on behalf of J Wells & P J Gee for a proposed outbuilding in accordance with the attached approved plans Date Stamped 11 February 2013 on Lot 92 Midas Place, Jurien Bay subject the outbuilding matching the existing dwelling in colour.

RESULT 4 / 4

The Shire President exercised his right to a casting vote and voted for the motion.

CARRIED 5 / 4

9.5 HEALTH

9.6 BUILDING

9.7 COUNCILLOR INFORMATION BULLETIN

9.7.1 SOUTH WEST ABORIGINAL LAND AND SEA COUNCIL – SOUTH WEST NATIVE TITLE SETTLEMENT PARTNERSHIP OPPORTUNITIES – CULTURAL AND COMMUNITY DEVELOPMENT

Document ID: 12350

A follow up letter has been sent regarding the possibilities for partnership opportunities through the South West Native Title Settlements.

Attached to the agenda is a copy of this correspondence. **(Marked 9.7.1)**

9.7.2 DOT SACKVILLE – LETTER OF CONCERN

Document ID: 12355

“As a visitor to Cervantes over a number of years, I have always found it, possibly, the closest place to Perth, where one knows they can escape to and truly relax. I am led to write to you, since my most recent visit to this perfect holiday location, about an issue that bothers me.”

Attached to the agenda is a copy of the above mentioned correspondence **(Marked 9.7.2)**

9.7.3 WALGA LOCAL GOVERNMENT NEWS – ISSUE NO 10.13 – 18 MARCH 2013

Document ID: 12425

Inside this issue:

- Building Local Government Capacity In Emergency Management Project
- WALGA Submission on Proposed WA Industrial Relations system Changes
- ALGA National General Assembly
- Overseas Recruitment
- HR Forum: Metro Local Government Structural Reform – Contingency Planning for the HR Impact
- Waste in the Metropolitan Area – Visions for the Future
- New Office and Workplace Supplies Contract
- Officer Training
- Online Assessment – Code of Practice for Vegetation Control Near Powerlines

9.7.4 WALGA INFOPAGE – REVIEWED / UPDATED GUIDELINES ON ACCESS TO PREMISES STANDARD

Document ID: 12437

Key Issues:

- The Australian Human Rights Commission has completed a review of the Guidelines on the Access to Premises Standard.

9.7.5 SATELLITE TELEVISION AND RADIO AUSTRALIA PTY LTD – NEW FM RADIO SERVICES AND CHANGES TO EXISTING SERVICES

Document ID: 12440

ABC Country was announced late last year and is available for any Council that wishes to provide a real country music alternative.

In addition to ABC Country there is also SBS Chill, ABC Jazz, Triple J unearthed and ABC Grandstand (Sport). These new services can be installed at any self help retransmission site and enjoyed in the car, home or work place just like any other station.

More information is on hand if required.

9.7.6 RSL WA BRANCH INCORPORATED – STATE PRESIDENT – THE CENTENARY OF ANZAC COMMEMORATION

Document ID: 12443

The State President has written to seek support for the Centenary of ANZAC commemoration period which occurs from November 2014 through to post 2018.

This period covers the first National event which will occur at Albany in 2014, to commemorate the departure of the ANZAC convoy, through to post 2018 which will cover the return of the troops to Australia following the end of World War 1.

More information is on hand.

9.7.7 THE MOORE CATCHMENT COUNCIL – MOORE TO THE POINT – ISSUE 28 SUMMER 2013

Document ID:

Inside this issue:

- Bird Survey Project Special Report
- Spaded Perennial Grass Project
- NACC Incentive Programs
- MCC Visit Mallee Fowl Mound
- Bird Project Video Links
- MCC Loses a NRMO

9.7.8 WEST KOOJAN-GILLINGARRA LAND CONSERVATION DISTRICT – MINUTES OF OGM HELD 5 FEBRUARY 2013

Document ID: 12502

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

9.7.9 WALGA STATE COUNCIL SUMMARY MINUTES – MARCH 2013

Document ID:

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

9.7.10 DEPARTMENT OF REGIONAL AUSTRALIA, LOCAL GOVERNMENT, ARTS AND SPORT – 2009 / 2010 LOCAL GOVERNMENT NATIONAL REPORT

Document ID: 12533

The 2009 / 2010 Local Government National report was tables in the Federal Parliament on 18 February 2013 in accordance with the Local Government (Financial Assistance) Act 1995.

The Report details the distribution of Australian Government Financial Assistance Grants to local government for 2009 / 2010, and provides an account of initiatives that seek to improve the efficiency and effectiveness of local government services to the community. It has been prepared by the Department of Regional Australia, Local Government, Arts and Sport in cooperation with local government, states and territories.

The Report is available at www.regional.gov.au

9.7.11 CERVANTES CHAMBER OF COMMERCE – ANNUAL MUNICIPAL BUDGET

Document ID: 12595

At the most recent meeting of the Cervantes Chamber of Commerce the following items were identified as being of interest / concern to members:

- Cervantes Nursing Post
- Aragon St Lighting
- Cervantes Rd Landscaping
- Bus Services
- Catalonia St Park

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

9.7.12 WALGA ENVIRONMENT AND WASTE UPDATE – MARCH 2013

Document ID: 12507

Inside this issue:

- Environment
- Biodiversity
- Climate Change
- Waste
- Staff Update

9.7.13 DEPARTMENT OF REGIONAL DEVELOPMENT AND LANDS – BUILDING APPLICATIONS AND PERMITS OVER CROWN LAND – BUILDING ACT 2011

Document ID: 12696

The *Building Act 2011* (BA) and associated legislation came into effect on 2 April 2012. The BA removes previous exemptions for building permits for Government buildings. It has also brought about significant changes to building regulation processes by requiring building or occupancy permits for most Government building work, amongst other requirements.

To ensure timely turnaround for all BA applications forwarded to RDL, RDL seeks your assistance in completing all BA applications correctly. When submitting your applications please ensure the following are done:

- Include copies of the relevant Certificate of Title / Crown Land Title;
- Include plans showing the location of the proposed development within the lot boundary and / or plans showing the encroachments onto Crown Land where relevant;
- Completed BA form to be signed by the management body or interest holder; and
- The BA form should correctly describe the land affected where necessary.

9.7.14 JURIE BAY POLICE STATION – E-NEWSLETTER EDITION 1 – NOVEMBER 2012

Document ID: 12713

Inside this issue:

- Business Beat
- What Is Business Beat?
- Myths about the Police Station Gates
- How to Contact Us
- What Can Business Beat Do For Me?
- For Your Registration To Business Beat

Attached to the agenda is a copy of the above newsletter.
(Marked 9.7.14)

9.7.15 INSTITUTE OF ACCESS TRAINING AUSTRALIA – ACCESS NEWS BULLETIN

Document ID: 12714

Inside this issue:

- IATA New Access Guidelines and Access Audit Checklists
- Coming Soon – 33 updated IATA Access Awareness Handbooks
- Access To The Built Environment – New 1 Day Courses For 2013
- Economic Development Opportunities
- Access Guides To Cafes And Restaurants – Attracting The Easy Dollars
- Nationally Recognised Training Calendar 2013

9.7.16 LOCAL GOVERNMENT NEWS – ISSUE NO 11.13 – 25 MARCH 2013

Document ID: 12717

Inside this issue:

- Salaries And Allowances Tribunal Elected Member Allowances - Reminder
- Blessing Of The Roads
- Commodity Route Supplementary Fund: 2013 / 2014 Project Allocations
- Corella And Rainbow Lorikeet Damage – Survey Reminder

- HR Forum: Metro Local Government Structural Reform – Contingency Planning For The HR Impact
- Waste In The Metropolitan Area – Visions For The Future
- Dieback Threat Abatement Plan Released For Public Comment
- Officer Training
- Elected Member Training
- Commonwealth Funding For Delivery Of Innovative Projects

9.7.17 WALGA INFOPAGE – HEAVY VEHICLE CHARGES REVIEW

Document ID: 12718

Key Issues:

- The National Transport Commission (NTC) Is Reviewing The Current Heavy Vehicle Charging System.
- The NTC Is Considering Recommending That Road User Charges (A Commonwealth Tax) Are Raised And Registration Charges (State Taxes) Are Lowered.
- The NTC Is Considering Moving From Configuration Based Charging To Axle Based Charging.
- The NTC Also Makes Recommendations Seeking To Increase The Accountability Of Road Expenditure.

9.7.18 RECONCILIATION AUSTRALIA – NATIONAL RECONCILIATION WEEK 2013

Document ID: 12723

The theme for 2013 is *Let's Talk Recognition*, with a particular focus on the formal recognition of Aboriginal and Torres Strait Islander Australians in the Constitution. National Reconciliation Week is a time for friendship and understanding and Reconciliation Australia want to encourage Australians to continue the conversation about recognition in 2013 and create opportunities for people to have their voices heard.

Each year from 27 May to 3 June, National Reconciliation Week celebrates and builds on the respectful relationships shared by Aboriginal and Torres Strait Islander people and other Australians. The week-long event gives all Australians the chance to explore ways to join the national reconciliation effort.

More information can be found at www.reconciliation.org.au

9.7.19 CENTRAL MIDLANDS SENIOR HIGH SCHOOL – NEWSLETTER NO.2 – 21 MARCH 2013

Document ID: 12725

Inside this issue:

- Student Leadership Recognised
- 100% Attendance Reward
- Year 10 High Tea
- P&C AGM
- Dates To Remember
- Passport Program
- Senior School Certificate Courses
- Partnership Use Of Our Trade Training Centre
- Results Of Interhouse Swimming Carnival

- From The Principal

9.7.20 KEEP AUSTRALIA BEAUTIFUL WA – ARE YOU KEEPING THE SCENE CLEAN?

Document ID:

Be rewarded for your efforts. Enter the 2013 KAB Star Awards.

The Star Awards are a community pride program coordinated by Keep Australia Beautiful WA that rewards organisations that are doing great work to reduce litter by preventing litter, promoting recycling, minimising waste, being creative, innovative and educating the community.

Nominations are now open. Submissions must be received by 5.00pm Friday 21 June 2013.

Further details are available at www.kabc.wa.gov.au

9.7.21 TRONOX MANAGEMENT PTY LTD – 2010-2012 TRIENNIAL ENVIRONMENT REPORT

Document ID: 12766

A copy of the 2010 – 2012 Triennial Environmental Report of the Tronox Cooljarloo Mineral Sands Mine is on hand in the Shire of Dandaragan Public Library.

9.7.22 JOHN BASS – ATTRIBUTIONS FOR FORESHORE AND JETTY DEVELOPMENT – COUNCIL PUBLIC QUESTIONS

Document ID:

John Baas has emailed through some public questions for consideration by the Shire of Dandaragan. A copy of this and the Shire's response are attached to this agenda. **(Marked 9.7.22)**

9.7.23 MEDIA STATEMENT – HON JOHN DAY – NOMINATIONS OPEN FOR WA COASTAL AWARDS

Document ID:

The State Government has announced nominations are open for the biennial Western Australia Coastal Awards for Excellence. The awards are hosted by the Department of Planning and Western Australian Planning Commission and celebrate the achievements of individuals, community groups, schools, businesses, governments and non-government organisations who work to protect and manage the State's coastal and marine environments.

The award categories for 2013 are:

- Individual Contribution
- Community Group Effort
- Coastal Heritage Preservation
- Coastal Environmental Initiative
- Coastal Development / Design
- Coastal / Marine Research or Education

Nominations close 5pm Friday 3 May 2013.

More information can be found at

<http://www.planning.wa.gov.au/649.asp>

9.7.24 WESTERN AUSTRALIAN COASTAL AWARDS FOR EXCELLENCE 2013 – CALL FOR NOMINATIONS

Document ID: 13026

The WA Coastal Awards for Excellence recognise and celebrate the outstanding achievements that individuals, community groups, schools, business and governments do to protect and manage WA's unique coastal and marine environments.

The award categories for 2013 are:

1. Individual Contribution
2. Community Group Effort
3. Coastal Heritage Preservation
4. Coastal Environmental Initiative
5. Coastal Development / Design
6. Coastal / Marine Research or Education

For more information visit www.planning.wa.gov.au/649.asp or phone (08) 6551 9000.

9.7.25 NATIONAL TRUST OF AUSTRALIA (WA) – WESTERN AUSTRALIAN HERITAGE FESTIVAL

Document ID: 12809

The National Trust has organised the 2013 Western Australian Heritage Festival which runs from 18 April to 18 May and this year the Festival offers the general public over 140 great events around the state celebrating Australia's historic, natural and Aboriginal heritage.

To download a program go to the following address:
<http://www.nationaltrust.org.au/wa/Heritage-Festival>

9.7.26 LOCAL GOVERNMENT NEWS – ISSUE NO 12.13 – 1 APRIL 2013

Document ID: 12814

Inside this issue:

- HR Forum: Metro Local Government Structural Reform – Contingency Planning For The HR Impact
- Use H2Options To Incorporate Non-Drinking Water Schemes Into Land Developments
- Association Honours 2013
- Officer Training
- Elected Member Training
- Western Power – Local Government Relations Management
- Waste & Recycle Conference 2013 – Call For Papers
- 2013 Act-Belong-Commit Volunteering Competition
- New Publication Examines Local Government's Role In Reducing Alcohol-Related Harm

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

MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 18 APRIL 2013
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10.1 ADMINISTRATION

Any new business of an urgent nature requires a resolution of Council in order to be considered.

The following item requires urgent consideration by Council:

To formalise the indication given by Councillors at the Council Forum held 10 April 2013 in regard to the priorities for the undertaking of the preparation of a master plan for the proposed Turquoise Coast Regional Airport.

Cr Kent declared a financial interest in the item and left the Council Chambers at 5.49pm.

OFFICER RECOMMENDATION / COUNCIL DECISION

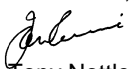

Moved Cr Sheppard, seconded Cr Short

That the following new business of an urgent nature be considered by Council:

To formalise the indication given by Councillors at the Council Forum held 10 April 2013 in regard to the priorities for the undertaking of the preparation of a master plan for the proposed Turquoise Coast Regional Airport.

CARRIED 7 / 0

10.1.1 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:	15 April 2013
Author:	Ian Rennie, Deputy Chief Executive Officer
Signature of Author:	
Senior Officer:	Tony Nottle, Chief Executive Officer
Signature of Senior Officer:	

PROPOSAL

To formalise the indication given by Councillors at the Council Forum held 10 April 2013 in regard to the priorities for the undertaking of the preparation of a master plan for the proposed Turquoise Coast Regional Airport.

BACKGROUND

Council made an application to the Department of Transport for a \$43,000 grant under the Regional Airports Development Scheme. Council was advised that the application for the grant was successful and subsequently allowed an amount of \$43,000 on the 2012 / 2013 Budget in order to undertake this study.

MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 18 APRIL 2013

Expressions of interest closed on 9 October 2012 with six expressions being received. The successful consultant was Rehbein for the amount of \$75,614 and Council resolved at the Ordinary Meeting of 22 November 2012 to appoint to company.

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.

COMMENT

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.

The following two tables are contained within the draft Site Options Assessment:

Evaluation Criterion Sub-Criterion	Weight	Site / Option						
		1	2	3A	3B	4	5A	5B
Aeronautical Capability:								
<i>Runway Length</i>	30%	8.8	10.0	7.5	3.0	10.0	9.5	5.0
<i>Obstacle Restrictions</i>	10%	4.0	6.0	3.0	6.5	2.0	5.5	9.0
<i>Runway Usability Factor</i>	45%	8.7	8.9	8.0	0.0	6.6	9.0	0.1
<i>Other Safety Considerations</i>	15%	5.0	0.0	5.0	5.0	7.5	7.5	7.5
Overall		7.71	7.61	6.90	2.30	7.30	8.58	3.57
Amenity Impacts & Surrounding Land Use Compatibility:								
<i>Aircraft Noise Impacts</i>	90%	0.0	9.4	10.0	10.0	4.8	9.8	9.8
<i>Impacts on Other Amenity</i>	10%	2.5	4.0	7.5	7.5	0.0	5.0	5.0
Overall		0.25	8.86	9.75	9.75	4.32	9.32	9.32
Location & Accessibility:								
<i>Road Distance to Jurien Bay</i>	75%	10.0	4.5	0.0	0.0	4.5	7.2	7.2
<i>Road Distance to Cervantes</i>	25%	3.7	0.0	2.6	2.6	6.8	1.8	1.8
Overall		8.43	3.38	0.65	0.65	5.08	5.85	5.85
External Environmental Issues								
Overall		10.0	6.0	6.0	6.0	5.0	3.0	4.0
Development & Expansion Potential:								
<i>Available Development Area</i>	40%	4.9	10.0	4.1	4.1	4.2	2.0	2.0
<i>Expected Development Costs</i>	30%	10.0	6.0	2.0	2.0	6.0	0.0	0.0

MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 18 APRIL 2013

<i>Runway Extension Feasibility</i>	20%	0.0	7.0	2.0	2.0	5.0	1.0	1.0
<i>Code 4C Operations Potential</i>	10%	0.0	10.0	0.0	0.0	0.0	2.0	2.0
Overall		4.96	8.20	2.64	2.64	4.48	1.20	1.20
COMBINED TECHNICAL SCORE (Unweighted)		6.3	6.8	5.2	4.3	5.2	5.6	4.8
Rank		2	1	5	7	4	3	6

Evaluation Criterion	Weight	Site / Option Weighted Technical Score						
		1	2	3A	3B	4	5A	5B
Aeronautical Capability	35%	2.70	2.66	2.42	0.81	2.55	3.00	1.25
Amenity Impacts & Surrounding Land Use Compatibility	18%	0.04	1.55	1.71	1.71	0.76	1.63	1.63
Location & Accessibility	19%	1.58	0.63	0.12	0.12	0.95	1.10	1.10
External Environmental Issues	8%	0.75	0.45	0.45	0.45	0.38	0.23	0.30
Development & Expansion Potential	21%	1.05	1.74	0.56	0.56	0.95	0.26	0.26
OVERALL Weighted Technical Score		6.1	7.0	5.3	3.6	5.6	6.2	4.5
Rank		3	1	5	7	4	2	6

Staff advise having discussed the issues involved with the consultant and Council is advised as follows:

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

- 1) 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
- 2) Site 2 is the only technically superior site to the existing JB 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 (albeit 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 consultant will be happy to prepare a 20-year Master Plan for the development of Site 1 to its maximum practical potential upon the Shire's direction that this is what is required in relation to fulfilling the commissioned scope of work. Any future planning which may eventuate in relation to an alternative can then be undertaken as a separate exercise at the appropriate point in time.

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

Once Council endorses this approach then the Consultant will be requested to finalise the Master Plan for this site.

Following are the conclusion and recommendations contained in the site options assessment:

7.0 CONCLUSION AND RECOMMENDATIONS

7.1 CONCLUSION

All available candidate site options have been assessed against a series of technical criteria representing important aeronautical and non-aeronautical requirements for a successful regional airport. These criteria were allocated weightings, by Shire of Dandaragan representatives, to reflect the relative importance of each within the local context.

The option of development on Site 2 scores consistently most highly against the evaluation criteria of all the candidate sites. The relative differential against the next highest scoring site varies depending on whether the assessment incorporates the weightings against each evaluation criteria, or the relative costs of development. However on any measure Site 2 represents the option which offers the most desirable outcome in relation to a long-term site for the Turquoise Coast Regional Airport.

Expansion of facilities on Site 1, the existing Jurien Bay aerodrome site, represents the only cost-effective alternative option. However, whilst this might meet essential aeronautical development requirements in the short-to-medium term, this site precludes several potential development opportunities, including the establishment of direct fly-in, fly-out or regular public transport air services. It is also the worst of all the candidate sites with respect to aircraft noise intrusion on surrounding residential properties. Site 1 therefore does not represent a suitable long-term location for an airport in the context of the realisation of the Jurien Bay Growth Plan 2012.

In the short- to medium-term, the current Jurien Bay Aerodrome facilities may still adequately serve the area's aviation needs. It is also important to recognise that the proximity to the centre of Jurien Bay is an essential advantage for many users including Skydive Jurien Bay and aeromedical operators. Therefore, any relocation to another facility may be disadvantageous to some users, even if it is beneficial to the region for other reasons. To ensure local aviation businesses are not unduly disadvantaged, a transitional process which ensures the impacts on individual operators are limited to acceptable levels will be essential. This process may take several years and is likely to involve operations at both the existing and the new location for a period of time.

7.2 RECOMMENDATIONS

Based on the outcomes of the assessment described in this report, the following recommendations are made with respect to the Turquoise Coast Regional Airport:

- 1. Appropriate provisions should be made to safeguard the acquisition of the required land at an appropriate time, to accommodate a regional airport within the lot currently owned by Ardross Estates at the corner of Jurien Road and Munbinea Road (Site 2);*
- 2. An Airport Master Plan, detailing the location and extent of key aeronautical infrastructure, indicating appropriate allocation of other land uses, and identifying essential planning implications for surrounding land, should be developed for the Turquoise Coast Regional Airport upon this land;*
- 3. Relevant outputs from the Master Plan, including obstacle limitation surfaces and aircraft noise maps, should be adopted into the relevant planning scheme(s) to ensure the compatibility of surrounding development prior to the establishment of the airport;*
- 4. Timing for development of the Turquoise Coast Regional Airport should be kept under regular review to ensure development of the airport occurs sufficiently, but not excessively, in advance of demand for facilities which might not be viable at the existing aerodrome; and*
- 5. In the interim the Shire should continue to communicate and strengthen relationships with existing airport users to establish certainty of tenure at the existing aerodrome, enabling commercial businesses which are vital to the Shire's prosperity to invest and grow their operations*

CONSULTATION

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

MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 18 APRIL 2013STATUTORY ENVIRONMENT

There are no statutory implications relevant to this item.

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

There are no financial implications in regard to the preparation of the Master Plan as Council has budgeted funds on the 2012 / 2013 Budget and matching funds are available from the Department of Transport under the Regional Airports Development Scheme.

Funding in the long term in regard to the development of the Turquoise Coast Airstrip will be the matter of further investigation.

STRATEGIC IMPLICATIONS

G1-02-A5 Access Feasibility and Development Plan for Regional Airport via RADS application.

ATTACHMENTS

Councillors were distributed with a copy of the Turquoise Coast Regional Airport Site Options Assessment for the Council Forum held 10 April 2013.

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION 1

That Council adopt Site 1 – Existing Jurien Bay Airstrip as its preferred location for the preparation of a Master Plan for the Turquoise Coast Regional Airport.

OFFICER RECOMMENDATION 2

That following the completion and adoption of the Master Plan for the proposed Turquoise Coast Regional Airport that a public consultation process occur seeking comment from various government agencies and the public.

Member of the public left the Council Chambers at 6.07pm.

COUNCIL DECISION

Moved Cr McGlew, seconded Cr Short

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.

MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 18 APRIL 2013

CARRIED 7 / 0

Cr Kent returned to the Council Chambers at 6.12pm and the Chief Executive Officer read aloud the resolution.

11 CONFIDENTIAL ITEMS FOR WHICH MEETING IS CLOSED TO THE PUBLIC

12 ELECTED MEMBERS MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

13 CLOSURE OF MEETING

The presiding member declared the meeting closed at 6.13pm.

These minutes were confirmed at a meeting on

Signed

Presiding person at the meeting at which the minutes were confirmed

Date