



MINUTES

ORDINARY COUNCIL MEETING

TUESDAY 27 JUNE 2006

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1. DECLARATION OF OPENING/ANNOUNCEMENTS

The Chairperson declared the Meeting open at 10.08am and welcomed Members, Staff, and Members of the Public to the Meeting.

2. RECORD OF ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE PREVIOUSLY APPROVED

Cr N Dew	Shire President	Coastal Ward
Cr C Germain	Deputy Shire President	Town Ward
Cr M Walmsley from 10.08am to 1.10pm		West Ward
Cr B Heath		Town Ward
Cr T Witney		Town Ward
Cr M Davis		Town Ward
Cr Z O'Reilly Carter		Coastal Ward
Cr P Fitzpatrick		East Ward
Mr I Curley		Chief Executive Officer
Mr L Tilbrook		Deputy Chief Executive Officer
Mr M Turner		Director Strategic Development
Mr S Cleaver		Director Community Services
Mr R Davidson from 10.08am to 11.25am	Manager Planning & Development Services	
Mrs M Ellis from 10.08am to 11.25am	Community Development Officer	
Mrs RH O'Mara	Executive Support Officer - Minute Taker	

APOLOGIES

Nil

3. RESPONSE TO PREVIOUS QUESTIONS TAKEN ON NOTICE

Nil

4.1 PUBLIC QUESTION TIME

4.2 PUBLIC STATEMENTS

Ms Laurie Snell expressed concerns about the environment with the proposed development at Preston Beach, and also having only 2 nominated members of the Preston Beach Progress Association on the Preston Beach Townsite Strategy Steering Committee.

Mr Peter Wahlsten read the prepared Statement by Ms Laurie Snell, Chairman, FRAGYLE Group, Preston Beach (see **Appendix A**).

For further information see Item 9.5.7.

5. DISCLOSURES OF MEMBERS' & OFFICERS' INTERESTS

Cr Noel Dew declared a Proximity Interest in Item 9.5.7
Cr Bill Heath declared a Proximity Interest in Item 9.5.7

6. APPLICATIONS FOR LEAVE OF ABSENCE

Cr Mark Davis requested Leave of Absence during July 2006.

COUNCIL DECISION

OCM06/111

MOVED: Cr Walmsley

SECONDED: Cr Germain

That Council approve the application for Leave of Absence from Cr Mark Davis for the period Friday 21 July 2006 to Monday 31 July 2006 inclusive for Ordinary or Special Council meetings.

CARRIED 8-0

7. PETITIONS/DEPUTATIONS/PRESENTATIONS

Nil

8. CONFIRMATION OF MINUTES**8.1 ORDINARY COUNCIL MEETING – 23.05.06****COUNCIL DECISION**

OCM06/112

MOVED: Cr Heath

SECONDED: Cr Witney

That the Minutes of the Ordinary Council Meeting held 23 May 2006 be confirmed as being a true and correct record of proceedings.

CARRIED 8-0

8.1 SPECIAL COUNCIL MEETING – 15.06.06**COUNCIL DECISION**

OCM06/113

MOVED: Cr Germain

SECONDED: Cr Davis

That the Minutes of the Special Council Meeting held 15 June 2006 be confirmed as being a true and correct record of proceedings.

CARRIED 8-0

9. REPORTS OF OFFICERS AND COMMITTEES**9.1 OFFICER IN CHARGE – RECREATION & AQUATIC CENTRE**

Nil

9.2 COMMUNITY DEVELOPMENT OFFICER

9.2.1 SHIRE OF WAROONA COMMUNITY CULTURAL PLAN

Officer/Officer's Interest:	Maree Ellis Community Development Officer / Nil
Proponent:	Shire of Waroona
Landowner:	N/A
Date of Report: 21 June 2006	File No: 161/1
Previous Reference:	Nil
Statutory/Policy Implications:	Nil
Strategic Implications:	Recommend that it be attached to the Shire of Waroona strategic plan. Consider recommendations from the plan when conducting the next review of the Strategic plan.
Financial Implications:	Some of the recommendations will have financial implications and these will be incorporated into the Shire's four year financial plan and future budgets.
Voting Requirements	Simple Majority

Proposal

Council is asked to receive the final draft of the Shire of Waroona Community Cultural Plan and advertise the Plan for community feedback prior to final consideration by the Council.

Copies of the plan have been circulated to Councillors under separate cover.

Background

The Shire of Waroona became involved in the development of a Waroona Cultural Map and Cultural Plan in 2000 when Council endorsed a Cultural Planning Program for 2000-01. The Shire of Waroona was notified of their successful application to be part of Community Arts Network WA (CANWA) Cultural Planning program in April 2000 and began the process in August of the same year. The Communities of Waroona, Hamel, Preston Beach, and Lake Clifton were all involved in the process, which resulted in the involvement of some significant projects for the area including the Hamel Eco-Historic Precinct.

In March 2005, the then Manager Planning & Development Services, Matthew Turner, and Community Development Officer, Maree Ellis, met with a representative from Community Arts Network to discuss funding opportunities for the development of a Community Cultural Plan. The development of a Community Cultural Plan is the second phase of the program presenting an opportunity to pull all of the visions together into a working document for Council to implement in the present and use as a point of reference in the future.

In July 2005, the Shire received funding from Community Arts Network (CANWA) for the development of a Community Cultural Plan for the Shire of Waroona. A consultant, Anne Jennings, was appointed to develop the Plan and the final draft is now complete.

Community Consultation

Key Community groups were interviewed by the project consultant and community workshops were held between 2001 and 2006. It is recommended that the draft Plan be publicly advertised for a 21 day period to seek further community and stakeholder input.

Officer's Comments

The Cultural Plan will form a framework for future funding and project development within the Shire and can be used as the basis for Council's Community Development and Cultural decision-making. The outcomes of the Cultural Plan should be incorporated into a future revision of the Shire's Community Strategic Plan.

COUNCIL DECISION**OCM06/114****MOVED: Cr Fitzpatrick****SECONDED: Cr Germain****That Council resolve to:**

- A. Receive the final draft of the Shire of Waroona Community Cultural Plan.**
- B. Advertise the plan seeking community input for twenty one (21) days, in the following manner:**
- **A notice in the Harvey Reporter inviting comment.**
 - **Copies be sent to the Preston Beach Progress Association, Lake Clifton Progress and Sporting Association, Waroona Historical Society, Waroona Tourist Board and the Waroona Community Theatre Group.**
 - **Copies be available for viewing at Shire Office, Waroona Library and on the Shire website.**

CARRIED 8-09.2.2 MEMORIAL TO COMMEMORATE THE OLD DRAKESBROOK SCHOOL

Officer/Officer's Interest:	Maree Ellis Community Development Officer / Nil
Proponent:	Shire of Waroona
Landowner:	Shire of Waroona
Date of Report: 21 June 2006	File No: 44/17
Previous Reference:	February 2006 OCM
Statutory/Policy Implications:	Nil
Strategic Implications:	Nil
Financial Implications:	At the February 2006 OCM, Council allocated \$15,000 to the project from the building insurance. The recommendation is that this be topped up by \$3,000 in the 2006/2007 financial year.
Voting Requirements	Absolute majority to amend budget

Proposal

That Council receive the design developed by artist Gary Aitken through the Alcoa/Fremantle Arts "Partnering Stronger Communities" project and endorsed by the Drakesbrook School Memorial Steering Group to commemorate the site of the Old Drakesbrook School at Centennial Park.

That the proposed design be advertised for public comment before Council makes a final decision on the matter.

A model of the proposed design will be presented by the artist to Council at the meeting. The design proposal and project budget are contained at Appendix 1.

Background

In July of 2005 the Old Drakesbrook School Building at Centennial Park was burnt to the ground. Since that time the site has been left vacant, awaiting a decision from the community and the Shire of Waroona as to its future use.

At the February 2006 Ordinary Council meeting, Council agreed to commit funds to the development of a suitable memorial design to commemorate the site of the Old Drakesbrook School. Representatives from the Alcoa/Fremantle Arts "Partnering Stronger Communities" project were requested to include it in their brief to direct their project towards works relating to the Old School site at Centennial Park with the final design to be decided by the Council and the Waroona Historical Society.

[Extract 28th February 2006 Ordinary Council Minutes]

"That Council resolves:

- A. To commit to the building of a Memorial to commemorate the site of the Old Drakesbrook School subject to formal agreement from the Waroona Historical Society.***
- B. That Fremantle Arts be requested to include it in their brief to direct works relating to the "Partnering Stronger Communities" project to the Old Drakesbrook School site at Centennial Park with the final design to be decided by the Council and the Waroona Historical Society.***
- C. Delegate authority to the Chief Executive Officer for the planning and design of the Memorial."***

"That Council resolve to amend the 2005/2006 Budget and allocate up to Fifteen thousand dollars (\$15,000) from the proceeds of the insurance monies received as a result of the loss of the Old Drakesbrook School, with expenditure being debited to Account No. 3104 for a suitable memorial on the Old Drakesbrook School site."

The Alcoa/Fremantle Arts project team accepted the brief and has been working with members of the community, Shire staff and Councillors towards the development of a suitable design. A Steering Group has been formed to work with the Artist on the project and comprises representatives from the Waroona Historical Society, Waroona Shire staff, Councillors and community representatives. The Steering Group has endorsed the design and is now submitting it to Council for final approval. The final budget inclusive of art works, concrete base, footings and artist fees is \$30,500.00 showing a shortfall of \$10,000.00 for the project. A community member, who wishes to remain anonymous, has generously offered to donate the budget shortfall. Council is also asked to put an extra amount of \$3,000 (10 percent) of the project cost into the budget for price escalation.

Community Consultation

The following consultation has occurred to date:

- Community Survey conducted by the Historical Society
- Meeting between Alcoa / Fremantle Arts team and the Waroona Historical Society
- Mini dig at Old School site
- Steering group formed after Mini Dig.
- Local community artist is being mentored as part of the project.

It is recommended that the design proposal be advertised for public comment for 21 days prior to Council making a final decision.

Officer's Comments

The final design is interactive, shows a good interpretation of the site, and is designed to invoke memories of the Old School. It will be low maintenance and the artist has taken into account the many different users of the park. The final design also reflects community input gathered during the consultation process to date.

APPENDIX 1

COUNCIL DECISION

OCM06/115

MOVED: Cr Heath

SECONDED: Cr Davis

That Council resolves:

- A. To receive the design submitted by the artist Gary Aitken through the Alcoa/Fremantle Arts project and the Old Drakesbrook School Steering Group as a memorial to commemorate the site of the Old Drakesbrook School at Centennial Park and seek public comment on the proposal.**
- B. That Council allocate an extra \$3,000 in the 2006/07 financial year to cover any price escalation that may occur during the construction of the project.**

CARRIED 8-0

9.2.3 HAMEL HALL AMENITIES PROJECT – TENDER CONSIDERATION

Officer/Officer's Interest:	Maree Ellis Community Development Officer / Nil	
Proponent:	Shire of Waroona	
Landowner:	Shire of Waroona	
Date of Report:	22 June 2006	File No: 115/1
Previous Reference:	Nil	
Statutory/Policy Implications:	Nil	
Strategic Implications:	Nil	
Financial Implications:	Nil	
Voting Requirements	Simple Majority	

Proposal

Tendering for the demolition of the existing toilet block attached to Hamel Hall, making good the side of the historic Hamel Hall and the construction of a sympathetic new amenities building adjacent was conducted as per Local Government Regulations, with a notice placed in the Tenders section of the Saturday West Australian. Two submissions were received during the tender process, by:

- Connolly Building Company - \$150,000.00**
- Midland constructions Pty Ltd (Midcon) - \$152,590.00**

It is recommended that Council resolve to decline all tenders for the Hamel Hall Amenities Project and that Council officers consider options to deliver the project with improved heritage outcomes.

Plans for the works as specified in the tender brief are contained at Appendix 2.

Background

In May 2005, the State Government announced a one hundred thousand dollar (\$100,000) donation to the Hamel project prior to the State election. Members of the Hamel-Eco Historic Precinct Working Group earmarked the funds for a new playground at Hamel Park and new toilet facilities at the Hamel Hall.

Twenty six thousand dollars (\$26,000) were allocated towards the playground facilities with the remainder of the funds (\$74,000) allocated to the removal from the Hamel Hall of the intrusive toilet block, reinstatement of original fabric to the building & building of new public toilets alongside the hall.

Community Consultation

Consultation has been undertaken on the toilets design with the Hamel-Eco Historic Precinct Working Group

Officer's Comments

It is recommended that Council resolve to decline all tenders for the Hamel Hall Amenities Project. The key reason being that in accordance with the recommendations in the Hamel Eco-Historic Precinct Conservation Plan, the making good of the side of the Hamel Hall requires specialist knowledge from a builder who has demonstrated experience in work with weatherboard. The building contractor will be required to work with an experienced and recognised conservation practitioner who will liaise with and supervise the building contractor to ensure that works do not detract from the significance of the Hall. It is essential that the building contractor has the experience to fulfill these obligations in relation to the heritage value of the building.

The tendering builders were unable to demonstrate this experience. The tenders were also well above the budget allocation for the project.

Council officers will investigate other ways of delivering the heritage and amenity outcomes for this project

APPENDIX 2

COUNCIL DECISION

OCM06/116

MOVED: Cr Walmsley

SECONDED: Cr O'Reilly Carter

That Council resolve to:

- A. Decline all tenders for the Hamel Hall Amenities Project because none of the tenders demonstrated experience with weatherboard heritage buildings.**
- B. Council officers to consider options to deliver the project with improved heritage outcomes.**

CARRIED 8-0

9.3 **MANAGER WORKS & SERVICES**

Nil

9.4 **DIRECTOR COMMUNITY SERVICES**

9.4.1 **DISABILITY ACCESS AND INCLUSION PLAN**

Officer/Officer's Interest:	Steve Cleaver - Director Community Services/Nil	
Proponent:	Shire of Waroona	
Landowner:	N/A	
Date of Report: 19 June 2006	File No: 175/1	
Previous Reference:	Nil	
Statutory/Policy Implications:	Nil	
Strategic Implications:	Will provide strategic direction for facilities and services for disabled persons in the Shire of Waroona.	
Financial Implications:	Nil	
Voting Requirements	Simple Majority	

Proposal

To endorse the 2006-2010 Disability Access and Inclusion Plan (Appendix 3).

Background

In 1995 the Shire of Waroona prepared a Disability Services Plan for the provision of services and facilities for disabled persons as required under the Disability Services Act 1993. In every Annual Report since that time Local Governments have been required to report on their progress of their Disability Services Plan.

Changes to the Legislation now require the Shire of Waroona to upgrade its Plan to formulate a Disability Access and Inclusion Plan.

Mr Cleaver undertook training with the Disability Services Commission in Perth in December 2005.

Community Consultation

The Plan was consulted with the community in 1995 and the upgraded Plan will now be placed on the Shires website for public information.

Officer's Comments

Once adopted by Council the Disability Access and Inclusion Plan will be submitted to the Disability Services Commission and enable the Shire to be eligible for grant funding for its implementation. The Disability Access and Inclusion Plan includes previous outcomes of the Disability Services Plan which have been updated to the modern format. This includes but is not limited to automation of entry doors to allow disabled access. The Plan also gives guidance for staff in many of the delivery of services areas, particularly at the Recreation Centre and the Library.

APPENDIX 3

<p><u>COUNCIL DECISION</u> OCM06/117 MOVED: Cr Germain SECONDED: Cr Heath</p> <p>That Council adopts the 2006-2010 Disability Access and Inclusion Plan as attached at Appendix 3.</p> <p style="text-align: right;"><u>CARRIED 8-0</u></p>
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9.4.2 TENDER 9/06 DRAKESBROOK WEIR TOILET UPGRADE

Officer/Officer's Interest:	Steve Cleaver - Director Community Services/Nil
Proponent:	Shire of Waroona
Landowner:	Water Corporation
Date of Report: 19 June 2006	File No: 49/1
Previous Reference:	OCM06/017
Statutory/Policy Implications:	Local Government (Functions and General) Regulations 1996
Strategic Implications:	Nil
Financial Implications:	Grant funding received by Water Corporation
Voting Requirements	Simple majority

Proposal

To accept a tender from Atwell Maintenance and Construction for the refurbishment of the Drakesbrook Weir toilet block.

Background

At the January 2006 Ordinary Meeting of Council it was resolved:

"That Council:

- a) *amend the 2005/2006 Budget to include the renovation of the Drakesbrook Weir toilet block up to an amount of \$46,184.70 with matching income of \$46,184.70 being provided by the Water Corporation.*
- b) *authorises the Manager of Environment Health & Building Services (MEHBS), in consultation with Water Corporation, to manage the upgrade of the Drakesbrook Weir toilet block, with the design and finish of the project to be as specified by plans to the satisfaction of the MEHBS in accordance with the principal of best value project for the available funds."*

Grant monies of \$196,000 were received from the Water Corporation in January 2006 for upgrading of this area.

Community Consultation

Nil

Officer's Comments

Design was prepared by Scarp Drafting which includes inclusion of Disabled toilets, Cleaners' room, new gable roof, rendering of walls and new pans. All builders were given contact details of local suppliers and tradesmen.

The project was previously tendered out in 2004 with no tenders received. The Shire subsequently contracted the Tungsten Group as a Project Manager in 2006 and a group of three builders under the guidance of Gareth Lindeggar from the Tungsten Group undertook a scope of works in May 2006. Initial quotes came in higher than that allowed by the Local Government (Functions and General) Regulations 1996 and the matter was required to be tendered out.

At the Close of Tenders two (2) tenders were received.

Tenderer	Price \$ (ex GST)
Atwell Maintenance and Construction	\$53,705
Robinson Buildtech	\$89,700

COUNCIL DECISION

OCM06/118

MOVED: Cr Davis

SECONDED: Cr Witney

That the tender from Atwell Construction of \$53,705 for the upgrade of the Toilet Block at Drakesbrook Weir, Waroona be received and accepted.

CARRIED 8-0

9.5 DIRECTOR STRATEGIC DEVELOPMENT

9.5.1 LOT 1 MCDOWELL STREET, WAROONA – PROPOSED SUBDIVISION (WAPC REF: 130939)

Officer/Officer's Interest:	Ross Davidson - Manager Planning & Development Services/Nil
Proponent:	Greg Rowe and Associates
Landowner:	Jimbern Nominees Pty Ltd
Date of Report: 21 June 2006	File No: SD130939
Previous Reference:	Nil
Statutory/Policy Implications:	The subject site is zoned 'Urban 4 - Residential' under Town Planning Scheme No. 7.
Strategic Implications:	Nil
Financial Implications:	Nil
Voting Requirements	Simple Majority

Proposal

In June 2006 the Western Australian Planning Commission referred an application for the subdivision of Lot 1 McDowell Street, Waroona into 30 Lots.

The subdivision proposes 30 Residential Lots, with Lot sizes between 705m² and 1501m² and a 3180m² parcel of proposed Public Open Space abutting Council's Depot site. Two new subdivisional roads are proposed between McDowell and Elliott Streets.

A location plan is contained in Appendix 4.

Background

Lot 1 has previously been used as a landfill site and a depot, but is presently vacant.

Community Consultation

No consultation was required or considered necessary on this matter.

Officer's Comments

Within Town Planning Scheme No. 7, Lot 1 is coded R12.5/30 under the Residential Design Codes of Western Australia and the subdivision plan submitted by the applicant indicates compliance with this coding. The 1501m² lot, with a frontage to Elliott Street, is intended for a grouped dwelling site in accordance with the R30 coding. Conditions are recommended for the subdivision to ensure that the subdivision achieves a high standard for future residents and the wider community.

Because of the previous use of the site for landfill and depot, conditions are recommended to ensure that the land is suitable for residential development.

Consideration was given to potential traffic conflicts as a consequence of the location of one of the proposed subdivisional roads which is offset from McKay Avenue. It was concluded that the traffic volumes resulting from the proposed subdivisional road would not be such that a redesign of the intersection was warranted.

It is recommended that Council support the subdivision subject to conditions.

APPENDIX 4**COUNCIL DECISION****OCM06/119****MOVED: Cr Walmsley****SECONDED: Cr Witney**

That Council resolve with respect to the application to subdivide Lot 1 McDowell Street, Waroona (WAPC Ref: 130939) to advise the Western Australian Planning Commission that it supports the application subject to the following conditions:

- i. Suitable arrangements being made with the Water Corporation so that provision of a suitable water supply service will be available to Lots shown on the approved plan of subdivision.**
- ii. Suitable arrangements being made with the Water Corporation so that provision of a sewerage service will be available to the Lot/s shown on the approved plan of subdivision.**
- iii. The land being filled or drained.**
- iv. The applicant is to provide a Geo-technical Report certifying that the land is physically capable of development prior to the commencement of site works.**
- v. Those Lots not fronting an existing road being provided with frontage to a constructed road(s) connected by a constructed road(s) to the local road system and such road(s) being constructed and drained at the applicant/owner's cost.**
- vi. Street corners within the subdivision are to be truncated to the standard truncation of 8 metres.**
- vii. No Lot being less than 700m² in area.**

- viii. The proposed Public Open Space shown on the approved plan of subdivision being shown on the Deposited Plan as a "Reserve for Recreation" and vested in the Crown, such land to be ceded free of cost and without any payment of compensation by the Crown.
- ix. The subdivider preparing a detailed plan demonstrating dual use path/cycleway design to the specifications of the local government prior to the commencement of site works.
- x. The subdivider providing street lighting along the McDowell Street frontage of Lot 1 and the two proposed subdivisional roads to the specification and satisfaction of the Shire of Waroona.
- xi. The subdivider upgrading the table drain along the McDowell Street frontage of Lot 1 to a suitable urban standard to the satisfaction of the Shire of Waroona.
- xii. The subdivider preparing and implementing a landscaping plan for the proposed Public Open Space to the specification and satisfaction of the Shire of Waroona.

Advice to Commission:

- a. Further to condition 4, the Commission is advised that previous use of the subject Lot as a landfill/depot site while not precluding subdivision and development, does necessitate a Geo-technical Report to ensure the land is capable of residential development.
- b. Further to condition 9, the Commission is advised that dual use paths to connect to the existing path system would only require to be constructed along the McDowell Street frontage of Lot 1 and along the western boundary of proposed Lots 1 to 4 inclusive.
- c. Further to condition 11, the Commission is advised that the existing table drain along the southern side of McDowell Street will require to be upgraded to a minimum of a piped standard to provide access to the proposed Lots fronting McDowell Street.

CARRIED 8-0

9.5.2 LOT 222 (No. 39) SOUTH WESTERN HIGHWAY, WAROONA – APPLICATION FOR PLANNING CONSENT FOR A SHOP

Officer/Officer's Interest:	Mike Critch – Town Planner/Nil
Proponent:	Neil Robertson
Landowner:	Robertson Super Fund
Date of Report: 21 June 2006	File No: TP955
Previous Reference:	Nil
Statutory/Policy Implications:	Nil
Strategic Implications:	Nil
Financial Implications:	Nil
Voting Requirements	Simple Majority

Proposal

On 1 May 2006, Council received an application for planning consent for a new two storey commercial building at Lot 222 (No. 39) South Western Highway. The proposed facility comprises of a ground storey containing 79m² of shop floor space, kitchenette and toilet facilities. The upper floor level contains a private studio storage area and an office.

Six (6) car parking bays will be provided on the premises off the South Western Highway and are proposed to be sealed, kerbed and marked. The building will be finished in cream/limestone colour.

The building has a reduced setback of 0.15 metres on the side and 0.9 metres on the rear boundaries.

A site plan and specifications are contained at Appendix 5.

Statutory Implications

The zoning classification for the site is 'Urban 3 – Service Commercial Zone' under Town Planning Scheme No. 7. Council's objective is to provide areas additional to those in the Town Centre for commercial and service industry uses which might not be appropriately located in the Town Centre Zone for reasons of the type of use or spatial requirements. Council's policy is to:

'ensure that the development is functionally and visually appropriate to the location adjoining the Town Centre and abutting the South Western Highway, minimise access to the Highway from establishments by requiring controlled access points and to ensure adequate on-site car parking provision and setbacks from the road frontages.'

The proposed use is considered to be a 'Shop' under Town Planning Scheme No. 7, which is a permitted ('P') use in the Service Commercial Zone. The private studio is deemed ancillary to the shop` and therefore does not require separate approval. Pursuant to Clause 6.8.1 of the Scheme, minimum on-site vehicle parking spaces shall be provided at a rate of one (1) space for each 30m² of gross leasable area, unless otherwise required by Council. The six parking bays comply with this requirement.

Pursuant to Clause 4.7.3 of the Scheme, the front setback on the western side of the South Western Highway in the Serviced Commercial zone is 5 metres. The submitted plans indicate a 4.5 metre setback, a reduction of 0.5 metres.

The parapet wall on one side boundary is permitted under Scheme provisions.

Planning and Development Policy No.14 'Industrial/Commercial Land Use & Development' applies to the subject application. The application is consistent with the Policy, with the parking to be sealed and line marked and a landscaping plan recommended as conditions of the approval.

Community Consultation

Pursuant to Planning and Development Policy 1.0 – 'Community Consultation', notice of the proposed development was required due to the reduced front setback. The application was referred to the owner of the property adjoining the building with 21 days to make a submission. No submissions were received during this period.

The property abuts land reserved 'Primary Region Roads' under the Peel Region Scheme. As required by the Peel Region Scheme and the associated Notice of Delegation from the Western Australian Planning Commission, Main Roads WA were notified and given 30 days to comment. Main Roads replied that they had no objection to the proposal however the developer should be advised that the future deviation road will abut the rear of Lot 222 and may result in traffic noise.

Officer's Comments

The reduced front setback of 4.5 metres is considered acceptable. The Shire's Visitor Centre on the adjoining site to the north has a 3.5 metre front setback. The design and finish of the building is considered appropriate for the Serviced Commercial Zone and is sympathetic with the Visitor Centre.

The development should not detract from the high development standard expected in the zone given that the applicant has specified a finishes of new buildings and landscaping is completed as per applicant specifications. To ensure a high standard of development for the site, conditions will be applied subject to the planning approval of the commercial development.

Landscaping will be required along the eastern (South Western Highway) frontage to ensure the visual impact of the building be kept to a minimum and a condition to this effect is recommended.

Approval of the application is recommended for the proposed commercial development, since the scale and function of the proposal is consistent with the Local Planning Scheme and Zoning intent.

APPENDIX 5

COUNCIL DECISION

OCM06/120

MOVED: Cr Germain

SECONDED: Cr O'Reilly Carter

That Council resolve, with respect to the application, dated 1 May 2006, for a shop at Lot 222 (No.39) South Western Highway, Waroona, to approve the application subject to the following conditions:

- 1. All stormwater runoff from impervious surfaces is to be disposed of on site to the satisfaction of Manager Planning and Development Services.**
- 2. A landscaping plan detailing size, location and type of planting to be provided to the satisfaction of the Manager Planning and Development Services prior to the issue of a Building Licence.**
- 3. Landscaping to be completed prior to occupancy and thereafter maintained to the satisfaction of Manager Planning and Development Services.**
- 4. Colours, materials and finishing themes to be submitted to the satisfaction of Manager Planning and Development Services.**
- 5. Before the subject development is first occupied or commences operation, the six (6) car parking space together with their access passageway to be clearly paved, sealed, marked, and drained and thereafter to the satisfaction of Manager Planning and Development Services.**
- 6. The boundary wall to be painted and/or rendered to the satisfaction of the Manager Planning and Development Services.**
- 7. Certification from the Water Corporation that arrangements have been made with that body so that connection to a sewerage supply service will be available to the Lot proposed by this application.**
- 8. Signage is subject to a separate application.**

CARRIED 8-0

9.5.3 LOT 305 (NO.7) BEACHCAST CLOSE, PRESTON BEACH – PROPOSED SINGLE DWELLING

Officer/Officer's Interest:	Mike Critch – Town Planner
Proponent:	Mr & Mrs G Serer
Landowner:	Maxine Serer
Date of Report: 21 June 2006	File No:TP930
Previous Reference:	N/A
Statutory/Policy Implications:	See Heading in Report
Strategic Implications:	Nil
Financial Implications:	Nil
Voting Requirements	Simple Majority

Proposal

An application for Planning Consent was received by Council on 11 April 2006 for a single residential dwelling on Lot 305 (No.7) Beachcast Close, Preston Beach. The proposed dwelling is double storey and will be finished in Colorbond cladding.

The Site Plan and elevations relating to this application are attached as Appendix 6.

The dwelling has a height of 9.6m above the natural ground level, exceeding the 7.5m specified under Town Planning Scheme No. 7.

Statutory Implications

The subject site is currently zoned 'Urban 9 – Preston Beach' under Town Planning Scheme No. 7. The objectives and policies of Council for the zone are "to ensure that the Preston Beach Townsite develops for residential, holiday accommodation and recreational uses in a manner consistent with protection of the environment and landscape of the area".

Section 6.12 of the Scheme entitled 'Building Height' sets the policy requirements for roof height at the apex 'Urban 9 – Preston Beach' zone. The maximum allowed height of dwellings in the 'Urban 9 – Preston Beach' zone is 7.5m above natural ground level, unless otherwise approved by Council.

The proposed dwelling complies with all the elements of the Residential Design Codes of Western Australia.

Community Consultation

The proposal was deemed not to comply with the provisions of Town Planning Scheme No. 7 warranting consultation with neighbouring properties that were most likely to be affected. Neighbours from adjoining properties and properties directly across the road from the subject site were informed of the proposal. Respondents were given 21 days to comment. During this period, five (5) responses were received. A Schedule of submissions is contained as **Appendix 7**.

Officer's Comments

The proposal does exceed the height requirements of Town Planning Scheme No. 7 by up to two metres. The contours and slope of the Lot is such that it slopes away from the street level towards the rear of the Lot. The Council Officers explained the non-compliance to the proponent and gave them the opportunity to reduce the height by altering the finished floor levels, changing the roof pitch or designing the building so that it 'steps down' with the slope of the land. The proponent was reluctant to make any modifications to the building on the basis that their views would be affected by any changes.

Approval for a dwelling with such an excessive overall height will impacted on the streetscape and may set an unwanted precedent for future developments in Preston Beach.

The submissions received from neighbours and nearby property owners objected to the height of the building. It is considered by some respondents that the height of the proposed dwelling will affect views of the ocean and surrounds affecting property values. A site visit conducted in May 2006 determined that the proposal would not likely affect views and in any event, this is not a relevant planning consideration.

Most respondents were concerned about setting an unjustifiable precedent for building heights in Preston Beach area if such a proposal was to be approved. The area will be experiencing significant growth in the future and the current Scheme provisions are in place to protect the overall amenity and landscape of the area.

On this basis, it is recommended that the current proposal be refused. The overall building height is deemed not to comply with Town Planning Scheme No. 7 and Council's objectives and intention of the Preston Beach area.

OFFICER RECOMMENDATION

That Council, with respect to the application, dated 11 April 2006, for a Single Residential Dwelling at Lot 305 (No.7) Beachcast Close, Preston Beach, refuse the application for the following reasons:

1. The dwelling exceeds the maximum 7.5m height above natural ground level permitted under Town Planning Scheme No. 7.
2. The height is not consistent with the objectives for Preston Beach to require development to be of a scale, construction and appearance which is appropriate to the area. The dwelling would have an adverse impact on the streetscape and amenity of the area.
3. Approval would set a precedent for other over-height dwellings in Preston Beach.

Note:

The Officer Recommendation was changed as further information was received that the owners had agreed to a maximum building height of 7.5m above the natural ground level.

APPENDICES 6 & 7

COUNCIL DECISION

OCM06/121

MOVED: Cr Fitzpatrick

SECONDED: Cr Witney

That Council, with respect to the application for a Single Residential Dwelling at Lot 305 Beachcast Close received by Council on 11 April 2006, approve the application subject to the following conditions:

1. All stormwater runoff from impervious surfaces is to be disposed of on site to the satisfaction of Manager Planning & Development Services.
2. Building height to be a maximum of 7.5m from the natural ground level.

CARRIED 8-0

ADJOURNMENT

The Chairperson adjourned the meeting at this point for morning tea the time being 11.25am

RECONVENED

All those present at the start of the Meeting were present in the room after the adjournment with the exception of Mr Ross Davidson and Mrs Maree Ellis. The Meeting reconvened at 11.34am

9.5.4 **LOT 203 SOUTH WESTERN HIGHWAY, WAGERUP - CO-GENERATION POWER PLANT – ENVIRONMENTAL APPROVAL**

Officer/Officer's Interest:	Matthew Turner – Director Strategic Development/ Nil
Proponent:	Environmental Protection Authority / Alinta
Landowner:	Alcoa World Alumina Australia
Date of Report: 22 June 2006	File No: TP933
Previous Reference:	Item 9.5.7 of February 2006 OCM
Statutory/Policy Implications:	See Heading in Report
Strategic Implications:	Nil
Financial Implications:	Nil
Voting Requirements	Simple Majority

Proposal

The Environmental Protection Authority has issued its recommendation to the Minister for Environment on the Alinta Co-generation Power Plant at the Wagerup Alumina Refinery. It has recommended that the application be considered without a public comment period and that the proposal be implemented subject to conditions. The Environmental Appeals Convenor is currently accepting appeals on the matter and will shortly seek the Shire's opinion on the proposed conditions.

An extract of copy of the EPA's decision is contained at Appendix 8. A copy of the full decision and the proponent's Environmental Impact Statement can be made available to Elected Members on request.

It is proposed to reply to the EPA that the Shire of Waroona supports the proposal in principle and that the conditions of implementation of acceptable. However, the project is of a scale that it should be subject to public comment through a Public Environmental Review.

Background

In February 2006 the Shire was advised of a proposal by Alinta to construct a power plant at the Wagerup Alumina Refinery, separate to the proposal by Alcoa to expand Wagerup Refinery. At the February Council meeting the advertising requirements for a development application for the power plant and transmission lines were set. When the development application was submitted, the consultation was undertaken in accordance with that resolution. A copy of the submitted plans and information is contained at **Appendix 9**, including a series of photomontages requested by the Shire.

Concurrently, the proponent submitted an Environmental Impact Statement to the EPA to be assessed under Part IV of the Environmental Protection Act 1986. Until such time as the Minister for the Environment has issued a decision under Part IV of the Act, the Shire is not permitted to determine the application.

Western Power have also referred information and plan relating to the proposed terminal switchyard and transmission lines at Lot 4 Landwehr Road, where the transmission lines from the power plant are proposed to intersect with the existing 330kV lines running north-south through the Shire (**Appendix 10**)

Statutory/Policy Implications

There are different levels of environmental assessment under Part IV of the Environmental Protection Act 1986. The EPA has set the level of assessment for this proposal as 'Assessment on Referral Information' (ARI). This level does not require a public comment period as required if the assessment was a 'Public Environmental Review' (PER) or Environmental Review and Management Program (ERMP). The Wagerup Alumina Refinery Unit Three proposal was assessed as an ERMP and the Iluka Waroona Sand Mine went through a PER process.

Under Town Planning Scheme No. 7, the power plant is considered to be a 'General Industry' under the Scheme. The full statutory implications will be considered following advertising.

Community Consultation

Alinta has provided the community with some information on the proposal, sending a brochure to all landowners in the Shire of Waroona and holding a public information day, in addition to giving an overview of the project to the Wagerup CCN and the Wagerup Tripartite Group. However, as discussed above, the EPA has determined not to invite public comment on the proposal.

The development application submitted to the Shire for the proposal was subject to a 21 day public comment period in April, with letters sent to all landowners within 3000 metres of the proposed location of the power station (including those in the Shire of Harvey), an advertisement in the Sea-to-Scarp, and a notice on the Shire's website.

A total of 12 submissions were received. A summary of the submissions and an officer response is contained in **Appendix 11**.

Council Officers requested additional information in response to some of the submissions. The additional information, by way of letter dated 17 May 2006, is contained at **Appendix 12**.

Officer's Comments

It is considered that the conditions proposed to be imposed on the power plant project by the EPA are appropriate, in particular those relating to noise and stack emission. It is further recommended that the Shire indicate to the EPA that it has no objection to the implementation of the proposal.

However, it is considered that the proposal should be subject to a formal public comment period through a PER process rather than the current assessment of ARI. The proposal is significant and has led to a level of concern within the community. It is appropriate that the proponent's Environmental Impact Statement be subject to public scrutiny.

APPENDICES 8 ,9,10,11, & 12

OFFICER RECOMMENDATION

That Council resolve, with respect to the assessment by the Environmental Protection Authority under Part IV of the Environmental Protection Act 1986 of the Wagerup Cogeneration Project, to advise the Appeal Convenor that:

- A. The Shire has no objection to the proposal and the draft conditions to implement the proposal.
- B. The Shire objects to the level of assessment being 'Assessment on Referral Information'. The proposal should be the subject of a 'Public Environmental Review', given the scale and the community concern regarding the proposal.

Note:

The Officer Recommendation was changed to include conditions that the power lines to be underground where they cross the South West Highway, and that Landwehr Road is to be upgraded to the satisfaction of the Shire of Waroona.

COUNCIL DECISION

OCM06/122

MOVED: Cr Fitzpatrick

SECONDED: Cr Walmsley

That Council resolve, with respect to the assessment by the Environmental Protection Authority under Part IV of the Environmental Protection Act 1986 of the Wagerup Cogeneration Project, to advise the Appeal Convenor that:

- A. The Shire has no objection to the proposal and the draft conditions to implement the proposal subject to the following conditions:**
 - i. That the Power Lines to be placed underground where they cross the South West Highway.**
 - ii. That the upgrading of Landwehr Road be to the satisfaction of the Shire of Waroona.**
- B. The Shire objects to the level of assessment being 'Assessment on Referral Information'. The proposal should be the subject of a 'Public Environmental Review', given the scale and the community concern regarding the proposal.**

CARRIED 8-0

9.5.5 LOT 203 SOUTH WESTERN HIGHWAY, WAGERUP – WAGERUP CO-GENERATION POWER PLANT - FOOTINGS

Officer/Officer's Interest:	Matthew Turner – Director Strategic Development / Nil	
Proponent:	Alinta Cogeneration (Wagerup) Pty Ltd	
Landowner:	Alcoa World Alumina Australia	
Date of Report: 22 June 2006	File No: TP963	
Previous Reference:	Nil	
Statutory/Policy Implications:	Nil	
Strategic Implications:	Nil	
Financial Implications:	Nil	
Voting Requirements	Simple Majority	

Proposal

Alinta has made a separate application, dated 31 May 2006, for the concrete foundation and footings associated with the proposed Co-generation Power Plant next to the Wagerup Alumina Refinery. The submitted site plans are contained in Appendix 13.

The proponent has explained that the Environmental Protection Authority (EPA) approvals process will be extended by appeals and that they need to commence the foundation to meet their deadlines. The EPA has granted approval for this work to commence whilst their assessment continues, in the same way as they did for the bulk earthworks and site clearing.

The footings included in the application are for the gas turbine, generator, transformer, gas turbine auxiliaries, and the water treatment plant.

Background

Refer to Item 9.5.4.

Community Consultation

In accordance with Planning and Development Policy No.1 'Community Consultation', no consultation has been undertaken on this specific application given the foundations will not have any impact on surrounding landowners. The power plant and transmission line application has been advertised and submissions received and a summary is contained as an **Appendix 11** in Item 9.5.4.

Officer's Comments

The Shire is not permitted to determine the Power plant and power lines application whilst the Minister for the Environment and EPA consider environmental approval of the application. However the proponent is permitted by the EPA to commence the foundation works. The foundations have therefore been submitted as a separate application. The footings themselves do not present any concerns and it is therefore recommended that the application for these works be approved.

It is unusual to consider the foundations of the building prior to being able to consider the building itself and its use. However the EPA has given its approval to the works and the Shire is bound to consider the application as submitted on its merits.

It should be made clear that approval of this application should not be considered as approval to the Power Plant and power lines application still being processed by the Shire.

APPENDIX 13

OFFICER RECOMMENDATION

That Council resolve, with respect to the application dated 31 May 2006 for the foundations and footings associated with the Wagerup Co-generation power plant project at Lot 203 South Western Highway, Wagerup, to approve the application unconditionally.

Advice to applicant:

Approval to the foundations should not be construed as approval of the Power Plant and Power Lines application.

Note:

The Officer Recommendation was changed to include a condition that should the Cogeneration Power Plant not be approved the foundations and footings are to be removed.

COUNCIL DECISION

OCM06/123

MOVED: Cr Walmsley

SECONDED: Cr Davis

That Council resolve, with respect to the application dated 31 May 2006, for the foundations and footings associated with the Wagerup Co-generation power plant project at Lot 203 South Western Highway, Wagerup, to approve the application subject to the following condition:

- 1. In the event that Planning Approval or Environmental Approvals are not granted for the Wagerup Co-generation Power Plant then the foundations and footings are to be removed within twelve (12) months of the approval.**

Advice to applicant:

Approval to the foundations should not be construed as approval of the Power Plant and Power Lines application.

CARRIED 6-2

9.5.6 LOT 14 OLD COAST ROAD, LAKE CLIFTON – APPLICATION FOR PLANNING CONSENT FOR LOCATION OF BUILDING ENVELOPE

Officer/Officer's Interest:	Mike Critch – Town Planner/Nil
Proponent:	Reg & Elizabeth Phillips
Landowner:	Reg Phillips
Date of Report: 20 June, 2006	File No: TP951
Previous Reference:	SD122559
Statutory/Policy Implications:	See Heading in Report
Strategic Implications:	Nil
Financial Implications:	Nil
Voting Requirements	Simple Majority

Proposal

Application for a location of a building envelope was received by Council on 26 April 2006 at Lot 14 Old Coast Road, Lake Clifton. The proposal was to position the building envelope amongst a clearing of Tuart Woodlands to provide screening from the existing dwelling.

A location plan and site plan for the proposal submitted by the applicant are contained at Appendix 14.

Background

Lot 14 Old Coast Road is the subject of a subdivision to be endorsed by the Western Australian Planning Commission once conditions have been cleared by the applicant. Condition (8) of the subdivision approval states that building envelopes should be identified for the proposed Lots, which are to be located within existing cleared land outside of wetland areas to the satisfaction of the Western Australian Planning Commission.

Statutory/Policy Implications

The subject site is currently zoned 'Rural 3B – Coastal Highway Zone' under Town Planning Scheme No. 7. The objectives of the Scheme are to ensure continuation of rural activities which are consistent with the protection of the coastal environment, the ecology of the Yalgorup National Park, the landscape of the environs of Old Coast Road and the traffic management requirements of that road by: -

"satisfactory advice from the Department of Conservation and Land Management and the Environmental Protection Authority, that the proposed use will not impact detrimentally on Yalgorup National Park."

Planning and Development Services Policy '5.0 – Setbacks and Building Envelopes' outlines the requirements of Council in determining building envelope locations and sets our criteria against which such applications should be assessed. The positioning of building envelopes is assessed against the following criteria:-

"The effect that the proposed building envelope is likely to have on the environment, especially in terms of the quality and/or quantity of remnant, native vegetation that may be affected by alternative building locations"

Community Consultation

Pursuant to Environmental Protection Authority 'Guidance Statement No. 28 – Protection of the Lake Clifton Catchment', the Department of Environment (DoE) consultation was required. Council has received feedback from DoE on the application objecting to the proposal on the basis that the proposed building envelope would have a negative impact on the surrounding native remnant Tuart Woodlands.

The site abuts Regional Open Space under the Peel Region Scheme and subsequently required comment from the Department of Conservation and Land Management. The Department of Conservation and Land Management had no objection to the building envelope location.

Officer's Comments

Given the feedback from the Department of Environment objecting to the location of the building envelope, Council cannot support the proposal. Such approval would be considered to undermine the environmental objectives of the Scheme for the 'Rural 3B – Coastal Highway Zone' and the intensions of the Environmental Protection Authority Guidance Statement No. 28 to protect remnant native vegetation in the Lake Clifton Catchment Area.

The original proposal for the building envelope was to be located in a clearing to the south of the Tuart Woodlands, which would be deemed a more appropriate location for future dwellings given the environmental sensitivity of the area.

On the above basis it is recommended that the application be refused.

APPENDIX 14

COUNCIL DECISION

OCM06/124

MOVED: Cr O'Reilly Carter

SECONDED: Cr Germain

That Council resolve, with respect to the application received on the 26 April 2006, for a Location of Building Envelope to refuse the application for the following reason:

- 1. The proposed building envelope location will require increased clearing of remnant vegetation and is therefore inconsistent with Planning and Development Policy 5.0 'Setbacks and Building Envelopes'.**

CARRIED 8-0

Cr Davis left the Meeting and the Chambers the time being 12.14pm

Cr Dew declared a Proximity Interest in the following Item 9.5.7 being a landowner within the Preston Beach Townsite Strategy project area, vacated the Chair, and left the Meeting and the Chambers the time being 12.15pm

Cr Heath declared a Proximity Interest in the following Item 9.5.7 being a landowner within the Preston Beach Townsite Strategy project area, the time being 12.15pm.

Cr Germain assumed the Chair the time being 12.15pm

Cr Davis returned to the Chambers and the Meeting the time being 12.16pm

9.5.7 PRESTON BEACH TOWNSITE STRATEGY – STEERING COMMITTEE MEMBERSHIP

Officer/Officer's Interest:	Matthew Turner – Director Strategic Development / Nil	
Proponent:	Preston Beach Townsite Strategy Steering Committee	
Landowner:	N/A	
Date of Report:	26 June 2006	File No: TPSP1
Previous Reference:	Item 9.5.7 March OCM	
Statutory/Policy Implications:	Nil	
Strategic Implications:	Nil	
Financial Implications:	Nil	
Voting Requirements	Simple Majority	

Proposal

At the first meeting of the Preston Beach Townsite Strategy (PBTS) Steering Committee, a request was considered from a group of landowners in Preston Beach to add to the membership of the Committee the following:

- **An Hydrologist**
- **Two additional Resident/Property owners in Preston Beach.**

The Committee recommended in response to the request that a representative of the EPA Service Unit or Department of Environment be included on the Committee and that one additional community representative be included by appointment from the Preston Beach Progress Association.

It is further recommended by Council Officers that the Shire's Consultant Planner/Designer be removed from the membership of the Committee. The consultant will be called on to attend meetings to provide input as necessary, but they do not need to be a member of the committee, with the Shire adequately represented by the Chief Executive Officer and Director Strategic Development.

Background

At its meeting held in March 2006, Council adopted the brief for the PBTS, including the following membership for the Steering Committee:

<i>Shire CEO</i>	<i>Ian Curley</i>
<i>Shire Manager Planning</i>	<i>Matthew Turner</i>
<i>Shire Consultant Planner/Designer</i>	<i>To be advised</i>
<i>Preston Beach Association Reps</i>	<i>Denis King & Jeff Bateman</i>
<i>North Preston Land Owner Rep</i>	<i>Matt Raison</i>
<i>South Preston Land Owner Rep</i>	<i>Ron Lyster</i>
<i>North Planning Consultants</i>	<i>David Caddy – The Planning Group</i>
	<i>Ian Everett – Chappell and Lambert</i>
<i>South Planning Consultant</i>	<i>Larry Guise - TME</i>
<i>DPI Rep</i>	<i>Cameron Bulstrode</i>

Officer's Comments

The recommendation from the Steering Committee is considered to have merit. The representative of the EPA/DoE will provide a broad knowledge of environmental matters rather than the focus of a just a hydrologist. The addition of another community representative should provide increased input, however the means of choosing the appropriate person is problematic.

It is recommended that the representative be either a Councillor or appointed by the Preston Beach Progress Association. The calling for open nominations to the Committee could leave Council open to accusations of bias/committee stacking.

OFFICER RECOMMENDATION

That Council resolve to alter the membership of the Preston Beach Townsite Strategy to the following:

Shire Chief Executive Officer	Ian Curley
Shire Director Strategic Development	Matthew Turner
Preston Beach Association	
Representatives	Denis King, Jeff Bateman

Councillor / Community Representative	To be advised.
North Preston Land Owner Representative	Matt Raison
South Preston Land Owner Representative	Ron Lyster
North Planning Consultants	David Caddy – The Planning Group Ian Everett – Chappell and Lambert Larry Guise - TME
South Planning Consultant	
Department for Planning & Infrastructure Representative	Cameron Bulstrode
Environmental Protection Authority Service Unit / Department of Environment Representative	To be advised.

Note:

The Officer Recommendation was changed to include an Elected Member, and 2 additional Community Representatives to join the committee to enhance community representation on the Steering Committee.

<u>COUNCIL DECISION</u>	
OCM06/125	
MOVED: Cr Fitzpatrick	
SECONDED: Cr Walmsley	
1. That Council resolve to alter the membership of the Preston Beach Townsite Strategy to the following:	
Shire Chief Executive Officer	Ian Curley
Shire Director Strategic Development	Matthew Turner
Preston Beach Association Representatives	Denis King, Jeff Bateman
Shire of Waroona Councillor	Cr Zita O'Reilly Carter
2 x Shire of Waroona Ratepayers representing the community	To be advised.
North Preston Land Owner Representative	Paul Morgan – Mirvac Fini
South Preston Land Owner Representative	Ron Lyster – Satterley Property Group
North Planning Consultants	David Caddy - The Planning Group Ian Everett / Nicola Smith – Chappell and Lambert Larry Guise - TME
South Planning Consultant	
Department for Planning & Infrastructure Representative	Cameron Bulstrode
Environmental Protection Authority Service Unit / Department of Environment Representative	To be advised.
2. That Council seek nominations from Shire of Waroona ratepayers for the (2) new Community Member vacancies, and that the Chief Executive Officer and Director Strategic Development prepare suitable selection criteria to support the nomination process, and successful candidates to be selected by the Council.	
<u>CARRIED 6-0</u>	

Cr Dew returned to the Chambers and the Meeting and resumed the Chair the time being 12.33pm

Cr Heath returned to the Chambers and the Meeting the time being 12.33pm.

9.6 DEPUTY CEO/DIRECTOR CORPORATE SERVICES

9.6.1 MONTHLY STATEMENT OF FINANCIAL ACTIVITY FOR THE PERIOD 1 JULY 2005 TO 31 MAY 2006

Officer/Officer's Interest:	Chris Smith – Senior Finance Officer/Nil	
Proponent:	N/A	
Landowner:	N/A	
Date of Report: 21 June 2006	File No: 1/1	
Previous Reference:	N/A	
Statutory/Policy Implications:	N/A	
Strategic Implications:	N/A	
Financial Implications:	N/A	
Voting Requirements	Simple Majority	

APPENDIX 15

COUNCIL DECISION

OCM06/126

MOVED: Cr Heath

SECONDED: Cr Davis

That the Monthly Statement of Financial Activity for the period 1 July 2005 to 31 May 2006 (Appendix 15) be received and noted.

CARRIED 8-0

9.6.2 ACCOUNTS FOR PAYMENT

Officer/Officer's Interest:	Chris Smith – Senior Finance Officer/Nil	
Proponent:	N/A	
Landowner:	N/A	
Date of Report: 21 June 2006	File No: 1/3	
Previous Reference:	N/A	
Statutory/Policy Implications:	N/A	
Strategic Implications:	N/A	
Financial Implications:	N/A	
Voting Requirements	Simple Majority	

APPENDIX 16

<u>COUNCIL DECISION</u>			
OCM06/127			
MOVED: Cr Walmsley			
SECONDED: Cr Germain			
That Vouchers numbered: -			
<u>ACCOUNT</u>	<u>CHEQUE NOS.</u>	<u>AMOUNT \$</u>	<u>TOTAL \$</u>
Municipal	4123 - 4191	68,064.14	68,064.14
Trust	10830 - 10831	164.00	164.00
Electronic Transfers	3739 - 3840	162,724.62	162,724.62
Direct Wages	24.05.06	49,448.00	
	07.06.06	49,605.80	
			\$99,053.80
		TOTAL:	<u>\$330,006.56</u>
and attached at Appendix 16 be endorsed.			
			<u>CARRIED 8-0</u>

9.6.3 **RATES – WRITE OFF**

Officer/Officer's Interest:	Laurie Tilbrook – Deputy Chief Executive Officer/Director Corporate Services/Nil
Proponent:	Shire of Waroona
Landowner:	Shire of Waroona
Date of Report: 21 June 2006	File No.:86/1
Previous Reference:	Nil
Statutory/Policy Implications:	An Absolute Majority decision of the Council is required to approve the Write Off
Strategic Implications:	Nil
Financial Implications:	The total amount of \$261.49 relates to interest on overdue rates and is not a loss of direct rate income.
Voting Requirements	Absolute Majority

Proposal

The Council is requested to approve a Rate Write Off of \$261.49 being \$236.93 associated with Assessment A33 and \$24.56 being various small amounts, details of which are listed below:

Background

The property (Assessment A33) is located at 4 Newnham Road, Lake Clifton previously owned by Mr C Evans.

Due to the pensioner status of this property substantial rates owing were dependent on the sale of the property.

From the point of negotiation to the point of final payment (when the property was finally sold) an amount of \$236.93 interest had accrued which is not recoverable.

A similar situation occurred with the following properties resulting in small balances:

Assessment	2997	\$1.98
	1003	\$5.53
	1211	\$2.98
	3034	\$3.94
	843	\$5.42
	1130	\$1.43
	2038	<u>\$3.28</u>
		<u>\$24.56</u>

Officer's Comment

As a result it is necessary in accordance with 6.12(1)(c) of the Local Government Act 1995 for the Council to approve by way of Write Off.

COUNCIL DECISION

OCM06/128

MOVED: Cr Walmsley

SECONDED: Cr Davis

That the Council approve the Write Off of Rates penalty interest totalling \$261.49 for the 2006/2007 Financial Year in respect of the following Assessments:

Assessment	33	\$236.93
	2997	\$1.98
	1003	\$5.53
	1211	\$2.98
	3034	\$3.94
	843	\$5.42
	1130	\$1.43
	2038	<u>\$3.28</u>
		<u>\$261.49</u>

CARRIED 8-0

Cr Walmsley left the Meeting and the Chambers the time being 1.10pm

ADJOURNMENT

The Chairperson adjourned the meeting at this point for Lunch the time being 1.10pm

RECONVENED

All those present at the Luncheon adjournment were present in the room after the adjournment. The Meeting reconvened at 1.40pm.

9.7 CHIEF EXECUTIVE OFFICER**9.7.1 WAROONA GOLF CLUB – 2006 STATE SAND GREENS CHAMPIONSHIPS**

Officer/Officer's Interest:	Ian Curley – Chief Executive Officer / Nil
Proponent:	Waroona Golf Club
Landowner:	Shire of Waroona
Date of Report: 26 June 2006	File No:
Previous Reference:	Council meeting October 2005
Statutory/Policy Implications:	Nil
Strategic Implications:	Nil
Financial Implications:	Commitment for 2006/2007 budget
Voting Requirements	Absolute Majority

Proposal

To consider a contribution of \$4,200 to the Waroona Golf Club to assist in the hosting of the 2006 State Sand Greens Championships. (See Appendix B)

Background

In October 2005 the Waroona Golf Club wrote to the Council requesting financial and in-kind assistance to host the above Championships from the 10-13 August 2006.

The Council has provided minor in-kind assistance to-date in preparation for the event, including clearing away tree loppings and providing sand and will undertake a tidy up of the area just prior to and rubbish removal throughout the event.

As part of the assistance package, the Club requested a \$5,000 cash grant. In October 2005 the Club was provided a grant of \$800 through Council's *Small Grants Program* towards the hire of a marquee.

It was indicated to the Club that the \$4,200 balance of the donation request would be considered in the 2006/07 budget, however the budget meeting is scheduled to be held after the event.

Council is requested to formally consider the donation request ahead of adopting the budget.

Officer's Comments

Approval of the donation is recommended.

Community Consultation

N/A

OFFICER RECOMMENDATION

That Council approve a donation of \$4,200 to the Waroona Golf Club to assist it in hosting the 2006 State Sand Greens Championships in Waroona from the 10 – 13 August 2006. The funds to be provided in the 2006/2007 Budget.

Note:

The Officer recommendation was changed to reflect an increase in Council's in-kind support for the event and a reduction in financial contribution in line with other similar events.

APPENDIX B**COUNCIL DECISION****OCM06/129****MOVED: Cr Fitzpatrick****SECONDED: Cr Heath**

That Council approve a donation of up to Two thousand dollars (\$2,000) to the Waroona Golf Club to assist it in hosting the 2006 State Sand Greens Championships in Waroona from the 10-13 August 2006, and the Chief Executive Officer be authorised to offer the Club free use of available Council equipment and facilities during the event. The funds to be provided in the 2006/2007 Budget.

CARRIED 8-0**10. ELECTED MEMBERS MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN, OR FOR CONSIDERATION AT NEXT MEETING****10.1 PRESTON BEACH – 'FUTURE LIFESTYLE POLICY'**

Officer/Officer's Interest:	Ian Curley – Chief Executive Officer/Nil	
Proponent:	Cr Z O'Reilly Carter	
Landowner:	N/A	
Date of Report: 01.June 2006		File No: TPSP1
Previous Reference:	Nil	
Statutory/Policy Implications:	Nil/Policy recommendation	
Strategic Implications:	Recommendation to be reflective of strategic direction	
Financial Implications:	Nil	
Voting Requirements	Simple Majority	

Proposal

To develop a Future Lifestyle Policy for the Preston Beach area, with potential to create similar policies in all localities within the Shire.

Background

With the likelihood of future development of the Preston Beach Townsite it would be timely for the Council and community to determine the type of lifestyle that should be encouraged for the future of the Preston Beach area. The process would open positive dialogue with the community, Steering Committee and future developers.

Some of the issues that could be addressed by such a policy are:

- Zoning out of fast-food outlets;
- Decentralising the future town centre, favouring several smaller town centre cells throughout the development;
- Protection of environment eg Ramsaw Wetlands, Flora, Fauna, and maintenance of Ecological integrity;
- A walk/cycle friendly town.

The process and success of this Policy could be used as a format to deliver such a policy to all localities within the Shire.

Officer's Comments

It is recommended that Council progress the development of such a Policy through the newly formed *Preston Beach Townsite Strategy Steering Committee* and that the committee be encouraged, in its initial stage, to engage with the Preston Beach community to develop a '*Future Lifestyle Policy*'. It is suggested that this be achieved by using an experienced facilitator to extract and analyse the community's ideas.

Community Consultation

The Future Lifestyle Policy to be developed through intense consultation with the community, and possibly future developers.

OFFICER RECOMMENDATION

That Council progress the development of a Future Lifestyle Policy for the Preston Beach area, and request the Preston Beach Townsite Strategy Steering Committee to develop this Policy through consultation with the Preston Beach community and other interested persons.

Note:

*The Officer Recommendation was changed to refer to a "**Coastal**" Lifestyle Policy and the consultation process be with interested "**Groups**".*

COUNCIL DECISION
OCM06/129
MOVED: Cr Davis
SECONDED: Cr Germain

That Council progress the development of a Coastal Lifestyle Policy for the Preston Beach area, and request the Preston Beach Townsite Strategy Steering Committee to develop this Policy through consultation with the Preston Beach community and other interested individuals and groups.

CARRIED 7-0

11. NEW BUSINESS OF AN URGENT NATURE/REPORTS & INFORMATION

11.1 ELECTED MEMBERS

11.1.1 YALGORUP NATIONAL PARK

COUNCIL DECISION
OCM06/130
MOVED: Cr Fitzpatrick
SECONDED: Cr O'Reilly Carter

That a suitably qualified person be invited to address Council on the Wetlands and RAMSAR implications of the Yalgorup National Park and the Preston Beach townsite area.

CARRIED 7-0

11.1.2 YARLOOP HOSPITAL

COUNCIL DECISION

OCM06/131

MOVED: Cr Germain

SECONDED: Cr Fitzpatrick

That the Member for Collie/Wellington Mick Murray MLA be invited to address the Council on impacts on the Waroona community through the potential closure of the Yarloop Hospital, as recently reported in the Harvey Reporter.

CARRIED 7-0

11.2 OFFICERS

Nil

12. CLOSURE OF MEETING

There being no further business the Chairperson closed the meeting the time being 2.31pm