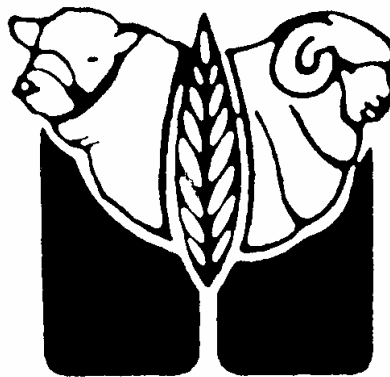


MINUTES



ORDINARY MEETING

HELD

THURSDAY 15 APRIL 2010

COMMENCED AT 3.30PM

AT

SHIRE OF BOYUP BROOK CHAMBERS
ABEL STREET – BOYUP BROOK

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1 RECORD OF ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE PREVIOUSLY APPROVED

1.1 Attendance

Cr T Doust – Deputy Shire President
Cr E Biddle
Cr R Downing
Cr P Marshall
Cr B O’Hare
Cr T Oversby
Cr E Muncey

STAFF: Mr Alan Lamb (Chief Executive Officer)
Mr John Eddy (Manager of Works and Services)
Mr Keith Jones (Manager of Finance)
Mrs Maria Lane (Executive Assistant)

PUBLIC: Mr Geoffrey Lush – arrived at 3.30pm and left at 4.18pm (Planning Consultant)

Apologies

Cr T Ginnane – Shire President
Cr Giles

1.2 Leave of Absence

Nil

2 PUBLIC QUESTION TIME

2.1 Response to Previous Public Questions Taken on Notice

Nil

2.2 Public Question Time

3 APPLICATIONS FOR LEAVE OF ABSENCE

COUNCIL DECISION & OFFICER RECOMMENDATION – ITEM 3.1

MOVED: Cr O’Hare

SECONDED: Cr Oversby

That Councillors T Ginnane and M Giles be granted leave of absence for the April 2010 ordinary meeting of Council.

CARRIED 6/1

Res 050/10

COUNCIL DECISION & OFFICER RECOMMENDATION – ITEM 3.1

MOVED: Cr Oversby

SECONDED: Cr Downing

That Councillor A Doust be granted leave of absence for the May 2010 ordinary meeting of Council.

CARRIED 7/0

Res 051/10

4 PETITIONS/DEPUTATIONS/PRESENTATIONS/REPORTS

Cr Biddle advised Councillors that the Boyup Brook Tourism Information board has been put up in the main street and car bumper stickers have been created to promote our Shire. Councillors will receive an invitation to a Civic Reception being held on 20th May 2010. The Boyup Brook Agricultural Hall Centenary will be held on 1st May 2010.

5 CONFIRMATION OF MINUTES

5.1 Ordinary Meeting of Council Thursday 18 March 2010.

COUNCIL DECISION & OFFICER RECOMMENDATION – ITEM 5.1

MOVED: Cr Biddle

SECONDED: Cr Oversby

That the minutes of the Ordinary Meeting of Council held on Thursday 18 March 2010, be confirmed as an accurate record.

CARRIED 7/0

Res 052/10

6 PRESIDENTIAL COMMUNICATIONS

Cr Tony Doust – Acting Shire President attended the local Football Club on 11th April 2010, thanked the Shire and staff for the work done on the oval.

7 REPORTS OF OFFICERS

7.1 MANAGER WORKS & SERVICES

Nil

7.2 **MANAGER – FINANCE**

7.2.1 **Accounts for Payment**

<i>Location:</i>	<i>Not applicable</i>
<i>Applicant:</i>	<i>Not applicable</i>
<i>File:</i>	<i>FM/1/002</i>
<i>Disclosure of Officer Interest:</i>	<i>None</i>
<i>Date:</i>	<i>9 April 2010</i>
<i>Author:</i>	<i>Keith Jones – Manager of Finance</i>
<i>Authorizing Officer:</i>	<i>Not applicable</i>
<i>Attachments:</i>	<i>Yes – List of Accounts Paid</i>

SUMMARY

Report recommends the acceptance and approval of the Schedule of Accounts for Payment.

BACKGROUND

Invoices have been received during the month of March 2010.

COMMENT

Accounts are presented for consideration (see appendix 7.2.1) or where paid by direct debit pursuant to the Council's "Authorisation to Make Payments" policy.

CONSULTATION

Nil

STATUTORY OBLIGATIONS

Local Government (Financial Management) Regulations Act 1009, Regulation 12; and Regulations 13(3) (a) (b); 13(1); and 13(4).

POLICY IMPLICATIONS

Accounts are presented for consideration or where paid by direct debit pursuant to the Council's "Authorization to Make Payments" policy.

BUDGET/FINANCIAL IMPLICATIONS

Account payments are in accordance with the adopted budget for 2009/10 or authorized by separate resolution.

STRATEGIC IMPLICATIONS

Nil

VOTING REQUIREMENTS

Simple Majority

COUNCIL DECISION & OFFICER RECOMMENDATION – ITEM 7.2.1

MOVED: Cr O’Hare

SECONDED: Cr Biddle

That the payment of accounts for March 2010 as presented totalling \$1,035,933.50 and as represented by cheque voucher numbers 17976 – 18015 totalling \$90,664.74, and accounts paid by direct electronic payments through the Municipal Account totalling \$945,268.72 be endorsed.

CARRIED 7/0

Res 053/10

7.2.2 March 2010 Monthly Statements of Financial Activity

<i>Location:</i>	<i>Not applicable</i>
<i>Applicant:</i>	<i>Not applicable</i>
<i>File:</i>	<i>FM/10/003</i>
<i>Disclosure of Officer Interest:</i>	<i>None</i>
<i>Date:</i>	<i>9 April 2010</i>
<i>Author:</i>	<i>Keith Jones – Manager of Finance</i>
<i>Authorizing Officer:</i>	<i>Not applicable</i>
<i>Attachments:</i>	<i>Yes – Financial Reports</i>

SUMMARY

Report recommends Council receive the Balance Sheet and Operating Statement for the month ended March 2010 and Investment Schedule for the month ended 30 April 2010.

BACKGROUND

Section 6.4 of the Local Government Act 1995 places financial reporting obligations on local government operations.

Regulation 34 (1)–(4) of the Local Government (Financial Management) Regulations 1996 requires the local government to prepare a ‘Monthly Statement of Financial Activity’.

The regulations also prescribe the content of the report.

The reports are attached – see appendix 7.2.2

COMMENT

Nil

CONSULTATION

Nil

STATUTORY OBLIGATIONS

Local Government (Financial Management) Regulations 1996, s34 (1) (a)
Local Government (Financial Management) Regulations 1996, s19 (1) (2) (a) (b)
Local Government (Financial Management) Regulations 1996, s34 (2) (a) (b)

POLICY IMPLICATIONS

Nil

BUDGET/FINANCIAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Nil

VOTING REQUIREMENTS

Simple Majority

COUNCIL DECISION & OFFICER RECOMMENDATION – ITEM 7.2.2

MOVED: Cr Biddle

SECONDED: Cr Oversby

That the March 2010 Monthly Statements of Financial Activity as presented, be received.

CARRIED 7/0

Res 054/10

7.3 CHIEF EXECUTIVE OFFICER

7.3.1 Local Rural Strategy

Location: Boyup Brook
Applicant: Council
File: LN/42/004
Disclosure of Officer Interest: Nil
Date: 8th April 2010
Author: Geoffrey Lush (Council's Consultant Planner)
Authorizing Officer: Alan Lamb – Chief Executive Officer
Attachments: 1 – BBR5 Townsite Surrounds

COUNCIL DECISION - MOVED INTO COMMITTEE

MOVED: Cr Downing

SECONDED: Cr Biddle

That the Council move into a committee of the whole under clause 15.6 of the Standing Orders, Local Law No.1. to allow members free discussion on the matter.

CARRIED 7/0

Res 055/10

COUNCIL DECISION - MOVE OUT OF COMMITTEE

MOVED: Cr Downing

SECONDED: Cr Oversby

That the Council moves out of committee of the whole under clause 15.6 of the Standing Orders, Local Law No.1.

CARRIED 7/0

Res 056/10

SUMMARY

The Western Australian Planning Commission has advised Council that at its Meeting of the 19th March it resolved to endorse the Rural Strategy subject to a number of modifications. It has requested that Council returned two copies of the modified Strategy report, signed by Council for endorsement.

The changes include those as recommended by Council at its Meeting of the 19th November 2009. In addition there are some minor terminology changes.

The only significant change requested by the Commission relates to Farm Restructuring and the Commission has requested that Recommendation 14 be deleted. This relates to the minimum lot size for boundary realignments on properties situated more than 10kms from town.

It is recommended that Council endorse the revised Strategy.

BACKGROUND

Council at its Meeting of the 19th November 2009 resolved to adopt the Strategy for final approval subject to a number of modifications. In summary these modifications are:-

- a) Minor formatting, terminology, Department names and other correctional changes which do not alter the recommendations.
- b) In the Technical Appendix insert a new section "3.4 Geology and Mineral Resources".
- c) Remove Lot 6 Arthur River Road from Area 11 in the Townsite Surrounds Policy Area.
- d) Minor modification to Section 2.4 Housing and Homestead Lots.
- e) In Section 2.5 Conservation Lots insert a new paragraph relating to mining issues.
- f) Recognise the buffer to the proposed Waste Water Treatment Plant.
- g) Update references to the Industrial Sites study.

COMMENT

The endorsement of the Rural Strategy is a major milestone for Council and will allow for a variety of developments to be considered. It is also the forerunner to the review of the Town Planning Scheme.

The specific modifications requested by the Planning Commission are set out below with comments underneath.

Recommendation 3 Protection of Agricultural Land

Proposed Recommendation

The creation of an Agricultural Trade Lots will be supported on land where:

- a. the lot is a minimum of 40ha;
- b. there is a statutory restriction imposed that prohibits the development of a dwelling;
- c. ~~on the lot and~~ the lot does not contain an existing dwelling; and
- d. the lot is "tied" by title as an Agricultural Trade Lot.

There is no objection as this is just a minor clarification.

Recommendation 14 Farm Restructuring

Delete the recommendation which states that for areas more than 10kms distance from the townsite the smaller lot for a boundary realignment shall have a minimum size of 40 hectares.

This issue has been a constant concern for the Planning Commission. The effect of this modification is that the provisions for broad acre subdivision would apply to boundary realignments where the land is situated more than 10kms distance from the townsite i.e. a minimum lot size of 80ha.

Where the lot is less than the prescribed 80ha minimum lot size in rural areas it must have a minimum area of 40ha and must contain at least 30ha of good farming land (Class 1 or 2).

As reported to Council in November it is noted that these criteria have not been rigidly applied within the Shire. Since May 2007, the Commission has not refused any boundary realignment applications even when the land is more than 10kms from town and the lot is less than 40 hectares in size. Hence deletion of this provision may not have any significant impact.

Recommendation 13 remains unaltered. This allows for boundary realignments with a minimum area of 20 hectares where the land is within 10kms of the townsite.

Recommendation 15 Housing and Homestead Lots

Previous Recommendation

That Council support subdivision of rural land where it is for the purpose of creating a 'Homestead Lot' subject to the following criteria:

- a. the land contains an existing habitable dwelling;
- b. legal road frontage to a constructed road;
- c. of sufficient size and configuration to provide an appropriate buffer from any adjacent existing intensive land use activities including chemical spraying;
- d. have existing access to power, and a water supply sufficient for domestic and garden uses; and
- e. encompass, as far as practical, any existing farm sheds and farm infrastructure.

Proposed Recommendation

That Council will support subdivision of rural land where it is for the purpose of creating a 'Homestead Lot' provided that applications comply with Policy DC3.4 and the homestead lot:

- a. is of sufficient size and configuration to provide an appropriate buffer from any adjacent existing intensive land use activities including chemical spraying;
- b. has access to an existing power supply and a water supply sufficient for domestic and garden uses; and
- c. encompasses, as far as practical, any existing farm sheds and farm infrastructure.

It is noted that items a & b of the original recommendation are already provided for in Commission Policy DC 3.4.

Figure 3 Townsite Surrounds

Remove the 'orange' colouring from the townsite (such that the underlying cadastre can be seen) and Areas 6 & 11.

The 'orange' colouring identifies the land which is being considered for townsite expansion. However there is no reference to the colouring and so this needs to be corrected. As the objectives for these areas clearly refer to townsite expansion there is no need to show the colouring on Figure 3.

The revised copy of Figure 3 is contained as Attachment 1.

CONSULTATION

Department of Planning

STATUTORY ENVIRONMENT

Once the Commission returns the endorsed copy of the Strategy Council must publish an Approval Notice in the local newspaper.

POLICY IMPLICATIONS

The Local Rural Strategy will be a major development policy of Council. It will continue to evolve and will need regular review for it to remain a useful and workable document.

BUDGET/FINANCIAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Once it is endorsed the Local Rural Strategy will provide the strategic justification for further development in the area.

VOTING REQUIREMENTS

Simple Majority

COUNCIL DECISION & OFFICER RECOMMENDATION – ITEM 7.3.1

MOVED: Cr Oversby

SECONDED: Cr Muncey

That Council endorse the Local Rural Strategy in accordance with the instructions of the Western Australian Planning Commission.

CARRIED 7/0

Res 057/10

7.3.2 Subdivision Application (WAPC Ref 141763) Boyup Brook Arthur Road

Location:	<i>Lot 50 Boyup Brook Arthur Road</i>
Applicant:	<i>K Moir Licensed Surveyor</i>
File:	<i>AS15214</i>
Disclosure of Interest:	<i>None</i>
Date:	<i>8th April 2010</i>
Author:	<i>Geoffrey Lush (Council's Consultant Planner)</i>
Authorizing Officer:	<i>Alan Lamb – Chief Executive Officer</i>
Attachments:	<i>1 – Subdivision Plan</i>

SUMMARY

The application is to subdivide Lot 50 Boyup Brook Arthur River Road into four allotments having minimum lot areas of 20 hectares. The property is located in the northern side of the Boyup Brook Arthur Road at the intersection of Boyup Brook North Road.

The application is not supported as:-

1. It is contrary to the provisions of the Local Rural Strategy as the subject land is classified for 'rural uses';
2. It is contrary to the provisions of Town Planning Scheme No 2; and
3. There are potential safety concerns with multiple vehicular crossovers onto the Boyup Brook Arthur Road in this location.

BACKGROUND.

The subject land is Lot 50 DP 62150 Boyup Brook Arthur Road. The site has an area of subject land has an area of 90.1882 hectares and is located approximately 3 kms from the townsite.

The property is owned by Leafield Pty Ltd (A & R Bombara)

The site is undulating and slopes away from the road to a central east – west drainage line. The land is generally cleared with no existing development.

The application submits that:-

The intention of the proposed subdivision is to create 4 new lots based on the rural lifestyle or Rural Small Holding criteria outlined in the Boyup Brook Rural Strategy. The area in question is identified in the Strategy as BBR5 Townsite and Surrounds, Policy area 12, Rural uses.

The area under proposal is not suitable for industrial use as the topography is generally too steep for such development, with a large creek line traversing the extent of the proposal.

The proposed Lots fall within the 5 km radius of the town, as identified in the Rural Strategy as suitable for Rural Small Holding's. The lots would create no extra burden on

the town services or amenities. The proposed subdivision would not interfere or impinge on the future development of the surrounding lots to the North or West.

The proposed Lots by virtue of their location would be ideally suited to people desirous of developing new initiatives in agriculture, outside the traditional framework already established. Development of niche agricultural activities could create local employment and facilitate stewardship of the natural resources as outlined by the study carried out by Rosset (1999).

COMMENT

The application incorrectly asserts that land within a 5 km radius of the town, is identified in the Rural Strategy as being suitable for Rural Small Holding's. However this only applies to selected areas within the BBR5 Townsite Surrounds Policy Area.

Area 12 is identified as 'balance rural' and not as an area for future rural small holdings.

Consequently the minimum lot size is 80ha. Lots of 40ha can be considered where there is a minimum area of 40ha containing at least 30ha of good farming land (Class 1 or 2).

The application does not comply with this.

No detailed information (agronomist's and hydrologist's reports) have been provided in accordance with the Commission's requirements.

The Boyup Brook Arthur Road is a major rural road with a derestricted speed limit. New access onto this road needs minimum sight distance of 250 meters. As the land slopes away from the road access is further complicated by the road shoulder which may require substantial modifications to provide a safe queuing area.

No information has been supplied addressing this issue.

CONSULTATION

Manager of Works and Services

STATUTORY ENVIRONMENT

There are several WAPC Policies affecting the general subdivision of rural land including:-

- State Planning Policy 2.5 - Agriculture and Rural Land Use.
- DC 3.4 – Subdivision of Rural Land.

The Warren Blackwood Regional Rural Strategy also applies to the proposal and with regard to rural subdivision and recommends:

- A minimum lot size of 80 hectares in rural areas;
- Where a lot is less than 80ha in size it must have a minimum area of 40ha and must contain at least 30ha of good farming land (Class 1 or 2);
- Such applications must be supported by an agronomist's and hydrologist's report.

The Planning Commission is also stipulating that the total lot area is also to incorporate:-

- A minimum area of 30ha of high-capability land,

- Plus the water capture and/or storage area (as necessary),
- Plus an area for farm infrastructure and buildings with sufficient setback from adjoining properties so as not to restrict potential agricultural productivity on those properties, setbacks from watercourses and wetlands,
- Plus the retention of any remnant vegetation that should be protected from clearing.

Town Planning Scheme No 2

The subject land is zoned 'Rural' in Town Planning Scheme No 2.

Clause 5.1 of the Scheme states that in considering applications for subdivision, rezoning and planning consent in the Rural zone, Council shall have regard to:

- i) the need to protect the agricultural practices of the Rural zone in light of its importance to the District's economy;
- ii) the need to protect the area from uses which will reduce the amount of land available for agriculture;
- iii) the need to preserve the rural character and rural appearance of the area; and
- iv) where rural land is being subdivided for closer development, the proposal should be supported with evidence outlining the land's suitability and capability for further development.

No evidence has been supplied to show how the application would comply with these provisions.

Rural Strategy

Within the Local Rural Strategy the subject land is located within the BBR5 Townsite Surrounds Policy Area. It is situated within Area No 12 which is designated for rural uses.

The Strategy recommendations for rural subdivision reflect the above recommendations from the Warren Blackwood Regional Rural Strategy.

POLICY IMPLICATIONS

None

FINANCIAL IMPLICATIONS

None

STRATEGIC IMPLICATIONS

None

VOTING REQUIREMENTS

Simple Majority

COUNCIL DECISION & OFFICER RECOMMENDATION – ITEM 7.3.2

MOVED:Cr Biddle

SECONDED: Cr Downing

That Council advise the Western Australian Planning Commission that it objects to the proposed subdivision of Lot 50 DP62150 Boyup Brook Arthur Road on the grounds that:

- (a) the application is contrary to the Boyup Brook Rural Strategy which the Planning Commission has resolved to endorse for final approval;**
- (b) There are potential safety concerns with multiple vehicular crossovers onto the Boyup Brook Arthur Road in this location and no information has been provided to demonstrate that safe vehicular access can be provided from the proposed lots to the Boyup Brook Arthur Road.**
- (c) the application is contrary to the provisions for rural subdivision contained in
 - the Shire of Boyup Brook Town Planning Scheme No.2
 - WAPC DC 3.4 Subdivision of Rural Land; and
 - The Warren Blackwood Rural Strategy.**

CARRIED 7/0

Res 058/10

7.3.3 Subdivision Application (WAPC Ref 141711) Greenfields Road

Location:	<i>Lot 12069 Greenfields Road</i>
Applicant:	<i>John Kinnear & Associates</i>
File:	<i>AS3400</i>
Disclosure of Interest:	<i>None</i>
Date:	<i>9th April 2010</i>
Author:	<i>Geoffrey Lush (Council's Consultant Planner)</i>
Authorizing Officer:	<i>Alan Lamb – Chief Executive Officer</i>
Attachments:	<i>1 – Location Plan</i> <i>2- Proposed Subdivision</i>

SUMMARY

This report is to consider a referral of a subdivision application from the Western Australian Planning Commission. The subject land is Lot 12069 Greenfields Road Benjinup as shown in Attachment 1.

It is proposed to subdivide a homestead lot from the property. The subdivision concept is shown in Attachment 2.

The subject land is owned by Australian Bluegum Plantations Pty Ltd.

The application is supported subject to appropriate conditions.

BACKGROUND

The subject land is Lot 12069 Greenfields Road and it is located 15 kms west of Boyup Brook on the corner of Greenfields and Howards Roads.

The property has an area of 203 hectares. It has been developed for a blue gum plantation and contains an existing dwelling and outbuildings.

Proposal is to create a homestead lot of 13.71 hectares as shown in Attachment 2.

The proposed lot has been configured to include the dwelling, sheds, and driveway, adopting existing fencing and powerlines where appropriate.

Both lots have access to power and telecommunications, and also to water supplies and have a frontage to Greenfields Road.

CONSULTATION

None

STATUTORY OBLIGATIONS

Town Planning Scheme

The subject land is zoned 'Rural' in Town Planning Scheme No.2. The surrounding area is generally zoned 'Rural'.

Clause 5.1 of the Scheme states that in considering applications for subdivision, rezoning and planning consent in the Rural zone, Council shall have regard to:

- i) the need to protect the agricultural practices of the Rural zone in light of its importance to the District's economy;
- ii) the need to protect the area from uses which will reduce the amount of land available for agriculture;
- iii) the need to preserve the rural character and rural appearance of the area; and
- iv) where rural land is being subdivided for closer development, the proposal should be supported with evidence outlining the land's suitability and capability for further development.

Rural Strategy

Within the draft Local Rural Strategy the subject land is situated in the BBR2 Western Policy Area.

In relation to homestead lots the Strategy reflects the recommendations of the Planning Commission's DC 3.4 Policy which states that Homestead lots may be created to enable an existing house on a farm to continue to be occupied provided that:

- (a) the land is in the Wheatbelt agricultural policy area;
- (b) the population in the locality is declining or relatively static;
- (c) the homestead lot has an area between 1 and 4 ha, or up to 20 ha where it is desirable to respond to the landform or to include existing outbuildings or water sources;
- (d) there is an adequate water supply for domestic, land management and fire management purposes;

- (e) the homestead lot fronts a constructed public road;
- (f) the homestead lot contains an existing residence; and
- (g) a homestead lot has not been excised from the farm in the past.

In addition the Strategy also recommends that the Homestead lot must be of sufficient size and configuration to provide an appropriate buffer from any adjacent existing intensive land use activities including chemical spraying.

COMMENT

Generally the creation of a Homestead lot is supported. In this instance there are two additional concerns with fire management due to the existing plantation. These are:-

- The dwelling setback; and
- Compliance with Council's Firebreak Notice.

These are relevant considerations as the Homestead lot will be able to be sold and is likely to be in separate ownership.

Dwelling Setback

FESA has been reviewing its Guidelines for Plantation Fire Protection and the 2009 draft requires a 100m hazard separation zone between a plantation and a dwelling. This is consistent with the provisions of the Planning for Bush Fire Protection Guidelines and Australian Standard AS3959 Construction of Buildings in Bush Fire Prone Areas.

AS3959 was updated in 2009 following the Victorian bush fires.

It is unclear if the proposed lot and location of the dwelling is such that this can be complied with. The applicant has submitted that the reason for requiring a 13ha lot is to allow for appropriate fire setbacks.

In accordance with the Rural Strategy the proposed lot "must be of sufficient size and configuration to provide an appropriate buffer from any adjacent existing intensive land use" which includes for fire management.

If necessary the subdivision plan may need to be modified to provide the 100m hazard separation between the plantation and the dwelling.

Fire Break Notice

The Homestead lot is creating a new property boundary with the plantation.

In accordance with Council's Fire Break Notice a 15m wide fire break is required on the boundaries of plantations, where the internal compartment fire breaks are only required to be 10m wide.

POLICY IMPLICATIONS

None

BUDGET/FINANCIAL IMPLICATIONS

None

STRATEGIC IMPLICATIONS

None

VOTING REQUIREMENTS

Simple Majority

COUNCIL DECISION & OFFICER RECOMMENDATION – ITEM 7.3.3

MOVED: Cr O’Hare

SECONDED: Cr Oversby

That Council advises the Western Australian Planning Commission that it supports the proposed subdivision of Lot 12069 Greenfields Road Benjinup and that:-

- 1 To provide for appropriate fire protection in accordance with FESA’s Guidelines for Plantation Fire Protection the existing dwelling must be setback 100m from the plantation. This should only be reduced where specific fire management measures are incorporated into the design of the dwelling in accordance with Australian Standard AS3959.**
- 2 Recommendation 15(c) of Council’s Rural Strategy (approved for endorsement by the Commission) requires that the proposed homestead lot *“must be of sufficient size and configuration to provide an appropriate buffer from any adjacent existing intensive land use”* which includes for fire management.**
- 3 In order to comply with 1 above it may be necessary to amend the boundary of the proposed lot.**
- 4 In accordance with Council’s Fire Break Notice a 15m wide fire break is required on the external boundaries of all plantations. As the proposed Homestead lot will create a new external property boundary with the plantation a 15m wide fire break is required to be provided within the plantation.**
- 5 The 100m hazard separation zone between the dwelling and the plantation can include the width of the fire break within the plantation.**

CARRIED 7/0

Res 059/10

7.3.4 Subdivision Application (WAPC 141726) Winnejup Road

Location:	<i>Lots 733, 734 and 219 Winnejup Road Mayanup</i>
Applicant:	<i>K Moir Licensed Surveyor</i>
File:	<i>AS9460</i>
Disclosure of Officer Interest:	<i>None</i>
Date:	<i>9 April 2010</i>
Author:	<i>Geoffrey Lush (Council Consultant)</i>
Authorizing Officer:	<i>Alan Lamb – Chief Executive Officer</i>
Attachments:	<i>1 Located Plan 2 Existing Lots 3 Proposed Subdivision</i>

SUMMARY

This report is to consider a referral of a subdivision application from the Western Australian Planning Commission. The subject land comprises of Lots 733, 734 and Lot 219 Winnejup Road (as shown in Attachment 1).

It is proposed realignment of boundaries of these lots to reflect the location of existing buildings and also to provide a road frontage to Lot 219.

The subject land is owned by N.W.E. Harding.

The application is not supported as it is contrary to the Rural Strategy recommendations.

BACKGROUND

The subject land is located approximately 13 kms south of Boyup Brook as shown in Attachment 1. It has a total area of 136 hectares and comprises of:-

Lot 733 DP116257 – 40.4686 hectares

Lot 734 DP116258 – 27.3136 hectares

Lot 219 DP251955 – 16.1874 hectares

The existing lot boundaries are shown in Attachment 2.

The property is adjacent to the Blackwood River and there is an unconstructed road reserve crossing the northern portion of the site.

The property is used for general farming and contains a dwelling and other improvements.

It is noted that the land subject to the application does not include Lot 35, although the existing access to the property crosses this lot.

The proposed subdivision will realign the existing boundaries as follows:-

Lot 100 (32.042ha)

Will excising a portion of existing Lot 219 containing the shearing shed, yards and other storage infrastructure and amalgamating it with existing Lot 734. This is to contain all the buildings and yards on the one block.

Lot 101 (19.74ha)

Excising a portion of existing Lot 733 and amalgamating it with the balance of Lot 219 creating road access onto Winnejup Road for the now land locked Lot 219

Lot 102 (32.183ha)

The existing Lot 733 will be reduced in area slightly and become new Lot 102.

CONSULTATION

None

STATUTORY OBLIGATIONS

Town Planning Scheme

The subject land is zoned 'Rural' in Town Planning Scheme No.2. The surrounding area is generally zoned 'Rural'.

Clause 5.1 of the Scheme states that in considering applications for subdivision, rezoning and planning consent in the Rural zone, Council shall have regard to:

- i) the need to protect the agricultural practices of the Rural zone in light of its importance to the District's economy;
- ii) the need to protect the area from uses which will reduce the amount of land available for agriculture;
- iii) the need to preserve the rural character and rural appearance of the area; and
- iv) where rural land is being subdivided for closer development, the proposal should be supported with evidence outlining the land's suitability and capability for further development.

Local Rural Strategy

Within the draft Local Rural Strategy the subject land is situated in the BBR2 Western Policy Area.

In relation to farm restructuring the Rural Strategy recommendations include:-

- 8 Council's objective is to encourage the redesign of existing (multiple lot) farms into a more appropriate configuration of lot boundaries relative to land management and land capability factors, subject to maintenance or reduction of the original number of lots.
- 9 The smaller lots have sufficient size to allow for the construction of a dwelling and other small farm infrastructure and buildings with sufficient setback from adjoining properties so as not to restrict potential agricultural productivity on those properties.
- 10 The smaller lots are located to have minimal adverse impact on the viability and sustainability of the main farming property.
- 11 The total number of resulting lots is not greater than the original number of lots.
- 12 In the case of lifestyle lots, the land is located within 10kms of a major townsite.
- 13 That for the purpose of the above provision a "lifestyle" lot is defined as having a minimum area of 20 hectares (being within 10kms of the townsite).

- 14 That areas more than 10kms distance from the townsite the smaller lot shall have a minimum size of 40 hectares. (It is noted that the Planning Commission has requested that this recommendation be deleted which means that the minimum lot size is 80ha).

COMMENT

It is immediately noticeable that the existing allotments are in relative long and narrow i.e. 1,700m by 160m. The suitability of such lots for agriculture is not as preferable as more regularly shaped allotments.

There is merit in altering the property boundaries to consolidate the existing dwelling, outbuildings and infra structure on the one allotment.

The proposed Lot 101 will be 1,140m long and less than 100m wide for most of this length. As its area is less than 20 hectares it would only be suitable as a rural small holdings 'lifestyle' lot.

The applicant's justification for this is that the existing Lot 219 is land locked. This is not technically correct as Lot 219 has a legal road frontage but this road is unconstructed. In order to create this lot it is necessary to reduce the width and area of Lot 733 which makes it less useful for farming purposes.

The application does not indicate anything in relation to the existing access to the proposed Lot 100 which presently crosses through the adjoining Lot 35 (which is not part of the application). Assuming that Lot 35 is owned by the applicant, it is still necessary for the new Lot 100 to have self contained access directly to Winnejup Road.

The application does not comply with the Rural Strategy because:-

1. Even if the land was located within 10 kms of the townsite, Lot 101 must have a minimum lot size of 20 hectares.
2. As the subject land is located more than 10 kms from the townsite, the 20ha minimum lot size for a boundary realignment does not apply.
3. Under the 'advertised' recommendations in the Strategy a minimum lot size of 40 ha is required and none of the lots comply with this. Under the modifications requested by the Planning Commission the minimum lot size is 80 ha, but this can be reduced to 40 ha provided that there is 30 ha of Class 1 or 2 agricultural land.

A more preferable approach would be to amalgamate Lots 219 and 734.

POLICY IMPLICATIONS

None

BUDGET/FINANCIAL IMPLICATIONS

None

STRATEGIC IMPLICATIONS

None

VOTING REQUIREMENTS

Simple Majority

COUNCIL DECISION & OFFICER RECOMMENDATION – ITEM 7.3.4

MOVED: Cr Oversby

SECONDED: Cr O'Hare

1. That Council advises the Western Australian Planning Commission that it does not support the proposed subdivision of Lots 733, 734 and 219 Winnejump Road Mayanup because:-
 - (a) The application is contrary to Council's Rural Strategy (approved for endorsement by the Commission).
 - (b) The proposed configuration of the lots is not considered desirable for the promotion and protection of agricultural practices of the Rural zone in accordance with Clause 5.1(i) of the Scheme.
2. The Planning Commission be further advised that Council would support the amalgamation of Lots 219 and 734.

CARRIED 7/0

Res 060/10

4.18pm – Mr Geoffrey Lush left the Chambers.

7.3.5 Royalties for Regions – Country Local Government Fund 2009-10

Location:	N/A
Applicant:	N/A
File:	
Disclosure of Officer Interest:	None
Date:	8 March 2010
Author:	Alan Lamb
Authorizing Officer:	Not applicable
Attachments:	Circular, Template for Forward Capital Works Plan, Frequently Asked Questions and Funding Assistance Agreement from Department for Regional Development and Lands. Also, information on a CEO briefing from the Department for Local Government.

SUMMARY

This matter is brought before Council for information and it is recommended that grant funding be sought for a forward capital works plan.

BACKGROUND

As previously reported, funding under the Country Local Government Fund (CLGF) program for 2009/10 has been postponed due to State Government Budget constraints.

Whilst Councils will not now receive the distribution of Royalties for Regions funds through the CLGF scheme in the manner that the Government had indicated it would Councils will have the opportunity to access limited funds for forward capital works planning. Additionally, the funds will now be distributed through the Department for Regional Development and Lands (RDL).

COMMENT

As will be seen from the attached circular from RDL, This Shire Council is eligible to receive a direct allocation of up to \$35,000 toward the cost of preparing a forward capital works plan that relates to current or developing strategic and asset management plans. The forward capital works plan will be a prerequisite for access to the 65% of the total funds available from the CLGF grants for 2010/11.

Up to \$100,000 is to be provided to each of the nine Regional Development Commissions (RDC) to support regional groupings of country Local Government groups to identify, scope and plan priority regional infrastructure projects. The South West Development Commission (SWDC) will be contacting Council to coordinate group planning activities. Business cases for priority infrastructure projects will be a prerequisite for regional groups of country Local Governments to access 35% of the total funding available from CLGF in 2010/11.

With respect to the direct allocation of up to \$35,000. It is apparent that the funds cannot be used for asset management planning but can be used for forward capital works planning that comes from this. It is understood that the Department for Local Government (DLG) is arranging a briefing for Council Chief Executive Officers (CEO), in conjunction with the RDL, on an invitation for Councils to participate in the following forward planning activities:

1. Forward Capital Works Plans.
2. Integrated Strategic Planning Asset and Financial Management.
3. Regional Business Plan Framework
4. Local Government Services in Remote Indigenous Communities

It is note that Council has already embraced, and commenced actioning, points one and two above when setting its 2008/09 budget and is well under way with this work. Three relates to Regional Transition Groups (RTG) which Council has already rejected and four is unlikely to apply to Boyup Brook. It is not clear at this stage what the proposals will be but it is expected that DLG may offer funding for the things it wants Councils to do and that this will include the preparation of asset and strategic management planning.

It is noted that the RDL notification of its grant requirements was dated 30 March 2010 and that the closing date for grant proposals is 30 April 2010. Also that the DLG circular was distributed 6 April 2010 announcing information sessions will be held 20 April via Westlink for country Councils and 27 March in Perth for those that could attend. This joint information session on these significant changes to funding arrangements and new challenges to Local Government will occur after many country Local Governments have held their April Council meetings. In order to gain the \$35,000 Councils will have to enter into an agreement with RDL and this entails the affixing of Council's seal. It is presumed that each Council will therefore have to formally agree to the agreement being entered into. Whilst there is some information to put before Councils to assist it in making their decisions the timing of requirements and the information sessions is questioned.

The plan, as expressed in goals set for the CEO, was to have the asset management planning, forward planning and a review of the strategic plan ready for putting before

Council in April 2010. Given these funding opportunities (actual with respect the RDL, and forward planning, and anticipated with respect to DLG, and asset management and strategic planning) it is recommended that any further work, of a substantial nature, be held off until the full extent of funding opportunities are known. It is noted that the RDL agreement sets 31 December as the deadline for submitting forward capital works plans and so perhaps 30 November would be an appropriate revised goal. It is noted that the RDL agreement (page 2) links the forward plan to the strategic plan (which it should do) and so there could be no meaningful review of the strategic plan until the asset management plans are done and pulled together to give an overall picture of what the assessed annual financial commitment is. It is expected that forward capital works plans will also come from this, at least with respect to currently held assets, and so the revised strategic plan might be best dealt with in conjunctim with the forward planning exercise.

The RDL guidelines show that the grant (i.e. \$35,000) can be used to cover consultant and in house costs and whilst it has not been possible to obtain quotes and do estimates as yet it is expected that the grant would meet all relevant and allowable costs. It is recommended that Council agree to enter into an agreement with RDL for it to provide funding assistance for Council to complete a forward capital works plan.

With regard to the regional groupings of Local Governments grant (i.e. the 35%), the RDL has been advised that Council is seeking to group with the Shires of Bridgetown/Greenbushes and Donnybrook/Balingup for the purposes of the CLGF regional grant.

CONSULTATION

Various

STATUTORY OBLIGATIONS

Nil

POLICY IMPLICATIONS

Nil

BUDGET/FINANCIAL IMPLICATIONS

This item relates to grant funding which would become available in July 2010 and so the grant income and related expense would be in the 2010/11 year and so become apart of the budget for that year.

STRATEGIC IMPLICATIONS

Nil

SUSTAINABILITY IMPLICATIONS

- **Environmental**
There are no known significant environmental issues.
- **Economic**
There are no known significant economic issues.

- **Social**
There are no known significant social issues.

VOTING REQUIREMENTS

Simple majority

COUNCIL DECISION & OFFICER RECOMMENDATION – ITEM 7.3.5

MOVED: Cr Muncey

SECONDED: Cr Biddle

That Council:

1. **Agree to enter into an agreement with the Department for Regional Development and lands for it to provide funds to Council to assist it to develop a forward capital works plan.**
2. **Revise its timelines for asset management, strategic and capital works planning to have these completed by 30 November 2010.**

CARRIED 7/0

Res 061/10

7.3.6 Small Business Centre Warren Blackwood – ongoing funding request

<i>Location:</i>	<i>N/A</i>
<i>Applicant:</i>	<i>Small Business Centre Warren Blackwood</i>
<i>File:</i>	<i>FM/25/008</i>
<i>Disclosure of Officer Interest:</i>	<i>None</i>
<i>Date:</i>	<i>8 April 2010</i>
<i>Author:</i>	<i>Alan Lamb – Chief Executive Officer</i>
<i>Authorizing Officer:</i>	<i>Not applicable</i>
<i>Attachments:</i>	<i>Nil</i>

4.23pm – Cr Muncey left the Chambers.

4.24pm – Cr Muncey returned to the Chambers.

SUMMARY

The purpose of this report is to put before Council the Small Business Centre Warren Blackwood's request for ongoing funding assistance

BACKGROUND

The Centre is a non-profit organisation partially funded by the state government and must raise additional operational funding through support from Local Government Authorities, sponsorship and other activities such as training through courses and one on one assistance. It is one of 25 in the state. The core function of the centre is to provide access to information about setting up and operating a small business.

Essentially the Small Business Development Corporation has 'contracted' the SBC's to provide this core service. Its role is primarily one of facilitation, it is a shortcut to information and also can act as a link to government to raise issues that are facing small business in the region.

It is also used by government agencies as a conduit to small business and are often called upon to pass new information on. This tends to be with regards to new legislation or rules relating to small business.

The SBC has business briefing sheets on different topics available on a range of subjects to assist businesses, in areas such as Business Structures, Occupational Safety and Health, compliancy and employment. A new initiative is the free Pulse Checks for existing businesses to assess areas which may need improvement and follow up visits to help with implementation of actions.

The Centre has conducted a range of training courses targeted to local small business needs and partners with local training organisations such as the Telecentres, TAFE, etc and has developed an excellent relationship with the Boyup Brook Telecentre, who have provided presenters for courses and they also take advantage of the Small Business, Smart Business Training Vouchers, which offers \$200 each year to assist businesses to subsidise the cost training. This has proven to be a good contact method with Home Based Businesses, which there are a high number of in Boyup Brook.

The Centre currently employs a full time Executive Officer, full time Personal Assistant and two business consultants targeting areas of specific need locally, which at present includes Business Planning and Marketing and is to be expanded as funding is sourced or becomes available.

COMMENT

The SBC Executive Officer (EO) recently trialled having an "office" in the Shire Offices (similar to the South West Development Commission arrangement whereby the officer has a set slot here periodically to provide local people with better access to the services) and this appeared to work well and the EO had a number of clients visit her on the day.

The SBC seeks a financial contribution of \$2,500 per annum commencing in the current year and running to 2012/13.

It is difficult to gauge the value of services such as this but, based on the recent trialled office here, it is expected that usage of the service is at a reasonable level. No statistics were supplied and, from experience of SBCs elsewhere their usage can be sporadic. A part of the service they provide is encouraging prospective new business owners to do business plans etc to ensure that they have an adequate market, etc. A number find that their plans indicate a low level of likelihood for success and so new businesses starting up is not really a good measure of the value of a SBC.

Whilst not all business owners or people intending to set up a business will access services such as those provided, some do and it would be unusual for a district not to have a service such as this.

It is apparent that the State Government is looking to better fund SBCs but wants to see demonstrate Local Government support first. The trialled use of Council's office facilities worked well and the continuance of a periodic (currently looking at one day per month) use of the office would be an in-kind contribution. The SBC still needs a cash contribution of \$2,500 to assist with operating costs and as demonstration of Local Government support. It is understood that Bridgetown/Greenbushes and Manjimup have indicated they will be supporting the SBC over the period mentioned.

Whilst Council traditionally deals with contributions such as this via its Donations policy, it is suggested that ongoing support for bodies such as the Tourism Association might be seen in a different light and Council may wish to look at separating such arrangements from its donations process as part of the 2010/11 budget process.

It is recommended that Council provide the requested contribution of \$2,500 and that funding for the remaining years to 2012/13 be dealt with as part of the 2010/11 budget process.

CONSULTATION

The author has spoken with representatives of SBC and other staff.

STATUTORY OBLIGATIONS

Nil

POLICY IMPLICATIONS

Council could determine that its Donations policy applies and if so the application should have been rejected by the CEO

BUDGET/FINANCIAL IMPLICATIONS

Provision was made in prior year's budgets but no provision was made in the current budget for the requested contribution.

STRATEGIC IMPLICATIONS

Nil

SUSTAINABILITY IMPLICATIONS

- **Environmental**
There are no known significant environmental issues.
- **Economic**
There are no known significant economic issues.
- **Social**
There are no known significant social issues.

VOTING REQUIREMENTS

Absolute majority

OFFICER RECOMMENDATION – ITEM 7.3.6

That Council amend the 2009/10 budget to provide for a contribution of \$2,500 to the Small Business Centre Warren Blackwood and that a contribution of that amount be made to that organisation.

COUNCIL DECISION – ITEM 7.3.6

MOVED: Cr Oversby

SECONDED: Cr Biddle

That Council amend the 2009/10 budget to provide for a contribution of \$2,500 to the Small Business Centre Warren Blackwood and that a contribution of that amount be made to that organisation on the understanding that Council will be provided with statistics of business development and enquiries within Boyup Brook.

CARRIED BY ABSOLUTE MAJORITY 7/0

Res 062/10

7.3.7 Refurbishment of Shire Offices

Location: Boyup Brook
Applicant: Shire of Boyup Brook
File: FM/34/110
Disclosure of Interest: Nil
Date: 9 March 2010
Author: Geoff Carberry Senior Administration Officer
Authorizing Officer: Alan Lamb – Chief Executive Officer
Attachments: Office Floor Plan x 2
Library layout (reference only)
Structural Engineers Report
Costing Breakdown sheet
Design Drawings of Transportable

COUNCIL DECISION - MOVED INTO COMMITTEE

MOVED: Cr Marshall

SECONDED: Cr Muncey

That the Council move into a committee of the whole under clause 15.6 of the Standing Orders, Local Law No.1. to allow members free discussion on the matter.

CARRIED 7/0

Res 063/10

COUNCIL DECISION - MOVED OUT OF COMMITTEE

MOVED: Cr Oversby

SECONDED: Cr Marshall

That the Council moves out of committee of the whole under clause 15.6 of the Standing Orders, Local Law No.1.

CARRIED 7/0

Res 064/10

SUMMARY

In the 2009/2010 budget funds were allocated for the refurbishment of the Shire Administration Offices. Two proposals have been determined as meeting the intended goals these plans are now put to Council for endorsement

BACKGROUND.

During the 2009/2010 budget process an allocation of funds was made to either extend or relocate the Library in an effort to allow a redesign of the office space available to staff. This extension/relocation was to be funded in part from Royalties for Regions funding. This funding is no longer available, nor was it deemed prudent to carry out such works with the possibility of Council amalgamations taking place. The Shire portion of the funding towards the project is still available for the improvement of the offices. The Shire offices have not been upgraded for a number of years and are in need of works to improve the appearance, the working environment, Disability access and inclusion, along with solving some Occupational Safety and Health issues. Concept plans were drawn up and circulated to all staff giving them an input into the process. It was decided to incorporate the library refit into the process thus allowing for Disability Access and Inclusion concerns to the Shire offices to be treated at the same time. These concerns were raised as apart of the DAIP audit held in 2007. Councils policy on DAIP states in part "All new works should meet the required Standards". A structural Engineers report has been received regarding the requirements of the planned counter relocation.

COMMENT

Proposal 1

Over and above the library furniture refit, which is a separate budget item, it has been determined that one new office and an interview room can be provided if a new entry is provided via the old library doorway.

This "new" entrance will incorporate an automatic door along with a new access ramp. The ramp will extend from a landing at the front of the building across the building to another landing being at the base of the current stepped access. The new ramp will meet the 1:14 gradient required for DAIP.

The counter will be relocated and redesigned to meet DA&I standards I twill then face the new entry. The worn and hazardous carpet will be replaced along with the repainting of the area. The rearrangement of staff working areas will achieve a greater use of available space whilst still being functional. The existing entry would be removed and the glassed area moved forward to increase the internal floor space.

This would then place the electrical switchboard within the building thus increasing its security.

Some new furniture will be purchased to suit the new layouts.

The moving of the compactor filing cabinet to a new location will enhance office safety.

In a longer term the rearrangements may facilitate the building of a Councillors documentation area, this work would require further budget allocations in a forthcoming budget.

Advantages

Greater use of the available space

Improved Disability Access to the Shire Offices

Improved conditions for staff and clients i.e. Interview room.

Improved safety for staff and clients

Improved security for staff.

Main Power switchboard is secured internally.

Disadvantages

Greater amount of disruption of the work area during the process

Proposal 2

This proposal requires the installation of a 9.6m x 4.2m transportable office unit in a position behind the current library. An enclosed passage way would then connect the two buildings. The transportable will allow for 2 offices and some additional storage space housing 3 staff

Additional drainage works will be required to the rear of the building.

New furniture and computers would be provided

Within the main building the compactor filing cabinet would be relocated
Carpet would be replaced and the area painted

Advantages

Less disruption to office area

One additional office

Ability to sell Transportable building at a later date

Disadvantages

Shire office access remains DAIP non compliant

Additional works to allow access of building

No Interview Room

Appearance of building from Sandakan Park/Memorial

Reduced budget due to no DAIP improvements.

Proposal 3

Proposal 3 is a combination of Proposals 1 and 2 it not only meets DAIP access standards into the building but it also causes the least amount of disruption to the work area.

Whilst this would be the most desirable outcome it does not conform to the budgetary allocations and would require further funds of approximately \$10000 to be allocated.

CONSULTATION

Anthony Cooper - AJ & DS Painting – Registered Painter

Bridgetown Carpets

Bridgetown Glass

Calvin Brown – Shire of Boyup brook –Garden Staff

Derek Lloyd – Aglec – Licensed Electrician

Gary Chambers - Builder

Darren Jennings – Builder

John Szolkowski – Builder

Peter Joyce – Bridgetown Refrigeration

Wayne Jolley – Buildings and Health Officer Shire of Boyup Brook

All office staff

STATUTORY ENVIRONMENT

Building Code of Australia.

Australian Standards AS 1481 DAIP access standards

FINANCIAL IMPLICATIONS

In the 2009/2010 budget \$60000 (E171008) has been allocated for office refurbishment. \$5000(E083030) was also allocated to progress Disability Access and Inclusion outcomes.

Should Proposal 1 be adopted there is no further budgetary implications
Should Proposals 2 or 3 be adopted there will be a need for further funds to be allocated dependant on onsite set up costs.

STRATEGIC IMPLICATIONS

None

VOTING REQUIREMENTS

Simple Majority

OFFICER RECOMMENDATION – ITEM 7.3.7

That the Council endorses the budgeted expenditure for planned the refurbishment and improvement of the Shire Administration Offices as presented in proposal 2 with weighted consideration to be made in the 2010/2011 budget to improve the access into the administration office building so as to meet Australian Standard 1481.

COUNCIL DECISION – ITEM 7.3.7

MOVED: Cr Marshall

SECONDED: Cr Oversby

That Council:

- 1. Endorses the budgeted expenditure for planned the refurbishment and improvement of the Shire Administration Offices as presented in proposal 3 with an estimated total cost of \$74,700 net of GST.**
- 2. Approve additional expenditure of \$9,700 from unbudgeted expenditure.**

CARRIED BY ABSOLUTE MAJORITY 7/0

Res 065/10

NOTE

Proposal three was opted for because it resulted in the job being completed and to optimise cost savings of completing the works whilst the builders were there. Proposal two was for a transportable building to be located at the rear of the library section of Council's offices, proposal three was this plus an improved access ramp and sliding doors at the front of the building to address disability access concerns. Funding included in the budget and additional funding approved was as follows:

• Office refurbishment	\$60,000
• Disability Access and Inclusion outcomes.	\$5,000
Total	\$65,000
Unbudgeted expenditure approved by this resolution	\$9,700
Estimated cost of proposal 3	\$74,700

8 COMMITTEE REPORTS

8.1.1 Youth Advisory Committee Minutes

Location:	N/A
Applicant:	N/A
File:	IM/37/004
Disclosure of Officer Interest:	Nil
Date:	7 April 2010
Author:	Annie Jones – Youth Officer
Authorizing Officer:	Alan Lamb – Chief Executive Officer
Attachments:	Yes – Minutes

BACKGROUND:

A meeting of the Youth Advisory Committee was held on 9th, 16th, 23rd and 30th March 2010.

Minutes of the meeting are laid on the table and circulated (*refer to appendix 8.1.1*)

COUNCIL DECISION & OFFICER RECOMMENDATION – ITEM 8.1.1

MOVED: Cr Downing

SECONDED: Cr Muncey

That the minutes of the Youth Advisory Committee Minutes held on 9th, 16th, 23rd and 30th March 2010 be received.

CARRIED 7/0

Res 066/10

8.1.2 Boyup Brook Tourism Association Minutes

Location:	N/A
Applicant:	N/A
File:	IM/37/009
Disclosure of Officer Interest:	Nil
Date:	7 April 2010
Author:	Daly Winter – Community Development Officer
Authorizing Officer:	Alan Lamb – Chief Executive Officer
Attachments:	Yes - Minutes

BACKGROUND:

A meeting of the Boyup Brook Tourism Association was held on 9th March 2010.

Minutes of the meeting are laid on the table and circulated (*refer to appendix 8.1.2*)

COUNCIL DECISION & OFFICER RECOMMENDATION – ITEM 8.1.2

MOVED: Cr Biddle

SECONDED: Cr Oversby

That the minutes of the Boyup Brook Tourism Association held on 9th March 2010 be received.

CARRIED 7/0

Res 067/10

8.1.3 Minutes of the WA Local Government Association South West Zone

Location: N/A
Applicant: N/A
File: IM/37/003
Disclosure of Officer Interest: Nil
Date: 7 April 2010
Author: Alan Lamb – Chief Executive Officer
Authorizing Officer: Not Applicable
Attachments: Yes – Minutes

BACKGROUND:

A meeting of the WA Local Government Association South West Zone was held on 26th March 2010.

Minutes of the meeting are laid on the table and circulated (*refer to appendix 8.1.3*)

COUNCIL DECISION & OFFICER RECOMMENDATION – ITEM 8.1.3

MOVED: Cr Oversby

SECONDED: Cr O'Hare

That the minutes of WA Local Government Association South West Zone held on 26th March 2010 be received.

CARRIED 7/0

Res 068/10

8.1.4 Minutes of the Forward Planning Committee

Location: Boyup Brook Shire Council Chambers
Applicant: N/A
File: IM/37/011
Disclosure of Officer Interest: Nil
Date: 7 April 2010
Author: Alan Lamb – Chief Executive Officer
Authorizing Officer: Not Applicable
Attachments: Yes – Minutes

BACKGROUND:

A meeting of the Forward Planning Committee was held on 31st March 2010.

Minutes of the meeting are laid on the table and circulated (*refer to appendix 8.1.4*)

COUNCIL DECISION & OFFICER RECOMMENDATION – ITEM 8.1.4

MOVED: Cr Oversby

SECONDED: Cr Muncey

That the minutes of Forward Planning Committee held on 31st March 2010 be received.

CARRIED 7/0

Res 069/10

COUNCIL DECISION & COMMITTEE RECOMMENDATION – ITEM 8.1.4

MOVED: Cr Downing

SECONDED: Cr Biddle

1. Asset Management Planning

The Road, Footpath and asset management plans as presented, be included in the draft Asset Management Plan.

CARRIED 7/0

Res 070/10

Behind Closed Doors

MOVED: Cr Biddle

SECONDED: Cr Muncey

That in accordance with Section 5.23 (2) (b) of the Local Government Act 1995 the next part of the meeting be closed to members of the public to allow the Council to consider a matter dealing with a private matter, the time being 4.45pm.

CARRIED 7/0

Res 071/10

COUNCIL DECISION & COMMITTEE RECOMMENDATION – ITEM 8.1.4

MOVED: Cr Downing

SECONDED: Cr O'Hare

2. Industrial Sites Study (Confidential Item)

Council authorised the Shire President and Chief Executive Officer to offer the owner of Lot 35 an amount in the range suggested by the consultant.

The offer be subject to the following conditions:

The owner having no objection to lot 35 being rezoned Light Industrial.

The Chief Executive Officer be authorised to apply for funding for a feasibility study which includes a business plan as required by the Local Government Act for major land transactions, under the Country Local Government Fund grant scheme and any other appropriate funding opportunities.

CARRIED BY ABSOLUTE MAJORITY 5/2

Res 072/10

Request for Vote to be recorded

Cr Muncey requested that the vote of all Councillors be recorded.

FOR

Cr Doust
Cr Downing
Cr Biddle
Cr Oversby
Cr O'Hare

AGAINST

Cr Muncey
Cr Marshall

MOVED: Cr Downing

SECONDED: Cr Muncey

That the meeting be again open to the public.

CARRIED 7/0

Res 073/10

8.1.5 Minutes of the Blackwood River Valley Marketing Association

Location:	N/A
Applicant:	N/A
File:	IM/37/008
Disclosure of Officer Interest:	Nil
Date:	7 th April 2010
Author:	Alan Lamb – Chief Executive Officer
Authorizing Officer:	Not Applicable
Attachments:	Yes - Minutes

BACKGROUND:

A meeting of the Blackwood River Valley Marketing Association was held on 9th March 2010.

Minutes of the meeting are laid on the table and circulated (*refer to appendix 8.1.5*)

OFFICER RECOMMENDATION – ITEM 8.1.5

MOVED: Cr Muncey

SECONDED: Cr O'Hare

That the minutes of the Blackwood River Valley Marketing Association held on 9th March 2010 be received.

CARRIED 7/0

Res 074/10

9 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

10 MATTERS THAT LAY ON THE TABLE

11 CONFIDENTIAL MATTERS

12 CLOSURE OF MEETING

There being no further business the Acting Shire President, Cr Tony Doust, thanked Councillors and Staff for their patience and declared the meeting closed at 5.12pm.