



MINUTES

of the Council Meeting held on

Thursday 19 April 2012
commencing at 5 p.m.

in the Council Chambers, Ravensthorpe .

**ORDINARY MEETING OF COUNCIL
HELD IN THE COUNCIL CHAMBERS, RAVENSTHORPE
ON 19 APRIL 2012, COMMENCING AT 5PM**

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1. DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

5.05pm – The Presiding Person, Cr Ian Goldfinch, declared the meeting open.

2. ATTENDANCE / APOLOGIES/ APPROVED LEAVE OF ABSENCE

MEMBERS: Cr Ian Goldfinch (Shire President)
Cr Keith Dunlop (Deputy Shire President)
Cr Don Lansdown
Cr Jan Field
Cr Julianne Townsend
Cr Ken Norman
Cr Andrew Duncan

STAFF: Pascoe Durtanovich (Chief Executive Officer)
Jenny Rutter (Executive Assistant)

APOLOGIES:

ON LEAVE OF ABSENCE:
Nil

ABSENT:

3. RESPONSE TO PREVIOUS QUESTIONS TAKEN ON NOTICE

Nil

4. PUBLIC QUESTION TIME

Nil

5. APPLICATIONS FOR, AND PREVIOUSLY APPROVED, LEAVE OF ABSENCE AND DISCLOSURES OF INTEREST

Cr Dunlop

Financial

Item 10.2.5

6. PETITIONS/ DEPUTATIONS/ PRESENTATIONS

Nil

7. CONFIRMATION OF MINUTES

7.1 Council Meeting – 16 April 2012

COUNCIL DECISION AND OFFICER RECOMMENDATION	ITEM 7.1
Moved: Cr Lansdown	Seconded: Cr Dunlop
That the minutes of the meeting of Council held on 16 April 2012 be confirmed as a true and correct record of proceedings.	
Carried: 7/0	Res: 61/12

8. SUSPENSION OF STANDING ORDERS

Nil

9. ANNOUNCEMENT BY PRESIDING MEMBER WITHOUT DISCUSSIONS

Nil

10. REPORTS OF OFFICERS**10.1.1 MONTHLY FINANCIAL REPORT – 31 MARCH 2012****File Ref:****Applicant:**

Not applicable

Location:

Not applicable

Disclosure of Officer Interest:

None

Date:10th April 2012**Author:**

Brent Bailey – Deputy Chief Executive Officer

Authorising Officer:

Not applicable

Attachments:

Monthly Financial Statements – March 2012

Summary:

This report presents the monthly financial report to Council which is provided as an attachment to the agenda. The recommendation is to receive the monthly financial report.

Background:

As per the Financial Management Regulation 34 each Local Government is to prepare each month a statement of financial activity reporting on the sources and applications of funds, as set out in the annual budget under regulation 22(1) (d), for that month with the following detail

- The annual budget estimates,
- The operating revenue, operating income, and all other income and expenses,
- Any significant variations between year to date income and expenditure and the relevant budget provisions to the end of the relevant reporting period,
- Identify any significant areas where activities are not in accordance with budget estimates for the relevant reporting period,
- Provide likely financial projections to 30 June for those highlighted significant variations and their effect on the end of year result,
- Include an operating statement, and
- Any other required supporting notes.

Comment:

This report contains annual budget estimates, actual amounts of expenditure, revenue and income to the end of the month. It shows the material differences between the budget and actual amounts where they are not associated to timing differences for the purpose of keeping Council abreast of the current financial position.

Consultation:

Council Financial Records

Statutory Obligations:

Section 6.4 of the Local Government Act 1995 and Regulation 34 of the Local Government (Financial Management) Regulations 1996 require that financial activity statement reports are provided each month reporting on the sources and applications of funds, as set out in the annual budget under regulation 22(1)(d) for that month.

The report is to be presented at either the next ordinary meeting after the end of the month, or if not prepared in time to the next ordinary meeting after that meeting.

Policy Implications:

Nil

Budget / Financial Implications:

As detailed within the attachments

Strategic Implications:

Nil

Sustainability Implications:

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

Voting Requirements:

Simple Majority

COUNCIL DECISION AND OFFICER RECOMMENDATION	ITEM 10.1.1
Moved: Cr Field	Seconded: Cr Townsend
That Council receive the Monthly Financial Report for the period ending 31 st March 2012 in accordance with Section 6.4 of the Local Government Act 1995.	
Carried: 7/0	Res: 62/12

10.1.2 SCHEDULE OF ACCOUNT PAYMENTS – MARCH 2012

File Ref:

Applicant:	Not applicable
Location:	Not applicable
Disclosure of Officer Interest:	None
Date:	31/03/2012
Author:	Tahnee Gairen- Accounts Payable
Authorising Officer:	Brent Bailey – Deputy Chief Executive Officer
Attachments:	Schedule of Payments to 31 st March 2012

Summary:

This item presents the schedule of payments for Council approval in accordance with Regulation 13 of the Local Government (Financial Management) Regulations 1996.

Background:

FUND	PAYMENT	VOUCHERS	AMOUNTS
Municipal Account	EFT and Bank Fees	52-166	\$625,936.81
	Cheque	37068-37176	\$178,995.96
Municipal Account Total			\$712,868.77
Trust Account Payments			\$92,064.00
			\$804,932.77

Comment:

This schedule of accounts as presented, has been checked and is fully supported by vouchers and invoices which are submitted herewith and which have been duly certified as to the receipt of goods and the rendition of services and as to prices computation, and costing's and the amounts shown have been paid.

Consultation:

Not applicable.

Statutory Obligations:

Local Government (Financial Management) Regulations 1996

13. Lists of accounts

(1) If the local government has delegated to the CEO the exercise of its power to make payments from the municipal fund or the trust fund, a list of accounts paid by the CEO is to be prepared each month showing for each account paid since the last such list was prepared

- (a) the payee's name;
- (b) the amount of the payment;
- (c) the date of the payment; and
- (d) sufficient information to identify the transaction.

(2) A list of accounts for approval to be paid is to be prepared each month showing —

- (a) for each account which requires council authorisation in that month —
 - (i) the payee's name;
 - (ii) the amount of the payment; and
 - (iii) sufficient information to identify the transaction; and
- (b) the date of the meeting of the council to which the list is to be presented.

(3) A list prepared under subregulation (1) or (2) is to be —

- (a) presented to the council at the next ordinary meeting of the council after the list is prepared; and
- (b) recorded in the minutes of that meeting.

Policy Implications:

Nil

Budget / Financial Implications:

This item address Council's expenditure from Trust and Municipal funds which have been paid under delegated authority.

Strategic Implications:

Nil

Sustainability Implications:

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

Voting Requirements:

Simple Majority

COUNCIL DECISION AND OFFICER RECOMMENDATION	ITEM 10.1.2
Moved: Cr Dunlop	Seconded: Cr Norman
That pursuant to Regulation 13 of the Local Government (Financial Management) Regulations 1996, the payment of accounts for the month of March 2012, be noted.	
Carried: 7/0	Res: 63/12

10.1.3 LIBRARY SERVICE LEVEL AGREEMENTS – RAVENSTHORPE AND HOPETOUN

File Ref:

Applicant: Ravensthorpe and Hopetoun Community Resource Centres

Location: Not applicable

Disclosure of Officer Interest: None

Date: 10th April 2012

Author: Brent Bailey – Deputy Chief Executive Officer

Authorising Officer: Not applicable

Attachments: Draft Service Level Agreements

Summary:

This item addresses the endorsement of Service Level Agreements with the Ravensthorpe and Hopetoun Community Resource Centres for the delivery of library and associated services to the community. The recommendation is to endorse the agreements.

Background:

For a number of years the Hopetoun and Ravensthorpe Community Resource Centres (CRC's) have delivered library services to the community on behalf of Council. Both CRC's employ staff to perform library functions and Council provides funding to cover the cost of delivering this service through their organisations.

The Ravensthorpe Library is based at the Fitzgerald Building and the Hopetoun Library is based at the Veal Street Rural Transaction Centre. The collocation of the CRC business and library services has been a successful model through most of Western Australian regional areas. The integration of the two services provides the CRC's with additional staffing capabilities and enables the library to be accessible to the community for longer hours.

Currently Council contributes towards the staffing and office costs of both centres annually in the budget process. The application of these service level agreements will define which costs each party is responsible for and consolidate the funding to a single line item in Council's annual budget.

Comment:

The implementation of service level agreements will formalise agreements of the past and enable each party to clearly understand their roles and responsibilities. The funding arrangements are also covered by the service level agreements which provide Council and the CRC a greater degree of certainty for future budgeting / financial planning purposes.

Each CRC committee has been asked to present a budget to justify a proposed level of funding which will come into effect from July 1st 2012. These supporting documents have been provided to Council as additional background on the agreements. Council will need to decide whether they are willing to accept that level of funding requested for the delivery of library services and if not, further meetings will be arranged with the committees to review/reduce the scope of proposed services to Council's acceptable funding level.

A similar model will be used to formulate an agreement for the provision of Library Services at Munglinup. It is anticipated this will be in place for the next financial year as well.

Consultation:

Consultation has been carried out with representatives of both CRC Committees to develop these agreements.

Statutory Obligations:

Nil

Policy Implications:

Nil

Budget / Financial Implications:

These agreements will create future financial commitments for Council in line with current expenditure patterns.

Strategic Implications:

This item relates to one of the Critical Success Factors in Council's Strategic Plan being the "determination and implementing the agreed level of services and service delivery".

Sustainability Implications:

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

Voting Requirements:

Simple Majority

OFFICER RECOMMENDATION	ITEM 10.1.3
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That the draft Service Level Agreements, identified as attachment 10.1.3, for the provision of library services by the Hopetoun and Ravensthorpe Community Recourse Centres, be adopted.

COUNCIL DECISION	ITEM 10.1.3
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Moved: Cr Lansdown Seconded: Cr Field

That the draft Service Level Agreements, identified as attachment 10.1.3, for the provision of library services by the Hopetoun and Ravensthorpe Community Resource Centres, be adopted subject to information on the hours of operation being included in the document.

Carried: 6/1

Res: 64/12

10.2 Manager of Planning and Development

10.2.1	CONSIDERATION OF SUBMISSIONS AND FINAL ADOPTION OF AMENDMENT NO.23
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File Ref:	14.4.5.23
Applicant:	Not applicable
Location:	Not applicable
Disclosure of Officer Interest:	None
Date:	11 April 2012
Author:	Craig Pursey, Planning Officer
Authorising Officer:	Pascoe Durtanovich - CEO
Attachments:	Schedule of Submissions

Summary:

Council is to consider final adoption of Amendment 23 to the Shire of Ravensthorpe Town Planning Scheme No 5 to rezone Lot 10 Steeredale Road, Hopetoun from "General Agriculture" to Reserve for "Public Purposes - WWT" (Waste Water Treatment) and delineate a Special Control Area for the waste water treatment plant buffer.

The amendment has been advertised for public comment. This report recommends that the amendment be adopted for final approval with minor modifications.

Background:

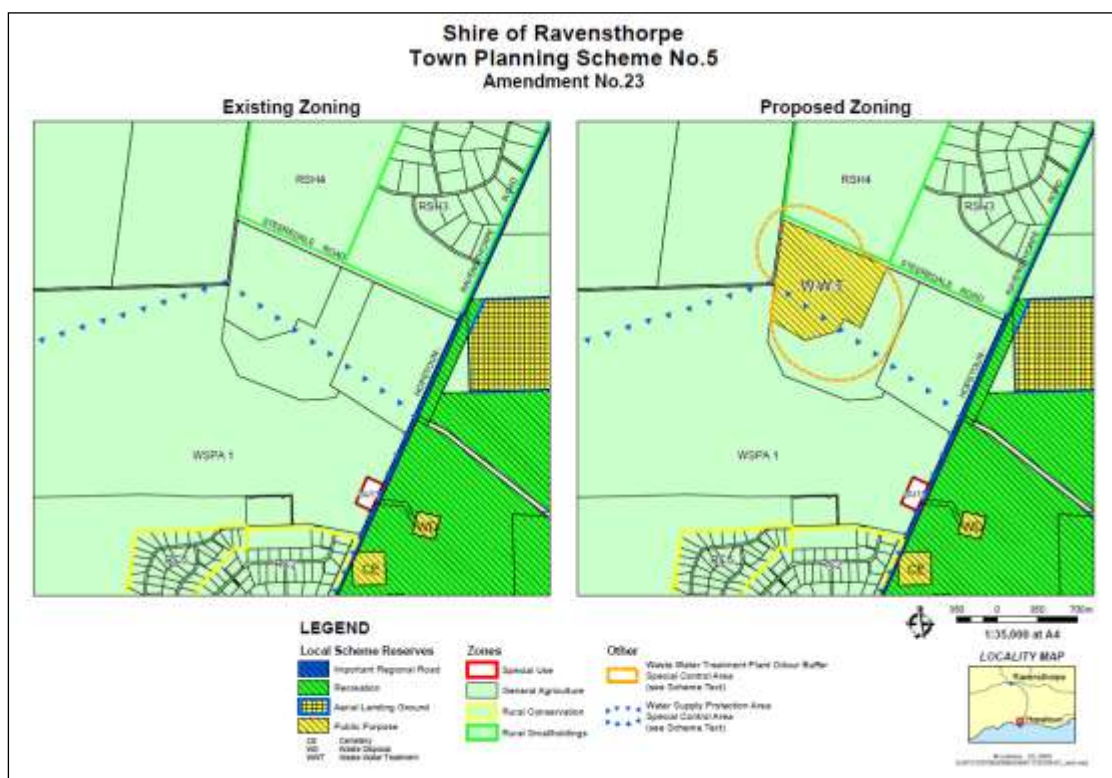
Council initiated Amendment No.23 to its Town Planning Scheme No.5 on 25 August 2009 (Resolution 181/09). At this meeting Council resolved as follows:

"That Council:

1. *In pursuance of section 75 of the Planning and Development Act 2005, Council resolves to amend Shire of Ravensthorpe Town Planning Scheme No.5 as follows:*

- a) On the Scheme Map legend under Local Scheme Reserves, change the name and map symbol for the Public Purpose reserve from “SW”(for “Sewerage Works” to “WWT” (Waste Water Treatment);
 - b) Rezone Lot 10 Steeredale Road, Hopetoun from “General Agriculture” to Reserve for “Public Purposes – “WWT” (Waste Water Treatment);
 - c) On the scheme map delineate a Special Control Area for the buffer around the Hopetoun Waste Water Treatment Plant at Lot 10 Steeredale Road, Hopetoun; and
 - d) In the Scheme Text insert provisions in Part 6 (Special Control Areas) for the “Hopetoun Waste Water Treatment Plant Buffer”.
2. Authorise the President and Chief Executive Officer to execute three (3) copies of the amendment documents in accordance with the Town Planning Regulations 1967 (as amended); and
 3. Number the proposed local planning scheme amendment as Amendment No.23 to Shire of Ravensthorpe Town Planning Scheme No.5 and be forwarded to the Environmental Protection Authority for assessment in accordance with section 81 of the Planning and Development Act 2005 prior to advertising in accordance with the Town Planning Regulations 1967 and WAPC Planning Bulletin 29.”

The intention of the rezoning is to acknowledge the waste water treatment plant site in the Scheme and put the appropriate buffers in place to protect it from encroachment by sensitive land uses.



Proposed changes to the Scheme Map

The Amendment was referred to the Environmental Protection Authority (EPA) who advised that no environmental assessment is required on the 5 July 2010.

Consultation:

The amendment has been placed on public advertising and adjacent landowners and relevant government agencies written to individually.

Formal advertising of Scheme Amendment 23 closed on the 27th February 2012, during which time 7 submissions were received. 6 are from government agencies and 1 from a nearby landowner.

A Schedule of Submissions has been prepared that summarises the submissions received, offers comment and makes recommendations on each submission. The Schedule is attached to this report.

Full copies of any submissions are available to Councillors on request, and will be provided to the WAPC who undertakes final assessment of the amendment.

Comment:

The role of the Council at this stage of the scheme amendment process is to assess the public submissions and determine what, if any, changes are required to the scheme amendment as a result.

The main issues raised during the advertising period are:

Department of Mines and Petroleum (DMP) raised concern that the Amendment documentation did not acknowledge the adjacent raw materials (limestone & gravel) and that the document should be amended to include reference to both the resource and the special control area in the current Scheme that protect them. Additionally the DMP was concerned that the proposed special control area may affect the ability to extract the raw materials at some time in the future.

It is recommended that the amendment documentation be amended to acknowledge the Basic Raw Materials Protection Area Special Control Area and the existing raw materials on the adjacent property.

However no change is required regarding the potential for the odour buffer to affect the extraction of the raw material deposit as the odour buffer will control sensitive land uses only.

Lot 625 Steeredale Road

The owner of Lot 625 Steeredale Road raised concerns based on the misconception that the waste water treatment plant and odour buffer was to be expanded under this scheme amendment. Lot 625 is zoned 'Rural Small Holdings Area 4' and it already has an odour buffer that applies to the property shown in the subdivision guide plan.

No change is proposed to the existing buffer. Scheme Amendment 23 is catching up to existing planning already in place in the Shire. The Water Corporation have been in the

process of securing the odour buffers and appropriate zoning of their infrastructure throughout the State over the past 5 years.

Statutory Obligations:

All amendments undergo a statutory process including referral to the EPA, public advertising and ultimately approval of the amendment is required by the Minister for Planning.

Policy Implications:

Nil

Budget / Financial Implications:

Nil

Strategic Implications:

The proposal reflects the strategic land use plan included in the Shire's adopted and draft Local Planning Strategy.

Sustainability Implications:

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

Voting Requirements:

Simple Majority

COUNCIL DECISION AND OFFICER RECOMMENDATION	ITEM 10.2.1
Moved: Cr Duncan	Seconded: Cr Dunlop
That Council:	
1. Adopt Amendment No 23 to the Shire of Ravensthorpe Town Planning Scheme No 5 pursuant to Section 75 of the Planning and Development Act 2005 subject to minor modifications by;	
<u>Scheme Map</u>	
1. On the Scheme Map legend, changing the name and map symbol for the Local Scheme Reserve for Public Purpose "SW" (Sewerage Works) to "WWT" (Waste Water Treatment).	

2. Removing Lot 10 Steeredale Road, Hopetoun from the "General Agriculture" zone and transferring it to the Local Schemes Reserve for "Public Purposes - Waste Water Treatment".
3. Modifying the scheme map by delineating a Special Control Area around the wastewater treatment plant on Lot 10 Steeredale Road to match odour assessment undertaken for the proposed waste water treatment plant.

Scheme Text

4. Modifying Part 6 (Special Control Areas) of the scheme text as follows:

- i) In Clause 6.1.1, insert a new dot point as follows:

- 4. Hopetoun Waste Water Treatment Plant Buffer

- ii) Insert a new Clause 6.5 for the Hopetoun Waste Water Treatment Plant Buffer, as follows:

6.5 HOPETOUN WASTE WATER TREATMENT PLANT BUFFER

6.5.1 The purpose of identifying the Waste Water Treatment Plant Buffer is to avoid incompatible or odour-sensitive land use or development being established within the odour buffer, and to protect the long term operation of the plant which provides an essential service to the community through the treatment and safe disposal of Hopetoun's waste water.

6.5.2 Despite the land use permissibility indicated in the Scheme Zoning Table or any provisions elsewhere in the Scheme, Planning Approval is required for any proposed use or development within the Hopetoun Waste Water Treatment Plant Buffer Special Control Area.

6.5.3 The Waste Water Treatment Plant and its associated infrastructure may create odour and/or noise nuisance to surrounding land uses. Therefore, when determining applications for planning approval for development or land use within the Special Control Area, the Council shall:

- *Consider the compatibility of the use or development with wastewater treatment plant infrastructure having regard to potential odour and noise emissions from the waste water treatment plant;*
- *Consider whether the use or development would have a detrimental impact on the long term operation of the waste water treatment plant;*

- *Obtain and have regard to the advice and recommendations of the Water Corporation and the Department for Environment and Conservation and any relevant policies of the Department of Environment and Conservation and the Western Australian Planning Commission, including State Planning Policy 4.1 (State Industrial Buffer Policy);*
 - *Impose conditions as appropriate on any planning approval to attenuate odour and noise impacts; and*
 - *Not approve any application for land use or development within the buffer that would suffer unacceptable impacts from odour or noise emissions, or which by its nature may adversely impact on the continued operation of the waste water treatment plant.*
2. Note the submissions and adopt the recommendations in the Table of Submissions (Attachment A)
3. Forward Scheme Amendment 23 to the Western Australian Planning Commission for final approval with the schedule of submissions and copies of each submission.
- Carried: 7/0 Res: 65/12

10.2.2 CONSIDERATION OF SUBMISSIONS AND FINAL ADOPTION OF AMENDMENT NO.18

File Ref:	14.4.5.18
Applicant:	Not applicable
Location:	Not applicable
Disclosure of Officer Interest:	None
Date:	11 April 2012
Author:	Craig Pursey, Planning Officer
Authorising Officer:	Pascoe Durtanovich - CEO
Attachments:	Schedule of Submissions

Summary:

Council is to consider final adoption of Amendment 18 to the Shire of Ravensthorpe Town Planning Scheme No 5. The purpose of this amendment is to:

1. Ensure the entire area of the Ravensthorpe Wastewater Treatment Plant is protected by an appropriate Local Reservation under the Shire's Town Planning Scheme No. 5;
2. To reflect the use of Reserve 45854 and Lot 817 Jamieson Street, Ravensthorpe as recreation;
3. To ensure Scheme reservations reflect cadastral boundaries of road and other reserves; and
4. Modify the Industry Zone boundaries as it relates to Lots 755 and 799 Coleman Street to reflect the area of privately owned land.

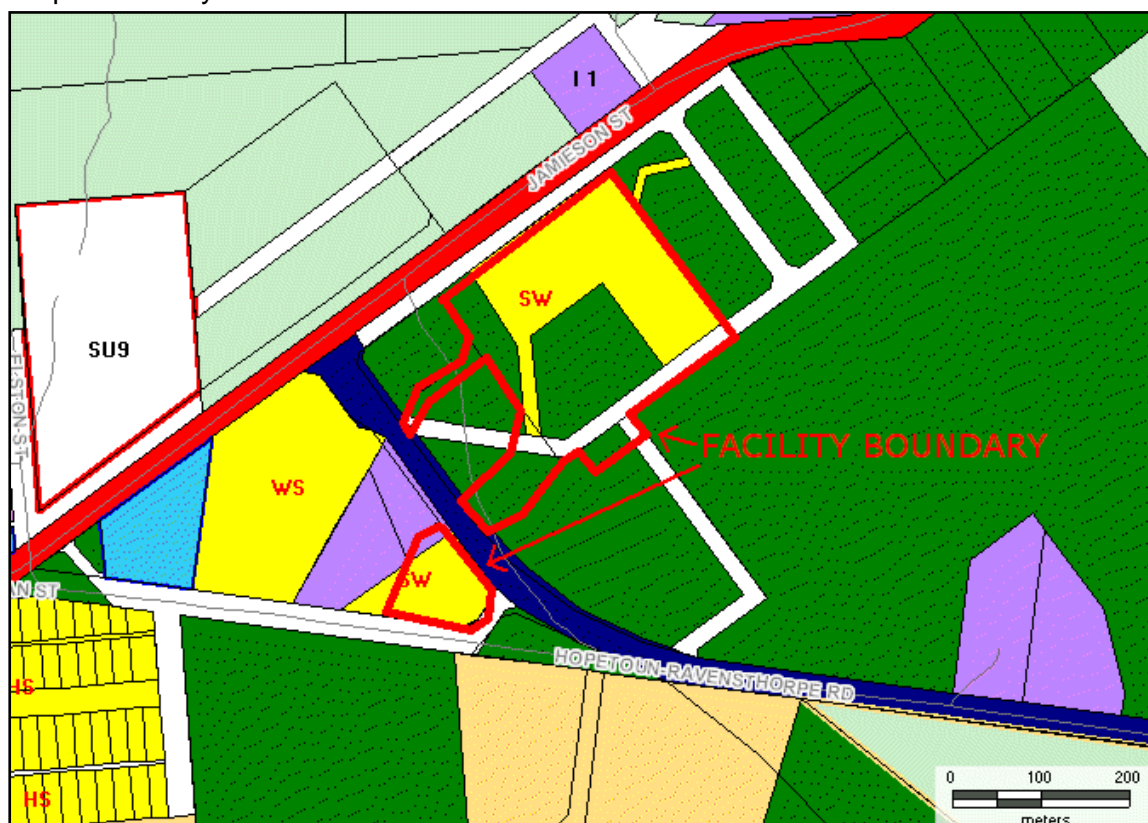
The amendment has been advertised for public comment. This report recommends that the amendment be adopted for final approval with minor modifications.

Background:

Council initiated Amendment No.18 to its Town Planning Scheme No.5 on 20 September 2007 where it was resolved to initiate the scheme amendment and forward it to the Environmental Protection Authority for assessment.

The intention of the rezoning is to have the Town Planning Scheme respond appropriately to the expansion of the waste water treat plant in 2007 when the site was receiving effluent from both Ravensthorpe and Hopetoun. The expansion of the plant caused infrastructure to be located on adjacent reserves currently classified 'recreation' under the Scheme.

Additionally, the reserve classification of 'Sewerage Works' no longer relates to the full scope of activity that occurs on the site.



Existing zoning does not correspond to the facility boundary

The other proposed changes are effectively tidy ups of the Scheme, ensuring that zoning and reserve classifications apply to current cadastral boundaries and landownership.

The Amendment was referred to the Environmental Protection Authority (EPA) who advised that no environmental assessment is required on the 29 October 2007.

The amendment then lay dormant until it was advertising for public comment in early 2012.

Consultation:

The amendment has been placed on public advertising and adjacent landowners and relevant government agencies written to individually.

Formal advertising of Scheme Amendment 18 closed on the 27th February 2012, during which time 6 submissions were received, all from government agencies.

A Schedule of Submissions has been prepared that summarises the submissions received, offers comment and makes recommendations on each submission. The Schedule is attached to this report.

Full copies of any submissions are available to Councillors on request, and will be provided to the WAPC who undertakes final assessment of the amendment.

Comment:

The role of the Council at this stage of the scheme amendment process is to assess the public submissions and determine what changes, if any, changes are required to the scheme amendment as a result.

The only issue of substance raised during the advertising period is from the Water Corporation suggesting that the reserve classification use is the same as that proposed in Amendment 23; ie 'WWT' rather than 'WT'.

This modification is supported for the sake of consistency and that WWT is the more common abbreviation used in other Schemes throughout the State.

Statutory Obligations:

All amendments undergo a statutory process including referral to the EPA, public advertising and ultimately approval of the amendment is required by the Minister for Planning.

Policy Implications:

Nil

Budget / Financial Implications:

Nil

Strategic Implications:

The proposal reflects the strategic land use plan included in the Shire's adopted and draft Local Planning Strategy.

Sustainability Implications:

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

Voting Requirements:

Simple Majority

COUNCIL DECISION AND OFFICER RECOMMENDATION	ITEM 10.2.2
Moved: Cr Lansdown	Seconded: Cr Field
That Council:	
A. Adopt Amendment No 18 to the Shire of Ravensthorpe Town Planning Scheme No 5 pursuant to Section 75 of the Planning and Development Act 2005 subject to minor modifications by;	
1. Reclassifying Reserves 30880, 31036, 38576 and 46690 and portion Reserve 26602 Jamieson Street and Hopetoun-Ravensthorpe Road, Ravensthorpe from 'Industry' Zone and 'Public Purpose – Sewerage Works', 'Important Regional Road' and 'Recreation' Local Reserves to 'Public Purpose – Wastewater Treatment' Reserve;	
2. Reclassifying Reserve 45854 and Lot 817, Jamieson Street, Ravensthorpe from 'General Agriculture' Zone to 'Recreation' Local Reserve;	
3. Rezoning portion of Lot 799 Coleman Street, Ravensthorpe from 'Public Purpose – Sewerage Works' Local Reserve to 'Industry' Zone;	
4. Reclassifying portions of Jamieson Street road reserve from 'General Agriculture' Zone and local road reserve to 'Important Regional Road' Local Reserve;	
5. Reclassifying portions of Hopetoun-Ravensthorpe Road road reserve from 'Industry' Zone and 'Public Purpose – Sewerage Works', 'Public Purpose – Water Supply' and 'Recreation' Local Reserves to 'Important Regional Road' Local Reserve;	
6. Reclassifying portions of Reserves 26602 and 46691 from 'Important Regional Road' Local Reserve and local road reserves to 'Recreation' Local Reserve;	
7. And amending the Scheme Maps accordingly.	
B. Note the submissions and adopt the recommendations in the Table of Submissions (Attachment A); and	
C. Forward Scheme Amendment 18 to the Western Australian Planning Commission for final approval with the schedule of submissions and copies of each submission.	
Carried: 7/0	Res: 66/12

10.2.3 REQUEST FOR RECONSIDERATION - LOT 3026 MAITLAND STREET, HOPETOUN

File Ref:	14.0.0145256
Applicant:	Ayton Baesjou Planning
Location:	Lot 3026 Maitland Street, Hopetoun
Disclosure of Officer Interest:	None
Date:	10 April 2012
Author:	Craig Pursey, Planning Officer
Authorising Officer:	Pascoe Durtanovich - CEO
Attachments:	Subdivision Plans & request for reconsideration.

Summary:

Council is requested to provide advice on a request to reconsider subdivision condition 6 of subdivision approval WAPC 145256. This subdivision approval applies to a 15 lot subdivision of Lot 3026 Maitland Street, Hopetoun.

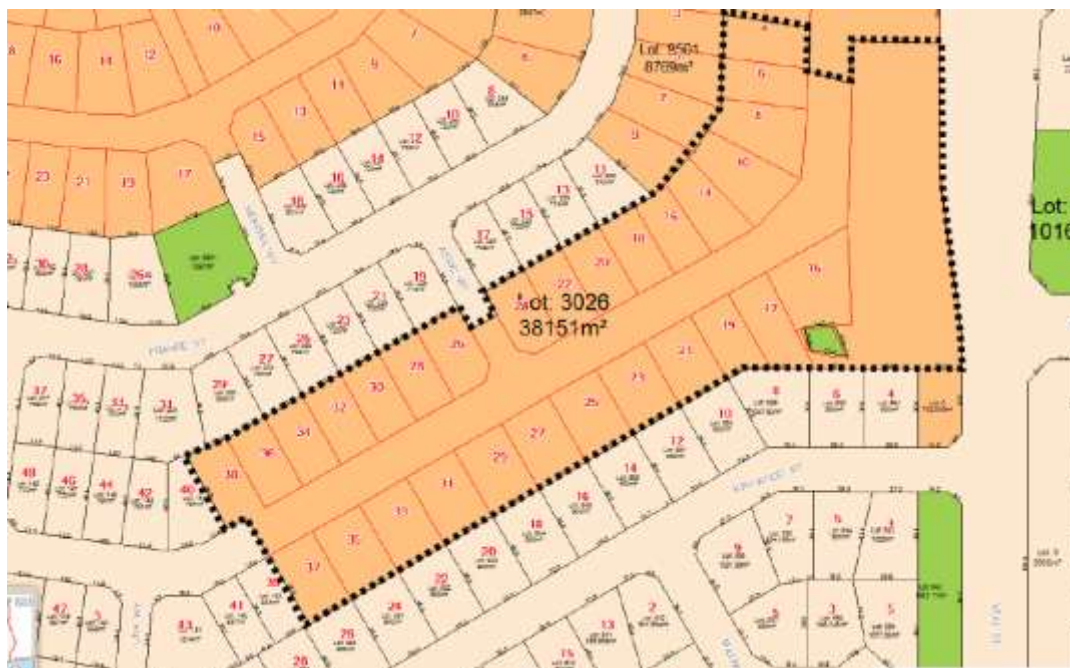
Condition 6 requires that the lots be sold on an 'as-is' basis without the use of retaining walls. The applicant states that some minimal fill and retaining is required in order to connect the lots to the deep sewerage system.

Support is recommended for the reconsideration request.

Background:Site Description

Lot 3026 Maitland Street, Hopetoun is 3.82ha in area and is identified in the Hopetoun Outline Development Plan as future residential lots. The land is reasonably undulating and has some remnant vegetation.

The site is zoned Residential 'R20' under the Shire of Ravensthorpe Town Planning Scheme No 5 (the Scheme).



Subject site edged in the broken black line (Tracer)

Application Background

The Shire of Ravensthorpe supported the subdivision of a portion of Lot 3026 at its meeting of 20th April 2006 subject to the following conditions:

"That the Western Australian Planning Commission be advised that the subdivision of portion of Lot 3007 on Deposited Plan 46103 Veal Street, Hopetoun into 15 lots as proposed by Application 130857 is supported, subject to the following conditions / advice being placed on any approval:

- a) 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 to the satisfaction of the Shire of Ravensthorpe;*
- b) Street corners within the subdivision being truncated to the standard truncation of 8.5 metres;*
- c) 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;*
- d) Stormwater being contained on-site, or connected to the local drainage system after passing through an appropriate water quality improvement treatment device; and*
- e) The applicant/owner is to provide a geotechnical report certifying that any filling or backfilling has been adequately compacted to the satisfaction of the Shire of Ravensthorpe.*
- f) The lot(s) be sold on an "AS-IS" basis and no retaining walls be used.*

ADVICE TO WESTERN AUSTRALIAN PLANNING COMMISSION

NOTE 1: *The Commission is advised that Council will not clear conditions or endorse a Survey Plan for this development until such time as the additional road link to Veal Street as required for Stage 2 of the development (Condition 2 of WAPC Ref: 127747) is complete and dedicated as a road reserve;*

NOTE 2: The Commission is advised that the Shire of Ravensthorpe requires the lots to be connected to the Water Corporation reticulated sewer service in order to allow the lot sizes proposed;

NOTE 3: The Commission is requested to advise the applicant of the following:

- a) Roads, footpaths, drainage and landscaping for this stage are to be to the same specification as those approved by the Shire for Stage 2;*
- b) A Subdivision Maintenance Bond of 5% of the total value of road and drainage works is required to be paid to the Shire of Ravensthorpe and held in trust for a period of twelve (12) months from the date of survey approval against defects; and*
- c) A Subdivision Supervision Fee of 2.5% of the total value of the subdivision works is payable to the Shire of Ravensthorpe prior to construction commencing.*

Condition (f) was added by Council at the meeting with the... “explanation for variance of officer recommendation: To maintain the integrity of the Hopetoun Landscape.”

A subdivision application was received by Council on the 8th December 2011 for the same 15 lots in exactly the same arrangement. A response was sent to the WAPC under delegation reiterating the original Council requirements.

Subdivision approval was granted by the WAPC on the 14th February 2012 with the same conditions applied as previously. Condition 6 of the current approval reads:

“Arrangements being made to the satisfaction of the Shire of Ravensthorpe for the lots to be sold on an “as-is” basis without the use of retaining walls (Local Government).”

Comment:

Application

Ayton Baesjou Planning has lodged a reconsideration request on behalf of the developer (Landcorp) requesting that the WAPC reconsider applying condition 6 for the following reasons:

- The plan of subdivision shows certain areas require fill so that all parts of the subdivision can gravity feed to the existing deep sewerage system;
- The retaining walls (some of which have already been constructed, range from approximately 0.5m to 1.5m in height;
- The retaining proposed is not intended to create flat blocks;
- The sewer has already been constructed to connect to the proposed subdivision, considerable costs would be incurred if no fill was allowed on the proposed lots; and
- The natural lie of the land will be largely kept with fill and retaining only used sparingly.

A full copy of the request for reconsideration is attached to this report.

Assessment

The proposed reconsideration is supported on the following grounds:

- The proposed fill and retaining occurs largely at the rear of the proposed lots and will not affect the streetscape.

- No objection has been received where fill and retaining has already occurred on the subject site in support of previous subdivision and development.
- The natural topography will be largely kept, in accordance with the requirements of the adopted Hopetoun Outline Development Plan and the recommendations of the Residential Design Codes of WA, minimal fill is required for servicing reasons.
- The subdivision would be better served through the use of a minimal number of retaining walls at the time of subdivision rather than numerous ad-hoc retaining walls constructed by each future landowner.

The intent of the condition when originally applied was to “...*maintain the integrity of the Hopetoun landscape*”. This may be achieved through alternative wording that allows for retaining where required for servicing but that the intent remains that the sites are left in their natural state as far as possible.

An alternative condition to condition 6 is:

“Measures being taken to the satisfaction of the Shire of Ravensthorpe to preserve the natural topography of the site and locality with a view to the protection of streetscape and the amenity of adjoining properties.”

A footnote be added:

“In complying with condition 6, the Shire of Ravensthorpe may be prepared to accept limited fill and retaining of the site in order to service the sites but that the natural lie of the land should be retained.”

Consultation:

Not applicable.

Statutory Obligations:

An applicant has the right to request a reconsideration of either the entire decision or specific conditions of an approval within 28 days of receiving a subdivision approval.

The applicant has a right of review to the State Administrative Tribunal if aggrieved by any decision made by the WAPC.

Policy Implications:

Nil

Budget / Financial Implications:

Nil

Strategic Implications:

Nil

Sustainability Implications:

- **Environmental:**
There are no known significant environmental considerations.

- **Economic:**
There are no known significant economic considerations.
- **Social:**
There are no known significant social considerations.

Voting Requirements:

Simple Majority

COUNCIL DECISION AND OFFICER RECOMMENDATION	ITEM 10.2.3
Moved: Cr Lansdown	Seconded: Cr Field
That Council,	
1. Recommend to the Western Australian Planning Commission that condition 6 be replaced with the following:	
<p>“Measures being taken to the satisfaction of the Shire of Ravensthorpe to preserve the natural topography of the site and locality with a view to the protection of streetscape and the amenity of adjoining properties.”</p>	
2. That a footnote be added to the subdivision approval stating:	
<p>“In complying with condition 6, the Shire of Ravensthorpe may be prepared to accept limited fill and retaining of the site in order to service the sites but that the natural lie of the land should be retained.”</p>	
3. A copy of the Council report be forwarded to the Western Australian Planning Commission.	
Carried: 7/0	Res: 67/12

10.2.4	PROPOSED ROAD NAME – LOT 61 HOPETOUN-RAVESNTHORPE ROAD, HOPETOUN
---------------	-------------------------------------------------------------------------

File Ref:	124.2.2
Applicant:	Mr Frank Delanotte
Location:	Lot 61 Hopetoun-Ravensthorpe Road, Hopetoun
Disclosure of Officer Interest:	None
Date:	10 April 2012
Author:	Craig Pursey, Planning Officer
Authorising Officer:	Pascoe Durtanovich - CEO
Attachments:	None

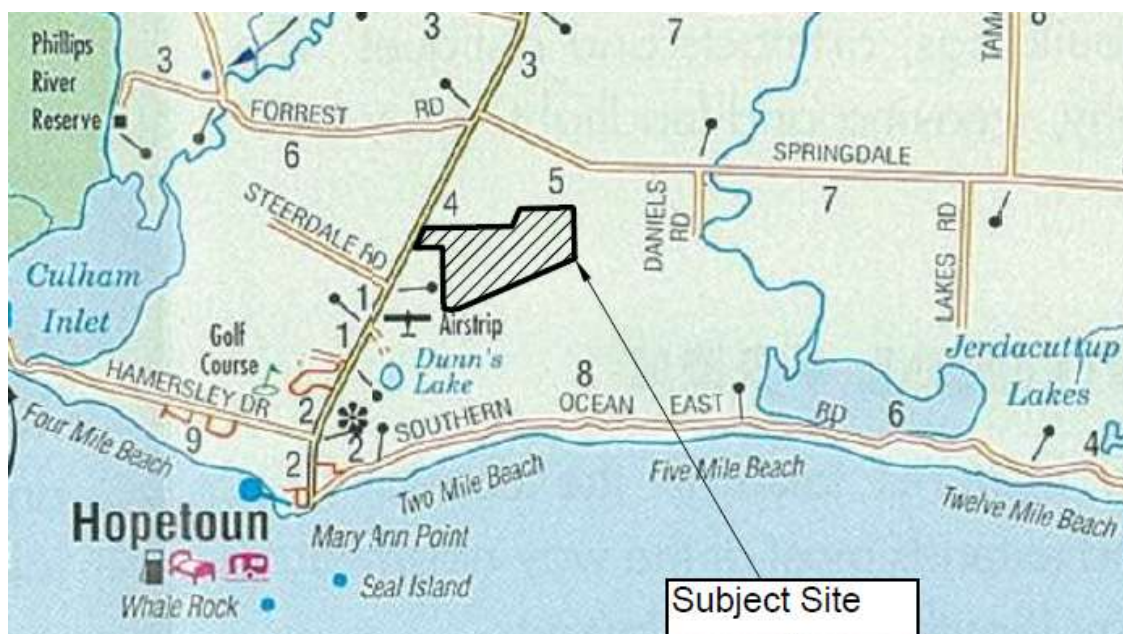
Summary:

The owner of the approved subdivision of Lot 61 Hopetoun-Ravensthorpe Road, Hopetoun has applied to apply the road name 'Wilderness Drive' to the subdivision.

The road name has been assessed against the Geographic Names Committee (GNC) guidelines and support is recommended.

Background:

The Western Australian Planning Commission (WAPC) approved the subdivision of Lot 61 Hopetoun-Ravensthorpe Road, Hopetoun into 55 lots on the 2nd June 2011. One new road is proposed as part of this subdivision that requires naming.



Site Plan (OPUS 2012)

A copy of the approved plan of subdivision is provided overleaf.



Approved plan of subdivision showing the road that requires naming (OPUS 2012)

Comment:

Proposal

The landowner has requested that Council support the name "Wilderness Drive". The landowner intends on naming the estate 'Hopetoun Wilderness Estate'.

A copy of the landowners request is attached to this report.

Assessment

Road names are required to be supported by Council and forwarded to the Geographic Names Committee (GNC) for final approval. Road names chosen are to comply with the 'Road Naming Guidelines' and are to follow the 'guiding principles of nomenclature as shown below:

"GUIDING PRINCIPLES OF NOMENCLATURE

- *New names and changes of names shall have strong local community support.*
- *Names in public use shall have primary consideration.*
- *Name duplication and dual naming should be avoided, especially those in close proximity.*
- *Names of living individuals should be used only in exceptional circumstances.*
- *Names characterised as follows are to be avoided, where possible:- incongruous; given and surname combinations; qualified names; double names; corrupted, unduly cumbersome, obscene, derogatory or discriminating names; and commercialised names.*
- *Preferred sources of names are:- descriptive names appropriate to the features, pioneers, war casualties and historical events connected with the area, and names from Aboriginal languages currently or formerly identified with the general area.*

- *Generic terms must be appropriate to features described.*
- *New names proposed must be accompanied by exact information as to location, feature identification, origin, or if alteration is proposed, by a rationale.*
- *The use of the genitive apostrophe is to be avoided (e.g. Butcher's).*
- *Hyphenated words in place names shall only be used where they have been adopted in local usage. (e.g. City of Kalgoorlie-Boulder)"*

The proposed name generally appears to comply with the GNC guidelines in the following manner:

1. It does not contravene any specific clause of the above principles;
2. There is no other similar road name in the locality; and
3. The name is reasonably descriptive of the lifestyle afforded in the new estate and the 'Rural Conservation' zoning applied to the development.

Should Council approve of the proposed road name, the name will be submitted to Landgate for their final approval and to be gazetted as the official road name.

Please note, estate names are not recognised by either the local government or the Geographic Names Committee and are exclusively a marketing tool.

Consultation:

Not applicable.

Statutory Obligations:

Council is required to adopt road names before recommending them to the Geographic Naming Committee for approval.

Policy Implications:

Nil

Budget / Financial Implications:

Nil

Strategic Implications:

Nil

Sustainability Implications:

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

Voting Requirements:

Simple Majority

OFFICER RECOMMENDATION **ITEM 10.2.4**

That Council resolve to approve the name Wilderness Drive to the subdivisional road created by the subdivision of Lot 61 Hopetoun-Ravensthorpe Road, Hopetoun and submit the names to the Geographic Names Committee for approval.

COUNCIL DECISION **ITEM 10.2.4**

Moved: Cr Goldfinch

Seconded: Cr Dunlop

That Council not approve the name Wilderness Drive to the subdivisional road created by the subdivision of Lot 61 Hopetoun-Ravensthorpe Road, Hopetoun and to advise the applicant to select a name from the Council approved list of names.

Carried: 4/3

Res: 68/12

10.2.5 PROPOSED LANEWAY CLOSURE - ABUTTING FORMER CALTEX ROADHOUSE SITE, RAVENSTHORPE

File Ref:	14.0.4
Applicant:	Harley Global Pty Ltd
Location:	Lots 646-648 Morgans Street, Ravensthorpe and Lots 633, 634 and 822 Dunn Street, Ravensthorpe
Disclosure of Officer Interest:	None
Date:	11 April 2012
Author:	Craig Pursey, Planning Officer
Authorising Officer:	Pascoe Durtanovich - CEO
Attachments:	Proposal from Harley Global

Prior to any consideration of Item 10.2.5 Cr Dunlop declared a financial interest on the basis that he works part time for R & L Constructions.

5.18pm Cr Dunlop left the meeting and did not participate in discussions or vote on the matter.

Summary

Council is asked to consider closure of a part of the laneway abutting the former Caltex Roadhouse site in Ravensthorpe following public advertising of the proposal.

The laneway closure was advertised for public comment during which time two submissions were received from adjoining landowners.

It is recommended that Council resolve to close a portion of the laneway subject to the continued unfettered public access being granted through the Roadhouse site.

Background:Proposal

Ravensthorpe Fuel Supplies Pty Ltd (RFS) has purchased the former Caltex roadhouse opposite Ravensthorpe District High School.

The total roadhouse site is approximately 5,900m² in area and currently comprises the following components:

- Lots 646 – 648 and 822 by freehold (3,585m²);
- Lots 633 and 634 by lease from State Land Services (2,024m²); and
- Approximately 60m x 5m wide public laneway (approx 300m²).

RFS wishes to rationalise the land tenure of the roadhouse site into a single freehold parcel. This will require the following tasks to be completed:

1. Closure of the laneway and conversion to freehold title.
2. Conversion of the leasehold on Lots 633 and 634 to freehold title.
3. Amalgamation of all titles into a single parcel.

A copy of the original proposal from Harley Global is attached to the report and this provides more background to the current laneway closure.

This report considers the proposal to close a portion of laneway at the eastern end of the laneway that runs between Hosking and Elston Streets, Ravensthorpe.

The laneway reserve links Hosking (west) and Elston (east) Streets. The laneway, however, opens out into the roadhouse parking area rather than traverse its entire length. Therefore, vehicles using the laneway further to the west of the roadhouse access it through the roadhouse site. Access along the laneway is hampered by a shed and gardens that have been established over time. The laneway is currently not constructed.

The Shire's grey water sewer mains is the only service currently located within the laneway.



Plan showing the portion of the laneway to be closed (Intramaps)

Previous consideration

Council considered this issue at their meeting of 21 October 2010 and resolved as follows:

“That Council advise Harley Global Pty Ltd that the Shire of Ravensthorpe is prepared to advertise for public and agency comment the proposed closure of that section of the public laneway abutting the former Caltex Roadhouse site under section 58 of the Land Administration Act 1997, subject to:

- 1. The applicant agreeing that costs associated with the publication of a newspaper notice as required by the Land Administration Act 1997 are to be met by the applicant;*
- 2. The applicant being made aware that all costs associated with application, survey, and land purchase are to be met by the applicant; and*
- 3. The applicant being advised that agreement to undertake public and agency consultation does not indicate Council’s support of the disposal application. This matter will be subject to further consideration once public and agency consultation is complete; and*
- 4. That unfettered public access to the laneway be guaranteed.”*

Consultation:

The proposed laneway closure was advertised for public comment closing on the 1st March 2012 during which time two submissions were received from adjoining landowners.

The submissions raised no objection provided that public access to the eastern end of the laneway was retained and unfettered.

A full copy of the submissions is available on request.

Comment:

As pointed out under 'Background' of this report, the only service currently located within the laneway is the grey water sewer mains operated by the Shire. This can be retained and secured by an easement if the laneway is closed and amalgamated with the surrounding landholding.

In accordance with Council's original resolution and in response to the submissions received; access to the eastern end of the laneway needs to be secured. This may be achieved through the following measures:

1. In the short term by placing a memorial on the new title in which the new owner would acknowledge that there will be continued public access through the roadhouse site. The memorial should also acknowledge that any redevelopment of the site will continue to provide for public access through the site; and
2. Followed by an easement placed on the public access once the roadhouse site has been redeveloped.

The memorial on the Title will have the landowner legally acknowledge that there is a condition attached with the purchase of the laneway from the crown and the easement will secure public access through private land in the long term should the site be redeveloped.

Statutory Obligations:

Laneways are dedicated as road reserves vested with Council. Closure of the road reserves under section 58 of the *Land Administration Act 1997* is necessary. Part of this process is that Council needs to inform service agencies, the Department of Planning and adjoining landowners of the proposal and seek comments. Public advertising through a newspaper notice and a sign on site will also be required.

Once consultation has concluded, Council will need to consider any comments received prior to making a recommendation to the State Lands department of the Department of Regional Development and Lands concerning the disposal.

Once closed, the land can be disposed of to RFS under section 87 of the Act by State Lands.

Policy Implications:

Nil

Budget / Financial Implications:

All costs associated with advertising the closures will be met by RFS. RFS will also be responsible for all costs associated with survey and purchase of the land once the closure is approved.

Strategic Implications:

Nil

Sustainability Implications:

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

Voting Requirements:

Simple majority

OFFICER RECOMMENDATION

ITEM 10.2.5

That Council resolve to support closure of a portion of the laneway that runs between Hosking and Elston Streets, Ravensthorpe in accordance with Section 58 (1) of the Land Administration Act 1997 subject to continuing, unfettered public access being secured through to Elston Street.

COUNCIL DECISION AND OFFICER ALTERNATIVE RECOMMENDATION

ITEM 10.2.5

Moved: Cr Lansdown

Seconded: Cr Norman

That Council,

1. Support closure of a portion of the laneway that runs between Hosking and Elston Streets, Ravensthorpe in accordance with Section 58 (1) of the Land Administration Act 1997 subject to appropriate mechanisms being put in place to secure continuing, unfettered public access between the portion of laneway to be retained and Elston Street; and
2. The existing sewerage infrastructure in the laneway be protected by an easement in favour of the Shire of Ravensthorpe to the satisfaction of the Chief Executive Officer.

Carried: 6/0

Res: 69/12

Reason for alternative recommendation:

The Shire is responsible for the ongoing maintenance of the existing sewerage infrastructure and requires ongoing access to it.

5.19pm – Cr Dunlop returned to the meeting.

10.3 Manager of Engineering Services

10.3.1 PLANT PURCHASES – WORKS GRADER

File Ref:**Applicant:** Not applicable**Location:** Not applicable**Disclosure of Officer Interest:** None**Date:** 2 April 2012**Author:** Leslie Hewer – Engineering Consultant**Authorising Officer:** Pascoe Durtanovich – Chief Executive Officer**Attachments:** None

Summary:

Council to consider the reallocation of budget funds for the purchase of a John Deere 670B Grader.

Background:

Currently the Shire owns four graders. The distribution to these graders is as follows;

John Deere	(2010)	- Works construction team
Volvo	(2005)	- Maintenance grading (East)
Volvo	(2005)	- Maintenance grading (West)
Mitsubishi	(1995)	- Used for backup only when there is a breakdown

The Volvo grader has recently had serious engine failure and is now in need of a complete overhaul. The cost estimate for this is over \$25,000.

Comment:

The Volvo graders have over the duration proved to be less efficient than other graders Council has owned over time and in particular compared to the latest acquisition of the John Deere 670B grader.

The current maintenance grader (Volvo) is 7 years old and is now in need of an engine rebuild. Inspection of the machine suggests that rather than repair the grader and risk further problems it would be better to trade it in for a new one.

As the Council is already in possession of a John Deere grader and a loader it would be practical to standardise the fleet where possible and purchase a grader similar to the latest acquisition. Hitachi Construction Machinery (Australia) Pty Ltd has been approached to quote on the supply and delivery of a new John Deere 670B along with trading in the existing damaged Volvo.

The cost estimates for the purchase of the grader would be;

Purchase price John Deere grader	\$297,000.00 + GST
Less trade-in value for Volvo grader	\$ 56,000.00 + GST
Difference	\$241,000.00 + GST

Note:

In addition to this it is recommended that the Mitsubishi grader be traded. Hitachi Construction Machinery (Australia) Pty have offered \$35,000 +GST for this machine resulting in a net change over of \$206,000

Consultation:

Not applicable.

Statutory Obligations:

As part of compliance with the Local Government Act 1995 (WA) the Western Australian Local Government association (WALGA) have provided a procurement procedure and handbook for the purchase of goods and services without the need for long and costly tenders. Hitachi Construction Machinery (Australia) Pty Ltd is an approved WALGA supplier.

Policy Implications:

Nil

Budget / Financial Implications:

The amount of \$206,000 can be transferred from the funds received from the sale of the CDO MERIMBULA investment.

Strategic Implications:

The Plant Replacement Strategy shows that this grader was due to be replaced in 2010/2011.

Sustainability Implications:

- **Environmental:**
There are no known significant environmental considerations.
- **Economic:**
There are no known significant economic considerations.
- **Social:**

There are no known significant social considerations.

Voting Requirements:

Absolute Majority

COUNCIL DECISION AND OFFICER RECOMMENDATION		ITEM 10.3.1
Moved: Cr Norman		Seconded: Cr Duncan
That		
(i)	The quotation from Hitachi Construction Machinery (Australia) Pty of \$206,000 net changeover for the supply and delivery of a John Deere 670B grader with the trade-in of Volvo grader (Reg No RA382) at \$56,000 and the Mitsubishi grader (Reg No RA 2228) at \$35,000 be accepted.	
(ii)	Unbudgeted expenditure of up to \$206,000 be authorised for the purchase of the same, utilising funds from the unbudgeted income received from the sale of CDO MERIMBULA investment.	
Carried by absolute majority 7/0		Res: 70/12

10.3.2 DUAL USE PATHWAY – RAVENSTHORPE DISTRICT HIGH SCHOOL TO ENTERTAINMENT CENTRE

File Ref:

Applicant: Not applicable

Location: Not applicable

Disclosure of Officer Interest: None

Date: 2 April 2012

Author: Leslie Hewer – Engineering Consultant **Authorising**

Officer: Pascoe Durtanovich – Chief Executive Officer

Attachments: None

Summary:

Council approval is requested for the increased scope of works for the construction of dual use pathway to the entertainment centre.

Background:

In the 2011/2012 budget there is an allocation of \$91,142.00 for the construction of a concrete pathway from the existing bitumen path in front of the Ravensthorpe District High School to the Entertainment Centre.

Quotes were requested and received from three contractors for the supply and placement of a concrete path to Shire specifications. The original request was for approximately 560 sq. metres to connect the existing path to the back of the kerb for the Centre's entrance driveway. In addition to this, included in the budget would be the construction of a timber boardwalk over the drain adjacent to the driveway.

Comment:

As the prices received are less than the original budget it is recommended to increase the scope of works by extending the path along the northern kerb towards the Entertainment

Centre. Centre entrance and to remove and replace approximately 100m of existing bitumen path that is damaged in front of the school, giving a total distance of 480m.

The 2.0 metre wide dual use path is to be constructed so to provide access to both pedestrians and cyclists.

Consultation:

Not applicable.

Statutory Obligations:

Nil

Policy Implications:

Nil

Budget / Financial Implications:

The Budget for this item is \$91,142 and funded through the Royalties for Regions.

The lowest quote received is	-	\$41,000
Cost estimate for the boardwalk is	-	\$ 7,200
Increased scope of 200 metres or	-	\$32,000
Earthworks by Council	-	\$ 10,942
Total		\$ 91,142

Strategic Implications:

Nil

Sustainability Implications:

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

Voting Requirements:

Simple majority

COUNCIL DECISION AND OFFICER RECOMMENDATION	ITEM 10.3.2
Moved: Cr Townsend	Seconded: Cr Lansdown
That the extended scope of works for the construction of a dual use path to the Entertainment Centre, as outlined in the report be approved.	
Carried: 7/0	Res: 71/12

10.3.3 TOWN FIRE WATER SUPPLY SYSTEM**File Ref:****Applicant:** Not applicable**Location:** Not applicable**Disclosure of Officer Interest:** None**Date:** 4th April 2012**Author:** Leslie Hewer – Engineering Consultant**Authorising Officer:** Pascoe Durtanovich – Chief Executive Officer**Attachments:** None

Summary:

Council to provide direction to the CEO to investigate and pursue the possibility of handing over the control of the Town Fire Water Supply to a relevant authority that is more suited to this operation.

Background:

The town fire water supply system was originally implemented because of the inadequacy of the Water Corporation to provide sufficient pressure/volume of water for the FESA requirements for commercial developments.

As a result of this inferior service it was necessary for the Shire of Ravensthorpe to take the initiative to seek funding for the construction of a suitable size water storage facility with support equipment to provide sufficient water to hydrants in the case of a fire in the town centre district.

The system was designed and constructed in 2009 by the Shire with funds from the State Government. Since that time the Shire has been responsible for the servicing and maintenance of the tank and the associated pumps and pipelines.

Now that the local new IGA development has been opened the system is fully operational with connection to several hydrants in the town street and to the new IGA building along with monitoring and alarm systems.

Comment:

The ongoing maintenance, repair and any future works are now the responsibility of the Shire. As part of the FESA guidelines for water services of this category the pumps are to be tested every month and serviced every six months.

Recently the Shire contracted Allied Pumps to have the pumps serviced and tested at a cost of \$6,000.00. A fire services contractor from Esperance has been contacted and has submitted a quote to carry out the testing and services as per regulations a cost of \$3,540.00 +GST per annum.

It is not the Shire's core business in becoming a service provider for water, be it domestic or in this case fire emergency. It is therefore recommended to write to the State Government; either Water Corporation or FESA requesting that they assess this unique situation and to provide direction as to who should be the custodians and long-term managers of this system and to provide suitable funding for the ongoing maintenance and ultimately replacement.

Consultation:

Not applicable.

Statutory Obligations:

Nil

Policy Implications:

Nil

Budget / Financial Implications:

An annual cost for the testing and servicing will need to be included in future budgets. The quote of \$3,540.00 +GST received is for twelve monthly inspections during the year. There will be a cost of \$885.00 +GST this financial year which can be funded through the maintenance budget.

Strategic Implications:

Having this facility has enabled the new IGA development to meet FESA building conditions. The facility is also available for other new buildings in the town CBD.

Sustainability Implications:

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

Voting Requirements:

Simple Majority

COUNCIL DECISION AND OFFICER RECOMMENDATION		ITEM 10.3.3
Moved: Cr Field		Seconded: Cr Dunlop
That		
(i)	As an interim measure Council accept the responsibility for the ongoing maintenance of the Town Fire water supply system,	
(ii)	The Chief Executive Officer write to the Department for Regional Development and Lands, the Department of Fire and Emergency Services and the Water Corporation seeking an explanation as to why the Shire of Ravensthorpe should be responsible for the maintenance of this facility.	
Carried: 7/0		Res: 72/12

10.3.4 REVIEW ROAD CONSTRUCTION PROGRAM

File Ref:

Applicant: Not applicable

Location: Not applicable

Disclosure of Officer Interest: None

Date: 4th April 2012

Author: Leslie Hewer –Engineering Consultant

Authorising Officer: Pascoe Durtanovich – Chief Executive Officer

Attachments: None

Summary:

Council is requested to approve a change to the 2011/2012 road construction program.

Background:

The current program has allocations for roads to be resheeted as per the 5 year program.

Comment:

A review of the uncompleted work as at the end of March and visual inspection of current condition of the road network has revealed that other roads are in need of attention as they have deteriorated to an extent that maintenance grading is no longer sufficient to maintain a reasonable surface. It is recommended that these roads be resheeted now and that the roads that require upgrade be carried over to the following year once the final network review is completed.

Proposed changes are as follows;

Roads to be reprogramed are;

- Thomas Road (\$70124) - This could be carried out when the Gordon Rd realignment is constructed in the following year. The road is a heavy haulage route however this may be reconsidered therefore resheeting could be rescheduled later.
- Mason Bay Road (\$80,049) - Due to delays caused by the December flooding and a breakdown of one of the work's graders this project will not be completed this year. Suggest to be carried over to the following year.
- Aerodrome Road (\$94,017) - Only resheet areas where significantly affected by rain. The rest of the road is satisfactory and only requires regular maintenance grading at this point in time. Estimate cost of \$35,000

Roads to include in this year's program in lieu of Aerodrome Rd are

- Mills Road (\$26,000) - There is a need to resheet this as the road surface is significantly damage between SLK 00 – SLK 2.5 (2.5kms)
- Caitlin Road (\$10,000) - There is a need to resheet this a as the road surface is significantly damage between SLK 00 - SLK 1.0 (1.0km)

A full review of all the network is to be undertaken during April to update the five year construction program.

Consultation:

Not applicable.

Statutory Obligations:

Nil

Policy Implications:

Nil

Budget / Financial Implications:

No additional funding is required.

Strategic Implications:

Nil

Sustainability Implications:

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

Voting Requirements:

Absolute Majority

COUNCIL DECISION AND OFFICER RECOMMENDATION	ITEM 10.3.4
Moved: Cr Field	Seconded: Cr Townsend
That Council approve the reallocation of funds from Aerodrome Rd for the resheeting of Mills and Caitlin roads and defer Thomas and Mason Bay roads to future budget after the network road review.	
Carried by absolute majority 7/0	Res: 73/12

10.4 Chief Executive Officer**10.4.1 COMMUNITY DEVELOPMENT FUND****File Ref:****Applicant:** Not applicable**Location:** Not applicable**Disclosure of Officer Interest:** None**Date:** 10 April 2012**Author:** Pascoe Durtanovich – Chief Executive Officer**Authorising Officer:** Not applicable**Attachments:** Yes – Current and proposed policy**Summary:**

To consider a change to the Community Development Fund policy and guidelines to restrict the fund to minor grants.

Background:

Currently the Community Developments Fund is open to minor grants of \$1000 to \$5000 and major grants of over \$5000.

The amount of funding available for distribution is subject to the Shire of Ravensthorpe's annual budget allocation.

Allocations over the past two years are	-	2010/2011 - \$ 42 000
	-	2011/2012 - \$23 442

As at 10 April, 2012 projects from both the past two years remain uncompleted.

Comment:

It is appropriate that Council review the Community Development Fund given the amount of funding available from other sources and the inability of some groups to complete funded projects.

The Shires Forward Capital Works Plan identifies major projects such as the Hopetoun Community Centre and the Ravensthorpe Entertainment Centre balcony, it would seem there would be greater community benefits if available funds was directed to these type of projects.

It should also be noted that funding sources such as Royalties for Regions, Lottery West, Sport and Recreation and the Ravensthorpe Hopetoun Future Fund will have delivered just under a million dollars in community projects in 2011/2012 and 2012/2013.

Council is asked to continue the Community Development Fund but only for what is currently classified 'minor grants.' The change proposed should assist more groups with their day to day operations and possibly deliver funding for projects not funded by other sources.

Consultation:

Consultation is not deemed necessary as the Community Development Fund has always been subject to budget decisions of Council also the proposal is not to discontinue the program.

Statutory Obligations:

There is no legal obligation on Council to operate a Community Development Fund.

Policy Implications:

Policy G8 refers.

Budget / Financial Implications:

The budget/financial impact is determined when the annual budget is adopted.

Strategic Implications:

The Shire of Ravensthorpe Forward Capital Works Plan identifies a number of projects that require funding that will deliver greater community benefit.

Sustainability Implications:

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

Voting Requirements:

Simple Majority

COUNCIL DECISION AND OFFICER RECOMMENDATION	ITEM 10.4.1
Moved: Cr Lansdown	Seconded: Cr Dunlop
That policy G8 be deleted and amended Policy G8, identified as attachment 10.4.1, be adopted.	
Carried: 7/0	Res: 74/12

10.4.2 BUILDING ACT, 2011 - AUTHORISATIONS**File Ref:**

Applicant:	Not applicable
Location:	Not applicable
Disclosure of Officer Interest:	None
Date:	2 April 2012
Author:	WV Atyeo – Contract Principal Environmental Health Officer/ Building Surveyor
Authorising Officer:	Pascoe Durtanovich – Chief Executive Officer
Attachments:	None

Summary:

Council to adopt new authorisations as proposed under different sections of the Building Act 2011.

Background:

The Shire currently has one Authorisation under the Local Government (Miscellaneous Provisions) Act 1960, which provides Authority for its Building Surveyor to inspect private swimming pools within the Shire.

With the introduction of the Building Act 2011, existing authorisations will not be affected, however additional authorisations are needed for Officers to carry out the relevant provisions under the Building Act 2011. Given these relevant provisions have not yet come into operation, the new authorisations cannot be undertaken by officers until such time as this occurs. It is therefore proposed that Council appoint an authorised officer and adopt the new authorisations to be implemented at such future time as the relevant provisions of the Building Act are proclaimed.

Under s.96 of the Building Act 2011, permit authorities (local governments) may also designate employees as authorised persons.

The following new authorisations are therefore proposed under different sections of the Building Act:

- s100 - Entry Powers
- s101 - Powers after entry for compliance
- s102 - Obtaining information and documents
- s103 - Use of force and assistance
- s106 - Apply for an entry warrant

Comment:

New authorisations under the now current Building Act 2011 are required in order to facilitate a quick response if required and to set in place new procedures for handling the applications received under the new Act.

Consultation:

Not applicable

Statutory Obligations:

Building Act, 2011

Policy Implications:

Nil

Budget / Financial Implications:

Nil

Strategic Implications:

Nil

Sustainability Implications:

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

Voting Requirements:

Absolute Majority

COUNCIL DECISION AND OFFICER RECOMMENDATION

ITEM 10.4.2

Moved: Cr Field

Seconded: Cr Norman

That Council adopt the following authorisations and appoint the relevant positions to these authorisations as 'Authorised Officers,' in accordance with s96 of the Building Act 2011.

BUILDING AUTHORISATIONS				
COUNCIL AUTHORISATIONS of POSITION TITLE				
<i>Building Act 2011</i>	s100	Entry Powers	Authorised Officer	Building Surveyor Chief Executive Officer
<i>Building Act 2011</i>	s101	Powers after entry for compliance purposes	Authorised Person	Building Surveyor Chief Executive Officer
<i>Building Act 2011</i>	s102	Obtaining information and documents	Authorised Person	Building Surveyor Chief Executive Officer
<i>Building Act 2011</i>	s103	Use of force and assistance	Authorised Person	Building Surveyor Chief Executive Officer
<i>Building Act 2011</i>	s106	Application for warrant to enter a place	Authorised Person	Building Surveyor Chief Executive Officer

Carried by absolute majority 7/0

Res: 75/12

10.4.3 AMENDMENT TO SCHEDULE OF FEES AND CHARGES – APPLICATION FOR CERTIFICATE OF DESIGN COMPLIANCE**File Ref:****Applicant:** Not applicable**Location:** Not applicable**Disclosure of Officer Interest:** None**Date:** 2 April 2012**Author:** WV Atyeo – Contract Principal Environmental Health Officer/ Building Surveyor**Authorising Officer:** Pascoe Durtanovich – Chief Executive Officer**Attachments:** Yes – Schedule of fees and charges contained within the Building Act, 2011 and Building Regulations, 2012

Summary:

Council to adopt a new fee for an application for a Certificate of Design Compliance when lodged with Council.

Background:

There are a whole raft of new and increased charges associated with applications under the new Building Act 2011 and the Building Regulations 2012 which came into effect on the 2nd April 2012. However, a fee for an application and issue of a Certificate of Design Compliance within the Building Code of Australia (BCA) is not.

All applications for a Building Permit require a Certificate of Design Compliance which is issued by a qualified and registered Building Surveyor. Not all Building Surveyors are working for Local Government (Permit Authority) and can charge whatever fees they want, and therefore these fees are not legislated within the Act or Regulations.

Therefore if Council wishes to provide this service, then this fee should be set through their schedule of fees and charges.

Comment:

I have conversed with other Local Governments and they are (for this year anyway) providing certification of building design compliance to applicants at a competitive rate of 0.2% of the value of the building work. Of course this fee attracts GST at the rate of 10% and there needs to be a minimum fee of \$90.00, which would also attract 10% GST.

My understanding is that private certification by others outside of Local Government are closer to 0.4%. I therefore feel that 0.2% as proposed is a fair and equitable fee to charge.

Consultation:

Other Local Government Officers

Statutory Obligations:

Building Act 2011

Building Regulations 2012

Policy Implications:

Nil

Budget / Financial Implications:

Increased revenue through the charges determined by Council.

Strategic Implications:

Nil

Sustainability Implications:

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

Voting Requirements:

Absolute Majority

COUNCIL DECISION AND OFFICER RECOMMENDATION	ITEM 10.4.3
Moved: Cr Norman	Seconded: Cr Duncan
That Council Determine that the fee to be applied for an application for a Certificate of Design Compliance issued by the Shire Building Surveyor, be 0.2% of the value of the building work, plus GST, with a minimum fee for service of \$90.00 plus GST.	
Carried by absolute majority 7/0	Res: 76/12

10.4.4 BUILDING ACT, 2011 – DELEGATIONS

File Ref:	Delegation Register
Applicant:	Not applicable
Location:	Not applicable
Disclosure of Officer Interest:	None
Date:	2 April 2012
Author:	WV Atyeo – Contract Principal Environmental Health Officer/ Building Surveyor
Authorising Officer:	Pascoe Durtanovich – Chief Executive Officer
Attachments:	Yes – Delegations

Summary:

Parts of the Local Government (Miscellaneous Provisions) Act 1960 are now defunct and certain delegations under this Act are required to be withdrawn and new delegations under the new Building Act 2011 to the appropriate Council employees need to be instigated.

Background:

The Shire of Ravensthorpe currently has the following delegations under the provisions of the Local Government (Miscellaneous Provisions) Act 1960:

060101	Building Licenses
060102	Building Control
060103	Stop Work Notices
060104	Dangerous Building
060105	Building Classifications
060106	Demolition Licenses

With Building Act 2011 coming into force on the 2nd April 2012, the above delegations will become redundant in that the head of power will shift from the Local Government (Miscellaneous Provisions) Act 1960 to the Building Act 2011.

Comment:

New delegations are required under the Building Act 2011. Section 127 of the Building Act 2011 enables local governments the ability to delegate any powers or duties to an employee.

Council is requested to approve the new delegations as provided for under the following sections of the new Building Act 2011:

- s20 – Approve or refuse a Building Permit
- s21 – Approve or refuse a Demolition Permit
- s58 - Issue an Occupancy Permit and a Building Approval Certificate
- s65 - Consider Extending the period of duration of an Occupancy permit or a Building approval Certificate.

- s110 - Issue Building Orders
- s117 - Revoke Building Orders

Delegations are to be made to classes of Officers based on their skills and qualifications and are recommended in order to effect the smooth running of the Building Department, and maintain a high degree of service to customers/community.

Consultation:

Nil

Statutory Obligations:

Local Government Act 1995

Local Government (Miscellaneous Provisions) Act 1960

Building Act 2011

Building Regulations 2012

Policy Implications:

Nil

Budget / Financial Implications:

Nil

Strategic Implications:

Nil

Sustainability Implications:

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

Voting Requirements:

Absolute Majority

COUNCIL DECISION AND OFFICER RECOMMENDATION		ITEM 10.4.4
Moved: Cr Lansdown		Seconded: Cr Townsend
That Council withdraw delegations-		
060101	Building Licenses	
060102	Building Control	
060103	Stop Work Notices	
060104	Dangerous Building	
060105	Building Classifications	
060106	Demolition Licenses	
<p>Contained in the Shire of Ravensthorpe Register of Delegations which were delegated under the Local Government (Miscellaneous Provision) Act 1960 and adopt the attached delegations, under the Building Act 2011, identified as Attachment 10.4.4 .</p>		
Carried by absolute majority 7/0		Res: 77/12

10.4.5 INTERGRATED PLANNING – STRATEGIC COMMUNITY PLAN

File Ref:

Applicant: Not applicable

Location: Not applicable

Disclosure of Officer Interest: None

Date: 10 April 2012

Author: Pascoe Durtanovich – Chief Executive Officer

Authorising Officer: Not applicable

Attachments: Yes – Draft Plan

Summary:

As part of the Integrated Planning process a draft Strategic Community Plan has been prepared.

This report recommends the Strategic Community Plan be adopted.

Background:

As part of the Local Government reform process committed to by the State Government Local Governments are required to implement a successful integrated strategic planning process.

In 2010 the Minister for Local Government introduced regulations which established new requirements for the Plan for the Future under the Local Government Act, 1995. Under these regulations all Local Governments in Western Australia will be required to have developed

and adopted two key documents by 30 June, 2013: A strategic Community Plan and Corporate Business Plan- supported and introduced by resourcing and delivery strategies.

Through the Goldfields Esperance Collaborative Group funding was sourced from State Government for Local Governments within the group to complete the required planning.

Comment:

Consultants KPMG were appointed to work with local government to complete the task. The attached Strategic Community Plan draft was prepared using the Shires existing Strategic Plan and information gained from the workshop, involving Councillors and staff, conducted by the consultants.

Council is now required to finalise the content, layout and presentation of the document and adopt the final document.

Based on the draft Strategic Community Plan created KPMG will develop the Shires Corporate Business Plan, bringing together the work being undertaken on Asset Management Option A and the Long Term Financial Plan.

Consultation:

Local Government (Administration) Regulation 19 (C) (9) and (10) State:-

(9) A Local Government is to ensure that the electors and ratepayers of its district are consulted during the development of a Strategic Community Plan and when preparing modifications of a Strategic Community Plan.

(10) A Strategic Community Plan for a district is to contain a description of the involvement of the electors and ratepayers of the district in the development of the plan or the preparation of modifications of the plan.

Given the Shire's current Strategic Plan was prepared following intensive community consultation and the fact that subsequent consultation processes have been undertaken, including the Service Delivery Questionnaire and Community meetings, further consultation for the amended plan is unnecessary.

Statutory Obligations:

Local Government (Administration) Regulation 19(C) States:-

- (1) A local government is to ensure that a strategic community plan is made for its district in accordance with this regulation in respect of each financial year after the financial year ending 30 June 2013.
- (2) A strategic community plan for a district is to cover the period specified in the plan, which is to be at least 10 financial years.
- (3) A strategic community plan for a district is to set out the vision, aspirations and objectives of the community in the district.

- (4) A local government is to review the current strategic community plan for its district at least once every 4 years.
- (5) In making or reviewing a strategic community plan, a local government is to have regard to —
 - (a) the capacity of its current resources and the anticipated capacity of its future resources; and
 - (b) strategic performance indicators and the ways of measuring its strategic performance by the application of those indicators; and
 - (c) demographic trends.
- (6) Subject to subregulation (9), a local government may modify its strategic community plan, including extending the period the plan is made in respect of.
- (7) A council is to consider a strategic community plan, or modifications of such a plan, submitted to it and is to determine* whether or not to adopt the plan or the modifications.

*Absolute majority required.
- (8) If a strategic community plan is, or modifications of a strategic community plan are, adopted by the council, the plan or modified plan applies to the district for the period specified in the plan.
- (9) A local government is to ensure that the electors and ratepayers of its district are consulted during the development of a strategic community plan and when preparing modifications of a strategic community plan.
- (10) A strategic community plan for a district is to contain a description of the involvement of the electors and ratepayers of the district in the development of the plan or the preparation of modifications of the plan.

Policy Implications:

Nil

Budget / Financial Implications:

There are no budget/financial implementations. Funding for the Integrated Planning has been provided by State Government as part of the Local Government reform process. The Shires financial commitment of \$45, 000 is for the Asset management aspect of the planning.

Strategic Implications:

The Strategic Community Plan identifies the aspirations and needs of the community in broad terms.

Sustainability Implications:

- **Environmental:**

There are no known significant environmental considerations.
- **Economic:**

There are no known significant economic considerations.

- **Social:**
There are no known significant social considerations.

Voting Requirements:

Absolute Majority

COUNCIL DECISION AND OFFICER RECOMMENDATION		ITEM 10.4.5
Moved: Cr Field	Seconded: Cr Norman	
That the draft Strategic Community Plan for the period, July, 2012 to 30 June, 2022, identified as attachment 10.4.5 be adopted.		
Carried by absolute majority 7/0		Res: 78/12

10.4.6 RAVENSTHORPE SPORTING COMPLEX**File Ref:**

Applicant:	Not applicable
Location:	Ravensthorpe Sporting Complex
Disclosure of Officer Interest:	None
Date:	2012
Author:	Angela Jess – Manager Recreation Youth Services
Authorising Officer:	Pascoe Durtanovich – Chief Executive Officer
Attachments:	Yes - logo

Summary:

Consideration of three Committee recommendations from their meeting of the Ravensthorpe Entertainment Centre Management Committee on the 13th March 2012

Background:

The Ravensthorpe Entertainment Centre Management Committee Incorporated (RECMC) is not a Committee of Council, and has no decision making authority. The RECMC is governed by its constitution and a Management Agreement signed by Council and the RECMC on the 4th August 2009.

The RECMC strive to achieve a number of objectives outlined in their planning document created following a planning session in September 2010 and meet regularly to accomplish this responsibility.

Comment:

- 1) Over a number of months, the RECMC committee have been deliberating over a number of logos to best represent the Ravensthorpe Entertainment Centre. They are now asking Council to support the following:

- a) That council support the adoption of the chosen logo to be used for branding purposes at the Ravensthorpe Entertainment Centre; and
 - b) That Council allow the RECMC to finalise this process using profits generated from bar and membership monies.
- 2) The REC continues to struggle with vermin issues and already have a baiting program in place to tackle the issue. All crockery, cutlery and glassware are currently stored in plastic tubs as a short term sanitary solution as the kitchen/bar benches are open and have no shelving. It is difficult to track inventory using the current system and stocks are depleting. The committee would like to see vermin proof lockable cupboards installed into the existing space under the benches in the kitchen. As this would be a capital improvement the committee request:
- a) That Council make consideration in their 2012/13 budget to allow the completion of this project.
- 3) The commercial microwave at the centre is not working and needs replacing, the RECMC would like to purchase a new one using profits from bar and membership monies.

Consultation:

With the Ravensthorpe Entertainment Centre Management Committee Incorporated (RECMC).

Statutory Obligations:

Nil

Policy Implications:

Nil

Budget / Financial Implications:

- Council is required to endorse or reject all proposed expenditure recommended by the RECMC.
- Adequate funds are available from bar and membership profits for comment 1 and 3.
- Budget consideration for the next financial year is required from Council for comment 2 as a capital improvement.

Strategic Implications:

Action plan 4.1, Action A refers.

Sustainability Implications:

- **Environmental:**
There are no known significant environmental considerations.
- **Economic:**
There are no known significant economic considerations.
- **Social:**
Will encourage broader use of the Ravensthorpe Entertainment Centre.

Voting Requirements:

Simple Majority

COUNCIL DECISION AND OFFICER RECOMMENDATION (1) ITEM 10.4.6

Moved: Cr Norman

Seconded: Cr Lansdown

- 1) That Council support the adoption of the chosen logo to be used for branding purposes at the Ravensthorpe Entertainment Centre.
- 2) That council support expenditure of funds by the RECMC to allow completion of this process.

Carried: 7/0

Res: 79/12

COUNCIL DECISION AND OFFICER RECOMMENDATION (2) ITEM 10.4.6

Moved: Cr Field

Seconded: Cr Dunlop

That the provision of funding for the installation of vermin proof, lockable cupboards in the kitchen/bar area of the Ravensthorpe Entertainment Centre be considered in the 2012/2013 budget.

Carried: 7/0

Res: 80/12

COUNCIL DECISION AND OFFICER RECOMMENDATION (3) ITEM 10.4.6

Moved: Cr Lansdown

Seconded: Cr Norman

That Council approve expenditure by the RECMC of up to \$1500 for the purchase of a new commercial microwave at the Ravensthorpe Entertainment Centre.

Carried: 7/0

Res: 81/12

10.4.7 BUSH FIRE ADVISORY COMMITTEE MEETING 10 APRIL, 2012**File Ref:****Applicant:** Not applicable**Location:** Not applicable**Disclosure of Officer Interest:** None**Date:** 11 April 2012**Author:** Pascoe Durtanovich – Chief Executive Officer**Authorising Officer:** Not applicable**Attachments:** Yes – Copy of Minutes

Summary:

Considerations of recommendations from the Shire of Ravensthorpe Bush Fire Advisory Committee meeting held on the 10 April, 2012.

Background:

Nil

Comment:

The Bush Fire Advisory committee recommendations are straight forward with the exception of Item 13.3. This Item involves expenditure and should be deferred to the budget process.

Consultation:

Not applicable

Statutory Obligations:

Bushfires Act 1954.

Shire of Ravensthorpe Bushfire Brigades Local Law 2010.

Policy Implications:

Shire of Ravensthorpe Bush Fire Advisory Committee operational guidelines.

Budget / Financial Implications

Item 13.3 could have financial implications depending on Councils decision on the appointment of a Compliance Officer.

Strategic Implications:

Nil

Sustainability Implications:

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

Voting Requirements:

Simple Majority

COUNCIL DECISION AND OFFICER RECOMMENDATION (1)	ITEM 10.4.7
Moved: Cr Norman	Seconded: Cr Field
That the Minutes of the Shire of Ravensthorpe Bush Fire Advisory Committee meeting held on 10 April, 2012 be received and with the exception on Item 13.3.	
Carried: 7/0	Res: 82/12

COUNCIL DECISION AND OFFICER RECOMMENDATION (2)	ITEM 10.4.7
Moved: Cr Norman	Seconded: Cr Dunlop
That the employment of a Compliance Officer for fire control and management purposes be considered in the 2012/2013 budget process.	
Carried: 7/0	Res: 83/12

10.4.8 COUNTRY LOCAL GOVERNMENT FUND APPLICATIONS

File Ref:

Applicant:	Shire of Ravensthorpe
Location:	Not applicable
Disclosure of Officer Interest:	None
Date:	11 April 2012
Author:	Pascoe Durtanovich – Chief Executive Officer
Authorising Officer:	Not applicable
Attachments:	None

Summary:

Application has been made to the Department of Regional Development and Lands for the Shire of Ravensthorpe's 2011/2012 allocation under the Country Local Government Fund (Royalties for Regions).

This report recommends the applications be confirmed.

Background:

The State Government Royalties for Regions program commenced in 2008/2009. Since that time Ravensthorpe's allocation (for local projects) is as follows:-

2008/2009 -	\$650,852 (100% local projects)
2009/2010-	NIL (program suspended)
2010/2011-	\$ 410,297 (65% local projects)
2011/2012-	\$360,672 (50% local projects)

All of the above funding was allocated to projects through the budget process, with the exception of the 2011/2012 allocation.

The 35% in 2010/2011 and 50% in 2011/2012 applies to Regional Progress and has been allocated to Regional Waste Management.

Comment:

Based on the Shire of Ravensthorpe Forward Capital Works Plan staff have submitted an application for the 2011/2012 funds, nominating the Hopetoun Town Hall (\$260,672) and

Ravensthorpe streetscaping (\$100, 000) as the projects. The streetscaping project involves work on the Morgans Street/ Carlisle Street intersection and Dunn Street.

Consultation:

The projects identified are included in the Shire of Ravensthorpe Strategic Plan. No further consultation is required.

Statutory Obligations:

Country Local Government Fund expenditure guidelines have to be complied with. One of the Fund conditions is that the 2010/2011 and 2011/2012 allocation could not be utilised until such time as the 2008/2009 allocation was extended. Portion of councils 2008/2009 allocation (\$153,000) was allocated to the Ravensthorpe Town Hall refurbishment project. Delays were experienced with this project, due to shortage of tradesmen. The project has now been completed and the accessing of the subsequent years allocations can commence.

Policy Implications:

Nil

Budget / Financial Implications:

The allocation of the 2011/2012 CLGF monies will not impact on the current budget. The Hopetoun Community Centre project is estimated to cost up to \$3 million dollars with funding from a number of sources, predominantly Reserve funds.

Strategic Implications:

The Shire of Ravensthorpe Strategic Plan/Plan for the Future 2010/2015 Action Plan 117 page 92 and Action Plan 106 page 88 AND Action Plan 508 page 109.

Sustainability Implications:

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

Voting Requirements:

Simple Majority

COUNCIL DECISION AND OFFICER RECOMMENDATION	ITEM 10.4.8
Moved: Cr Field	Seconded: Cr Dunlop
That the 2011/2012 funding from the Country Local Government Fund be allocated to the following projects:-	
Hopetoun Town Hall/ Community Centre - \$260,272	
Ravensthorpe Streetscaping - \$100,000	
Carried: 7/0	Res: 84/12

10.4.9 RAVENSTHORPE AIRPORT FEES AND CHARGES

File Ref:

Applicant: Not applicable

Location: Jerdacuttup Road

Disclosure of Officer Interest: None

Date: 12 April 2012

Author: Pascoe Durtanovich – Chief Executive Officer

Authorising Officer: Not applicable

Attachments: None

Summary:

The Tender for the provision of Security Screening Services at the Ravensthorpe Airport has been determined.

Council is now required to review the passenger arrival and departure tax, to reflect the increase in operating costs.

Background:

On 22 March, 2012 Council resolved as follows:-

That the Chief Executive Officer be delegated authority to engage a suitably qualified and experienced organization to deliver Security Screening Services at the Ravensthorpe Airport.

In accordance with the Local Government Act, 1995 and Local Government Tender Regulations tenders were invited. MSS Security is the Successful tender, with a per flight fee of \$769.63 + GST.

Comment:

Having established the cost for screening services Council can now review and adjust the departure and arrival tax accordingly.

Airport charges are currently as follows:-

AIRPORT CHARGES	GST INCUSIVE
Landing Fees	
0 to 2000kg (Maximum take-off weight)	\$0.00
2000 to 15000kg per 1000kg or part thereof (Maximum take-off weight)	\$13.50
15000kg plus 1000kg or part thereof (Maximum take-off weight)	\$22.50
Passenger Handling fee for arrival and departure– Commercial (Regular Passenger Transport) only	
Adult	\$33.00
Child	\$7.90
The Passenger handling fee applies to Regular Passenger transport only and is payable for arrivals and departures.	
No landing fees are applicable for Regular Passenger Transport.	
Aircraft landing fees apply to all other aircraft for landing only. (No passenger fees applicable)	

Currently there are three flights departing from Ravensthorpe that are subject to security screening, which in turn means an additional operating cost of \$2309 per week. Annual operating cost, including depreciation and administration are estimated to be \$633,000.

Based on the past averaged usage and future estimated use a departure tax of approximately \$33.00 and arrival tax of \$33.00 would need to be approved to recoup the estimated cost. Currently the fees are \$15.80 for departure and \$15.80 for arrival. In affect the increase in the cost per flight due to the introduction of screening will be approximately \$34 per flight.

The reviewed fees and changes will apply from 1 July, 2012.

Consultation:

The need for an increase in arrival and departure tax has been discussed with Skywest and First Quantum. Both parties acknowledge that an increase is inevitable because of the security screening requirements.

Statutory Obligations:

Aviation Transport Security Act 2001

Aviation Transport Security Amendment Regulations 2010 (No. 2).

Local Government Act, 1995

Policy Implications:

Nil

Budget / Financial Implications:

The new screening regulations will not come into force until next financial year and as such provisions will be made in the 2012/2013 budget for the increased expenditure and income.

Strategic Implications:

Compliance with the new regulations is mandatory for the continued operation of commercial passenger flights through the Ravensthorpe Airport.

Sustainability Implications:

- **Environmental:**
There are no known significant environmental considerations.
- **Economic:**
The operation of Ravensthorpe Airport is strategically important to the local economy and community.
- **Social:**
There are no known significant social considerations.

Voting Requirements:

Absolute Majority

COUNCIL DECISION AND OFFICER RECOMMENDATION		ITEM 10.4.9
Moved: Cr Lansdown		Seconded: Cr Dunlop
That the following fees and charges be adopted for the Ravensthorpe Airport, commencing 1 July, 2012.		
AIRPORT CHARGES		GST INCLUSIVE
Landing Fees		
0 to 2000kg (Maximum take-off weight)		\$0.00
2000 to 15000kg per 1000kg or part thereof (Maximum take-off weight)		\$13.50
15000kg plus 1000kg or part thereof (Maximum take-off weight)		\$22.50
Passenger Handling fee for arrival and departure– Commercial (Regular Passenger Transport) only		
Adult		\$33.00
Child		\$7.90
The Passenger handling fee applies to Regular Passenger transport only and is payable for arrivals and departures.		
No landing fees are applicable for Regular Passenger Transport.		
Aircraft landing fees apply to all other aircraft for landing only. (No passenger fees applicable)		
Carried by absolute majority 7/0		Res: 85/12

10.4.10 TRIPLE J SERVICE**File Ref:****Applicant:** Ravensthorpe Progress Association**Location:** Not applicable**Disclosure of Officer Interest:** None**Date:** 13 April 2012**Author:** Pascoe Durtanovich – Chief Executive Officer**Authorising Officer:** Not applicable**Attachments:** None

Summary:

The Ravensthorpe Progress Association is applying, on behalf of interested community members, for a grant through the Ravensthorpe Hopetoun Future Fund to provide a Triple J radio retransmission service.

This report recommends that Council support the project and assist financially.

Background:

For some time many community members have considered the issue of a Triple J radio retransmission services, to cover the areas of Hopetoun and Ravensthorpe.

The Ravensthorpe Progress Association has offered to assist the process by seeking the required funding for the facility.

The recommended site for the required hardware in Ravensthorpe is on the existing tower at the rear of the Shire Administration building. This is the same location as the TV and FM radio retransmission. The site is already set up with a tower and power source. The proposed location in Hopetoun is the same site as where the TV retransmission service is.

Comment:

The cost of equipment, installation and licensing is approximately \$21,000 per service. Other sources of funding will also be pursued which will bring the cost down to \$21,000 for both sites.

The progress Association is requesting Council approval for the use of the sites mentioned and for the Shire to accept responsibility for ongoing cost of power, maintenance and annual licence fees.

Consultation:

N/A

Statutory Obligations:

Nil

Policy Implications:

Council does not have a policy on this matter.

Budget / Financial Implications:

It is estimated that annual operating costs would be in the vicinity of \$2,000.

Strategic Implications:

Nil

Sustainability Implications:

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

Voting Requirements:

Simple Majority

COUNCIL DECISION AND OFFICER RECOMMENDATION (1)	ITEM 10.4.10
Moved: Cr Norman	Seconded: Cr Townsend
That subject to no technical difficulties, approval be granted for the Triple J radio retransmission facilities to be located on the existing TV retransmission facilities sites in Ravensthorpe and Hopetoun, including the use of the existing towers.	
Carried: 7/0	Res: 86/12

COUNCIL DECISION AND OFFICER RECOMMENDATION (2)	ITEM 10.4.10
Moved: Cr Norman	Seconded:
That the Shire of Ravensthorpe be responsible for the operating costs of the services.	
Carried:	Res:

Motion lapsed due to lack of a Secunder.

COUNCIL DECISION (2)	ITEM 10.4.10
Moved: Cr Duncan	Seconded: Cr Townsend
That the Shire of Ravensthorpe be responsible for the operating costs of the services to a maximum of \$2000.	
Carried: 7/0	Res: 87/12

11. ELECTED MEMBERS MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN
Nil

12. BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF MEETING

12.1 Elected Members

12.2 Officers

13. MATTERS BEHIND CLOSED DOORS

14. CLOSURE OF MEETING - 5.38PM