

A G E N D A



ORDINARY MEETING

TO BE HELD

**WEDNESDAY, 11TH FEBRUARY 2009
COMMENCING AT 4.30PM**

AT

**SHIRE OF DARDANUP
DARDANUP OFFICE
3 LITTLE STREET - DARDANUP**



SHIRE OF DARDANUP

NOTICE OF AN ORDINARY COUNCIL MEETING

Dear Council Member

The next Ordinary Meeting of the Shire of Dardanup will be held on Wednesday 11th February 2009 in the Council Chambers, Shire of Dardanup - Dardanup Office – 3 Little Street, Dardanup -commencing at 4.30pm.

A handwritten signature in black ink, appearing to read 'M. Chester', is positioned above the printed name of the Chief Executive Officer.

MR MARK L CHESTER
Chief Executive Officer

Date: 5th February 2009

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SHIRE OF DARDANUP

AGENDA FOR THE SHIRE OF DARDANUP ORDINARY MEETING OF COUNCIL TO BE HELD ON WEDNESDAY 11th FEBRUARY 2009, AT SHIRE OF DARDANUP – DARDANUP OFFICE, COMMENCING AT 4.30PM.

1 DECLARATION OF OPENING/ANNOUNCEMENT OF VISITORS

Presiding Officer to welcome all present and declare the meeting open.

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

2.1 Attendance

2.2 Apologies

3 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

None.

4 PUBLIC QUESTION TIME

5 APPLICATIONS FOR LEAVE OF ABSENCE

COUNCIL RESOLUTION

THAT be granted leave of absence for the meeting of the 22nd February 2009.

6 PETITIONS/DEPUTATIONS/PRESENTATIONS

None.

7 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

7.1 Ordinary Meeting Held 25th January 2009

COUNCIL RESOLUTION

THAT the Minutes of the Ordinary Meeting of Council held on the 25th January 2009, be confirmed as true and correct subject to no / the following corrections:

8 ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION**9 ANNOUNCEMENTS OF MATTERS FOR WHICH MEETING MAY BE CLOSED**Chief Executive Officer Comment

Shire of Dardanup Standing Orders 3.8 & Local Government Act 1995 Section 5.23 (2) (a). Matters for Which Meeting May Be Closed:

Standing Order 3.8 and the Local Government Act 1995 provides for Council to resolve to close the meeting to the public and proceed behind closed doors for matters:

- S 5.23 (1) *Subject to subsection (2), the following are to be open to members of the public-*
- (a) *all Council meetings; and*
 - (b) *all meetings of any committee to which a local government power or duty has been delegated.*
- (2) *If a meeting is being held by a Council or by a committee referred to in subsection (1) (b), the Council or committee may close to members of the public the meeting, or part of the meeting, if the meeting or the part of the meeting deals with any of the following -*
- (a) *a matter affecting an employee or employees;*
- (3) *A decision to close a meeting or part of a meeting and the reason for the decision are to be recorded in the minutes of the meeting.*

Note: Shire President to advise that part of the Royalties for Regions Allocation of Funds report will require discussion regarding matters affecting staff [Confidential Report under Separate Cover].

There may be a requirement to go 'Behind Closed Doors' for the time it requires to discuss matters affecting staff. The rest of the report will be made available to the public and the meeting should remain open for these discussions.

10 REPORTS OF OFFICERS AND COMMITTEES

10.1 CHIEF EXECUTIVE OFFICER REPORT

None.

10.2 MANAGER TECHNICAL SERVICES REPORT

None.

10.3 MANAGER PLANNING SERVICES REPORT

10.3.1 *Title: Proposed Scheme Amendment – Extension of Eaton Fair, Lot 107 Recreation Drive Eaton (Planning Solutions on behalf of Citygate Properties Pty Ltd).*

Reporting Department: Planning Services
Reporting Officer: Mr Robert Quinn – Manager Planning Services
Legislation: Planning and Development Act 2005
File Number: PL113168

Background

Correspondence was received from Planning Solutions Pty Ltd on the 19 November 2008 acting on behalf of Citygate Properties Pty Ltd requesting Council initiate an amendment to the Shire of Dardanup Town Planning Scheme No. 3 (TPS) (Appendix ORD: 10.3.1A). Shire officers assessed this request and a reply was sent on the 26 November 2008 (Appendix ORD 10.3.1B). On the 17 December 2008 the proponents of the Eaton Fair extension gave a presentation to Council on the proposal. A letter was then sent to the proponents after the Council presentation to formalise Council's position on the amendment request (Appendix ORD: 10.3.1C). A

reply to the 18 December 2008 correspondence was received on the 16 January 2009 (Appendix ORD: 10.3.1D).

The request was to amend the TPS by the following:

To consider a proposal to rezone Lot 107 Recreation Drive and adjoining portion of Reserve 39158, Eaton, to facilitate the redevelopment of the Eaton Town Centre as follows: -

- 1. Rezone Lot 107 Recreation Drive and portion of Reserve 39158 south of Council Drive from "Commercial", "Car Park" and "Other Community Use" to "Development Zone".*
- 2. Deleting A11 and A12 from the Scheme Map and corresponding words contained within Appendix IV – Additional Use Zones of the Scheme Text relating to Lot 107 and Reserve 39158 corner Eaton Drive and Recreation Drive.*
- 3. Rezoning the "General Farming" and "Other Community Use" zoning from the Eaton Drive and Hands Avenue road reserve to "No Zone" and deleting the Special Development Area "SDA2" boundary from the Scheme Map.*
- 4. Amending the "Shop" minimum number of on-site car parking spaces column within Appendix II – Development Table B of the Scheme Text from "1 bay per 10m² of retail floor space" to "1 bay per 20m² of retail floor space."*

Legal Implications - None

Budget Implications - None

Officer Comment

There are two major concerns of the proposed amendment, one being process and the other content.

Firstly, the proposed halving of the parking requirement for the proposed extension. Officers have difficulty in assessing parking requirements due to the lack of a formal structure plan. Also there needs to be strong justification for the change of parking requirements given the potential shortage of parking in the "Commercial" area of Eaton. Some of the parking is proposed to be located on Recreation Drive, which may not be functional and no detailed design has been submitted to date.

Secondly, the process of the amendment in relation to the submission of a structure plan. It has been Council's stance in the past to require a structure plan to be submitted concurrently with an amendment for a "Development" zone. Council are currently taking this position with the development of Parkridge.

The proponents wish Council to initiate an amendment to the TPS and then lodge a structure plan at some time in the near future. The major issue with this process is that Council do not have any real control over the content of the structure plan. If a structure plan is submitted to Council, Council have no other option than to deal with the plan and if Council is not satisfied with the plan the proponent can request the Western Australian Planning Commission (WAPC) consider the structure plan. This effectively allows the WAPC carriage over the structure plan.

It has been the practice of Council to process both the structure plan and amendment at the same time in order to be aware of the likely development of the area. Officers concerns over the proposal should also be noted as outlined in the correspondence dated 26 November 2008 which need to be addressed.

By not initiating an amendment before a structure plan is submitted Council can ensure all their concerns are addressed in the structure plan. Council would lose any leverage they may have, if they initiate an amendment without out finalising the structure plan. It also allows the community to be assured of the future plans for the commercial centre. The proposed development is a major development for the future of Eaton and Council need to be in control of how it develops to ensure the centre develops in accordance with Councils plans.

It is acknowledged that the proponents have to outlay resources to complete a structure plan and that an amendment may not be successful as the final approval is by the Minister for Planning. However, to ensure an outcome which meets Councils and the communities aspirations it is recommended that a structure plan be submitted and dealt with at the same time an amendment is initiated.

Voting Requirements - Simple Majority

OFFICER RECOMMENDED RESOLUTION

THAT Council advise Planning Solutions Pty Ltd and Citygate Properties Pty Ltd that Council shall not initiate an amendment to Lot 107 Recreation Drive Eaton until a structure plan has been prepared for the development of Lot 107 Recreation Drive Eaton to the satisfaction of Council.

10.3.2 Title: South West Rural Subdivision Guidelines – Request for Review & Delegation to Meet Minister for Planning

Reporting Department: Planning Services
Reporting Officer: Mr Robert Quinn – Manager Planning Services
Legislation: Planning and Development Act 2005
File Number: GR020070

Background

Council at its meeting on the 23 July 2008 resolved [229/08] the following:

THAT Council advise the Western Australian Planning Commission the following:

- 1. The Shire of Dardanup requests clarification from the Western Australian Planning Commission on the legal standing of the Shire of Dardanup Rural Strategy in relation to the South West Rural Subdivision Guidelines.*

2. *The Shire of Dardanup will continue to assess rural subdivisions in accordance with the Shire of Dardanup Rural Strategy.*
3. *Council will make a determination on whether rural subdivisions are assessed in accordance with the South West Rural Subdivision Guidelines or the Shire of Dardanup Rural Strategy after clarification is received from the Western Australian Planning Commission on the legal standing on the Shire of Dardanup Rural Strategy is considered by Council.*
4. *Council considers the implementation of these guidelines to be precipitous as S.P.P 2.5 which controls such determinations, is currently under review.*

Clarification was received from the Western Australian Planning Commission (WAPC), however, Council were not satisfied with the reasons given by the WAPC and sought advice from the Department of Agriculture and Food WA (DAFWA) as DAFWA advice appeared to be the primary reason for the recently imposed WAPC rural subdivision guidelines.

Council at its meeting on the 27 August 2008 resolved [260/08] the following:

THAT Council defer making a decision on this item until further information can be sought from the Department of Agriculture and Food WA as to what information they based their advice on for the WA Planning Commission to make their decision.

Advice was received from the DAFWA regarding the south west rural subdivision guidelines. This advice was not accepted by Council as having sufficient merit within the Shire of Dardanup.

Council at its meeting on the 19 November 2008 resolved [347/08] the following:

THAT Council:

1. *As a matter of urgency, write to the Minister for Planning – Mr John Day MLA, with copies to:*
 - *Mr John Castrilli MLA – Minister for Local Government;*
 - *Mr Terry Redman MLA – Minister for Agriculture;*
 - *Hon Robyn McSweeney MLC – Member for SW;*
 - *Hon Barry House MLC – Member for SW;*
 - *Mr Mick Murray MLA – Member for Collie-Preston.*

seeking an urgent review of the recent “one-size-fits-all” WAPC South-West Rural Subdivision Guidelines, on the grounds that there was no consultation with Council prior to the imposition of the guidelines which fail to recognise special aspects of the various local government areas which had been integrated into individual Council’s endorsed rural Strategy documents.

2. *Asks that until further and comprehensive research, liaison and investigation has been completed in this regard, impacted local government be allowed to maintain and follow their pre-existent and approved policies and rural Strategy documents.*

Footnote: The Minister is respectfully urged to include proximity to industry or major population centres, tourism and pre-existent moves to evolutionary land-use practices as factors to be evaluated as part of this review.

A reply has been received from the Minister for Planning; Culture and the Arts in regard to Councils recent request for a review of the South West Rural Subdivision Guidelines (Appendix ORD: 10.3.2A). A reply was also received from the Minister for Local Government: Heritage: Citizenship and Multicultural Interest (Appendix ORD: 10.3.2B). No other replies have been received from other Ministers at this stage.

Correspondence has been received from the Shire of Donnybrook/Balingup requesting Shire participation in a delegation to meet the Minister for Planning (Hon. John Day) and Minister for Agriculture and Food (Hon. Terry Redman) to discuss issues in regard to rural subdivision in the south west (Appendix ORD: 10.3.2C).

Legal Implications - None

Budget Implications - None

Officer Comment

It can be seen from the reply from the Minister for Planning, the Minister has essentially told the Shire undertake a review of its Local Planning Strategy and submit it to the Western Australian Planning Commission (WAPC) for their consideration. The WAPC will then consider any submissions on reduced rural subdivision area. The reply states that the WAPC policy is based on advice from the Department of Agriculture and Food WA (DAFWA) and that previous subdivision was creating unsustainable lots not required for agriculture or being used for agriculture. It is the officer's opinion that the WAPC will not alter their current position on rural subdivision areas.

The Minister has supported the WAPC position on the south west guidelines for rural subdivisions.

In regard to the proposed delegation to the Minister for Planning and Minister for Agriculture and Food WA, it is recommended that two Shire representatives be nominated to represent the Shire at this meeting. Information to date suggest this meeting will be held in Perth either late February or early March and two representatives can attend.

Shire officers requested a copy of the DAFWA submission to the South West Framework in order to clarify the DAFWA stance on rural subdivisions. This submission is 34 pages and can be supplied if Councillors wish. The DAFWA submission states that *".....there is an abundance of small lots in the South West and there is no demonstrated demand for small lots for agricultural use."* (page 14) The DAFWA submission does not support further subdivision of rural land.

The issue of the inconsistency between WAPC rural subdivision guidelines and Shire of Dardanup Rural Strategy has not been resolved. It is recommended that this issue be the subject of a further item to Council after the delegation meets the Minister for Planning and Minister for Agriculture and Food WA.

In the interim Shire officers will continue to use rural subdivision criteria contained in the Shire of Dardanup Rural Strategy.

Voting Requirements - Simple Majority

OFFICER RECOMMENDED RESOLUTION

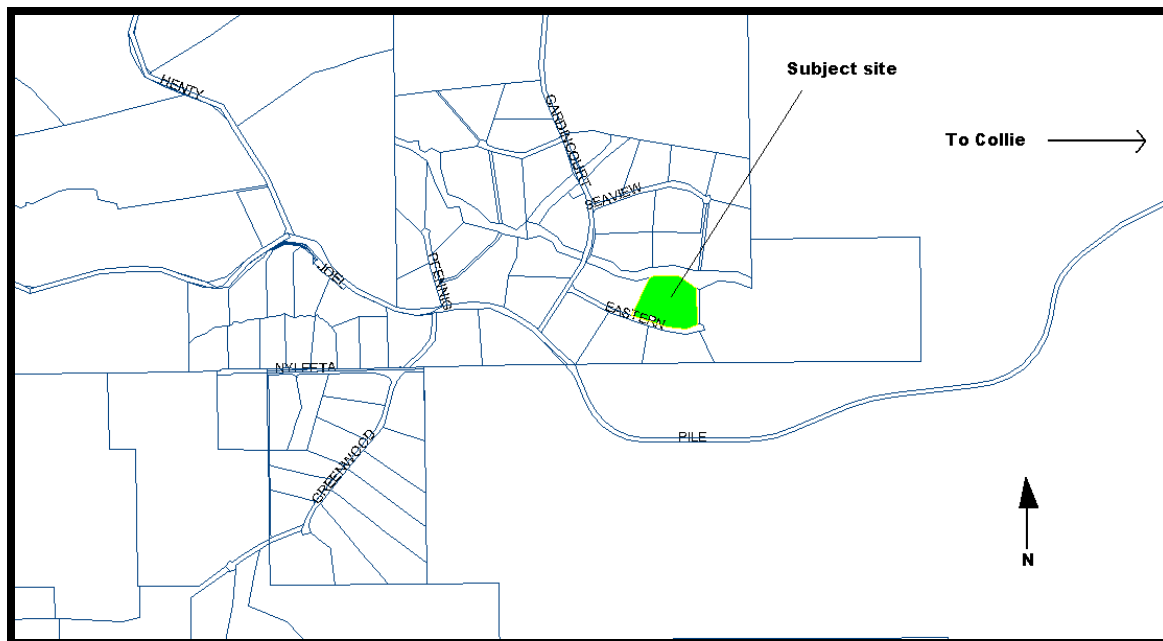
**THAT Council nominate &
..... to represent the Shire of
Dardanup at the delegation to meet the Minister for Planning and
the Minister for Agriculture and Food WA concerning South West
Rural Subdivision Guidelines.**

10.4 TOWN PLANNING OFFICER REPORT

10.4.1 Title: Proposed Residential Dwelling And Open Shed Within The Landscape Protection Area, Lot 37 Eastern Rise, Henty (Continuum Pty Ltd and Nash & Ghersinich).

Reporting Department: Planning Services
 Reporting Officer: Mr David Stewart – Planning Liaison Officer
 Legislation: Town Planning Scheme No. 3
 File Number: PR02511

Location Plan



Background

Location:	Lot 37 Eastern Rise, Henty
Town Planning Scheme No.:	3
Zoning:	General Farming
Area:	5.2 hectares (12.75 acres)
Slope:	12.5% (1:8)
Improvements:	Nil
Previous Approvals:	Nil

Council is in receipt of an Application for Planning Consent to construct a dwelling and a shed at lot 37 Eastern Rise, Henty. The subject land is 5.2 hectares (12.75 acres) in size, zoned 'Smallholding' under Town Planning Scheme No. 3 (TPS 3). Eastern Rise is accessed from Gardincourt Drive.

The property is wholly contained within TPS 3 'Landscape Protection Area' where development standards apply – most significantly, a 100-metre development setback from public roads.

As this application proposes to locate a dwelling within TPS 3 'Landscape Protection Area' it requires to be submitted to Council for consideration.

This property has a north/north westerly aspect.

The proposed dwelling will be located wholly within the Building Envelope allocated to this property (Appendix ORD: 10.4.1A).

This property is currently unimproved.

Legal Implications - Possible claim for compensation - TPS No. 3 Division 2, 5.2.4

5.2 *DIVISION 2 - LANDSCAPE PROTECTION AREAS*

5.2.4 *Any person who is injuriously affected by a decision of the Council refusing an application for consent to do any of the things mentioned in Clause 5.2.2 or granting its consent subject to conditions not acceptable to the applicant may if such refusal or conditions relate to the protection of the landscape and if the claim is made within six months of the decision of the Council claim compensation from the Council.*

Budget Implications - As above.

Officer Comment

The proposed dwelling (Appendix ORD: 10.4.1B) is to be constructed upon a concrete pad and finished with external finishes comprising painted bagged brickwork, terracotta roof tiles and painted weatherboard. Stone features will also form part of the external finish.

In this regard it is important to consider also Shire of Dardanup Town Planning Scheme No. 3 (TPS No 3), Appendix VIII, 'Additional Requirements – Smallholding Zones';

TPS 3 AREA 4 - HENTY BROOK ESTATE

Those portions of Leschenault Location 9 and being Lots 1 and 2 corner of Pile Road and Gardincourt Drive, as shown on the Scheme Map.

1. *Subdivision and Development Criteria*

(i) *External building materials of residential buildings constructed on the land, are to be of brick or stone unless Council specifically approves otherwise.*

A number of dwellings already exist within this subdivision which, have external finish materials of other than brick or stone. When assessing this application, officers concluded that the design and proposed external materials are unlikely to compromise the surrounding environment.

The proposed shed will be open with a flat, slightly pitched Zinalume® roof.

Council have previously expressed concerns that the use of reflective type materials in close proximity to roads may compromise road safety and have a negative impact on the natural beauty of the Landscape Protection area.

5.2 DIVISION 2 - LANDSCAPE PROTECTION AREAS

5.2.3

- (b) *Buildings and associated services should be regarded as being secondary to the natural features of the area and should not usually be permitted in visually exposed areas.*

Based on the intent of this clause to preserve the natural features of the area, it is the officer's opinion that, despite council's preference for the use of non-reflective materials, this would not in itself constitute sufficient grounds to not support this application.

The officer further concludes that, having conducted a previous site inspection, the proposed shed location and slight pitch of the roof will create minimal impact upon the landscape.

It is therefore the officer's recommendation that council support this application subject to conditions.

Voting Requirements – Simple Majority

OFFICER RECOMMENDED RESOLUTION

THAT Council advise Continuum Pty Ltd and Nash & Ghersinich that they approve the development application for a residential dwelling and open shed at Lot 37 Eastern Rise, Henty as described in the application received 22 January 2009 subject to the following conditions:

- 1. This approval is valid provided that the development is substantially commenced within two (2) years and completed within three (3) years after the approval date. If development has not been substantially commenced within two (2) years and completed within three (3) years, the approval shall lapse and no further works shall be carried out without further approval from Council.**
- 2. All development being generally in accordance with the approved development plans which form part of this Development Approval.**

Advice Notes

- Council has a preference for non-reflective materials.**
- This is not a building licence.**
- The development is to comply with the requirements of the Building Codes of Australia.**

10.5 MANAGER BUILDING SERVICES REPORT

None.

10.6 MANAGER HEALTH SERVICES REPORT

None.

10.7 HEALTH & ENVIRONMENT OFFICER REPORT

None.

10.8 MANAGER CORPORATE & COMMUNITY SERVICES REPORT

None.

10.9 COMMUNITY DEVELOPMENT OFFICER REPORT

None.

10.10 MANAGER FINANCIAL SERVICES REPORT

None.

10.11 ACCOUNTS FOR PAYMENT

10.11.1 Title: Schedule of Accounts Submitted as at 11th February 2009

Reporting Department: Financial Services

Reporting Officer: Miss Suzette Sutton – Accounts Payable Officer

Legislation: Local Government Act 1995 (Financial Regulations)

File Number: None.

Voting Requirements - Simple Majority

OFFICER RECOMMENDED RESOLUTION

THAT accounts as submitted for payment be passed for payment as follows:

CHEQUE	DATE	NAME	INVOICE DESCRIPTION	FUND	AMOUNT
33303	22/01/2009	James Khan	Eaton foreshore jetty reconstruction - heritage monitoring	MUNI	2,700.00
33304	22/01/2009	Joseph Adrian Northover	Eaton foreshore jetty reconstruction - heritage monitoring	MUNI	3,900.00
33305	23/01/2009	Alleasing	Leasing costs of photocopier	MUNI	1,110.03
33306	23/01/2009	Australian Super	Superannuation contributions	MUNI	72.41
33307	23/01/2009	Ben Jordan	Reimbursement for courts aluminium floor box	MUNI	110.00
33308	23/01/2009	Cadbury Schweppes Pty Limited	Goods for resale - Eaton Recreation Centre	MUNI	234.17
33309	23/01/2009	Child Support Agency	Employee payroll deduction	MUNI	472.91
33310	23/01/2009	Collie River Valley Bus Charters	Bus hire - 7 January 2009	MUNI	1,210.00
33311	23/01/2009	Concept One	Superannuation contributions	MUNI	92.77
33312	23/01/2009	Construction & Building Industry Superannuation	Superannuation contributions	MUNI	179.07
33313	23/01/2009	DAPCO Tyre & Auto Service	Tyres & wheel align - DA8544; repair lawnmower tyre - DA9429	MUNI	954.56
33314	23/01/2009	Flexible Lifetime Superannuation Fund	Superannuation contributions	MUNI	114.85
33315	23/01/2009	Foxtel Cable Television Pty Limited	Foxtel monthly subscription fee (Eaton Recreation Centre)	MUNI	97.85
33316	23/01/2009	Health Insurance Fund on WA (HIF)	Payroll deductions	MUNI	84.45
33317	23/01/2009	Hostplus	Superannuation contributions	MUNI	127.85
33318	23/01/2009	IOOF Portfolio Service Superannuation Fund	Superannuation contributions	MUNI	47.69
33319	23/01/2009	LGMA National Congress & Business Expo	LGMA National Congress Registration - MCCS	MUNI	1,475.00
33320	23/01/2009	Local Government Managers Australia	Conference registrations - Stuart Eaton, Tim Batt, Cathy Burke	MUNI	2,228.00
33321	23/01/2009	Pioneer Credit Management Services	Debt recovery charges	MUNI	63.39
33322	23/01/2009	REST Superannuation	Superannuation contributions	MUNI	50.58

CHEQUE	DATE	NAME	INVOICE DESCRIPTION	FUND	AMOUNT
33323	23/01/2009	Ronald G Glover	Maintenance - Recycling yard	MUNI	1,254.00
33324	23/01/2009	Scott Park Homes South West	Window replacement - broken by flying debris from lawnmower	MUNI	517.00
33325	23/01/2009	Shire of Dardanup	Payroll deductions	MUNI	578.80
33326	23/01/2009	Shire of Dardanup - Please pay cash	Umpire recoup - 22/01/2009	MUNI	445.00
33327	23/01/2009	Shire of Dardanup	Employee deductions	MUNI	150.00
33328	23/01/2009	Shire of Dardanup	Employee payroll deduction	MUNI	740.00
33329	23/01/2009	Shire of Dardanup	Employee recoups - gym membership	MUNI	87.33
33330	23/01/2009	Telstra	Telephone expenses	MUNI	367.08
33331	23/01/2009	Thinkwater Bunbury	Reticulation fittings	MUNI	722.20
33332	23/01/2009	WA Local Government Superannuation Plan	Superannuation contributions	MUNI	22,208.68
33333	23/01/2009	WestNet Pty Limited	High speed internet connections	MUNI	9.98
33334	23/01/2009	Westscheme Pty Limited	Superannuation contributions	MUNI	131.91
33335	30/01/2009	Australian Taxation Office	January 2009 PAYG	MUNI	54,741.00
33336	30/01/2009	Betty Murfit	Councillor meeting fee & expense reimbursement	MUNI	1,946.35
33337	30/01/2009	Cadbury Schweppes Pty Limited	Goods for resale - Eaton Recreation Centre	MUNI	259.95
33338	30/01/2009	City and Regional Fuels	Being fuel expense in attending Bridgetown fire on 17 Jan 2009	MUNI	115.00
33339	30/01/2009	Courier Australia	Courier charges - Health	MUNI	43.33
33340	30/01/2009	Dardanup Garage and Service Station	Fuel for Bush Fire Brigades	MUNI	248.40
33341	30/01/2009	Department for Planning and Infrastructure	TPS # 3 Word formatted document	MUNI	71.50

CHEQUE	DATE	NAME	INVOICE DESCRIPTION	FUND	AMOUNT
33342	30/01/2009	Department of Premier and Cabinet	Gazettal of Jeff Weaver - Shire Ranger	MUNI	155.35
33343	30/01/2009	Dept for Planning & Infrastructure Payment Centre	12 months licence - 1TGD610	MUNI	49.00
33344	30/01/2009	DesAir	Repairs and maintenance of air conditioner at Dardanup office	MUNI	453.20
33345	30/01/2009	Hard Yard Advertising	Delivery of 3800 flyers - Friends of Group	MUNI	206.25
33346	30/01/2009	Les Mills Australia	DVD and CD packs - Eaton Recreation Centre	MUNI	306.00
33347	30/01/2009	Peter Black	Reimbursement of telephone expenses	MUNI	34.80
33348	30/01/2009	Robert Kerr	Crossover contribution - A9622	MUNI	240.00
33349	30/01/2009	Robert Quinn	Reimbursement of telephone expenses	MUNI	87.15
33350	30/01/2009	Shire of Dardanup - Please pay cash	Umpire recoup - 29/01/2009	MUNI	362.50
33351	30/01/2009	Stokes Painting	Removal of graffiti	MUNI	2,233.00
33352	30/01/2009	Synergy	Electricity - Burekup Bush Fire Brigade	MUNI	38.95
33353	30/01/2009	T & P Design	Design & survey expenses of Wellington Mill & Carlaminda Rds	MUNI	1,299.38
33354	30/01/2009	Telstra	Eaton Community Library Faxstream internet expenses	MUNI	34.95
33355	30/01/2009	Thinkwater Bunbury	Reticulation fittings	MUNI	167.00
33356	30/01/2009	Australian Taxation Office	December 2008 IAS payment	MUNI	17,328.00
33357	02/02/2009	Active Plumbing Pty Limited	Deposit for plumbing - Eaton Jnr Football clubroom renovations	MUNI	3,300.00
33358	02/02/2009	Ag South	Roundup Bi-Active, Red Eye Reduction, and Pulse herbicides	MUNI	817.19
33359	02/02/2009	Amity Signs and Industrial Products	Signs	MUNI	641.30
33360	02/02/2009	Austral Bricks	Bricks for renovations to Eaton Junior Football clubrooms	MUNI	6,767.69
33361	02/02/2009	Australind Premix & S & J Excavations	Stabilising sand for Camfield Street, Eaton	MUNI	1,265.00

CHEQUE	DATE	NAME	INVOICE DESCRIPTION	FUND	AMOUNT
33362	02/02/2009	Big W (Division of Woolworths Limited)	Vacation Care items	MUNI	170.30
33363	02/02/2009	Broadacres Mowing Services	Mowing	MUNI	6,459.00
33364	02/02/2009	Bullivants Pty Limited - Sling Rig	Laserlite earplugs	MUNI	48.26
33365	02/02/2009	Bunbury Auto One	Super Charge silver battery for elevated platform	MUNI	109.95
33366	02/02/2009	Bunbury Machinery	Hire of excavator and trailer; and concrete vibrator	MUNI	667.92
33367	02/02/2009	Bunbury Retravision	Microwave oven for Eaton Recreation Centre	MUNI	229.00
33368	02/02/2009	Bunnings Group Limited	Screws, bolts, lynch pins, ratchet tie downs,, paint roller etc	MUNI	283.81
33369	02/02/2009	Burekup - Brunswick CWA	Council meals - 2008/2009 financial year	MUNI	180.00
33370	02/02/2009	CJD Equipment Pty Limited	Service and repairs to John Deere grader - DA 711	MUNI	1,513.60
33371	02/02/2009	Carbone Brothers Pty Limited	Bricklaying sand - Eaton Junior Football clubroom renovations	MUNI	183.00
33372	02/02/2009	Centrepoint Amcal Pharmacy	Clear Zinke sunscreen	MUNI	121.58
33373	02/02/2009	Corporate Express Australia Limited	Stationery	MUNI	160.48
33374	02/02/2009	Cross Security Services	Alarm system monitoring and repairs - Eaton Recreation Centre	MUNI	329.00
33375	02/02/2009	Fonterra Brands Australia Pty Limited	Goods for resale - Eaton Recreation Centre	MUNI	164.38
33376	02/02/2009	GoGo Media	6 monthly rental : 01/01/2009 - 30/06/2009 : Eaton Rec Centre	MUNI	414.00
33377	02/02/2009	Hydrosmart International Pty Limited	Rental of Hydromaster 80 EO unit	MUNI	500.00
33378	02/02/2009	IGA Distribution (WA) Pty Limited	Goods for resale - Eaton Recreation Centre	MUNI	966.49
33379	02/02/2009	Klen International Pty Limited	Chlorine, jetsprays, tyre rejuvenator, Auto Mate, Window Brite,	MUNI	127.36
33380	02/02/2009	Landgate	Rating valuations	MUNI	1,032.22

CHEQUE	DATE	NAME	INVOICE DESCRIPTION	FUND	AMOUNT
33381	02/02/2009	MPL Laboratories Pty Limited	Analysis of water sample	MUNI	85.80
33382	02/02/2009	Metroof	Roofing materials for Eaton Jnr Football clubroom renovations	MUNI	399.20
33383	02/02/2009	Neverfail Springwater Limited	Spring water bottles x 15l	MUNI	289.25
33384	02/02/2009	PFI Cleaning Supplies	Cleaning supplies	MUNI	986.98
33385	02/02/2009	SOS Office Equipment	Meter reading for photocopiers	MUNI	291.91
33386	02/02/2009	Sheridan's For Badges	Blank name badges - Eaton Recreation Centre	MUNI	226.60
33387	02/02/2009	Southern Car Care	Reversing camera and installation – G McClare's retirement gift	MUNI	1,100.00
33388	02/02/2009	State Library of Western Australia (LISWA)	Lost and damaged books	MUNI	25.30
33389	02/02/2009	Stylecorp	Staff uniforms	MUNI	771.76
33390	02/02/2009	Tom's Garden Machinery	Husqvana fuel containers and helmet	MUNI	253.00
33391	02/02/2009	Total Telephone	Being new replacement telephone for Dardanup office	MUNI	110.00
33392	02/02/2009	Totally Sound	Stage and sound for Australia Day breakfast - Eaton foreshore	MUNI	775.50
33393	02/02/2009	Transpacific Waste Management Pty Limited	Waste disposal	MUNI	9,293.35
33394	02/02/2009	Uniting Church Campsite	Being booking for two nights at youth camp (15 - 16 April 2009)	MUNI	300.00
33395	02/02/2009	Veen's Design Drafting Service	Prepare plans and tender documents for Ferguson hall	MUNI	7,725.08
33396	02/02/2009	West Country Office Machines	Map lamination	MUNI	120.00
33397	02/02/2009	Western All - Pest Services	Quarterly maintenance check and replacement of baits - ERC	MUNI	90.00
33398	02/02/2009	Woolworths Limited	Groceries	MUNI	593.08
300684	30/01/2009	Rabie Mydie	Refund Eaton hall bond minus cleaning expense- rec # 53096	TRUST	440.00
300685	30/01/2009	Shire of Dardanup	Cleaning of Eaton hall - Rabie Mydie	TRUST	60.00

CHEQUE	DATE	NAME	INVOICE DESCRIPTION	FUND	AMOUNT
300687	23/01/2009	Adam Braithwaite	Refund of kerb bond - A9766	TRUST	500.00
300688	23/01/2009	Plunkett Homes	Refund of kerb bond - A10096	TRUST	500.00
300689	23/01/2009	WA Country Builders	Refund of kerb bonds - A9733 & A9960	TRUST	1,000.00
REPORT TOTALS			TOTAL		
MUNI	Municipal Fund		172,846.96		
33303 - 33398					
TRUST	Trust Fund		2,500.00		
300685 - 300689					
TOTAL			175,346.96		

CERTIFICATE OF Chief Executive Officer

This schedule of accounts to be passed for payment, covering vouchers as above which was submitted to each member of Council 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, computations, and costings and the amounts shown are due for payment.



 Mr Mark L Chester – Chief Executive Officer

11 ELECTED MEMBERS MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

None.

12 NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF MEETING**13 PUBLIC QUESTION TIME****14 MATTERS BEHIND CLOSED DOORS**

Note: Shire President to advise that part of the Royalties for Regions Allocation of Funds report will require discussion regarding matters affecting staff [Confidential Report under Separate Cover].

There may be a requirement to go 'Behind Closed Doors' for the time it requires to discuss matters affecting staff. The rest of the report will be made available to the public and the meeting should remain open for these discussions.

14.1 *Title: Royalties for Regions – Allocation of Funds*

Reporting Department: Executive

Reporting Officer: Mr Mark Chester – Chief Executive Officer

Legislation: Local Government Act 1995

File Number:

Background -

On the 16th of December 2008 the Hon Minister for Regional Development, Brendan Grylls MLA announced the 2008 allocation of funds to regional local governments under the Royalties for Regions Country Local Government Fund (R4R).

Up to 50 per cent of the Country Local Government Fund in years two, three and four will be allocated through existing and emergent regional governance groups of local governments.

The funding allocated through these regional groups will be the sum of the allocations of the local governments in that group. Regional groups will then reach mutual agreement on the priorities for expenditure of their regional funding allocation.

If a local government does not participate in a regional group then, subject to special circumstances, that share of the regional allocation will be held over and may be used to augment local government capacity building initiatives.

It is envisaged that the Country Local Government Fund will evolve and the processes will be refined in response to experience and achievements and improved information.

Legal Implications - None

Budget Implications -

The Shire of Dardanup will receive \$1,119,765 for 2008/09, it is understood that this base figure will be used for the 4 years of the program, with the allocation proceeding as follows (it may fluctuate depending on royalties received by the government, population shift and the political process) :-

Year 1 2008/09	100% Local Government	\$1,119,765
Year 2 2009/10	50% Local Government	\$ 559,883
	50% Regional Groupings	\$ 559,883
Year 3 2010/11	50% Local Government	\$ 559,883
	50% Regional Groupings	\$ 559,883
Year 4 2011/12	50% Local Government	\$ 559,883
	50% Regional Groupings	\$ 559,883
Total		\$4,478,341
Total funds direct to Shire of Dardanup over 4 years		\$2,967,378
Total funds directed to regional groupings of Councils		\$1,510,963
Total		\$4,478,341

The R4R funds are specifically targeted at catching up on the backlog of maintenance and renewal of infrastructure as defined in the above list, with the following conditions.

- The R4R funds are to be set aside in separate reserve funds until drawn down.
- A signed agreement is required to confirm the funds will be spent for the purpose they are provided.
- The funds will have to be acquitted (that is a formal report confirming the conditions have been met).

- The annual audit is to include separate reporting that the funds have been spent against the asset classes listed (buildings/infrastructure).
- The funds are not to be used to replace the current budget commitments or reduce the rating commitment of the local government.

Note: Council allocated \$50+ K to the Eaton foreshore finger jetty project at the 17th December meeting from the Royalties for Regions Fund.

The guidelines at page 1 state that the WA Local Government Grants Commission will take account of funds spent on road asset preservation and renewal, including bridges. That is, General Purpose Grants in future years will be negatively affected if the funds are spent on road assets. The impact on the grant is unknown at this time.

Officer Comment -

This is a welcome bonus for regional local governments and will enable a significant amount of maintenance and renewal to take place ahead of the projected strategic asset management plan that Council has adopted.

Clearly the state government is offering an incentive for local governments to form regional Councils or regional groupings of Councils in order for the regions to receive the full benefit of the program. Clarification is required as to the allocation of the regional groupings spend on infrastructure, that is, does it go on roads that are considered regional or can be argued as regionally significant, or do the local governments have to develop arrangements where other infrastructure listed (buildings, parks, reserves, airports etc) are adopted as regional?

It is understood that over the next 6 months, leading into 2009/10 the details on how the Regional Groupings funds can be spent will be forthcoming; in the mean time staff have been asked by the SWDC to submit a list of local and regional projects that may qualify for the regional component.

Projects submitted include:-

- Recreation grounds and facilities in Eaton.
- Recreation grounds and facilities in Dardanup.
- Regional recreation grounds.
- Bunbury Outer Ring Road.
- Reticulated Gas Supply to Burekup and Dardanup.
- New Collie River Bridge.
- Railway line re-commissioning Bunbury to Greenbushes.
- Eaton Town Centre Landscaping/Streetscape works.
- Regional Waste facility.
- Preston Industrial Park development.
- Collie River improvements to water quality and river bank.
- Greater Bunbury Regional Scheme acquisition of Regional Open Space.
- Townsite expansion of Burekup and Dardanup.

- Structure Plan Development of the South West Planning Framework.
- Strategic Promotion of Tourism and Business of Greater Bunbury.
- Montessori Program – more permanent classroom.

Local Governments in the greater Bunbury area are continuing their investigation into forming a waste management regional Council, this organisation, if supported by local governments (2 or more) may meet the criteria.

The following table (table 1) identifies the projects that were considered for the Federal Regional and Local Community Infrastructure Program allocation of \$195,000 that did not receive an allocation. The list is re-produced from the 2008/09 Budget Wish List and the 10 Year Asset Management Plan.

Note the projects on the 10 Asset Management Plan will be funded eventually if the Strategic Financial Plan is adhered to, however they may also be deferred or not proceeded with due to a comprehensive review as recommended to the Strategic Planning Committee, refer committee agenda 13/02/09.

Each of the projects listed under the 10 Year Asset Management Plan, except the Millbridge Toilets, is targeted for closer review, therefore it may be prudent to not fund any of these until Council decides whether to undertake that review.

Table 1

PROJECTS	ESTIMATED COST
2008/09 Budget Wish List Projects	
Burekup Tennis Club hit up wall	\$ 2,000
Play Equipment Lions Park	\$ 15,000
Landscape Eaton Drive	\$ 64,000
10 Year Asset Management Plan Projects	
Dardanup Community Centre Renovations	\$ 73,000
Dardanup Tennis – Replace roof gutters	\$ 12,500
Dardanup Hall – Renovations	\$ 34,000
Eaton Hall – Renovations	\$124,000
Eaton Basketball/Tennis Courts – reseal	\$ 48,500
Dardanup Tennis/Basketball Building - roof	\$ 12,500
Dardanup Recreation Ground – New toilets	\$163,000
Millbridge Toilets x 2 @ \$230,000	\$460,000

Table 2 includes building projects that are included in the 10 Year Asset Management Plan that can also be considered for the Royalties for Regions funding.

Table 2

10 YEAR ASSET MANAGEMENT PLAN PROJECTS		ESTIMATED COST
Eaton Administration Air Conditioning	2009/2010	\$136,469
Eaton Administration Air Conditioning	2010/2011	\$147,386
Eaton Administration Carpet	2010/2011	\$ 13,945
Burekup Tennis Courts – New Fencing	2012/2013	\$ 69,958
Burekup Tennis Courts – Resurfacing	2012/2013	\$120,485

Other projects suggested by staff to be considered are shown in Table 3, these are projects that are not on the Asset Management Plan but are considered worthy of consideration for the following reasons:

Glen Huon Reserve Development

A report is required to establish the location and extent of the old waste landfill site. This research will be necessary prior to any future development on the site or improvements to the oval.

Lot 800 Hamilton Road – Wetlands Development

This reserve is to be developed as a wetlands. There is no funding program available for this project. Previous applications were unsuccessful. It is suggested that preliminary works (\$100,000) be undertaken on this site and the completion of the project \$300,000 be considered once the residential component of the land is developed and sold.

Dardanup Oval – Land Acquisition

Council is aware that there is a shortfall in recreation Public Open Space in Dardanup. It is proposed that Council allocate funds to purchase 2.5ha of land, some of these costs will be reimbursed when the land adjoining is developed.

This land acquisition requires further investigation as there is no business plan developed and the cost of purchase is unknown and the landowner has not been approached.

It is recommended that the Chief Executive Officer approach the landowner to commence negotiations as a preliminary step toward developing a business plan.

Eaton Recreation Centre – Storage Shed

The vacation care program operates from one of the storage areas at the Centre. A specific shed for storage is required and will free up the space used by the vacation care program for this and other programs.

Eaton Recreation Centre – Secure Café Area

This project involves securing the café area so that it can be closed off making it possible to hire the centre out to other parties and secure the stock in the café.

Banksia Road Waste Site Access Road Upgrade

The access road is unsealed. It is suggested that the road should be sealed to improve the access to the site and reduce maintenance on the unsealed surface.

Banksia Road Waste Site Connect 3 Phase Power

This project is recommended to enhance the future development of the waste site and Council's adjoining property for industry. The cost is estimated at \$220,000 [quoted \$180K to \$200K in 2005].

Dardanup Sporting Clubs

Council has received a request from the Dardanup Sporting Clubs for funds to undertake maintenance work on the building (Appendix ORD: 14.1B).

Table 3

GENERAL PROJECTS	ESTIMATED COST
Glen Huon Reserve	\$20,000
Lot 800 Hamilton Road	\$100,000
Dardanup Oval Land Acquisition	\$???
Eaton Recreation Centre Storage Shed	\$15,000
Eaton Recreation Centre Secure Cafe	\$35,000
Banksia Road Seal	\$85,000
Banksia Road Waste Site 3 Phase Power	\$220,000
Dardanup Sporting Clubs	\$8,000

An increase in supervision staff will be required to ensure oversight of works as the new money will in the majority be contracted out, a report from the Manager Technical Services follows to provide more detail on this.

Manager Technical Services CommentPOSSIBLE PROJECTS AND STAFFING REQUIREMENTS FOR ROYALTIES
FOR REGIONS FUNDED PROJECTS

- Introduction*

This report has been prepared on the possible projects that could be undertaken utilizing the additional funds that will be provided to the Shire as part of the Royalties for Regions Scheme in the 2008-2009 financial year. The report recommends a list of projects and the staffing requirements to undertake the additional works.

Projects are generally divided into two main sections, being Road Infrastructure Projects and Landscaping Projects. Staffing requirements for each section is also provided.

- Road Infrastructure Projects*

The Road Asset Management Plan (RAMP) has been examined to determine which projects could be undertaken. First and foremost, consideration should be given to those projects which were recommended for inclusion in the 2008-2009 Budget but due to budgetary constraints were not included. The following table lists the projects that were recommended in the RAMP for 2008-2009 but were not funded:

ITEM	PROJECT	COST	TYPE	DESCRIPTION
1	Trusty Place	\$10,850	Resurfacing – Urban	Asphalt resealing
2	Dowdell's Line	\$19,231	Resurfacing - Rural	Chip resealing
3	Garvey Road	\$9,361	Resurfacing - Rural	Grader laid asphalt
4	Offer Road	\$21,872	Resurfacing - Rural	Chip resealing
5	Twomey Road	\$10,502	Resurfacing - Rural	Asphalt resealing of intersection
6	Ford Road	\$29,307	Gravel Resheeting	
7	Shenton Road	\$15,194	Gravel Resheeting	
8	Pratt Road	\$129,261	Improvements - Pathways	Foster St – Hands Avenue
9	Hayward Street	\$37,531	Improvements - Pathways	Primary School – Ferguson Road
10	Richards Road	\$50,190	Improvements - Roads	

Other road projects in the RAMP that can be considered are as follows:

ITEM	PROJECT	COST	TYPE	DESCRIPTION
11	Offer Road	\$12,000	Resurfacing – Rural	Additional funds for Item 4 above
12	Recreation Rd	\$15,000	Resurfacing - Rural	Chip resealing
13	Collie River Rd	\$59,000	Resurfacing - Rural	Chip resealing
14	Crooked Brook Road	\$23,000	Resurfacing - Rural	Chip resealing
15	Pratt Road	\$120,000	Resurfacing - Urban	Asphalt resealing - Extension of 2008/09 works
16	Hale Street	\$55,000	Resurfacing - Urban	Asphalt resealing
17	Hayward Street	\$52,000	Resurfacing - Urban	Asphalt resealing
18	Crampton	\$74,000	Resurfacing - Urban	Asphalt resealing –

ITEM	PROJECT	COST	TYPE	DESCRIPTION
	Avenue (Eaton)			includes small side streets

Consideration can also be given to projects scheduled to be undertaken in 2008-2009 that require additional funds:

ITEM	PROJECT	COST	TYPE	DESCRIPTION
19	Russell Road	\$30,000**	Resurfacing – Urban	Additional funds for increased scope of works
20	Henty Road	\$10,000	Improvement - Roads	Increased costs due to inclement weather in 2008

** This figure will need to be confirmed

The following comments are made on the projects listed in the tables:

Items 1, 5, 15, 16, 17 and 18 – these works can be undertaken with minimal preparation. i.e. some replacement of kerbing, drainage improvements which can be undertaken by contractors. The only possible issue is the availability of contractors and the delays this may cause. However, such resurfacing works can be carried out at any time of the year provided that the surface conditions are dry.

Item 2 – it is suggested that this item be deferred as a result of the pending road closures associated with the Doral mining operations.

Item 3 – these works could be undertaken by the Shire construction crew as overtime work i.e. weekend work.

Items 4, 11, 12, 13 and 14 – these projects are reliant on hot weather and such should be carried out no later than the end of February. Therefore, there is limited time to deliver these works, and also being subject to the availability of bitumen contractors.

Items 6 and 7 – can be readily undertaken utilizing contractors.

Items 8 and 9 – these two pathway projects have been submitted for funding under the Regional Bicycle Network Local Government Grants for 2009-2010 together with another project for a pathway along Shenton Road Burekup. However, the Council may wish to fund any of these projects – note that any projects funded now would be withdrawn from the Funding Scheme. It should be noted that the Pratt Road Project would require consultation with residents in regards to the side of the road to install the pathway, which could result in a delay in delivering the project.

Item 10 – this project could be undertaken by contractors. However, this project may be subject to clearing regulations which will most likely stall the delivery of the project in this financial year.

Items 19 and 20 – these funds can be utilized immediately in these projects.

Taking these comments into consideration the following road infrastructure projects are therefore recommended for Council consideration for possible funding:

ITEM	PROJECT	COST	TYPE	DESCRIPTION
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1	Trusty Place	\$10,850	Resurfacing – Urban	Asphalt resealing
3	Garvey Road	\$9,361	Resurfacing - Rural	Grader laid asphalt
5	Twomey Road	\$10,502	Resurfacing - Rural	Asphalt resealing of intersection
6	Ford Road	\$29,307	Gravel Resheeting	
7	Shenton Road	\$15,194	Gravel Resheeting	
9	Hayward Street	\$37,531	Improvements - Pathways	Primary School – Ferguson Road
10	Richards Road*	\$50,190	Improvements - Roads	
15	Pratt Road	\$120,000	Resurfacing - Urban	Asphalt resealing - Extension of 2008-2009 works
16	Hale Street	\$55,000	Resurfacing - Urban	Asphalt resealing
17	Hayward Street	\$52,000	Resurfacing - Urban	Asphalt resealing
18	Crampton Avenue (Eaton)	\$74,000	Resurfacing - Urban	Asphalt resealing – includes small side streets
19	Russell Road	\$30,000**	Resurfacing – Urban	Additional funds for increased scope of works
20	Henty Road	\$10,000	Improvement - Roads	Increased costs due to inclement weather in 2008
	TOTAL	\$503,935		

* May require a clearing permit

** This figure will need to be confirmed

- *Road construction staffing requirements*

The Shire's construction crew is currently fully scheduled for the current financial year. Tracking of progress of the Shire's capital works program indicates that the crew is some four weeks behind schedule due to wet weather problems in the latter portion of the 2008 year. Under these circumstances the crew is unable to take on additional project works.

In order to undertake further works this financial year, the Shire has two options to consider, being:

Option 1 – Fully outsource the project works

Under this option the works would be fully contracted. This will require the preparation of construction drawings, construction specification and a contract document. The works would have to be tendered and thus a full tender document would need to be prepared, tenders called and tenders assessed, after which a contract document could be executed.

Option 2 – Formation of a second construction crew (dayworks crew)

Under this option the works would still be carried out using contractors, but in this case the works would be carried out as dayworks i.e. hourly/daily hire of plant, equipment and labour resources. A leading hand, preferably a final trim grader operator would be employed by the Shire (on the Shire's payroll) to organize and deliver the works, including the supervision and control of all contractors.

Option 1 is an acceptable option which is commonly used by many organizations. However, the following issues exist if the works are to be undertaken this financial year:

- Due to the limited construction time left this financial year, it would be near impossible to prepare tender documents, call tenders and award and execute a contract and complete works prior to the wet season.
- Additional engineering staff would be required to prepare tender and contract documents and for the administration of these. Even in the case of outsourcing the preparation and management of the tender/contract documents to consultants would require additional engineering staff to liaise with and manage the consultant tasks.

Option 2 enables the works to be commenced in a relatively short period of time as it requires subcontractor agreements rather than full comprehensive construction contract documents. It also enables the Shire to maintain control of the project and all aspects of the works i.e. enables deviation from the scope of works without the threat of contract variations.

The Manager Technical Services is currently in the process of employing a leading hand grader operator to undertake DEC Interagency Agreement works on Mungalup Road under the same arrangement as described in Option 2. In this particular case, the Leading Hand is normally a Shire general hand who has the experience and competency to undertake the higher duties required in the leading hand position. A replacement general hand will be employed as a temporary employee for the duration of the DEC works.

It is suggested that Option 2 be utilized for any additional works to be undertaken by the Shire which is over and above the current works program. It is further suggested that such an arrangement be used to undertake extra works resulting from additional funds being available for capital works. Under such arrangement all necessary plant and labour requirement would be hired for the works, including a vehicle for the Shire's leading hand to enable the delivery of the project works.

The Shire's Strategic Financial Plan had recommended an additional employee in the Shire's Road Crew for 2008-2009. Due to budgetary constraints this position was omitted from the 2008-2009 Budget. It is recommended that this position be created as a full time position in the Transport Section of Technical Services Department.

- *Landscaping Works*

The need for landscaping along Eaton Drive and in particular, the landscaping of public open space in Parkridge Estate are matters that have been discussed on numerous occasions by the Council. The financing of such works is a challenge for the Shire and the advent of the additional funds through the Royalties for Regions Scheme may provide an opportunity to fund a portion of the works.

In late 2008, the Manager Technical Services had requested the Parks & Gardens Supervisor to prepare plans and a report of costs associated with the implementation of further landscaping along Eaton Drive and new landscaping in

the Parkridge Estate area in preparation for the 2009-2010 Budget deliberations. The final drafting of maps and the report have not been completed at this stage; however, the information contained in the current draft is sufficient for the purposes of allocating funds now should the Council wish to do so. In other words, if funded, the landscaping plans can be finalized in time for commencement of implementation in March/April 2009.

A copy of the draft report (excluding landscaping plans) is provided (Appendix ORD: 14.1C). The following is a summary of projects and costs:

ITEM	PROJECT	COST
1	Entry Statement – Eaton Drive/Australind Bypass - Upgrade	\$29,700
2	Eaton Drive – Bypass to Hamilton Road – Median and Verges – Upgrade	\$117,500
3	Eaton Drive – Hamilton Road to Edith Cowan Ave – Median - Upgrade	\$46,600
4	POS between Shire Office and Eaton Drive	\$17,700
5	Eaton Drive – POS near Ballarat Court	\$37,000
6	Sindhi Park – drainage improvements and landscaping upgrade	\$121,200
7	Peninsula Lakes POS (Ryeland Avenue) – create new park	\$262,300
8	Leicester Ramble, Charolais Mews Foreshore – enhance POS	\$15,900
9	Gromark Park (big tree POS)	\$45,900
10	Cleveland Bay Wetland Verges – enhance verge areas only	\$33,300
11	Glen Huon Boulevard – enhance and extend verge landscaping	\$32,900
12	Eaton Drive – Parkridge Side Verge	\$62,370

The following comments are made on the projects listed in the tables:

Item 1 – the works proposed is for the purpose of enhancing and renewing the gardens around the welcome signs. These works although important for maintaining an attractive entry statement are not critical and may be funded in future.

Item 2 – this area contains vast expanses of mulch and sand. As the main entry into Eaton and Millbridge it creates an immediate impression for the locality. This area is also identified in the Eaton Town Centre Development Plan.

Items 3 and 5 – these areas lack vegetation (including trees). Proposed works can be implemented with great effect.

Item 4 – this area is identified in the Eaton Town Centre Development Plan and may be part of the proposed shopping centre development. Therefore, this area will require further consideration and consultation. Thus it is suggested that this area not be considered at this point in time.

Item 6 – this park is under-developed and is prone to water-logging. The drainage function is not clearly separated from the remainder of the park. Enhancement of this area can yield good results for the drainage function of the park and also provide more opportunity for public use throughout the year.

Item 7, 8, 9 and 10 – these are undeveloped POS areas with Parkridge Estate. There is public pressure to develop these areas at least, with some expectation

for quality public open space similar to that in neighbouring Millbridge. It should be noted that the Shire holds bond money for the implementation of a concrete pathway around the POS at Peninsula Lakes (Ryeland avenue). The development of these POS areas will need to be considered in the near future and thus, funding of these projects now would be welcomed by the residents of Parkridge Estate.

Items 11 and 12 – these areas are undeveloped in regards to landscaping. These are main thoroughfares and would therefore be noticeable projects.

Taking these comments into consideration the following landscaping projects are therefore recommended for Council consideration for possible funding:

ITEM	PROJECT	COST
2	Eaton Drive – Bypass to Hamilton Road – Median and Verges – Upgrade	\$117,500
3	Eaton Drive – Hamilton Road to Edith Cowan Ave – Median - Upgrade	\$46,600
5	Eaton Drive – POS near Ballarat Court	\$37,000
6	Sindhi Park – drainage improvements and landscaping upgrade	\$121,200
7	Peninsula Lakes POS (Ryeland Avenue) – create new park	\$262,300
8	Leicester Ramble, Charolais Mews Foreshore – enhance POS	\$15,900
9	Gromark Park (big tree POS)	\$45,900
10	Cleveland Bay Wetland Verges – enhance verge areas only	\$33,300
12	Eaton Drive – Parkridge Side Verge	\$62,370
	TOTAL	\$709,070

- *Parks & Gardens Staffing Requirements*

It should be noted that of the total figure of \$709,070 consists of \$106,400 of labour costs. This equates to an equivalent of 0.8 full time employees (annual wages). Such project works would impact the Shire's operations if the labour was sourced from the existing crew. It is therefore recommended that additional labour be employed to undertake the project work. For example, two temporary positions could be created for four months each, or three temporary positions could be created for three months each. The number and duration of temporary employment can be adjusted depending on the scope of works and duration of works to be undertaken.

- *Other Requirements - Water Quality Challenges*

Water quality is also an important issue and one that will need to be addressed in the near future. The amount of impurities in the Shire's bores is causing problems through damage to pipes and sprinklers, staining of infrastructure and property, and degradation of soils.

The degradation of soil condition is clearly evident at the Eaton Foreshore and Eaton Oval where turf has become patchy and sparse. Constant treatment of soil through chemical additives (e.g. application of lime and other additives following a laboratory soil analysis) does provide limited improvements but does not solve the cause of the problem.

The damage caused to pipes and sprinklers is a major problem. Irrigation pipes have reduced pressure and capacity due to build-up of particles within the pipe walls eventually becoming fully blocked and needing replacement. Sprinklers are continually requiring replacement.

The following items that will address water quality issues are suggested also for consideration:

ITEM	PROJECT	ESTIMATE
1	Eaton Foreshore Bore Water Treatment and Filter System	\$100,000
2	Eaton Town Centre Bore Water Treatment and Filter System	\$85,000
3	Watson Street Bore Water Treatment and Filter System	\$60,000
4	New Bore at Bethanie Fields Lake POS	\$80,000
5	Loffthouse Park – Treatment System only	\$10,000
	TOTAL	\$335,000

Note that Item 4 will replace the current irrigation supply for Sindhi Park which is taken from the Glen Huon Primary School bore (shared). The new bore would supply Eaton Drive (up to Peninsula Lakes Drive) and Sindhi Park.

- *Conclusion*

This report has been produced on short notice for consideration of possible projects to be undertaken with additional grant funding and the staffing requirements as a result of the additional work. It is suggested that the recommendations contained throughout the report be considered by Council when making a decision on the expenditure of additional grant funds.

Please refer to the 'Confidential Report on Staff Requirements' for further information.

Manager Technical Services Comment

TECHNICAL SERVICES STAFFING REQUIREMENTS FOR ROYALTIES FOR REGIONS FUNDED PROJECTS

REPORT UNDER SEPARATE COVER

Note: In accordance with the Local Government Act 1995 5.23 (2) (a) this report is not available to the public. The Shire President tables the confidential report on this matter and provides copies to each elected member. The report will be located in the Records Management System of the Council on file HR01 0004.

4. **Acknowledge previous allocation \$50,000 to the finger jetty.**
5. **Adopt Option 2 of the Manager Technical Services report “Formation of a Second Construction Crew (Dayworks Crew)” to undertake the additional works.**
6. **Approve the appointment of temporary Parks and Gardens Staff to undertake the landscaping and park development projects.**
7. **Approve the appointment of the full time position in the Transport Section of the Technical Services Department.**
8. **[Refer to recommendations in Manager Technical Services Confidential Report – Under Separate Cover].**

OFFICER RECOMMENDED RESOLUTION

THAT Council return from behind closed doors.

Note: In accordance with Standing Order 12.7 (3) the Presiding Officer, unless the council decides otherwise, is to cause the motions passed by Council whilst behind closed doors to be read out.

15 CLOSURE OF MEETING

The Presiding Officer advises that the date of the next Ordinary Meeting of Council will be Wednesday 22nd February 2009, commencing at 4.30pm at the Shire of Dardanup - Administration Centre Eaton.

There being no further business the Chairperson to declare the meeting closed.