



Petitions, Deputations and
Presentations

APPENDICES

Items 6.1 – 6.2

ORDINARY COUNCIL MEETING

To Be Held

Wednesday, 27th of April 2022

Commencing at 5.00pm

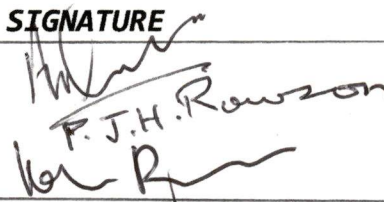

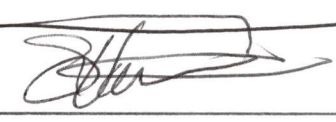
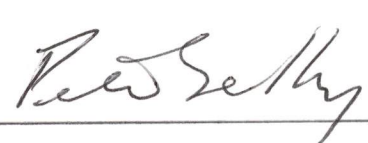
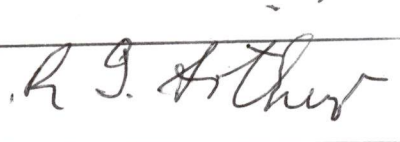
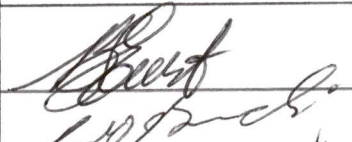
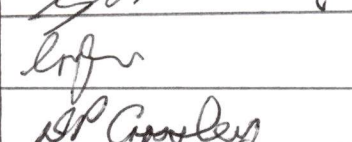
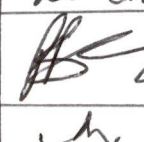
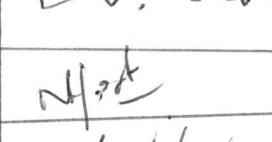
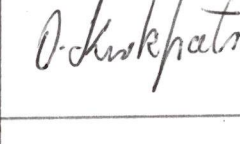
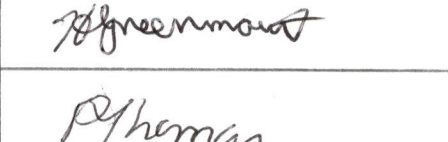
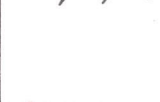
At

Shire of Dardanup
ADMINISTRATION CENTRE EATON
1 Council Drive – EATON

This document is available in alternative formats such as:
~ Large Print
~ Electronic Format [disk or emailed]
Upon request.

[Appendix ORD: 6.1]

We, the undersigned, submit this proposal to DARDANUP SHIRE COUNCIL, in the interests of Road Safety, requesting consideration in placing a Sign and rubber ~~or plastic~~ speed HUMPS, on the road in Hayward Street, Dardanup Township.

NAME(S)	ADDRESS	SIGNATURE
ALAN, Heather & JOHN ROWSON	17 HAYWARD ST	 F.J.H. Rowson
EDD Accorsini Dianne Accorsini	19 HAYWARD ST	
SUE VIVIAN	3 Hayward ST	
PETER SELBY MARGAROT SOLBY	4 HAYWARD ST	
RAY ARTHUR	5 HAYWARD ST.	
BAINN EWART	15 HAYWARD ST	
GEOFF BRANDLI	11 HAYWARD ST	
LOIS Gaffney	20 Hayward St.	
Diane & Daniel	22 Hayward St	
Patricia Barnes	26 Hayward St	
MAUREEN FLOCKTON	28 HAYWARD RD	
NATASHA Host	30 HAYWARD ST	
Olive Kirkpatrick Jim Kirkpatrick	36 HAYWARD ST " " "	
HELEN GREENMOUNT	38 HAYWARD ST	
Trish Thomas	18 HAYWARD ST	

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NAME(S)

ADDRESS

SIGNATURE

ANN KIRKPATRICK

32 HAYWARD ST



DAVID MONKHOUSE

BRETTS PLACE DARDANUP



[Appendix ORD: 6.1]

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NAME(S)

ADDRESS

SIGNATURE

NAME(S)	ADDRESS	SIGNATURE

Foreshore festival fun

It's a worn cliché but it's a good one - this year's annual Eaton Foreshore Festival is set to be bigger and better than ever.

Organisers are planning for a big crowd and have taken steps to make sure that there is plenty of parking and that people can easily make their way around the displays, sideshows and other events.

The Eaton Foreshore Festival, which started as a small school fere, is likely to attract up to 18,000 people on Sunday, March 11.

Last year, the festival raised about \$15,000 for the Eaton Primary School's Parents and Citizens Association.

New Festival Coordinator Russell Smith said it was an important fundraiser for the P&C.

Mr Smith, who has 16 years experience in local government, said he had taken on the job

because his children had attended the school and he wanted to help.

"The P & C was looking for help, and it was important to keep the Festival going because it is such an important fundraising event," he said.

"We have a committee working together to organise the festival, plus there are usually plenty of helpers on the day," he said.

However, more helpers are still needed. Local people who want to help should call Mr Smith on 9725 3263.

This year, AFL footballers are expected to visit the festival, as well as the Slammers basketball team.

Mr Smith said the day goes from 8am to 4pm with entertainment all day, amusements, craft stalls, plenty of food and a big 'kiddies land'.

Mozzies on the move

Mosquito numbers are on the rise.

An increasing number of complaints have been phoned into the Shire of Dardanup offices, especially from Eaton.

Environmental health officer Tim Batt said that he would be working with the Shire of Harvey and the City of Bunbury to draw up a comprehensive larvicide and baiting program to break the breeding cycle in key areas.

In the meantime, residents should make sure that they stay indoors from dusk onwards, or keep themselves covered to guard against mozzie bites.

Areas of the garden or water containers where water collects should be emptied to destroy larvae breeding grounds.



FoodSafe fan at work

Henny Royendyk is a popular character for all those motorists who stop by the Waterloo Road House in their travels.

The Road House manager always has a bright smile but just as inviting is the food from the kitchen and bay marie.

Henny has successfully completed a nationally accredited food handling training program.

The three to four week program involves food safety procedures for general food handling, temperature control and cleaning.

The Shire of Dardanup Health Officer Tim Batt said the council monitored food standards every three months, and he encouraged other businesses to get involved in the FoodSafe program.

[Appendix ORD: 6.2]



SHIRE OF

dardanup

N • E • W • S • L • E • T • T • E • R

MARCH 2001

You said WHAT?

Local residents put their views and their judgment on the Shire of Dardanup

PAGES 4-5

Community Survey 2001

Top Ten Issues

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____



THE WISDOM OF SOLOMON

PAGE 3

FORESHORE FESTIVAL

SUNDAY, MARCH 11

2 More Skate Parks Planned!



THE SHIRE OF DARDANUP NEWSLETTER IS PRODUCED AS A SERVICE TO THE COMMUNITY BY THE SHIRE OF DARDANUP

NEWS ROUNDUP

School design brief

Prominent Perth architect James Christou has been awarded the contract to draw up plans for the new Eaton High School.

The Shire of Dardanup's technical services manager Laurie Blurton said that Mr Christou's brief included consultation with the community to ensure that all needs were catered for.

"A school committee has been formed to oversee the project and the architect will carry out a series of workshops in the community before drawing up any concept plans".

Mr Blurton said the dates and details of the workshops would be advertised as soon as they were available.

Pratt Road speeders

Police have promised regular speed checks along Pratt Road in Eaton after concerns were raised about the amount of drivers speeding along the road.

Suggestions of speed humps and roundabouts are considered not suitable for the road design.

However, police will step up speed checks using hand held and multanova cameras.

PARTY AT THE PARK



A barbecue at Lofthouse Park marked a milestone for members of the Eaton Community and Development Association. The latest work to install seats in two gazebos, and reorganise the reticulation system has largely completed the latest development at the park, which has included a

new \$30,000 children's playground. Local residents interested in joining the Association should attend meetings at the Eaton Senior Citizens centre at 7.30pm on the first Monday of each month.

Pile Rd upgrade

Another section of Pile Road, between Collie and Dardanup, will be sealed under Wellington Dam National park development plans.

CALM will spend \$100,000 on the road in what has been a continuing program of road upgrades in the area.

With support from CALM and other funding sources, the Shire of Dardanup is aiming to develop a sealed road network in the area, connecting to the Wellington Dam.

CALM's Tom Kenneally said the latest section of bitumen would extend about a kilometre from the turn off to the Discovery Forest to the turnoff to Wellington Dam on Pile Road.

The work is expected to be completed by June.

Historic bridge

The Rose Road Bridge should be saved as a reminder of roads and paths used by early settlers, Shire of Dardanup councillors have been told.

The Shire is checking to see whether the old bridge, which has fallen into disrepair, can be heritage listed so that funds can be found for its upkeep.

Burekup resident Olga Green said that the bridge

and the road through to the Collie River had great heritage value, as well as being a beautiful safe walk/pony/bike track.

"It's one of the last remaining pieces of the original Perth to Bunbury road. All the rest has been sealed or removed," she said.

"We should keep it to show future generations how the early settlers travelled around the area."

Cyclists in spotlight

Cyclists wearing helmets during the month of March will be rewarded with McDonalds vouchers, and could go in the draw to win a new bike.

Local police will be in the Shire throughout March rewarding safe and courteous bicycle behaviour in conjunction with Bike Week, which is sponsored by

Bikewest and runs from March 16 to 25.

If you are given a McDonalds voucher, be sure to put your name on the back when you hand it in at McDonalds. The winner of the bike will be drawn at the Cycle Safety Day sausage sizzle at Eaton Skate Park on Saturday, March 24.

Cooler for kids

Air conditioning and a new floor will be installed at the Dardanup Community Centre.

Shire of Dardanup principal building surveyor Peter Black said, "The centre needs some form of heating and cooling, especially in the child care rooms where infants are checked over by the community nurse.

"Also, the kindergarten area has no cooling other than two ceiling fans and gets very hot. The concrete floor is rough and uneven at the front entrance inside the hall where the children walk."

The building had a new roof last financial year and the ceiling panels were recently replaced.

Councillors agreed to spend \$9070 installing air-conditioning, non-slip tiles to the hallway and carpeting to the kindergarten area.

Two more skate parks planned

Skate parks are to be built at Burekup and Dardanup in the next year or two.

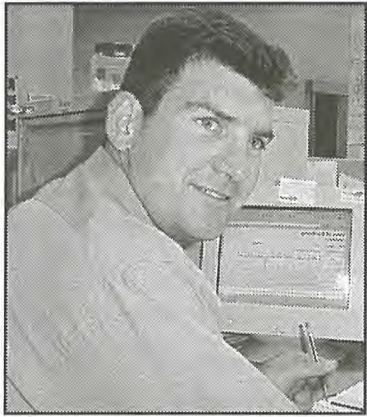
The Shire of Dardanup has agreed to carry forward its \$14,000 skate park budget allocation and top it up with another \$28,000 so the facilities can be built.

An application for \$10,000 funding from the Office of Youth Affairs will bring the total to \$52,000, enough to build prime skate parks in the two towns.

Both towns require new sites and a pad the size of a basketball court.

Lighting, which costs about \$5000 for each park, may be provided at a later date.

Councillors agreed to build Burekup Skate Park to the right hand side of Burekup Hall and Dardanup Skate Park at Carramar Park in the Little Street Reserve.



Tim Batt.

Tim takes EHO role

The main task facing the Shire of Dardanup's new Environmental Health Officer when he took up his position recently was to carry on the battle against mosquitos.

Thirty-one-year old Tim Batt has handled a host of complaints about mozzie numbers since taking over the position from Shane Downes. Shane has returned to university to study engineering.

For the past three years, Tim, who hails originally from Capel, has been based in Karratha as Environmental Health Officer for the Shire of Roebourne.

"While health officer activities are much the same from shire to shire, it was certainly very different working and living in the north of the State," said Tim.

"Now I'm back in the south, my main focus over the next two or three months will be to organise plans to control mosquitos and to take over the FoodSafe program."

Drug info for local parents

Dardanup residents concerned about drug use in their community can visit an information stall at the Eaton Foreshore Festival, or better still, join their Local Drug Action Group.

The Group, which meets once a month, is looking for more people who are interested in actively involving themselves in drug related community issues.

Shire of Dardanup Community Development Officer Kym Harrington says the group has about four main members, but needs more in order to run projects effectively.

"We'd like a core group of about six people who commit themselves to meetings, and are

dedicated to running projects," she said.

"Basically, the meetings involve discussions on a particular initiative, and the more members we have, the better it can be actively carried out in the community."

Last year the Group donated a book award prize to Eaton Primary School, as well as opening Eaton skate park.

Ms Harrington said the Group would network with other drug action groups to find out the most successful project strategies.

Anyone interested in local drug issues should visit the Group's information stall at the Foreshore Festival on March 11.

Child check seat

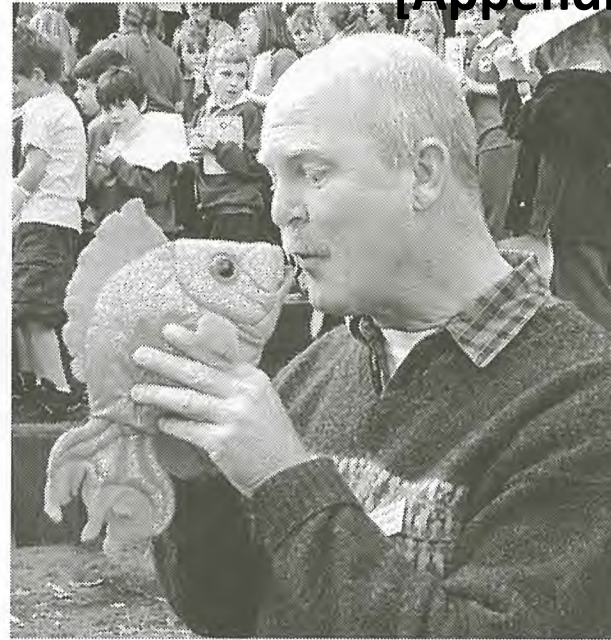
Parents are urged to get their child restraint checked before Easter, by visiting a checking station at Eaton Fair Shopping Centre on Thursday, March 22.

RoadWise, in conjunction with Shire of Dardanup, is organizing the checking service at the shopping centre car park from 10am-2pm to

allow parents to have their child restraints inspected in their cars.

RoadWise Road Safety Officer Des Noonan said more than two thirds of child restraints were incorrectly installed.

"The check will only take about 10 minutes, which isn't much when you're talking about the life of a child," Mr Noonan said.



Eaton Primary School students presented Steve Heron with a fish, to keep his pet pelican Solomon happy.

Steve steps out

Early intervention into childhood and family problems can help prevent teenage troubles, says the Eaton Primary School chaplain Steve Heron.

The chaplain works two days a week at the school - one day paid for by the school P & C and the other as a volunteer.

Steve and his pet pelican Solomon - who is full of wise advice on behaviour and school rules - are very popular with the students.

He said a lot of funding for chaplaincies in WA went to high schools, but after working voluntarily at Eaton as a pastoral care worker, parents endorsed the idea of

appointing their own chaplain at primary school level.

"I spent many years working with teenagers before starting to work with younger children. I found that whereas with teenagers my work was to get them out of trouble, with younger children the focus is more on teaching them resilience and encouraging them to take control of their own destiny.

"This way, it's possible to avoid teenage troubles in later years because they've acquired the skills to overcome difficulties at an early age."

Donations to the school chaplaincy can be sent to the Eaton Primary School.

Recycling rewards

In the past six months Dardanup residents have diverted 90 tonnes of rubbish away from landfill and into recycling schemes.

For the effort, the Shire of Dardanup has been given a \$1600 reward.

The rebate, drawn from public dumpsite levies, is allocated to local councils based on waste recycling figures submitted every six months to the State Government.

The Shire's Manager of Development Services, Allan Mortimer, says the grant is an incentive to councils to take part in recycling schemes.

Mr Mortimer said the Council would use the money for public recycling education programs.

Flyers and news advertisements will remind people what products can be recycled.

Dardanup was one of six South West shires praised by former Environment Minister Cheryl Edwardes for collecting 2700 tonnes of waste during kerbside collections from January to June last year.

Augusta-Margaret River, Busselton, Capel, Donnybrook/Balingup, and Harvey councils were also given a pat on the back for helping to reduce the amount of waste going to landfill.

Mr Mortimer said the Shire of Dardanup's involvement in recycling was improving, with 42 per cent of households participating last month.

Residents rate council services

COMMUNITY SURVEY 2001

More than 700 households - about one in four in the Shire of Dardanup - filled in the 2001 Community Survey sent out in January.

The response showed that residents valued the basic community services provided by the Shire - road maintenance, footpaths, waste management and traffic control.

There was also high demand for adequate emergency services, aged care services and ratings and information about council activities.



Shire officer Panagiota Papageorgiou sorts through the community survey returns.

Shire of Dardanup CEO Mark Chester said that the response to the 2001 Community Survey was generally pleasing and that it would give council solid evidence for future decisions and directions. He said councillors and staff appreciated the effort by so many people who returned the forms.

The community survey asked residents to rate the Council's importance of a range of services, and to also rate the council's performance in delivering the service.

Mr Chester said he was particularly happy with the high rating for the Council's service delivery.

He said roads and drainage were raised consistently as an important issue, especially in the rural areas.

In most areas the Shire Council was rated average or better, although there was concerns about its performance in promoting the area and supporting aged care services.

The Council has actively moved to support tourism initiatives in the Shire over the past few years but needs the support of Government and other Shires if promotion is to be accelerated.

Provision of aged care services is a State or Federal Government responsibility. The Dardanup Council

did attempt to facilitate an aged persons complex in Dardanup but the project fell through because of a lack of support.

A high number of people commented that they did not want the Shire to amalgamate with other shires, even though there was no specific prompt on the amalgamation issue.

Mr Chester said it was the Council's intention to conduct a similar community survey every two or three years to seek people's opinions and priorities about council services.

Rapid growth

The Shire of Dardanup is once again the fastest growing local government area in WA. According to the latest Australian Bureau of Statistics figures, the Shire grew at a rate of 7.83 per cent in the 12 months to December 2000.

At that time the population was estimated to be 9242.

Support for recreation centre

Results from the community survey have given solid support to the Shire Council's push to join with the Education department to build a recreation centre at the new Eaton high School.

More than 70 per cent of respondents agreed with the move, and more than half were prepared to pay extra rates - although not too much - to make it happen.

Two thirds of people also supported the idea of the community sharing a library with the school.

The Council will press ahead with plans to develop the recreation centre even though it missed out on Government funding support this year.

Councillors hope to talk with new Sport and Recreation Minister Alan Carpenter to emphasise the need to make sure funding support is in place this year so that the centre can be built in conjunction with the high school, due to open for first term in 2001.

TOP TEN

Services and Facilities

1. Improved and better bus service
2. Better-built and maintained footpaths
3. Parks, play equipment and lighting
4. Aged care facilities, including accommodation
5. Roads and road reserve maintenance, road signage and street lighting
6. Gas and telephone services
7. Swimming pool
8. Doctors and other medical services
9. Sewerage service to townships
10. Police station in Eaton

TOP TEN

Issues and Concerns

1. State of the roads
2. Too much rate revenue spent in Eaton
3. Maintenance of road verges, drains
4. No recycling or rubbish pick up in country areas
5. Too much subdivision of rural land
6. Not enough tourism signs
7. State of bridle paths
8. Enforcement of firebreak standards
9. Aged accommodation for Dardanup
10. More library books for Eaton and Dardanup

109.

DONATION
\$25

Rotary Club of Bunbury

DONATION
\$25

COMMUNITY SERVICE PROJECT 2000-01

TIME CAPSULE ENVELOPE

To be returned in the year 2021 A.D.

PLEASE TICK THE CHARITY OF YOUR CHOICE

- SOUTH WEST SPORTS CENTRE (Hay Park, Bunbury)
- SCOUTS CAMP, EATON
- CHILDREN'S LEUKAEMIA & CANCER RESEARCH FOUNDATION (INC.)
- VAL LISHMAN FOUNDATION

To:

SHIRE PRESIDENT
 SHIRE OF DARDANUP
 1 COUNCIL DRIVE. EATON WA 6232

Email:.....Phone:.....

This envelope was purchased and sealed by:

SHIRE OF DARDANUP

**EATON LIBRARY HOLIDAY PROGRAM
CHILDREN UNDER 10 YEARS TO BE SUPERVISED BY
PARENTS**

Craft Activities

- Monday 23rd April 9.30am - 11.00am

Video Sessions

Thursday 19th April starting 12noon

- *Chicken Run*
- *The road to Eldorado*

Tuesday 24th April starting 12noon

- *Lady and the tramp 11*
- *Dinosaur*

Thursday 26th April starting 12noon

- *The magic pudding*
- *Pokemon 2000*

*All enquiries to
Pam Walter
Librarian 97240012*

**SHIRE OF DARDANUP
LOCAL GOVERNMENT ELECTIONS**

ELECTION NOTICE

**VOTING IN PERSON ELECTION
MAY 5, 2001**

Voting in person elections will be held on Saturday May 5, 2001 between the hours of 8.00am and 6.00pm to fill the following vacancies in the office of Members of the Council of the Shire of Dardanup with the terms of office expiring in May 2005.

OFFICE SOUGHT – EATON WARD – THREE COUNCILLORS – 4 YEAR TERMS.

CANDIDATES:

BENNETT, Mick
DE JAGER, Gary
VAN DIJK, Andy
O'CONNOR, Mick

CANDIDATES ELECTED UNOPPOSED

The following candidates were elected unopposed at the close of nominations on April 5, 2001 as the number of candidates was equal to the number of offices to be filled at the election.

WEST WARD

HOPPER, Keith 4 YEAR TERM

NORTH WARD

MURFIT, Betty Anne 4 YEAR TERM

CHIEF POLLING PLACE

Eaton Administration Centre – 1 Council Drive, EATON 6232.

EARLY VOTING PLACES AND OPENING HOURS.

Eaton Administration Centre – 1 Council Drive, EATON.

EARLY VOTES MAY BE CAST MONDAY TO FRIDAY BETWEEN
9AM AND 4PM.

aton Public
Library
97240012
Holiday
Program
April
2001



Separated from his own
species as a hatchling and
raised on an island paradise
by a clan of lemurs, a
young iguanodon named
adar learns to see things
from a different
perspective in Disney's
Dinosaur - 2000





THE INTERNET

Internet Access to the World Wide Web

You may book an Internet access session with library staff for \$2.20 per 30 minutes. If you require more time, check with library staff, as other people may have that time booked.

If you require assistance navigating the WWW talk to library staff.

There are sites on the Internet that give tutorials on how to use the Internet and how to sift through the vast quantities of information on the World Wide Web.

They can be found at the following addresses:

<http://www.rice.edu/Fondren/Netguides/strategies.html>

<http://thewebtools.com/searchgoodies/tutorial.htm>

SOME TIPS FOR DOING A SUBJECT SEARCH

Put terms or phrases in "*inverted commas*" if you want them to be in every document retrieved.

- Try synonyms, spelling variations or foreign spellings
- Where there may be lots of results with terms you do not want, try using AND & AND NOT.
- Try linking common words with many meanings e.g. if the title is "massage" link it with "and soft tissue".

TO SEARCH THE LISWA STATE CATALOGUE

Click on *favourites* on the menu bar and select LISWA Catalogue or type LISWA in the search field.

KIDZ KORNER

Designated for Junior Members of the Library Children's services include Story time, Bookworm Club and Holiday Activities.

We encourage young people, their parents and guardians to use the library as a resource outside formal education to further develop their literacy skills.

Children may play with the toys and equipment provided (in the library), but parents and guardians are responsible for ensuring the health and safety of their children whilst in the library.



SCHOOL PROJECTS AND ASSIGNMENTS

It is expected that students will challenge themselves by doing their own research for school projects and assignments.

Staff are happy to assist with difficult inquiries!



Brochure 1. Library Services Information 2001

[Appendix ORD: 6.2]



PUBLIC LIBRARY & INFORMATION SERVICE

2001

EATON

Monday, Tuesday, Friday

9.00am - 4.30pm

Wednesday

1.00pm - 4.30pm

Thursday

9.00am - 8.00pm

Saturday

9.00am - 2.00pm

Sundays & Public Holidays -
Closed

1 Council Drive

Eaton 6232

(08) 97240012

DARDANUP

Monday to Friday

9am - 4.30pm

Saturday - Closed

Sundays & Public
Holidays - Closed

3 Little Street

Dardanup 6236

(08) 9728 1422

SHIRE OF DARDANUP

LIBRARY

WELCOME TO THE
SHIRE OF DARDANUP
PUBLIC LIBRARY

How to Become A Member

Membership is Free!

Simply provide proof of your current residential address (current drivers license, passport, rates notice, electricity, telephone or rent receipt) and an alternative contact name, for a membership card and reader's ticket.

Membership is Renewed Every Two Years.

Important: Please notify the library of any changes of name, address or telephone.

What You Can Borrow

You may borrow a total of **6 items** for **three weeks**. Any item can be renewed, either in person or by telephone, provided it is not requested by another reader.

You may borrow any of the following item combinations

- 6 books
- 6 audio-books
- 2 video recordings
- 2 jigsaws/games



Using Other Libraries

You may use any public library in Western Australia. However, you will need to become a member of each library and provide proof of address on your first visit.

Reference Sources and Databases

The library has access to a variety of reference sources and databases, including the World Wide Web, Amlib database and the Statewide Public Library System network.

Inter Library Loans

If you have a favourite author or title, not held by a Shire of Dardanup library, or you want more information on a specific subject or topic, complete a *Request Form (Form 7)*.

Library staff will try to locate the item and request to borrow materials, on your behalf, from other public libraries.

SPECIAL NEEDS RESOURCES

The public library service provides resources (by special request) to the community, for whom disability, language, culture or reading habits may inhibit their use of the library.

These resources include:

- Multicultural Language resources.
- Aboriginal and Torres Straight Islander resources reflecting culture, interests and language.
- People with disabilities - alternative format resources, such as large print books, book & cassette kits, videos with captions and resources for people who wish to know more about various aspects of disabilities.
- People with literacy needs - for adults or juniors with a low literacy level, working independently or with a tutor to improve reading, writing or numeracy skills, and for people learning English as a second language.



OTHER SERVICES
[Appendix ORD: 6.2]

The following charges apply for Photocopying and Facsimile facilities:

Photocopying

Standard:	1-10 pages	A4 25c, A3 35c
	11-50 pages	A4 20c, A3 25c
	51 + pages	A4 15c, A3 20c
Reduce/ enlarge/ double:	1-10 pages	A4 35c, A3 50c
	11-50 pages	A4 23c, A3 35c
	51 + pages	A4 20c, A3 30c
Own paper supplied:	1-10 pages	A4 15c, A3 20c
	11-50 pages	A4 15c, A3 15c
	51+ pages	A4 10c, A3 15c

Facsimile



Within Australia

1st page \$4.00 subsequent pages \$1.10

Overseas (SW Pacific)

1st page \$6.00 subsequent pages \$2.60

Overseas (Other)

1st page \$7.55 subsequent pages \$2.60

Received Faxes

1st page \$2.55 subsequent pages \$1.00

Community Information Resources and
Government Publications

The library has a developing collection of current information provided by federal and state government departments, local government authorities and community based organisations and groups. They include - regional development studies, annual reports, strategic plans, directories, course handbooks, community events & activity notices.

DARDANUP SHIRE COUNCILLORS – MAY [Appendix ORD: 6.2]



Back Row L-R: Cr Michael T O'Connor, Cr Brad G Day, Cr Keith Hopper, Cr John S Hamblin, Cr Cecil G Mountford,
Cr John R Hutchinson, Cr Peter A Bass.

Front Row L-R: Mr Mark L Chester - Chief Executive Officer, Cr Micheal T Bennett - Shire President,
Cr Betty A Murfit - Deputy Shire President.

Inset: Cr John E Gardiner

Shire of Dardanup



INFORMATION BROCHURE 2000/2001

ADMINISTRATION

Administration Centre – Eaton – 1 Council Drive, Eaton

Telephone: 9724 0000; Facsimile: 9724 0091

Office Hours: 9.00 am to 4.30 pm - Monday to Friday

Cashiers Hours: 9.00 am to 4.00 pm - Monday to Friday

Library Hours: 9.00 am to 4.30 pm - Monday to Friday
4.30 pm to 6.30 pm - Thursday Evenings
10.00 am to 1.00pm - Saturday

Dardanup Office – 3 Little Street, Dardanup

Telephone: 97281422; Facsimile: 97281082

Office Hours: 9.00 am to 4.30 pm - Monday to Friday

Cashier Hours: 9.00 am to 4.00 pm - Monday to Friday

Library Hours: 9.00 am to 4.30 pm - Monday to Friday

ELECTED MEMBERS

Shire President Cr M T Bennett

Deputy Shire President Cr B A Murfit

WEST WARD – Representatives:

Cr K (Keith) Hopper Tel. 9728 1066

Cr J E (John) Gardiner Tel. 9728 3049

EAST WARD – Representative:

Cr C G (Cecil) Mountford Tel. 9728 3011

NORTH WARD – Representatives:

Cr J R (John) Hutchinson Tel. 9726 3110

Cr B A (Betty) Murfit Tel. 9726 3052

EATON WARD – Representative:

Cr M T (Mick) O'Connor Tel. 9725 2666

Cr J S (John) Hamblin Tel. 9725 1194

Cr M T (Mick) Bennett Tel. 9725 1746

Cr P A (Peter) Bass Tel. 9725 4608

Cr B G (Brad) Day Tel. 9725 2725

OFFICERS

Chief Executive Officer Mr M L Chester

Manager Finance and Administration Mr P S Rowe

Manager Development Services Mr A C Mortimer

“UNCONFIRMED”
MINUTES



ORDINARY MEETING

TO BE HELD

WEDNESDAY, 11TH APRIL 2001
COMMENCING AT 4.00PM

AT

SHIRE OF DARDANUP
DARDANUP OFFICE
1 LITTLE STREET - DARDANUP

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SHIRE OF DARDANUP

MINUTES OF THE ORDINARY MEETING OF COUNCIL HELD 11TH APRIL 2001 COMMENCING AT 4.00PM
AT THE SHIRE OF DARDANUP - DARDANUP OFFICE, 3 LITTLE STREET, DARDANUP.

1	DECLARATION OF OPENING/ANNOUNCEMENT OF VISITORS
---	--

Deputy Shire President, Cr B A Murfit welcomed all present and declared the meeting open at 4.00pm, advising that Shire President, Cr M T Bennett would be arriving late to the meeting.

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

2.1 ATTENDANCE

Cr. Micheal T Bennett	Shire President - Eaton Ward Councillor [4.08pm]
Cr. Betty A Murfit	Deputy Shire President – North Ward Councillor
Cr. John E Gardiner	West Ward Councillor
Cr. John R Hutchinson	North Ward Councillor
Cr. Keith Hopper	West Ward Councillor
Cr. Bradley G Day	Eaton Ward Councillor
Cr. Michael T O'Connor	Eaton Ward Councillor
Cr. John S Hamblin	Eaton Ward Councillor
Cr. Cecil Mountford	East Ward Councillor

Mr Mark L Chester	Chief Executive Officer
Ms Cathy M Craigie	Executive Assistant
Mr Laurie N Blurton	Manager Technical Services
Mr Peter Black	Principal Building Surveyor
Mr Phil S Rowe	Manager, Finance and Administration
Mr Stuart Eaton	Accountant
Mr Allan C Mortimer	Manager Development Services
Mr Mark Jones	Principal Town Planner

2.2 APOLOGIES

Cr. Peter A Bass	Eaton Ward Councillor
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3	RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE
---	--

None.

4 PUBLIC QUESTION TIME

4.1 Title: Fee Diaries

Member of the Public: Mrs Amelia Kalaf

File Number: 50.1

Mrs Kalaf enquired after the Fee Diaries, asking if the man who was starting the diaries had received any monies that Council had budgeted for and if so, have we heard from him?

Mr Mark L Chester, Chief Executive Officer advised Mrs Kalaf that Mr Norm Flynn who was compiling the George Fee Diary had been advised in writing that Council had allocated 50% of the required monies in the current budget and the other half next budget.

Council has not heard back from Mr Flynn recently, he may be waiting until next year.

4.2 Title: Letter to Council regarding Skatepark

Member of the Public: Mrs Amelia Kalaf

File Number: 132.4

Mrs Kalaf advised that she had sent a letter addressed to councillors regarding the proposed location of the Dardanup Skatepark. Mrs Kalaf was contacted by a staff member advising that the letter had been received and was being dealt with. Mrs Kalaf asked if Council would ever see the letter as it was addressed to them?

Chief Executive Officer, Mr Mark Chester advised that as Council had resolved to have the issue of the Skatepark referred to the youth advisory committee before being referred back to Council, all correspondence would be gathered and put to Council in bulk rather than one at a time.

5 APPLICATIONS FOR LEAVE OF ABSENCE

None.

6 PETITIONS/DEPUTATIONS/PRESENTATIONS

None.

7 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

7.1 ORDINARY MEETING HELD 28 MARCH 2001

OFFICER RECOMMENDED RESOLUTION & COUNCIL RESOLUTION

MOVED Cr K Hopper – Cr B G Day

THAT the minutes of the 28 March 2001 Ordinary Meeting of Council be received.

CARRIED
8/0

7.1.1 Correction to / Confirmation of Minutes

OFFICER RECOMMENDED RESOLUTION & COUNCIL RESOLUTION

124/01 MOVED Cr J R Hutchinson – Cr J S Hamblin

THAT the Minutes of the Ordinary Meeting of Council held on the 28 March 2001, be confirmed as true and correct subject to no corrections.

CARRIED
8/0

8 ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION

8.1 Visitor to Address Council

Deputy Shire President, Cr B A Murfit advised that Mr Andy vanDijk of AA Media Services will address Council at 5.00pm on the Community Survey analysis.

9 REPORTS OF OFFICERS AND COMMITTEES

OFFICER RECOMMENDED RESOLUTION & COUNCIL RESOLUTION

MOVED Cr J S Hamblin – Cr J R Hutchinson

THAT the Reports of Officers and Committees be received.

CARRIED
8/0

9.1 CHIEF EXECUTIVE OFFICER REPORT

9.1.1 Title: Local Law – Standing Orders

Reporting Department: Administration
Reporting Officer: Mr Mark Chester – Chief Executive Officer
Legislation: Local Government Act 1995
File Number: 4.10

Background

Council resolved on the 14th February 2001 to commence advertising that the Shire of Dardanup was proposing to make a Local Law – Standing Orders.

At the Ordinary meeting held on the 14th February 2001, Councillors were supplied with a copy of the WA Municipal Association - Model Local Law – Standing Orders with the following modifications for the Shire of Dardanup – Standing Orders:

ITEM 1 - CLAUSE 3.2 ORDER OF BUSINESS

- *in 3.2 delete sub clause (1) and substitute the following:*

“(1) Unless otherwise decided by the Council the order of business at any ordinary meeting of the Council is to be as follows –

1. Declaration of Opening/Announcement of Visitors.
2. Record Of Attendance/Apologies/Leave of Absence Previously Approved.
3. Response to Previous Public Questions Taken On Notice.
4. Public Question Time.
5. Applications for Leave Of Absence.
6. Petitions/Deputations/Presentations.
7. Confirmation of Minutes of Previous Meeting.
8. Announcements by Presiding Member without Discussion.
9. Announcement of Matters for which meeting may be closed
10. Reports Of Committees and Officers.
11. Elected Members Motions of Which Previous Notice has been Given.
12. New Business of an Urgent Nature Introduced by Decision of Meeting.
13. Public Question Time.
14. Matters Behind Closed Doors
15. Closure of Meeting”

ITEM 2 - NEW CLAUSE 3.5 INSERTED

- 2.1 Delete clause 3.12 Deputations.
- 2.2 Renumber Clauses 3.5 to 3.11 inclusive to 3.6 to 3.12 respectively.
- 2.3 Insert new clause 3.5 as follows:

“3.5 Deputations

- (1) A deputation wishing to be received by the Council or a committee is to apply in writing to the CEO who is to forward the written request to the President, or the Presiding Member as the case may be.
- (2) The President if the request is to attend a Council meeting, or the Presiding Member of the committee, if the request is to attend a meeting of a committee, may either approve the request, in which event the CEO is to invite the deputation to attend a meeting of the Council or committee as the case may be, or may instruct the CEO to refer the request to the Council or committee to decide by simple majority whether or not to receive the deputation.
- (3) A deputation invited to attend a Council or committee meeting –
 - (a) is not to exceed five persons, only two of whom may address the Council or committee, although others may respond to specific questions from the members; and
 - (b) is not to address the Council or committee for a period exceeding 15 minutes without the agreement of the Council or the committee as the case requires.
- (4) Any matter which is the subject of a deputation to the Council or a committee is not to be decided by the Council or that committee until the deputation has completed its presentation.”

ITEM 3 – CLAUSE 3.6 CONFIRMATION OF MINUTES

- Insert the following NEW subclause - 3.6(3) immediately following subclause 3.6(2):

“(3) Following confirmation and binding of the minutes, the minutes shall be signed by the person presiding at the meeting at which the minutes are confirmed to certify that confirmation. The signing that takes place after the minutes are bound will incorporate the following declaration:

“As the person presiding at the meeting at which these minutes were confirmed on the date confirmed , I

certify that these minutes have been confirmed as a true and accurate record of proceedings.

Signed _____.”

(Chairman or Shire President or Other Presiding Officer)

Legal Implications

Local Government Act 1995 Section (3.12).

Budget Implications - None

Officer Comment

Copies of the proposed Local Law Standing Orders were made available to the public.

As required under the proposed Council Local Law for Standing Orders, the prescribed advertising period, which was to allow the public to make written submissions on these Local Laws has been completed. The following submissions, objections or suggestions were received:

Original Copy	Suggested Changes
<p>PART 9 - CONDUCT OF MEMBERS DURING DEBATE</p> <p>9.1 <i>Members to Rise</i></p> <p><i>Every member of the Council wishing to speak is to indicate by show of hands or other method agreed upon by the Council.</i></p> <p><i>When invited by the person presiding to speak, members are to rise and address the Council through the person presiding, provided that where any member of the Council is unable to stand by reason of sickness or disability he or she may sit while speaking.</i></p>	<p>PART 9 - CONDUCT OF MEMBERS DURING DEBATE</p> <p>9.1 <i>Members to Rise</i></p> <p><i>Every member of the Council wishing to speak is to indicate by show of hands or other method agreed upon by the Council.</i></p> <p><i>When invited by the person presiding to speak, members are not required to rise to address Council unless requested to do so by the person presiding.</i></p> <p><i>Where any member of the Council is unable to stand by reason of sickness or disability he or she may sit while speaking.</i></p>

When adopting the Local Law a 'Special Majority' vote is required (ie. 75% of offices of Council whether vacant or not). When made by Special majority the Local Law is to be published in the Government Gazette. The law comes into effect 14 days after the day on which it is published in the Gazette.

OFFICER RECOMMENDED RESOLUTION & COUNCIL RESOLUTION

125/01 MOVED Cr B G Day – Cr M T O'Connor

THAT in accordance with the Local Government Act 1995 and Regulations, Council confirms adoption of Local Law – Standing Orders with the following changes:

- **Delete clause 9.1 and substitute the following:**

“9.1 *Members to Rise*

Every member of the Council wishing to speak is to indicate by show of hands or other method agreed upon by the Council.

When invited by the person presiding to speak, members are not required to rise to address Council unless requested to do so by the person presiding.

Where any member of the Council is unable to stand by reason of sickness or disability he or she may sit while speaking.”

and

THAT the Chief Executive Officer be delegated authority to instigate action as required under the Local Government Act, Section (3.12) to put the Local Law into force.

CARRIED
8/0
By Special Majority

9.2 MANAGER TECHNICAL SERVICES REPORT

9.2.1 Title: Technical Services Division

Reporting Department: Technical Services
Reporting Officer: Mr Laurie Blurton – Manager Technical Services
Legislation: Local Government Act 1995
File Number: 1.22

Background

The Manager Technical Services previously reported on the 26th May 2000, on the Technical Services Staff Structure. Certain recommendations were made to Council, and Staff levels were discussed at the Strategic Planning Meeting held in December. The following report is taken from a Special Meeting of Council held 26th May 2000:

Operation:

The Technical Services Department of Council is responsible for the following areas.

- Roads – Maintenance/Construction/Contracts
- Footpaths – Maintenance/Contracts
- Drainage – Maintenance/Construction/Contracts
- Parks Mowing – Maintenance/Contracts
- Reticulation – Maintenance/Contracts
- Public Open Space – Maintenance/Contracts
- Gravel Roads – Maintenance
- Open Drains – Maintenance/Contracts
- Sand Carting – Contracts
- Gravel Carting – Contracts
- Metal aggregate – Contracts
- Dual Use Paths – Contracts
- Driveway Construction – Contracts
- Bitumen Primers – Contracts
- Bitumen Seals – Contracts
- Asphalt – Contracts
- Sign Maintenance – Contracts
- Tip Operation – Contracts
- Line marking – Contracts
- Fencing – Contracts
- Playground Equipment Maintenance/erection – Contracts
- Road Surveys – Contracts
- Road designs – Contracts
- Asset Management – Council/Contracts
- Investigations, Surveys, designs – Contracts
- Road Pegging – Contracts
- Plant Hire (dozer hire, excavators, rollers) – Contracts
- Street sweeping – Contracts
- Piped drainage cleanout – Contracts
- Roadside Drains (cleaning, whipper snipping) – Contracts
- Roadside spraying – Contracts
- Parkridge Gardens/Reticulation – Contracts
- Peppermint Ridge Estate, reticulation – Contract
- Bore Hole Pump maintenance – Contract
- Park lighting – Contract
- Plant Maintenance – Contract
- Supply diesel fuel – Contract
- Supply petrol fuel - ½ Contract

Contracts:

In analysing Councils current contracts, we must consider the following.

1. Can Council afford plant and men to carry out contract works and if so can the works be achieved on a comparable if not cheaper rate.
2. What long time benefit will be gained by opting for day labour and Council plant?
3. Can works be carried out in a reasonable time by hiring contractors or is there a greater difficulty in hiring with major delays.
4. Will there be improvements in other areas such as employment of staff to allow existing staff more time to carry out their proper duties.

Existing Staff:

Currently Councils Technical staff counts are:

Manager Technical Services	
Technical Services Officer	
Works Supervisor	
Leading Hand	(Grader) (1)
Road Maintenance Man	(Grader) (1)
General Hand - Truck Drivers	(3)
Loader Driver	(vacant)
Parks Maintenance	(1)
Waste Site Attendant	(1 + 1 weekend casual)
General Hands	(2) Maintenance
Leading Hand Parks	(1)
General Hand Parks	(1)
Trainee	(1)

Construction Crew:

The Construction Crew has been short of a loader driver for the past 9 months due to an accident to Mr Ken Wallrodt. This position will be filled this year, 2000/2001. Mr Ken Wallrodt is now the operator at Councils Waste Transfer Station.

The Construction Crew can handle road construction and maintenance including rural gravel road maintenance, drainage maintenance in part and a lot of other small maintenance jobs. Their equipment consists of three 7-8 tonne trucks, two graders, one tractor, one front-end loader and one roller. Other equipment required is put out on contract.

It is essential that Council maintain its grader fleet (2), especially the road maintenance grader. This grader is continually maintaining gravel roads, and formed roads, and is the rate payers salvation when accessing their rural properties. This machine not only looks after 184km of gravel roads (some forestry) but also completes private works for property owners and farmers. Council should not contract this service out.

Truck Fleet:

Council currently contracts out the supply and delivery of road making material where the haulage distance is long. This current practice is suitable and Council is receiving good service at the right price. Council also has two utilities.

Other Road Plant:

The hire of rollers, occasional loader, dozers, traxcavators, and excavators is suitable for now but in time Council should be purchasing its own rubber tyred roller.

Waste Transfer Site:

Contract trucks, loaders and dozers are hired at Councils waste site. Council did indicate that once South West Waste proceed with their waste project on Lot 2, Banksia Road, then a joint hire arrangement could be assessed, whereby Council would hire their rubbish compactor.

The cost to Council to purchase a compactor would be approximately \$400,000.00.

A loader full time at the tip would be advantageous for pushing rubbish and other work, but would only work limited hours. For the disposal of waste requiring digging and burying, a backhoe is needed.

Maintenance Road Works:

It is essential that Council purchase its own backhoe loader. Currently we contract this machine. The backhoe loader would be the machine that would enable all roadside drains to be maintained, works at the waste site for burials, general loader for small operations including works at Eaton, where staff rely on a tractor. The backhoe loader is also required for manhole drainage maintenance and a lot of other maintenance and construction works.

This machine is versatile and quick on the road and as such can get to places without being floated.

In summary Council has the staff and equipment to complete the duties as outlined. Contract report follows.

Parks and Gardens:

In the area of Parks and Gardens:

Dardanup

Council staff mow and whip/snip ovals and verges ok.

Eaton

Three staff including a trainee who will with Councils approval be employed as a second year apprentice this year.

Major mowing is carried out by contract at a reasonable rate, also contract mowing at Burekup.

Council staff carries out reticulation repairs and maintenance, yet major reticulation is let on contract.

Leading Hand Parks and Gardens has spent considerable time with the MTS in complaints, inspections and telephone message replies.

Councils Technical Officer will carry out these duties, if appointed.

Council does need more staff to assist in the Parks/Gardens in Eaton now that the developers and Parkridge Estate are giving over to Council various verge planting and reticulation systems. New parks are being created such as Sindhi Park and upgraded, needing more care.

New Parks Employee

It is proposed to employ another Parks/Gardens/Ranger person to carry out the following duties.

- i) Assist Parks/Gardens Department
- ii) Assist Ranger so that a seven-day week cycle can be maintained. Persons then would be available for other maintenance works such as drainage complaints, parks/ reserves complaints, and general complaints.
- iii) Person would be accessible for a minimum of three days per week on Parks/Gardens.

Currently Keith Cross (Parks and Gardens) does fill in for the Ranger during the week, with the appointment of another person this will further free Keith to complete other duties.

Plant:

Parks and Gardens have a Tractor/Mower, one van and mowers.

It is proposed this budget to replace the van with a utility and to purchase another utility. This will give more mobility and be cost saving, as no material or rubbish can be removed unless a truck comes from Dardanup or a hired one is used.

Technical Officer:

Council currently employs a consultant to survey, design and peg out its road construction works. The consultant also is used for Technical support and general surveys, comments and reports. Council will from time to time require the services of its Consultant Engineer, but is this the best arrangement for Council considering all matters including the future works, investigations and future of the Shire.

Considering the best interests of the Shire, a Technical Officer should be employed. The duties will include: (As per Duty Statement)

- i) Road survey, set outs, and design
- ii) Drainage pick ups and investigation

FUTURE:**Staff:**

Should Council employ a superintendent of Parks/Gardens who needs to be hands on. Duties to include Planning and Management of all parks, road reserves, weed control, roadside spraying, rehabilitation.

Council should consider this on an annual basis. Estimated cost with vehicle, \$75,000.00.

Contracts:

Council should maintain its existing contracts with the exception of those duties that can be carried out by extra staff – Technical Officer – including road designs/surveys, asset management etc.

- i) Council should maintain gravel road maintenance, and retain the two graders in the fleet.
- ii) For the present Council to maintain oval mowing contracts in Eaton.

Depot:

Investigations are being carried out for suitable land in the Dardanup townsite, or close too, for the depot relocation.

It is agreed that the shift to the Waste Disposal Site would have to many drawbacks, the most important being power/water supply.

IN SUMMARY:**Contracts:**

- i) Council maintains its existing contracts where necessary depending on staff and plant recruitment.
- ii) That the MTS arrange to call the necessary tenders to cover the contracts as per requirements of the Local Government Act 1995.

Staff:

- i) Employ Technical Person
- ii) Employ Parks/Gardens/Ranger Person
- iii) Appoint Ben Ivey (Trainee) to second year apprenticeship.

Plant:

- i) Trade Works Supervisor van to crew cab
- ii) Trade Eaton Parks/Gardens van to utility.

- iii) Purchase new utility for Parks/Gardens.
- iv) Purchase backhoe loader.

J & P Metals advise that they will be purchasing a compactor, and this should be on site at their waste disposal site in September. They will also have a front-end loader available to hire.

Council could look at the supply of bins and trailers for the Transfer Station to save on Truck/Loader time. This will be considered within the waste budget.

Note: Council discussed the priorities of the staff as per the recommendation. The technical Officer is much needed and will free up other staff to focus on their core duties.

Council discussed whether the loader should be traded to off set the cost of the backhoe. The Manager Technical Services stated that the Shire needs a core of basic equipment and the loader and the backhoe are essential.

OFFICER RECOMMENDED RESOLUTION & COUNCIL RESOLUTION

285/00 MOVED Cr B A Murfit - Cr K Hopper

THAT:

1. *The Manager Technical Services liaises with J & P Metals in regards to the hiring of plant for the waste site.*
2. *Council consider the purchase of a backhoe loader at the Budget meeting. (\$113,000.00).*
3. *Council consider the appointment of a Parks Person/Ranger at the Budget meeting.*
4. *Council allow \$80,000.00 in the budget to appoint a Technical Officer, vehicle and software, and the advertising be carried out for this position.*
5. *Council consider at the budget meeting, the purchasing of a new utility for Parks/Gardens, Eaton subject to the adoption of Part 3 above.*
6. *Council consider the changeover of the Works Supervisors van for a crew cab, and the Econovan for a utility.*

CARRIED
5/0

This report is to bring Council up to date with the department, and to recommend changes where necessary.

Legal Implications - Local Government Act 1995.

Budget Implications - 2001/2002 Budget.

Officer Comment

In the report submitted to Council in May 2000, the amount of Works and Services which Council contracts out were listed together with staff numbers necessary to perform Council duties.

Council resolved at the Budget Meeting to appoint an Engineering Technical Officer. This has now happened and the overall department is working well.

Works/Services

During the 2000/2001 Budget Year it has been necessary to hire a casual labourer to make up for the deficiency of a Loader Operator, whose position was never filled. The casual staff including survey hands, were bought in as needed. The survey hand can still be employed as a casual but another outside worker should be employed as the loader driver went to the waste site and was never replaced.

During this period of employment we were also down, with two employees off sick for a few weeks.

We need to retain the basic crew, which includes the casual at the waste site for weekend work.

Currently Council's Technical Staff consists of the following.

Area	Position	Full Time	Casual
Waste Site Maintenance	Attendant	1	0.4
	Grader	1	0
Construction	Road Maintenance	1	0
	Truck Road Maintenance	1	0
	Grader	1	0
	Water Truck	1	0
	Roller	1	0
Survey	Truck Drivers	2	0
	Survey Hand		0.4
	Sub Total	9	0.8
Vacant	Loader Operator Position	1	0
	TOTAL	10	0.8

Plant and Equipment

There are no major plant changeovers in the 2001/2002 year with the exception of the Parks and Gardens tractor, which if not changed in the next year may require a major engine overhaul.

The tractor is scheduled for changeover in 2002/2003 however, due to workload it is recommended it be brought forward to 2001/2002.

The changeover of \$45,000.00 should be allowed bearing in mind that extra parks such as Sindhi Park are being added to the tractor workload.

The purchase of the backhoe/loader should be deleted from the Principal Activities Plan as it was not purchased or approved in 2000/2001. This work will be contracted out.

The ride on mower at Dardanup should be traded in 2001/2002 with a changeover of \$25,000.00, as it was deferred from 2000/2001.

Parks/Gardens

Currently three staff are employed in the Parks Department. A full Technical Services Section – flow chart is attached (Appendix ORD: 9.2.1).

Ben Ivey has just completed his training and it was Council's intention to retain his services as a full time employee.

The Parks Department operates with three full time staff, casuals and contractors when needed. The problem is transport, and Council should resolve to lease a utility in the next year's budget.

OFFICER RECOMMENDED RESOLUTION

THAT Council resolves the following.

1. To maintain it's outside work force, with ten (10) construction and maintenance workers, including Waste Site attendants.
2. Maintain Casual Staff for weekend work at the waste site.
3. Appoint Ben Ivey to permanent Parks Staff.
4. Maintain three (3) permanent staff members on Parks and Gardens Staff at the Eaton Depot.
5. Lease a utility for Parks and Gardens in the 2001/2002 Budget. (Estimated cost \$330.00 per month).
6. Allow to trade in the ride on mower used at the Dardanup Depot (\$25,000.00), and the Tractor used at Eaton (\$45,000.00) in the 2001/2002 Year.

Note: Cr J R Hutchinson questioned the high cost of replacing the ride on mower, suggesting that \$25,000 may be too high, putting on another staff member to do the work on a casual basis may be a less expensive option.

Manager Technical Services, Mr Laurie Blurton advised Cr J R Hutchinson that the equipment was required and a necessity in the interests of getting the work completed across the shire in a cost efficient manner.

Note: Shire President, Cr M T Bennett joined the meeting [4.08pm] and assumed the chair.

Note: Cr K Hopper raised concerns from the Waste Committee regarding the weekend management of the waste site as it had become obvious that there was a much higher standard of work experienced when Council's permanent staff were controlling the waste site during the week. It was suggested that use of casual staff rather than permanent staff on the weekend may be the problem.

Cr B G Day advised Council that he felt that parts five and six of the resolution should be dealt with separately and listed for budget consideration instead of committing Council to the monies prior to budget.

The Chief Executive Officer advised Council that the report was suggesting that the waste site be manned seven days per week. The word casual may be misleading. Council was being asked to provide the resources for seven days operation, then it would be up to management with some input from the Community Liaison Committee as to how that was achieved.

The resolution was dealt with in two parts. The first resolution was changed by removing the word 'casual' from part 2, altering the line to read 'maintain staff...' rather than 'maintain casual staff...'.

OFFICER RECOMMENDED RESOLUTION & COUNCIL RESOLUTION

126/01 MOVED Cr B G Day – Cr M T O'Connor

THAT Council resolves the following.

1. **To maintain its outside work force, with ten (10) construction and maintenance workers, including Waste Site attendants.**
2. **Maintain staff for weekend work at the waste site.**
3. **Appoint Ben Ivey to permanent Parks Staff.**
4. **Maintain three (3) permanent staff members on Parks and Gardens Staff at the Eaton Depot.**

CARRIED
9/0

Note: Council asked if the extra utility for the Parks and Gardens section was needed?

Manager Technical Services, Mr Laurie Blurton advised that the Parks and Gardens staff look after Eaton and Burekup and if they are unable to get to the work area, they will not be able to carry out the works. In his opinion the utility was a necessity.

OFFICER RECOMMENDED RESOLUTION & COUNCIL RESOLUTION

127/01 MOVED Cr B G Day – Cr J E Gardiner

THAT Council list for consideration in the 2001/2002 Budget:

1. **Leasing a utility for Parks and Gardens (Estimated cost \$330.00 per month) in the 2001/2002 year.**
2. **Trading in the ride on mower used at the Dardanup Depot (\$25,000.00), and the Tractor used at Eaton (\$45,000.00) in the 2001/2002 year.**

CARRIED
9/0

9.2.2 Title: B Stanley – "Treendale" – Collie River Road

Reporting Department: Technical Services
Reporting Officer: Mr Laurie Blurton – Manager Technical Services
Legislation: Local Government Act 1995
File Number: R04

Background

A letter has been received from Mr B Stanley, and signed by ten (10) people, concerning the extension of the Collie River Road into the Shire of Harvey, (ratepayers land), to create a scenic road past the Roelands Mission. (Appendix ORD: 9.2.2).

Legal Implications

Compliance with the Land Administration Act and the Local Government Act 1995.

Budget Implications - None

Officer Comment

The proposal as outlined is to create a scenic road into Roelands Valley and it is stated that approximately five kilometres of new road would require building. All this of course is within the Shire of Harvey area and not the Shire of Dardanup. The Shire of Harvey should be approached to ascertain their views also.

The Collie River Road would need a complete safety survey if a large volume of traffic is directed to use it.

We also have the bridge to consider, which is in the control of the Shire of Harvey.

OFFICER RECOMMENDED RESOLUTION & COUNCIL RESOLUTION

128/01 MOVED Cr M T O'Connor – Cr C G Mountford

THAT Council:

- 1) **Advise the applicant to refer his application to the Shire of Harvey as the proposed tourist route requires construction of 5km of road in the Shire of Harvey.**
- 2) **Consider upgrading of Collie River Road, should the Shire of Harvey agree to the tourist loop road.**

CARRIED
9/0

9.2.3 Title: Gavins Gully Reserve

Reporting Department: Technical Services
Reporting Officer: Mr Laurie Blurton – Manager Technical Services
Legislation: Local Government Act 1995
File Number: S127 & 102.8

Background

The proposed bridle path along the Gavins Gully Drainage Reserve has been under discussion for the past six (6) years or more. To date, conditional approvals have been granted from the Water Corporation and the Department of Land Administration. A portion of the path has been constructed along Reserve 44227 as part of subdivision of Part Boyanup AA Lot 313 – Busher.

DOLA have requested that Council accept a joint Management Order with the Water Corporation over reserves 44227, 45817, 40360 and closed road. DOLA have asked Council's intentions with the section of reserve marked D – E on the attached plan. (Appendix ORD: 9.2.3).

The Community Development Officer has applied for a grant from Trails West for bridle paths in the area of Padbury Fields – Copplestone.

Legal Implications

Compliance with the Land Administration Act and the Local Government Act 1995.

Budget Implications - No funds in the 2001/2002 Budget.

Officer Comment

Council should advise DOLA that Council accepts the proposal of a Management Order between the Shire and Water Corporation over reserves 44227, 45817, 40360 and closed road, and that the section of closed road labelled D – E should be vested in the Shire and created as a Reserve for Recreation.

OFFICER RECOMMENDED RESOLUTION & COUNCIL RESOLUTION

129/01 MOVED Cr K Hopper - Cr B G Day

THAT Council resolves to advise the Department of Land Administration of the following.

1. **Council accepts the proposal of a Management Order between the Shire and Water Corporation over reserves 44227, 45817, 40360, and closed road.**
2. **The section of closed road labelled D – E should be vested in the Shire and created as a Reserve for Recreation.**

CARRIED
9/0

9.3 MANAGER DEVELOPMENT SERVICES REPORT

No report.

Note: Cr J R Hutchinson declared an interest in the following item and left the room [4.18pm].

9.4 PRINCIPAL TOWN PLANNER REPORT

9.4.1 Title: Request for Town Planning Scheme Amendment – Rezoning Part of Lot 3 Harris Road, Dardanup from Light Industry (Trades), Residential and Light Industry to General Industry (Thompson McRobert Edgloe on behalf of Australian Grain Processors Pty Ltd).

Reporting Department:	Development Services
Reporting Officer:	Mr Mark Jones – Principal Town Planner
Legislation:	Town Planning Scheme No.7
File Number:	TPS7 – A3

Background

At the Ordinary Meeting of Council held on the 14 March 2001 it was resolved to defer the following report to the 11 April 2001 Ordinary Meeting of Council:

“Council at its Ordinary Meeting held on 24 January 2001 resolved to initiate Amendment No. 2 to the Town Planning Scheme No. 7 to rezone Lot 3 Harris Road, Picton East (Parklands Industrial Estate)

from "Light Industry (Trades)" and "Residential" to "Light Industry" to facilitate the possible future expansion of Ketteridge Stockfeeds.

The Amendment was referred to the Environmental Protection Authority (EPA) for comment on the 31 January 2001. The EPA did not require the amendment to be formally assessed, but provided advice to protect the wetland (EPP Lake) on the property (Appendix ORD: 9.4.1A).

Council resolved that the amendment is consistent with the criteria set out in Regulation 25(2) of the Town Planning Regulations 1967 (as amended) and would advertise the amendment for a 42 day period if no formal environmental assessment is required by the EPA.

In light of recent Town Planning Scheme amendments which have required numerous modifications after public advertising, the amendment was referred to the Ministry for Planning for informal comment.

The Ministry for Planning responded stating that they support in principle the removal of the Residential zoning on the subject property, however had several concerns to the amendment progressing in its current form (Appendix ORD: 9.4.1B). A further facsimile was received from the Ministry for Planning stating that they would prefer the subject land being zoned to "General Industry" (Appendix ORD: 9.4.1C).

Legal Implications

Compliance with Town Planning & Development Act and Regulations.

Budget Implications

Advertising and administrative costs of Amendment are to be borne by applicant.

Officer Comment

Thompson McRobert Edgeloe have amended the rezoning documents by inserting a new zone "General Industry" within Town Planning Scheme No. 7 and propose to introduce new development conditions. The development standards / conditions and permissibility of various uses are generally consistent with the provisions of Town Planning Scheme No. 3.

It is recommended that "Industry – General" be an "AP" use (ie requiring public advertising) as per the previous Council resolution when the Amendment No. 2 was initiated.

It is expected that Council's Technical / Development Services Committee will hold a special meeting to establish a community advisory panel for the Parklands Industrial Estate in accordance with a Council resolution in December 1999. The purpose of the advisory panel will be to advise Council on matters, as they arise, relating to buildings, to general appearance of buildings, in relation to the amenity of the Parkland project area, and on any other matters as may be referred to it by Council.

A discussion paper on the Parklands Industrial Estate has been prepared for the Technical / Development Services Committee and landowners in the area. Notwithstanding the formulation of an advisory panel, the subject amendment requires to be progressed as soon as possible and will undergo a specific public advertising period. In addition, conditions are proposed to require any development to demonstrate that there will be no adverse impacts in terms of dust, noise or odour, on the residential premises in the immediate locality.

In addition, Council has received a letter on behalf of the owners of Lot 41 Delmarco Drive (Panther Pty Ltd) requesting to remove the Residential zoning from their land (Appendix ORD: 9.4.1D). Lot 41 directly abuts the land proposed to be rezoned to "General Industry" therefore it may be appropriate to rezone Lot 41 to "Light Industry" as part of the amendment.

Discussions have also been held with the owners of Lot 42 Golding Crescent (E & J Bambrick) to discuss their future intentions. It would be opportune to also rezone Lot 42 to "Light Industry" and remove the Residential zoning to complete the transition of zonings and reduce possible future conflicts between land uses. Recently, self-storage units have been developed on part of Lot 42 and the owners have intentions of constructing a house on the premises. If the property was rezoned to "Light Industry" a house could still be developed as a "Caretakers House/Flat".

It is considered appropriate to rezone Lots 41 & 42 to "Light Industry" in addition to rezoning portion of Lot 3 to "General Industry" as part of the current amendment (Appendix ORD: 9.4.1E). No further rezoning should be considered until the community advisory panel has been formed and all landowners have been consulted on the most appropriate course of action for the area.

As the amendment is substantially different to that initiated by Council on the 24 January 2001, it is recommended that a new amendment (No. 3) be initiated and that Amendment No.2 not be proceeded with any further."

Additional Officer Comment

Council recently established an Advisory Committee for the Parklands Industrial Estate which met to discuss the proposed Amendment on the 20 March 2001 and the 02 April 2001. The Minutes of the Committee Meetings will be tabled to the next meeting of Council, however the Committee recommends the following modifications to the Amendment:

The following land uses being deleted from the proposed 'General Industry' zone:

- "Fuel Depot" due to the potential risk and hazards.
- "Milk Depot" as it would not be considered a dry industry.

Adding to Clause 11(b) the following:

Development shall comply with the 'Development Guidelines by Industry Precinct' table in regard to noise limits, risk levels, sulphur dioxide standard limit, particulate standard limit and with particular note to noise limits at residential boundaries.

The Committee agreed to include as part of the subject amendment the rezoning Lot 41 Delmarco Drive from the 'Light Industry (Trades)' and "Residential" zone to the 'Light Industry' zone.

Lot 42 Golding Crescent (abuts Lot 41 Delmarco Drive) should also rezoned to 'Light Industry', and the owners have recently advised that they have no objection. Currently the Residential portion of the lot can only be used for residential purposes and a 30 metre setback from any industrial building to any dwelling house is required. Removing the Residential zoning would enable a larger portion of the lot to be developed for industrial purposes. Should the owners wish to live on the property, Council may consider an application for a Caretaker's House/Flat anywhere on the lot and the 30 metre setback to an industrial building would not apply.

It is recommended that the Amendment (including the rezoning of Lots 41 and 42) be initiated. The amendment will be required to be advertised to the adjoining landowners and general public for a 42 day period and should the owner of Lot 42 not wish to be rezoned, Council may remove this part of the proposal prior to making recommendation for final approval. It is envisaged that the Advisory Committee will make further recommendations to Council in regard to future direction of the Parklands Industrial Estate prior to the Amendment being considered for final approval.

Note: Manager Technical Services, Mr Laurie left the meeting [4.19pm].

Note: Cr C G Mountford advised that he had received positive feedback from ratepayers regarding the meeting held by the recently established Advisory Committee for the Parklands Industrial Estate which met to discuss the proposed Amendment on the 20 March 2001 and the 02 April 2001, was very positive.

Cr C G Mountford advised that ratepayers were impressed with the way Councillors Hopper and Gardiner for the way they assisted in the meeting gaining a compromising and positive outcome from a difficult situation.

Cr C G Mountford and Shire President, Cr M T Bennett thanked councillors Hopper and Gardiner for their work with this issue.

Note: Mr Mark Jones, Principal Town Planner advised Council that part 9 should read 'Rezoning Lot 42 Golding.... Not Lot 41'. Council discussed changing parts 6,7,8 & 9 to read 'Rezoning part of Lot' to make the resolution read accurately.

OFFICER RECOMMENDED RESOLUTION & COUNCIL RESOLUTION

130/01 MOVED Cr J S Hamblin – Cr J E Gardiner

THAT Council:

1. **Resolve in pursuance of Section 7 of the Town Planning and Development Act 1928 (as amended), amend Town Planning Scheme No. 7 (Amendment No. 3) by:**
 1. Adding the 'General Industry' zone to the Scheme Text and the legend contained on the Scheme Maps
 2. Adding a definition for Industry-General to Clause 1.5 as follows;

“Industry-General means an industry other than a hazardous industry, a light industry, a noxious industry, an extractive industry, a rural industry or a service industry.”

- 3. Rezoning part of Collie Agricultural Area Lot 37 and being Lot 3 Harris Road from the ‘Light Industry’ zone to the ‘General Industry’ zone as depicted on the Scheme Amendment Map.
- 4. Rezoning part of Collie Agricultural Area Lot 37 and being Lot 3 Harris Road from the ‘Light Industry (Trades)’ zone to the ‘General Industry’ zone as depicted on the Scheme Amendment Map.
- 5. Rezoning part of Collie Agricultural Area Lot 37 and being Lot 3 Harris Road from the ‘Residential’ zone to the ‘General Industry’ zone as depicted on the Scheme Amendment Map.
- 6. Rezoning part of Lot 41 Delmarco Drive from the ‘Light Industry (Trades)’ zone to the ‘Light Industry’ zone as depicted on the Scheme Amendment Map.
- 7. Rezoning part of Lot 41 Delmarco Drive from the ‘Residential’ zone to the ‘Light Industry’ zone as depicted on the Scheme Amendment Map.
- 8. Rezoning part of Lot 42 Golding Crescent from the ‘Light Industry (Trades)’ zone to the ‘Light Industry’ zone as depicted on the Scheme Amendment Map.
- 9. Rezoning part of Lot 42 Golding Crescent from the ‘Residential’ zone to the ‘Light Industry’ zone as depicted on the Scheme Amendment Map.
- 10. Adding the ‘General Industry’ zone to the zones at the head of Table No.1 and listing for ‘General Industry’ the following uses as ‘P’ uses: Dry Cleaning Premises

Industry-Light
Public Utility
Showroom
Trade Display
Warehouse

The following uses as ‘PS’ uses:

Car Parks
Industry-Service
Industry-Light Trades
Motor Repair Station

The following uses as ‘AP’ uses:

Industry-General

The following uses as ‘IP’ uses:

Office
Caretakers House/Flat

and all other uses are deemed to be not permitted.

- 11. Adding a new Clause 5.5 as follows and renumbering the clauses 5.5 and 5.6 to 5.6 and 5.7 respectively;

“Within the area zoned General Industry within the Scheme area the following conditions shall apply:

- (a) Site conditions, restrictions and requirements shall be in accordance with provisions specified in Table 4 in the Scheme Text. Where a site restraint, condition or requirement is not specified in Table 4, then the provisions of Council’s Town Planning Scheme No.3 or the uniform by-laws shall apply.

TABLE 4 – GENERAL INDUSTRY

Minimum Lot size	Minimum Effect Frontage	Maximum Plot Ratio	Minimum No. of Parking Spaces	Minimum Setbacks		
				Front	Side	Rear
4000m2	35m	0.5	1 space per 100m2 of Gross Leasable Floor Area	11m	5m	0m

- (b) Any applications for Industry-General shall have regard to the Industry 2030 Study and the Preston Industrial Park Land Use and Port Access Study (WAPC 2000). Development shall comply with the Development Guidelines by Industry Precinct table in regard to noise limits, risk levels, sulphur dioxide standard limit, particulate standard limit and with particular note to noise limits at residential boundaries.
 - (c) Development shall be restricted to Dry Industry.
 - (d) Works Approval from the Department of Environmental Protection (EPA) is required for any Industry-General development prior to Council’s determination of an Application for Planning Consent.
 - (e) Applications for Planning Consent are to demonstrate that there will be no adverse impacts in terms of dust, noise or odour, on the residential premises in the immediate locality.
 - (f) Council requires the developer to landscape and/or screen plant 25% of the site to it’s satisfaction. The Council requires the developer to enter into an agreement ensuring that they will maintain those areas to Council’s satisfaction.
12. Modifying Table 2 – Site Conditions contained in Section 5.3 to delete the maximum building height.
 13. Deleting Paragraph (d) of Clause 5.1 from the Scheme Text.
 14. Modifying the Subdivision Guide Plan shown on the Scheme Map.
2. Advise the applicant that:
 - a) At the completion of the Amendment, an invoice will be forwarded to recover Council’s administration costs in accordance with the Town Planning (Local Government Planning Fees) Regulations 2000.
 - b) Nothing herein shall be taken as constraining Council’s discretion to require modifications to the amending documentation and Subdivision Guide Plan following advertising of the amendment.
 - c) Any required environmental assessment and all advertising costs in regard to the amendment are to be met by the proponent.
 3. Resolve that the amendment is consistent with the criteria set out in Regulation 25(2) of the Town Planning Regulations 1967 (as amended) and therefore will advertise the amendment for a 42 day period if no formal environmental assessment is required and the applicant does not wish the Amendment to be referred to the Minister for Planning and Infrastructure requesting consent to advertise.
 4. Not proceed any further with Amendment No. 2 to Town Planning Scheme No. 7 initiated on the 24 January 2001.

CARRIED
8/0

9.4.2 Title: Landscape Buffer Assessment – Properties Abutting the Australind Bypass Road, Eaton

Reporting Department: Development Services
Reporting Officer: Mr Mark Jones – Principal Town Planner
Legislation: Town Planning Scheme No.3
File Number: T211

Background

Council at its Ordinary Meeting held on 28 February 2001 resolved to adopt a draft Planning Policy P5.25 "Fencing and Development Standards within the Landscape Buffer Abutting the Australind Bypass, Eaton" (Appendix ORD: 9.4.2A) and that it be advertised for public comment for a 14-day period.

The draft policy was forwarded to Main Roads WA and all landowners that the policy would apply to and submissions invited until the 03 April 2001.

Only one (1) submission was received (Appendix ORD: 9.4.2B) during the comment period. The submission had no objection to the Policy, but requests that Council should locate boundary pegs so that new fencing does not encroach on adjoining lots.

Legal Implications

Compliance with Town Planning Scheme provisions and restrictive covenants placed on some properties.

Budget Implications - Nil

Officer Comment

The location of property boundaries must be carried out by a Licensed Land Surveyor and may cost a few hundred dollars per property. Properties in the more recent subdivisions should be able to locate the original survey pegs at the property boundaries and may not need to be resurveyed.

If the community and Council had pursued the replacement of the entire rural type fence at once, the survey costs would be substantially reduced. The proposed Policy gives landowners the option of replacing the fence should they desire and if the property boundaries are unclear they should be resurveyed prior to erecting a new fence.

The erection of the new fencing in the Policy includes the statement "*All costs shall be borne by the owners*". The intent of the Policy is to provide a mechanism for people to reduce some of the negative impacts of the current landscape buffer without imposing additional costs onto Council.

Council currently does not provide a service or contribution for people to have their property boundaries surveyed and it is recommended that the status quo remain. It is recommended that the policy be modified and insert the following sentence into Clause 7:

"A licensed land surveyor may need to be engaged at the owner's cost to establish the lot boundaries prior to any new fencing being erected or development commencing."

OFFICER RECOMMENDED RESOLUTION & COUNCIL RESOLUTION

131/01 MOVED Cr M T O'Connor – Cr J S Hamblin

THAT Council adopt the following Planning Policy P5.25 "Fencing and Development Standards within the Landscape Buffer Abutting the Australind Bypass, Eaton":

This Policy is in addition to Section 3.18.1 of the Town Planning Scheme and is relevant to the following properties abutting the Australind Bypass in Eaton:

- Lots 344 to 347 Galen Close inclusive
- Lots 355 to 357 Calico Court inclusive
- Lots 359 to 376 Millard Street inclusive
- Lots 112 to 114 Butcherbird Court inclusive
- Lots 103 to 105 Dove Court inclusive
- Lots 88 to 98 Blue Wren Drive inclusive

Section 3.18.1 of Town Planning Scheme No. 3 states:

“A landscape buffer of 20 metres average width shall be provided on private land adjoining the Australind Bypass Road... The exact nature of this buffer will be determined on-site at the detailed subdivision stage as endorsed by Council. The purpose of the buffer is to protect existing flora and maintain an uncluttered vista along Australind Bypass Road and Hands Avenue. Within this buffer area:

- i) No buildings or structure whatsoever are to be erected.*
- ii) All existing trees are to be retained and protected unless otherwise determined by Council.*
- iii) Fencing shall be open farm-type fencing or otherwise as approved by Council.*
- iv) Additional tree planting is permitted without Council approval.”*

The Chief Executive Officer is delegated to issue approval for alternative fencing or development within the Landscape Buffer subject to any known drainage problem being comprehensively resolved, and the following criteria being satisfied:

Persons wishing to erect an alternative type fence within the Landscape Buffer must apply in writing to Council with a plan showing the location of the fence and details of the height and materials. Council encourages adjacent landowners to liaise with each other to achieve a co-ordinated development and possibly cost savings.

Fencing

1. The rear boundary fence must be 1.8 metres high and constructed of Colorbond Steel - “Rivergum or Willow” (green) colour on the alignment of the rear boundary. Should owners wish to “snake proof” the bottom of the fence, barriers may be erected only on the inside of the fence on their property. If any retaining is required, a limestone wall shall be constructed under the subject fence. A Building Licence and certification from a qualified engineer may also be required for a retaining wall. All costs to be borne by owners, including
2. Internal dividing fences shall be a maximum of 1.8 metres high and the abutting neighbour must agree on the design and materials in accordance with the Dividing Fences Act.
3. The removal of vegetation will be limited to that required to establish the fence lines or in accordance with Clause 5b).
4. Removal of the existing rural type fence shall be at the owner’s cost. Should the abutting property owner choose not to erect a solid fence at the same time, the rural type fence shall be re-tensioned at the lot corners.

Other Development

5. Subject to solid fencing being constructed as outlined in points 1 and 2, development may be approved within the Landscape Buffer subject to:
 - a) No building(s) above 1.8 metres high shall be constructed within 20 metres of the rear boundary (where the landscape buffer is currently more than 20 metres) unless otherwise determined by Council.
 - b) No loss of vegetation 1.8 metres or higher is permitted unless otherwise determined by Council.
 - c) Approval for development below 1.8 metres high where no loss of vegetation greater than 1.8 metres high (eg. swimming pools) shall be permitted. A Building Licence is also required from Council, apart from an outbuilding less than 9m² in floor area.
6. All building works, removal of any vegetation and Licence fees shall be at the owner’s cost.
7. It is each property owner’s responsibility to comply with the requirements of the Dividing Fence Act and any restrictive covenants on their property. Council shall not assess or enforce any restrictive covenants. A licensed land surveyor may need to be engaged at the owner’s cost to establish the lot boundaries prior to any new fencing being erected or development commencing.

CARRIED
8/0

Note: Cr J R Hutchinson returned to the meeting [4.23pm].

9.5 TOWN PLANNING OFFICER REPORT

9.5.1 Title: *Proposed Private Carpark – Lot 21 Albatross Crescent, Eaton Commercial Centre (J. Haydar)*

<i>Reporting Department:</i>	<i>Development Services</i>
<i>Reporting Officer:</i>	<i>Mr Daniel Allen – Town Planning Officer</i>
<i>Legislation:</i>	<i>Town Planning Scheme No.3</i>
<i>File Number:</i>	<i>P3411 – 32/99</i>

Background

Council at its meeting held 14th July 1999 resolved to grant Planning Approval for a proposed Restaurant and Eating House on Lot 7 Albatross Crescent now known as "Beefeaters Steakhouse and JJ's Pizza" (Appendix ORD: 9.5.1A)

It was a condition of Planning Approval that sixteen (16) carparking bays be provided on-site or a cash-in-lieu payment be made to Council for any shortfall (based on 32 seats).

The landowner applied to Council for a Building Licence 3rd November 1999 stating the number of seats within the restaurant component of the development would be reduced from 32 to 24. It was agreed carparking requirements would be met so long as the access to Albatross Crescent was not constructed and an additional bay was provided in its place.

The access onto Albatross **was** constructed resulting in the development, based on 24 seats, having a shortfall of one car parking bay. As such a cash-in-lieu payment of \$3,700 is required. Further to this requirement, the owner has expressed concern that 24 seats will not provide sufficient provision to cater for peak periods. Should he wish to expand the business then cash-in-lieu payments for additional bays would be required at the rate of one bay for every 4 additional seats.

As an alternative to paying cash-in-lieu to Council for its proposed Car Park on Lot 15 Cassowary Bend, the landowner is proposing to purchase Lot 21 Albatross Crescent and establish a Carparking Lot to meet car parking requirements as the business grows (Appendix ORD: 9.5.1B)

Legal Implications - Compliance with Development Approval 32/99, Council Policy P5.21 and Town Planning Scheme No.3.

Budget Implications - Loss of potential Cash-in-lieu contribution to Council.

Officer Comment

A carpark is a 'PS' use within the Commercial A zone and thus can be approved by Council subject to conditions. The use of that carpark to satisfy requirements of a development approval on another lot however is not currently addressed in the Design guidelines for the Commercial Centre or in Council's Town Planning Scheme No.3

The Eaton Commercial Centre Design Guidelines (Council Policy 5.21) require Carparking for developments be in accordance with Appendix II – Development Table and Section 4.1 – Carparking of Council's Town Planning Scheme No.3. It is stated in both Appendix II and Section 4.1 that Carparking is to be provided **on-site**.

In this instance the carparking would be provided on a nearby Lot.

Of relevance to this situation is The City of Gosnells Town Centre Revitalisation - Urban Design Guidelines for the Town Centre. To address parking issues the City of Gosnells initiated the following amendment to its Town Planning Scheme (among other amendments):

32G.4.7 *Up to 100% of a lot's carparking requirement may be provided on other private property that is within 100 metres of that site, subject to the owners of the lots, and the Council, entering into a legal agreement, and placing a caveat on the titles of the lots, which ensures that the carparking bays will remain accessible to that property.*

Prior to Council considering the use of a carpark on an independent lot it must first make provision to do so in the Design Guidelines for the Commercial Centre, a policy that has received Ministerial Approval. An addition to the policy, along the lines of the proposed amendment of the City of Gosnells, is recommended where landowners are made to provide written agreement to Council and place a caveat or memorial on the certificate of title to both

lots. In this way, development on both lots will be legally binding. A requirement that carparking be provided within 100 metres of the developed site is also thought appropriate to ensure reasonable walking distance.

While the provision of additional carparking on Lot 21 is primarily to ensure sufficient carparking exists for development on Lot 7 Albatross Crescent, it is likely the carpark will also provide a central and alternative option for customers and workers within the Commercial Centre to Lot 15 which is to be developed for carparking purposes by Council.

Note: Council discussed at length the reasoning of Mr Haydar buying land for a carpark area at a cost of over \$100,000 rather than paying Council the cash-in-lieu sum of \$3,700 per bay when he had complained that it was not possible for him to pay Council cash-in-lieu money due to the financial hardship it would place on him to do this.

Council acknowledged that Mr Haydar had every right to make his own commercial decisions.

Councillors were concerned about protecting other land owners in the area who may pay Mr Haydar to provide parking bays for their businesses and then in the future sell of the land to someone else, leaving a shortage of parking and the business owners required to pay monies again, this time to Council for adequate parking in the area.

Principal Town Planner, Mr Mark Jones suggested that the idea of Mr Haydar's may be of benefit to Council in the future if it has a parking area shortage later. To protect people having to pay for the parking twice, it was proposed that there be caveats placed on the titles of the lots to ensure that the carparking bays will remain accessible to those properties.

Council decided to add a further dot point to part 1. of the first resolution and a part 11 to the second resolution, outlining that any legal fees for the placing of caveats on the titles etc, would be the responsibility of Mr Haydar or the proponent.

OFFICER RECOMMENDED RESOLUTION & COUNCIL RESOLUTION

132/01 MOVED Cr M T O'Connor – Cr J E Gardiner

THAT Council

1. **Make the following addition to the Eaton Commercial Centre Design Guidelines under the heading Car Parking and Access:**

Further to the provisions of Town Planning Scheme No.3 and where Council is satisfied the carparking requirements for a development can not be met on-site, carparking may be provided on other private property within the Eaton Commercial Centre subject to the following:

- **The proposed carpark must be located within 100 metres walking distance to the developed site.**
 - **Both landowners are to enter into a written agreement with Council to the satisfaction of the Chief Executive Officer.**
 - **A caveat or memorial is to be placed on the certificate of title to both lots to ensure the carparking bays remain accessible to the property.**
 - **Any legal fees are the responsibility of the proponent.**
2. **Advise the Western Australian Planning Commission and individual landowners within the Eaton Commercial Centre of the addition to the Design Guidelines.**

CARRIED
9/0

Note: The addition of dot point four to part one of the resolution.

Note: As the previous officer recommended resolution was adopted by Council, the following is also recommended to Council for consideration:

OFFICER RECOMMENDED RESOLUTION

THAT Council approve the proposed Carpark on Lot 21 Albatross Crescent as per the plans received 29th March 2001 subject to the following conditions:

USE AND DEVELOPMENT

1. All development shall generally be in accordance with the development plans that form part of this Development Approval.
2. This approval is valid for a period of two (2) years provided that the development has commenced within twelve (12) months. If the development has not commenced within twelve (12) months, the approval shall lapse and no further works shall be carried out without further approval from Council.

LANDSCAPING

3. The landscaped area(s) as shown in green on the approved development plan being planted, established, mulched and reticulated. These areas to be maintained as landscaped areas to the satisfaction of Council.
4. All verge areas abutting the property to be suitably grassed or planted and maintained to the satisfaction of the Council. The verge areas shall not be used for the purpose of parking, apart from those bays shown on the approved plan.
5. The carparking area to be suitably landscaped with shade trees as shown in red on the approved development plans. Any shade trees not surrounded by garden beds to be maintained and protected by kerb rings not exceeding 900mm in diameter.

CARPARKING AND ACCESS

6. The carparking layout and dimensions to comply with the requirements of Appendix VI of Council's Town Planning Scheme.
7. Car parking spaces to be clearly marked out at all times in accordance with the approved plans.
8. No goods or materials being stored permanently in the parking or landscaping area or within access driveways.
9. The access way(s), parking area and turning area(s) shall be constructed, kerbed, formed, graded, drained and finished with a hard standing surface or equivalent by the developer to an approved design and shall be maintained to a standard satisfactory to Council.

DRAINAGE

10. There shall be no direct discharge of stormwater from the development into Council drains. Detailed plans and specifications relating to the disposal of stormwater for the development are to be submitted to the satisfaction of Council.

Footnote:

- Should the carpark be used to meet the carparking requirements of Lot 7 Albatross Crescent or other lots within the Commercial Centre then both landowners must enter into a written agreement with Council and a caveat or memorial is to be placed on the certificate of title ensuring the carparking bays will remain accessible to those lots.

Note: Council decided to remove the first sentence of Part 10 "There shall be no direct discharge of stormwater from the development into Council drains." from the resolution as there was no other place for the stormwater to go to, but into Council drains.

The resolution was altered to include the wording "with any legal costs being met by the proponent." And was made into Part 11 of the resolution under the heading 'Costs'.

OFFICER RECOMMENDED RESOLUTION & COUNCIL RESOLUTION

133/01 MOVED Cr M T O'Connor – Cr J E Gardiner

THAT Council approve the proposed Carpark on Lot 21 Albatross Crescent as per the plans received 29th March 2001 subject to the following conditions:

USE AND DEVELOPMENT

1. All development shall generally be in accordance with the development plans that form part of this Development Approval.
2. This approval is valid for a period of two (2) years provided that the development has commenced within twelve (12) months. If the development has not commenced within twelve (12) months, the approval shall lapse and no further works shall be carried out without further approval from Council.

LANDSCAPING

3. The landscaped area(s) as shown in green on the approved development plan being planted, established, mulched and reticulated. These areas to be maintained as landscaped areas to the satisfaction of Council.
4. All verge areas abutting the property to be suitably grassed or planted and maintained to the satisfaction of the Council. The verge areas shall not be used for the purpose of parking, apart from those bays shown on the approved plan.
5. The carparking area to be suitably landscaped with shade trees as shown in red on the approved development plans. Any shade trees not surrounded by garden beds to be maintained and protected by kerb rings not exceeding 900mm in diameter.

CARPARKING AND ACCESS

6. The carparking layout and dimensions to comply with the requirements of Appendix VI of Council's Town Planning Scheme.
7. Car parking spaces to be clearly marked out at all times in accordance with the approved plans.
8. No goods or materials being stored permanently in the parking or landscaping area or within access driveways.
9. The access way(s), parking area and turning area(s) shall be constructed, kerbed, formed, graded, drained and finished with a hard standing surface or equivalent by the developer to an approved design and shall be maintained to a standard satisfactory to Council.

DRAINAGE

10. Detailed plans and specifications relating to the disposal of stormwater for the development are to be submitted to the satisfaction of Council.

COSTS

11. Should the carpark be used to meet the carparking requirements of Lot 7 Albatross Crescent or other lots within the Commercial Centre then both landowners must enter into a written agreement with Council and a caveat or memorial is to be placed on the certificate of title ensuring the carparking bays will remain accessible to those lots with any legal costs being met by the proponent.

CARRIED
9/0

9.5.2

Title: South West Sawmill - Proposed Extension to Drying Shed – Lot 2 South West Highway (Highline Sheds on behalf of South West Sawmill Pty Ltd)

Reporting Department: Development Services
Reporting Officer: Mr Daniel Allen – Town Planning Officer
Legislation: Town Planning Scheme No.3
File Number: P6010

Background

Application has been made to construct an extension to an existing drying shed on Lot 2 South West Highway to enable increased timber storage (Appendix ORD: 9.5.2A).

Legal Implications - None

Budget Implications - None

Officer Comment

Lot 2 South West Highway is currently located within a 'Special Development Area' under Town Planning Scheme No.3 of which the existing timber mill is a 'Non-Conforming Use'. The Town Planning Scheme does not permit the alteration or extension of a building that is used for a 'Non-Conforming Use' without prior approval of Council.

Lot 2 is located within the Preston Industrial Park in the Industry 2030 Report and is proposed to be zoned Industry in the draft Greater Bunbury Region Scheme. As such it is likely the area will be rezoned for Industry in the future and that the sawmill will be a permitted use within that zone.

While no additional impacts are foreseen as a result of the proposed extension, there has been some concern in previous years regards the adequacy of fire management on the site. South West Sawmills have previously informed Council that firefighting equipment would be provided on-site. It is recommended a condition be placed on this approval for fire protection on the site to the satisfaction of Council.

OFFICER RECOMMENDED RESOLUTION & COUNCIL RESOLUTION

134/01 MOVED Cr J R Hutchinson - Cr B A Murfit

THAT Council approve the extension to the drying shed on Lot 2 South West Highway as per the plans submitted 3rd April 2001 subject to the following conditions:

1. **The shed is used for storage and timber drying purposes only.**
2. **All development shall generally be in accordance with the approved development plans which form part of this Development Approval.**
3. **This approval is valid for a period of two (2) years provided that the development has commenced within twelve (12) months. If the development has not commenced within twelve (12) months, the approval shall lapse and no further works shall be carried out without further approval from Council.**
4. **Materials and finish of the proposed extension is to match or harmonise with those of the existing building to the satisfaction of Council.**
5. **Provision is made for fire protection on the site to the satisfaction of Council.**

FOOTNOTES:

- **This is not a building licence.**
- **Compliance with the Building Code of Australia (BCA). A more comprehensive assessment will be made of the building application.**
- **Compliance with the Health Act is required.**

CARRIED
9/0

9.6 PRINCIPAL BUILDING SURVEYOR REPORT

9.6.1 Title: Building Report and Capital Works

Reporting Department: Development Services
Reporting Officer: Mr Peter Black – Principal Building Surveyor
Legislation: Local Government Act 1995
File Number: 12.3

Background

I have prepared the following report on the condition of Council buildings.

JOB NO: 20801 - EATON ADMINISTRATION OFFICE

This building is in good condition, no minor or major works required. The total budget figure includes items like internal fixtures that staff require, cleaning, cleaning materials, running costs, insurance

JOB NO: 20804 - DARDANUP ADMINISTRATION OFFICE

This building is in fairly good condition although if maintenance is not kept up, it will deteriorate fairly quickly. I believe that the two air-conditioners on the roof are old and may soon be beyond repair. I have not included anything in this year's budget for this as I think they may last another year.

JOB NO: 20751 - EATON FAMILY CENTRE & INFANT CHILD HEALTH

This building is in good condition and as such requires only a small amount for maintenance; the rest is running costs.

JOB NO: 20935 - EATON SENIOR CITIZENS

This building is in good condition due to the voluntary work by the senior citizens. I suggest the same as last year's budget of \$2000 for any items that may need replacing.

JOB NO: 20970 - DARDANUP COMMUNITY KINDY AND HEALTH CLINIC

This building has at least 7 clubs and associations using the place every week and it also houses the Dardanup Infant Health Clinic. Over the last budget we have spent a large amount of money on major maintenance, so all that is required in the near future would be running costs and small maintenance items.

JOB NO: 20980 - EATON FORESHORE TOILETS

These toilets have been totally under-budgeted for in the last financial year with only \$150 allowed for maintenance. They are, at best, scruffy looking although all is working. This year a full revamp of the toilet systems is required and a re-tile and paint. I will put this in the capital works required for funding.

JOB NO: 20985 - EATON SPEEDBOAT AREA TOILETS

The toilet block again has been totally under-funded in the past - \$150 per annum. It requires a complete overhaul, although surprisingly there is not a great deal of damage. It does however, look disgusting and is in need of paint and tiles etc. This will be put in the capital works program.

JOB NO: 20900 - EATON TENNIS TOILETS

Toilet block is in not too bad a condition; it is very old but still in reasonable working order.

JOB NO: 20999 - DARDANUP PUBLIC OVAL TOILETS

It is hard to estimate the maintenance figure of this set of toilets as they were shut down for over 8 months due to severe vandalism. At the moment they are in working order, but again very old and look scruffy. Again, I will put down for money in the capital budget for bringing them up to a good standard.

JOB NO: 20995 - BUREKUP TENNIS AND PUBLIC TOILETS

As these toilets are situated behind the hall and are basically looked after by the Burekup Hall Committee, they are in reasonable condition but are very old.

JOB NO: 20991 - WELLINGTON MILLS PUBLIC TOILETS

This set of public toilets is under extreme pressure from the public and tourism. They are not worth doing up – areas of the building and leach drains are in a very poor condition. I will be asking for a new toilet block to be installed in this area in capital works.

JOB NO: 2105 - PUBLIC TOILET VANDALISM

Last year's figure of \$2,000 was spent by Christmas. I suggest we increase this figure to a minimum of \$5,000.

JOB NO: 20651 - EATON HALL

The hall is in good condition, although the toilets keep breaking down due to old age and vandalism. The kitchen needs some attention as this is now getting old.

JOB NO: 20655 - DARDANUP HALL

This hall is in good condition but still in need of a disabled toilet and re-surface to the hall floor. Considering the age of this hall, it is in reasonable condition.

JOB NO: 20920 - EATON TENNIS COURTS

These courts are in need of resurfacing in the future. There are no lights due to the old lighting system and no money to repair.

JOB NO: 20925 - EATON BASKETBALL BUILDING

This has been replaced by the Basketball Association.

JOB NO: 20930 - EATON BOWLING CLUB

Run by the Bowling Club.

JOB NO: 20945 - DARDANUP BASKETBALL BUILDING

This building is of brick and metal roof and is in need of a paint and tidy up. The basketball courts need resurfacing and the basketball stands and hoops looked as they are beginning to rust away. The fence also needs replacing.

JOB NO: 20695 - CWA HALL – EATON

This building is run by CWA and is in reasonable condition.

JOB NO: 21052 - PUBLIC HALL VANDALISM

Require the same this financial year as last year.

JOB NO: 20910 - EATON JUNIOR FOOTBALL CLUBROOMS

This clubroom is shared between Junior Football and Leschenault Cricket Club. The inside of the building is in poor condition.

JOB NO: 20915 - SOFTBALL ASSOCIATION

The Softball Association runs this clubroom.

JOB NO: 20680 - FERGUSON HALL

This building is under the Ferguson Hall Committee. The building is in a bad state, but does comply with relevant standards. It will require large funding to bring the building up to scratch.

JOB NO: 20685 - WATERLOO HALL

This hall is now leased to the Diggers Club. It is in good condition.

JOB NO: 20670 - DARDANUP COMMUNITY CENTRE

This area is used by pre-school and several other clubs and associations. The building is in good condition.

JOB NO: 20690 - DON HEWISON CENTRE

This building is in very poor condition – too numerous faults to mention. I will put a full report in capital expenses.

JOB NO: 20950 - DARDANUP TENNIS BUILDING

This building is in good condition, although may need attention in the near future.

JOB NO: 20955 - BUREKUP TENNIS COURTS AND ROOMS

It is in reasonable condition, in need of a coat of paint and the fence replacing.

JOB NO: 20960 - DARDANUP MULTI-PURPOSE CLUB ROOMS

Still under construction.

JOB NO: 20601 - DARDANUP DEPOT

This has already been taken to Council regarding an upgrade.

JOB NO: 20605 - EATON DEPOT

This building requires a new roller door, concrete floor, painting and guttering.

- THE FOLLOWING REPORT OUTLINES CAPITAL WORKS REQUIRED:

**Capital List - Job No. 20690
Don Hewison Centre**

The state of the Don Hewison Centre is now cause for concern due to the neglect over the years. This building is now listed on the Shire of Dardanup Inventory of Heritage Places and it would be a shame to see it continue to be neglected.

Even now, if Council decided to fund a capital works program it would be unwise due to the historic age of the building. I would suggest employing a heritage architect to bring it back to its original condition rather than a "fix up and paint".

Also of concern is the fact that the Brownies use this building. They were offered alternative arrangements at the Dardanup Hall but declined saying that this building was not suited for their needs and that they could not afford the Hall fees. At the moment they pay \$3.85 per hour plus GST for the hire of the Don Hewison Centre.

If Council wishes to keep this building "original" the old bike shed on the side has not much life left in it – the planks are rotten, there are no gutters etc and the toilet block at the rear has also been neglected. To be eligible for a heritage grant a conservation plan needs to be drawn up by a qualified heritage architect.

I have contacted Michael Broderick, a heritage architect who has just completed the listing and program for Our Lady of Lourdes school in Dardanup who would be able to help if Council wishes to proceed with a heritage listing. The approximate cost would be \$6000 - \$8,000. This will then be listed on the heritage trust. To draw up plans of the building and execute a works program would cost approximately \$4,000 plus 10% costs. The works can then proceed to go to tender with hopefully grants for the works coming from the Heritage Council.

**Capital List - Job No. 20605
Eaton Depot**

This building requires a new sliding door, (the original won't open), concrete floor, painting and guttering. There are also no toilet facilities for staff.

Painting	\$1,234.00
Guttering	\$220.00
Roller Door	\$1,500.00
Concrete Floor	\$950.00
TOTAL	<u>\$3,904.00</u>

**Capital List - Job No. 20680
Ferguson Hall – Public Toilets**

This hall is in need of repair, and is run by the Ferguson Hall Committee. To revamp the hall will be a very expensive exercise and I suggest we leave this. Of concern though is the public toilet to the side of the hall. There is a sign stating "public toilet", but the toilet accessible to the public is male.

I am concerned that Council could receive enquiries regarding there being no female toilet available, other than in the hall, which is locked.

Council could either take the sign away or revamp that end of the hall to allow for female access and redo the male toilet, which requires a lot of work anyway. This still does not solve the problem of access to a disabled toilet.

Council needs to decide whether they need these public toilets particularly if Council resolves to build public toilets at Wellington Mill.

Approximate cost - \$35,000.00 to \$45,000.00

**Capital List - Job No. 20680
Ferguson Hall – Security**

Regarding the condition of the Ferguson Hall, I have received a verbal request reiterating their letter dated 2nd February 2001 that outlines problems they are having with vandalism and costing. Copy of their letter and our reply attached. (Appendix ORD: 9.6.1).

I have received a price on replacing the window frames with aluminium window frames and security screens and also on installing security screens on the existing timber window frames. (Appendix ORD: 9.6.1).

Approximate cost - \$2,500 to \$7,500

**Capital List - Job No. 20945
Dardanup Basketball Building**

The Basketball Association runs this building, but externally it is Council's responsibility. The external area of the building is in need of painting.

Approximate Cost - \$1,669.00

I will contact the Dardanup Sporting and Community Club who are at the moment building their facility on the oval, to see if they can assist in this area.

**Capital List - Job No. 20655
Dardanup Hall**

This hall requires a disabled toilet. The ramp and disabled access has been installed for the last two years. We have applied for funding under the Disability Grants for the last two years, but too no avail. I am informed that the funding in this area has now dried up, so unless some other form of funding can be found, or the new government has a change of heart, we will have to finance this through the Shire.

Approximate Cost - \$22,000.00

The Community Development Officer is looking for ways of help in funding this under Local Government Community Facilities Grants.

**Capital List - Job No. 20991
Wellington Mills Public Toilet**

These toilets are the oldest in the Shire and have never had any maintenance done on them except to fix up some broken parts, and are not worth saving due to the lack of finance available in the past. They are also a health risk due to the septic overflowing and running down the road when in regular use.

These would ironically be the most used toilets in the Shire, except for the Eaton Foreshore toilets, due to the tourist buses, tourist trails, Ferguson Valley attractions, and Gnomesville.

I request that Council install a new toilet block on the same site opposite the large tourist log, or at the Gnomesville roundabout area. Either site would attract the same costing, except water supply would be problem at Gnomesville.

Approximate Costing - \$65,000.00

The Community Development Officer is looking for ways of help in funding this under Local Government Community Facilities Grants.

**Capital List - Job No. 20999
Dardanup Oval Public Toilets**

These toilets have had to be closed due to vandalism for the past year, but have now been opened to the public due to demand. They have never had a major overhaul, just a fix up when damaged. To bring them up to the required standard the approximate costing would be,

Signage (four of)	\$240.00
Replace toilet roll holders	\$120.00
Re-paint inside and out	\$2,601.00
Flood light on timer	\$700.00
TOTAL	\$3,661.00

Council to bear in mind that if the skate-park is to be built in this area, public toilets will be essential.

**Capital List - Job No. 20985
Eaton Speedboat Area Toilets**

These toilets have been fixed up every year by replacing any damaged items etc. I am requesting that we give them a face lift. The following is required.

Proper Signage (four of)	\$240.00
Replace broken tiles	\$800.00
Replace toilet roll holders	\$120.00
Paint inside and out	\$2,377.00
TOTAL	\$3,537.00

**Capital List - Job No. 20980
Eaton Foreshore Toilets**

These toilets have been fixed up every year by just replacing damaged items, doors, locks, lights etc. This year I am requesting that we give them a face lift. To do this the following is required.

Proper signage (four of)	\$240.00
Replace edge tiling only	\$700.00

Replace toilet roll holders	\$220.00
Paint inside and out	<u>\$2,500.00</u>
TOTAL	<u>\$2,500.00</u>

Council Contributions to Halls

Burekup Hall	\$2,000.00
Ferguson Hall	\$2,000.00
Vandalism Reward	\$1,000.00
Waterloo Hall/Diggers	\$2,000.00
Eaton Senior Citizens	\$2,000.00
Disability Service Plan	\$5,000.00

**Capital List - Toilet Block
Eaton Civic Area**

Of concern is the lack of toilet facilities in the area surrounding the Eaton Administration Centre, namely the skate-park and the playground. At the moment there are no facilities in the area open to the public except during office hours. The cost to install a public toilet somewhere in the area would be approximately \$60,000.00.

The public conveniences at Eaton Fair are accessible, however they are a long way from the playground and skate-park.

Consideration needs to be given to the best location for a public toilet to meet the needs of the playground on Recreation Drive and the skate-park, 300 metres away.

Legal Implications - None.

Budget Implications - For budget consideration.

Officer Comment

Council need to look through the lists and consider the capital works for budget consideration.

Note: Council discussed the high cost of the upkeep of public toilets as they were prone to be vandalised regularly. Concerns were raised regarding the toilet block being built by the Dardanup Sports Club not being made available to the public as 'public conveniences'.

Cr K Hopper reminded Council that the monies given to the Dardanup Sports Club the last time they approached Council was for the toilet block and it was discussed at that time the toilet block would be made available as public toilets.

Shire President, Cr M T Bennett asked if the Principal Building Surveyor, Mr Peter Black could bring a report back to Council on the costs of building and maintaining public toilets.

OFFICER RECOMMENDED RESOLUTION & COUNCIL RESOLUTION

135/01 MOVED Cr C G Mountford – Cr M T O'Connor

THAT Council:

- 1) Refer the Principal Building Surveyor - Capital List to the 2001/2002 budget for consideration.
- 2) Repair existing toilets at the Ferguson Hall only and consider construction of a new public convenience at Wellington Mill.

CARRIED
9/0

9.7 BUILDING SURVEYOR REPORT

9.7.1 Title: *Application for Gabled Patio – Mr Craig Field*

Reporting Department: Development Services
Reporting Officer: Mr Peter Davis - Building Surveyor
Legislation: Residential Planning Codes
File Number: P3533

Background

Mr Craig Field has submitted a building application for a 54m² patio at his property at Lot 465 (No. 5) Tulip Grove, Eaton (Appendix ORD: 9.7.1A). The size of this particular lot is 682m² giving a maximum allowable site coverage of 341m². The existing house and shed on this lot have covered 331m² leaving only 10m² of available space left to build on. The addition of the proposed patio would take the site coverage up to 385m² – 44m² over the allowable coverage.

Residential Planning Codes 2.4 WAIVER OF PROVISIONS states:

"2.4.1 Where the provision of these Codes prevent the building of a single house in keeping with the standards of its locality, the Council may waive or vary the provisions."

Most of the houses in this area have sheds and patios, either gabled or flat roofed. The proposed patio would therefore be in keeping with the standard of the locality.

Legal Implications - None.

Budget Implications - None.

Officer Comment

As there are no existing patios on this property I do not consider it unreasonable to request the Council to waive the provisions of the Residential Planning Code that states a total site coverage of 50% (Appendix ORD: 9.7.1B).

OFFICER RECOMMENDED RESOLUTION & COUNCIL RESOLUTION

136/01 MOVED Cr M T O'Connor – Cr B A Murfit

THAT Council approve the application for a 54m² colorbond gabled patio at Lot 465 (No. 5) Tulip Grove, Eaton and that a letter stating that the maximum site coverage has been attained and that no more structures will be approved for this property be sent to the owners.

CARRIED
9/0

9.8 MANAGER FINANCE AND ADMINISTRATION REPORT

9.8.1 Title: *Funding Request Bunbury Entertainment Centre*

Reporting Department: Finance & Administration
Reporting Officer: Mr Phil Rowe – Manager Finance & Administration
Legislation: None
File Number: 1.18

Background

The Board of the Bunbury Regional Entertainment Centre has written requesting that Council give consideration to providing a further three years financial contribution, even though we are only in the second year of funding. (Appendix ORD: 9.8.1).

Council contributed \$6,000.00 in 1998/99 and as part of the three year funding agreement has made payment of \$7,500.00 in both 1999/00 and 2000/2001 with the final payment under the original arrangement to be made in 2001/2002.

Legal Implications - None

Budget Implications

Council will be allowing the final contribution of \$7,500.00 under the current arrangement in the upcoming 2001/02 financial year budget.

Officer Comment

Council has a number of Major Capital works projects coming up in the next two budgets, it would be inadvisable at this point to enter any long term funding commitments earlier than necessary.

This funding request is being made 12 months in advance and should not be considered by Council until this time next year, by which time Council will be in a better position to make a financial decision on whether or not to fund this application for a further three years in the 2002/2005 financial year budgets.

OFFICER RECOMMENDED RESOLUTION & COUNCIL RESOLUTION

137/01 MOVED Cr B A Murfit – Cr B G Day

THAT Council advise the Bunbury Regional Entertainment Centre Board, that as the existing agreement has a further twelve months to run, a decision to provide further funding will not be entertained until the 2002/03 financial year budget deliberations.

CARRIED
9/0

9.8.2 Title: Catering for Council Meetings

Reporting Department: Finance & Administration
Reporting Officer: Mr Phil Rowe – Manager Finance & Administration
Legislation: None
File Number: 74.3

Background

Council has a meal with every second Council meeting, various community groups cater these, other functions are professionally catered for, after the Council meeting on the 14th March 2001, Council had a meal at the newly renovated Dardanup Tavern.

The food, service and décor was very good, a number of Councillors and staff have commented on the different venue being a pleasant change, Council's patronage would also have been appreciated by this local business.

It may be appropriate for Council to consider including the Dardanup Tavern as an after meeting venue for a meal on a quarterly basis, if Councillors agree with this, the following timetable may be appropriate for the remainder of 2001.

Wednesday, 13th June 2001, 12th September 2001, 12 December 2001.

Legal Implications - None

Budget Implications

Already included in the refreshments budget.

Officer Comment - None

OFFICER RECOMMENDED RESOLUTION & COUNCIL RESOLUTION

138/01 MOVED Cr K Hopper – Cr C G Mountford

THAT Council add the Dardanup Tavern to the list of caterers, with meals to be provided on a three monthly cycle after Council meetings on the 13th June, 12th September and 12th December, 2001.

CARRIED
9/0

9.8.3 Title: Councillor/Presidential Allowance

Reporting Department: Finance & Administration
Reporting Officer: Mr Phil Rowe – Manager Finance & Admin
Legislation: Local Government (Administration) Regulations 1996
File Number: 74.4

Background

Member’s annual attendance fees and Presidents annual attendance fees should be reviewed on an annual basis. The minimum annual fee for a council member is \$2,000 with a maximum of \$6,000. The minimum annual fee for a president is \$5,000 with a maximum of \$12,000. In addition to these fees Regulation 34A, Allowances in lieu of reimbursement of telecommunications expenses is now set at a maximum of \$2,000 per member.

Currently council members receive an annual fee of \$3,000 and the president receives an annual fee of \$10,000 with telecommunications expenses set at \$500 per Member/President per annum.

Legal Implications - None

Budget Implications

Fees determined from this item will be incorporated into the 2001/2002 draft budget.

Officer Comment

The Annual Fees have been set at the same level for the past two financial years.

OFFICER RECOMMENDED RESOLUTION

THAT Council meeting attendance fees be increased to \$_____ per annum for Council Members and \$_____ per annum for the President, and that telecommunications expenses be set at \$_____ per Member/President effective 1 July 2001. OR

Note: Council indicated that they were happy with the current arrangements for meeting attendance fees and resolved not to increase them

OFFICER RECOMMENDED RESOLUTION & COUNCIL RESOLUTION

139/01 MOVED Cr J E Gardiner – Cr M T O'Connor

That Council meeting attendance fees remain at \$3,000 per annum for Council Members and \$10,000 per annum for the President for the 2001/2002 financial year, and that telecommunications expenses be set at \$500.00 per Member/President for the 2001/2002 financial year.

CARRIED
9/0

9.8.4 Title: Annual Insurance Review

Reporting Department: Finance & Administration
Reporting Officer: Mr Phil Rowe – Manager Finance & Administration
Legislation: None
File Number: 55.7

Background

The annual insurance review was carried out during March 2001, with Municipal Insurance Brokers looking at Council's insurance requirements for the 2001/2002 financial year.

Legal Implications

A declaration is now required to be made in regards to Councillors and Officers Liability Insurance renewal on any matter pending or threat to sue, which could give rise to a claim in the future.

Budget Implications - None

Officer Comment

We will shortly be entering the fourth year in which Council has had cover for Councillor and Officers Liability insurance, as part of the renewal process, Councillors and Officers are now required to declare if they know of any matter pending or threat to sue, which could give rise to a claim in the future.

OFFICER RECOMMENDED RESOLUTION & COUNCIL RESOLUTION

140/01 MOVED Cr B A Murfit – Cr J R Hutchinson

THAT Municipal Insurance Broking Service be advised that Council and its Officers are not aware of matter which could give rise to a claim at this time, under the Councillors and Officers Liability Insurance Policy.

CARRIED
9/0

9.8.5 Title: Community Survey Results

<i>Reporting Department:</i>	<i>Finance & Administration</i>
<i>Reporting Officer:</i>	<i>Mr Phil Rowe – Manager Finance & Administration</i>
<i>Legislation:</i>	<i>None</i>
<i>File Number:</i>	<i>1.12</i>

Note: Council discussed deferring this item until the end of the meeting until after the presentation by Council's media consultant, Mr Andy vanDijk of AA Media Services.

COUNCIL RESOLUTION

141/01 MOVED Cr J R Hutchinson – Cr B A Murfit

THAT the item 9.8.5 'Community Survey Results' be deferred to the end of the meeting.

CARRIED
9/0

9.8.6 Title: WAMA Vacancy for Municipal Liability/Workcare Board

Reporting Department: Finance & Administration
 Reporting Officer: Mr Phil Rowe – Manager Finance & Administration
 Legislation: None
 File Number: 18.4

Background

WAMA has advised that the Municipal Liability/Workcare Self Insurance Schemes Board of Management has four vacancies, which are open to elected members and officers. (Appendix 9.8.6). Three appointments are for 4 year terms – to 30th June 2005; and one vacancy for the term ending 30th June 2003. The term commences on 30th June 2001.

Reason for vacancies is the expiry of terms of 3 present members and 1 extraordinary vacancy due to an elected member not renominating as a council member. Meetings are held monthly at 2pm on the fourth Thursday of the month, at 15 Altona Street, West Perth and usually last 2 hours.

Legal Implications

These positions require the elected member or officer to be a council member or an officer of a participating Local Government.

Budget Implications - None

Officer Comment

Directors fees of \$6,000.00 pa are paid in quarterly instalments, plus travel expenses if applicable.

OFFICER RECOMMENDED RESOLUTION

THAT Council nominates _____ for: the position of member on the Municipal Liability/Workcare Self Insurance Schemes Board of Management.

OR

Note: No councillor indicated that they would like to be nominated for the WA Municipal Association vacancy, therefore Council resolved part two of the Officer Recommended Resolution.

OFFICER RECOMMENDED RESOLUTION & COUNCIL RESOLUTION

142/01 MOVED Cr B A Murfit - Cr M T O'Connor

THAT Council makes no nominations for the WAMA vacancies on the Municipal Liability/Workcare Self Insurance Schemes Board of Management.

CARRIED
9/0

9.9 COMMUNITY DEVELOPMENT OFFICER REPORT

No report.

9.10 ACCOUNTANT REPORT

No report.

9.11 ACCOUNTS FOR PAYMENT

9.11.1 Title: Schedule of Accounts Submitted as at 11/04/2001

Reporting Department: Finance & Administration
 Reporting Officer: Miss Natalie Simmons – Creditors CSO
 Legislation: Local Government Act 1995 (Financial Regulations)
 File Number: None.

OFFICER RECOMMENDED RESOLUTION & COUNCIL RESOLUTION

143/01 MOVED Cr J R Hutchinson – Cr J E Gardiner

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

Municipal Fund	12118 – 12118	200.00
	12120 – 12133	5,768.92
	12137 – 12159	24,810.86
	12162 – 12184	29,880.36
	12186 – 12212	40,036.17
	Sub Total	100,696.31
Trust Fund	300115 – 300116	99,138.26
	Sub Total	99,138.26
TOTAL		\$ 199,834.57

CARRIED
9/0

9.12 TECHNICAL DEVELOPMENT SERVICES MINUTES

Minutes of the Technical Development Services committee meeting held 28th March 2001 at the Shire of Dardanup - Administration Centre Eaton.

RECEIVED

Note: As there were no decisions from the Technical Development Services committee that required Council ratification, the minutes were received.

10 ELECTED MEMBERS MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

None.

11 NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF MEETING

Note: Cr M T Bennett and Cr J S Hamblin left the room [5.22pm] and Cr B A Murfit assumed the chair.

Councillors were supplied with a copy of this report prior to the commencement of the meeting.

OFFICER RECOMMENDED RESOLUTION & COUNCIL RESOLUTION

144/01 MOVED Cr B G Day – Cr M T O'Connor

THAT the new business regarding the vehicle tenders for the Development Services vehicles be accepted as business of an urgent nature.

CARRIED
5/2

11.1 Title: Vehicle Tenders: Development Services Vehicles

Reporting Department: Development Services
Reporting Officer: Mr Allan C Mortimer– Manager Development Services
Legislation: Local Government Act 1995
File Number: 117.4

Background

Tenders were recently called for the replacement of the three vehicles currently in use in Development Services Section, being a Ford Fairmont and two Holden Commodores. Tenders closed on 9th April 2001 and were opened by the Chief Executive Officer, Mr Mark Chester, the Principal Building Surveyor, Mr Peter Black, and the Executive Assistant, Mrs Cathy Craigie.

Legal Implications

Compliance with the Local Government Act 1995 and the Local Government (Functions and General) Regulations 1996.

Budget Implications

A change-over provision of \$10,000 was made in the current budget for the Manager Development Services' vehicle and a \$6,000 change-over provision for each of the other two vehicles.

Officer Comment

The following table shows the tenders received, the name of the company who submitted the tender(s), the various vehicles tendered on and the changeover price for each option.

Note: Cr J S Hamblin returned to the room [5.27pm].

TENDERER	DA 0 FAIRMONT		DA 1192 COMMODORE		DA 1314 COMMODORE		TOTAL \$
	Model	Change-Over \$	Model	Change-Over \$	Model	Change-Over \$	
Titan Ford Melville	Fairmont	7,596.94	Forte	5,953.68	Forte	6,853.68	20,404
Midway Ford Midland	Fairmont	7,936.37	Forte	5,710.02	Forte	7,210.02	20,856
Compass Ford Bunbury	Forte	3,288.70	Forte	7,038.70	Forte	7,538.70	17,866
Houghton Motors Ford East Vic Park	Forte	2,352.80	Forte	6,852.80	Forte	6,852.80	16,058
Houghton Motors Ford East Vic Park	Fairmont	7,291.19	Fairmont	11,791.20	-	0	19,082
Bunbury Toyota	Avalon Vxi	4,271.00	Avalon Conquest	5,104.00	Avalon Conquest	4,410.00	13,785
Bunbury Toyota	Avalon Csx	1,836.00	-	0	-	0	1,836
Toyota Ways Rockingham	Avalon Csx	5,899.00	Avalon Csx	7,889.00	Avalon Csx	9,049.00	22,837
Toyota Ways Rockingham	Avalon Vxi	8,664.00	-	0	-	0	8,664

Toyota Ways Rockingham	-	0	Avalon Conquest	6,407.00	Avalon Conquest	7,560.00	13,967
Newtown Toyota East Vic Park	Avalon Vxi	10,773.34	Avalon Csx	7,377.09	Avalon Csx	8,029.09	26,179
Bunbury Mitsubishi	Magna Advance	4,883.00	Magna Exec. 3.0	3,707.00	Magna Exec. 3.0	4,957.00	13,547
Bunbury Mitsubishi	Magna Sports	6,698.00	Magna Exec. 3.5	4,455.00	Magna Exec 3.5	5,705.00	16,858
Bunbury Mitsubishi	Magna Verada	7,886.00	-	0	-	0	7,886

Most of the tenders received do not include vehicle registration. The cost of transferring the two-way radio sets must also be added on to the tender price. This would be in the order of \$200.00 per vehicle.

Note: Councillors discussed the difference between keeping cars for longer and the low cost for short term changeover.

Chief Executive Officer, Mr Mark Chester advised that the Shire of Dardanup had recently taken part in the WA Municipal Association Fleet Management study, where the result was that Local Government were encouraged to have an early changeover rather than keep cars for longer as it was economically better to receive the higher trade in allowance, taking into account increased operating cost, GST.

Mr Chester also advised that motor dealers are predicting a 14% increase in new vehicle costs over the next 12 months, the trade value going down therefore increasing the change over cost. To delay changeover of the vehicle would leave a future Council to find more money in their budget to changeover vehicles.

OFFICER RECOMMENDED RESOLUTION & COUNCIL RESOLUTION

145/01 MOVED Cr B G Day – Cr M T O'Connor

THAT the Tender submitted by Bunbury Toyota for the supply of three vehicles as detailed hereunder be accepted.

(a) Changeover Ford Fairmont (DA0) for a Toyota Avalon VXI	
Cost of Toyota Avalon VXI with towbar/ball (including GST)	\$26,877
Trade Allowance for Fairmont	\$22,606
Changeover (including GST)	\$4,271
(b) Changeover of Holden Commodore (DA 1192) for a Toyota Avalon Conquest	
Total cost of Conquest including air-conditioning, CD player, cruise control, towbar/ball and window tint (including GST)	\$23,654
Trade Allowance for Commodore	\$18,550
Changeover (including GST)	\$5,104
(c) Changeover of Holden Commodore (DA 1314) for a Toyota Avalon Conquest	
Total Cost of Conquest including air-conditioning, CD player, cruise control, towbar/ball and window tint (including GST)	\$23,654
Trade Allowance for Commodore	\$19,244
Changeover (including GST)	\$4,410

(Note: The above change-over prices do not include vehicle registration, fitting of two-way radios, nor, in the case of the two Avalon Conquests, the cost of metallic paint which would be an additional \$200.00 per vehicle).

CARRIED

**FOR THE
RESOLUTION:**

AGAINST THE RESOLUTION:

CR K HOPPER
CR B G DAY
CR M T O'CONNOR
CR J E GARDINER

CR B A MURFIT
CR J S HAMBLIN
CR C G MOUNTFORD

CR J R HUTCHINSON

Note: Having gained permission from the Chairperson to leave early, Cr B G Day left the meeting [5.30pm].

Note: Cr M T Bennett returned to the room [5.31pm].

12 PUBLIC QUESTION TIME

12.1 *Title: Alinta Gas Proposal – Public Meeting*

Member of the Public: Mrs Amelia Kalaf

File Number: 34.3

Mrs Kalaf referred to the Technical Development Services committee minutes where Cr M T Bennett advised that a public meeting would be held to gain ratepayers' support. Mrs Kalaf asked what the actual demand would be in the Dardanup townsite for connection to gas as it may be expensive for home-owners to convert to natural gas. If it is an expensive business, ratepayers may not be interested in converting from gas cylinders to natural gas?

Shire President, Cr M T Bennett advised that yes there would be a public meeting later on to gauge ratepayer support and Alinta Gas should have an idea of costs by that stage. The Council would be looking at all options to gain a lower cost for ratepayers to connect to the gas line if the project comes to fruition.

Note: Principal Building Surveyor, Mr Peter Black left the meeting [5.36pm].

Note: Council having previously deferred item 9.8.5 [resolution 141/01] - [page 50 of these minutes], to the end of the meeting, welcomed Mr Andy vanDijk of AA media Services to the meeting to discuss Council's Community Survey Results.

13 DEFERRED BUSINESS

13.1 *Item 9.8.5 Title: Community Survey Results*

Reporting Department: Finance & Administration

Reporting Officer: Mr Phil Rowe – Manager Finance & Administration

Legislation: None

File Number: 1.12

Background

The results of the Community Survey undertaken in January 2001, were presented to Council on the 28th February 2001. Council acknowledged the results, but asked that they be analysed and a further report be presented to Council.

AA Media Services undertook the analysis of the data and have presented the report shown in (Appendix ORD: 9.8.5), Mr Andy van Dijk will go through the results and explain these in greater detail when this item comes before today's Council meeting. (Mr vanDijk has been invited to attend at 5.00pm).

Legal Implications - None

Budget Implications - None

Officer Comment

These analysed results of the Community Survey will be used in future strategic planning programs.

Note: Council's media consultant Mr Andy vanDijk of AA Media Services presented the analysis of the Shire of Dardanup Community Survey using the overhead projector, outlining the process of finding ways to assess and analyse the results. Mr vanDijk referred to the report he had prepared that was appended to the agenda as Appendix ORD:9.8.5.

Council noted the key areas that the survey showed, that needed more attention to improve the community satisfaction level.

Mr vanDijk advised that in his opinion it would take only a little effort by Council to target these areas to improve public perception and that it would be a good exercise to have neighbouring councils do the same survey as a tool for benchmarking/comparing each Council's service delivery.

OFFICER RECOMMENDED RESOLUTION & COUNCIL RESOLUTION

146/01 Cr B A Murfit – Cr K Hopper

THAT Council receive the report on the analysis of the Community Survey undertaken in January 2001, and that the results be used for future strategic planning in the provision of future community facilities and services.

CARRIED
8/0

Note: Shire President, Cr M T Bennett thanked Mr vanDijk for his report and presentation.

14 CLOSURE OF MEETING

The Shire President advises that the date of the next Ordinary Meeting of Council will be Wednesday – 2 May 2001, commencing at 4.00 pm at the Shire of Dardanup - Administration Centre Eaton.

Shire President to declare the meeting closed at 6.20pm.

