



Shire of  
**Collie**

# AGENDA

for the

# ORDINARY MEETING OF COUNCIL

to be held on

**Tuesday, 28 May 2019**

**PLEASE READ THE FOLLOWING DISCLAIMER BEFORE  
PROCEEDING**

Members of the public are cautioned against taking any action on Council decisions, on items on this evening's Agenda in which they may have an interest, until such time as they have been advised in writing by Council staff.

Council's Vision

A connected community that is as rich  
and diverse as its heritage and landscape.

Values

The core values at the heart of the Council's commitment to the  
community are:

- Acting with integrity, transparency and accountability
  - Leading the delivery of the community's vision
- Enabling community-led endeavours to make the Shire of  
Collie a better place
  - Respectful progress

# **NOTICE OF MEETING**

Please be advised that meeting of the

## **Ordinary Meeting of Council**

commencing at **7:00pm**

will be held on

**Tuesday, 28 May 2019**

in Council Chambers at 87 Throssell Street, Collie WA,



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David Blurton  
Chief Executive Officer

23 May 2019

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### **DISCLAIMER**

The advice and information contained herein is given by and to the Council without liability or responsibility for its accuracy. Before placing any reliance on this advice or information, a written inquiry should be made to the Council giving entire reasons for seeking the advice or information and how it is proposed to be used.

Please note this agenda contains recommendations, which have not yet been adopted by Council.

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# MEETING SCHEDULE

## May 2019 – June 2019

Councillors are reminded of the following meetings. Please note that other meetings may be planned that are not shown here. Councillors are advised to contact the Committee's Presiding Member/Chairperson if in doubt.

<b>Tuesday 28 May 2019</b>	<b>Ordinary Meeting of Council</b> 7.00pm in Council Chambers
<b>Thursday 30 May 2019</b>	<b>Weeds &amp; Waterways Advisory Committee</b> 9:00am in Council Chambers
<b>Friday 31 May 2019</b>	<b>Policy Review Committee</b> 3.00pm in Council Chambers
<b>Tuesday 4 June 2019</b>	<b>Townscape Advisory Committee</b> 9.00am in Library Undercroft Room
<b>Thursday 13 June 2019</b>	<b>Economic Development Advisory Committee</b> 4.00pm in Council Chambers
<b>Thursday 20 June 2019</b>	<b>Community Safety and Crime Prevention Committee</b> 2.00pm in Library Undercroft Room

**SHIRE OF COLLIE**  
**DISCLOSURE OF FINANCIAL INTEREST AND INTERESTS AFFECTING IMPARTIALITY**

**To: Chief Executive Officer**

As required by section 5.65(1)(a) or 5.70 of the Local Government Act 1995 and Council's Code of Conduct, I hereby declare my interest in the following matter/s included on the Agenda paper for the Council meeting to be held on \_\_\_\_\_ (Date)

<b>Item No.</b>	<b>Subject</b>	<b>Details of Interest</b>	<b>Type of Interest Impartial/Financial</b>	<b>*Extent of Interest (see below)</b>

\* Extent of Interest only has to be declared if the Councillor also requests to remain present at a meeting, preside, or participate in discussions of the decision making process (see item 6 below). Employees must disclose extent of interest if the Council requires them to.

\_\_\_\_\_ Name (Please Print)                                  \_\_\_\_\_ Signature                                  \_\_\_\_\_ Date

**NB**

1. This notice must be given to the Chief Executive Officer prior to the meeting or at the meeting immediately before the matter in which you have declared an interest is discussed, Section 5.65(1) (a) & (b).
2. It remains Councillors'/Employees' responsibility to make further declarations to the Council if a matter arises during the course of a meeting and no previous declarations have been made.
3. It is a Councillor's/Employee's responsibility to ensure the interest is brought to the attention of the Council when the Agenda item arises and to ensure that it is recorded in the minutes.
4. It remains the Councillor's responsibility to ensure that he/she does not vote on a matter in which a declaration has been made. The responsibility also includes the recording of particulars in the minutes to ensure they are correct when such minutes are confirmed.
5. It is recommended that when previewing Agenda, Councillors mark Agendas with items on which an interest is to be declared and complete the declaration form at the same time.
6. Councillors may be allowed to remain at meetings at which they have declared an interest and may also be allowed to preside (if applicable) and participate in discussions and the decision making process upon the declared matter subject to strict compliance with the enabling provisions of the Act and appropriately recorded resolutions of the Council. Where Councillors request consideration of such Council approval the affected Councillor must vacate the Council Chambers in the first instance whilst the Council discusses and decides upon the Councillor's application.

**Remember: The responsibility to declare an interest rests with individual Councillors/Employees. If in any doubt seek legal opinion or, to be absolutely sure, make a declaration.**

Office Use Only:	Date/Initials
1. Particulars of declaration given to meeting	_____
2. Particulars recorded in the minutes	_____
3. Signed by Chief Executive Officer	_____

## Local Government Act 1995 - SECT 5.23

### Meetings generally open to the public

- 5.23. (1) Subject to subsection (2), the following are to be open to members of the public
- (a) all Council meetings; and
  - (b) all meetings of any committee to which a local government power or duty has been delegated.
- (2) If a meeting is being held by a Council or by a committee referred to in subsection (1) (b), the Council or committee may close to members of the public the meeting, or part of the meeting, if the meeting or the part of the meeting deals with any of the following --
- (a) a matter affecting an employee or employees;
  - (b) the personal affairs of any person;
  - (c) a contract entered into, or which may be entered into, by the local government and which relates to a matter to be discussed at the meeting;
  - (d) legal advice obtained, or which may be obtained, by the local government and which relates to a matter to be discussed at the meeting;
  - (e) a matter that if disclosed, would reveal --
    - (i) a trade secret;
    - (ii) information that has a commercial value to a person; or
    - (iii) information about the business, professional, commercial or financial affairs of a person, where the trade secret or information is held by, or is about, a person other than the local government;
  - (f) a matter that if disclosed, could be reasonably expected to --
    - (i) impair the effectiveness of any lawful method or procedure for preventing, detecting, investigating or dealing with any contravention or possible contravention of the law;
    - (ii) endanger the security of the local government's property; or
    - (iii) prejudice the maintenance or enforcement of a lawful measure for protecting public safety;
  - (g) information which is the subject of a direction given under section 23 (1a) of the Parliamentary Commissioner Act 1971; and
  - (h) such other matters as may be prescribed.
- (3) A decision to close a meeting or part of a meeting and the reason for the decision are to be recorded in the minutes of the meeting.



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SHIRE OF COLLIE  
**AGENDA - ORDINARY MEETING OF COUNCIL**  
Tuesday, 28 May 2019

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Agenda for the Ordinary Meeting of the Collie Shire Council to be held in Council Chambers, 87 Throssell Street Collie, on Tuesday, 28 May 2019 commencing at 7:00pm.

**1. OPENING/ATTENDANCE/APOLOGIES & LEAVE OF ABSENCE**

- 1.1 Councillors granted Leave of Absence at previous meeting/s.
- 1.2 Councillors requesting Leave of Absence for future Ordinary Meetings of Council.
- 1.3 Councillors who are applying for Leave of the Absence for this Ordinary Meeting of Council.

Cr Scoffern has requested Leave of Absence for this Ordinary Meeting.

**2. PUBLIC QUESTION TIME**

A 15 minute public question time is made available to allow members of the public the opportunity of questioning Council on matters concerning them.

Council Consideration towards the Public:

When public questions necessitate resolutions of Council, the matter is to be dealt with immediately to allow the public to observe the determination of the matter (obviates need for the public to wait an indeterminate period of time).

**3. RESPONSES TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE**

**4. DISCLOSURE OF FINANCIAL INTEREST**

Councillors in attendance at meetings must disclose to the meeting any Agenda items upon which they have a Financial Interest. Section 5.65 of the Local Government Act 1995 requires Councillors to: a) give written notification of a financial Interest before the meeting; or b) at the meeting immediately before the particular matter is discussed (notification can be given verbally).

A Disclosure of Financial Interest Form is attached to this Agenda (immediately behind the Index) and can be used by Councillors for disclosure purposes - simply tear out and hand to the Chief Executive Officer. Additional forms will always be available at Council/Committee meetings.

Should Councillors be unsure on Disclosure of Financial Interest matters, further clarification can be obtained by reading Sections 5.53 to 5.59 inclusive of the Act.

**5. PETITIONS/DEPUTATIONS/PRESENTATIONS/SUBMISSIONS**

Members of the public invited by the Chairperson may address the meeting after Standing Orders have been suspended.

**6. NOTIFICATION OF MATTERS FOR WHICH THE MEETING MAY BE CLOSED TO THE PUBLIC**

Councillors may disclose at this point any matters which they wish to have discussed 'behind closed doors' ie the meeting is closed to members of the public. Section 5.23 of the Local Government Act 1995 applies and the meeting may only go behind closed doors for matters expressly prescribed in the Act - see section of the Act appended immediately after the Disclosure of Financial Interest form.

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Any decision (of the meeting) to close the meeting or part of the meeting and the reasons for the decision are to be recorded in the Minutes of the meeting.

**7. ITEMS BROUGHT FORWARD DUE TO INTEREST BY ATTENDING PERSONS**

**8. CONFIRMATION OF THE PREVIOUS MEETINGS OF COUNCIL MINUTES**

**Recommendation:**

*That Council confirms the Minutes of the Ordinary Meeting of Council held on 7 May 2019.*

**9. BUSINESS ARISING FROM THE PREVIOUS MINUTES**

Only items that have been deferred from a previous Ordinary Council Meeting for either further consideration by Councillors or for additional background information may be dealt with under this item. Details of Business Arising items will always be listed on the Agenda.

**10. RECEIPT OF MINUTES OF COMMITTEE MEETINGS HELD SINCE THE PREVIOUS MEETING OF COUNCIL**

**10.1 Receipt of the Minutes of the Access and Inclusion Committee**

**Recommendation:**

*That Council receives the minutes of the Access and Inclusion Committee held on 2 May 2019.*

**10.2 Adopt the Recommendations of the Minutes of the Access and Inclusion Committee**

**Recommendation:**

*That Council rewrite to the Miners Institute inviting the Chairperson, Mr Greg Busson, of their committee to attend and address the next Access and Inclusion meeting on 11 July 2019.*

**10.3 Receipt of the Minutes of the Townscape Advisory Committee**

**Recommendation:**

*That Council receives the minutes of the Townscape Advisory Committee held on 6 May 2019.*

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**10.4 Receipt of the Minutes of the Economic Development Advisory Committee**

**Recommendation:**

*That Council receives the minutes of the Economic Development Advisory Committee held on 9 May 2019.*

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**11. CEO REPORTS**

**11.1 Corporate Business Plan Progress Report**

<b>Reporting Department:</b>	Chief Executives Office
<b>Reporting Officer:</b>	David Blurton – Chief Executive Officer
<b>Accountable Manager:</b>	N/A
<b>Legislation</b>	N/A
<b>File Number:</b>	
<b>Appendices:</b>	Yes – Appendix 1
<b>Voting Requirement</b>	Simple Majority

**Report Purpose:**

To update Council on the progress of various major projects identified in the Corporate Business Plan 2017/18 – 2021/22 document.

**Officer's Recommendation:**

*That Council receives the report as provided at Appendix 1.*

**Background:**

Council has established a range of initiatives under its Corporate Business Plan 2017/18-2021/22 document which will be progressed over the current financial year. Forming part of the accountability commitment and in order to keep the Council informed on the progress of various works a project update report is provided.

**Statutory and Policy Implications:**

N/A

**Budget Implications:**

N/A

**Communications Requirements:** (Policy No. CS 1.7)

Provided to all staff members (revised version)

**Strategic Plan Implications:**

Key Objective 5.0 - Our Business

Our Goal:

To make decisions and manage the resources of the organisation in a sustainable manner, with a focus on;

- Effective medium – long term planning
- Effective Communication
- Development of our staff
- Achieving high standards in the management of Council's financial resources.
- Managing risk at an acceptable level.
- Fulfil the Council's strategic Goals and Objectives.

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**Relevant Precedents:**

Major Project Update reports are presented to Council quarterly.

**Comment:**

Given the number and wide range of projects questions pertaining to individual items would be appreciated prior to the meeting.

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**12. CORPORATE SERVICES REPORTS**

**12.1 Accounts Paid – March 2019**

<b>Reporting Department:</b>	Corporate Services
<b>Reporting Officer:</b>	Hasreen Mandry – Finance Manager
<b>Accountable Manager:</b>	Allison Fergie – Director of Corporate Services
<b>Legislation:</b>	Local Government Act 1995 & Financial Management Regulations 1996
<b>File Number:</b>	FIN/024
<b>Appendices:</b>	Yes – Appendix 2
<b>Voting Requirement</b>	Simple Majority

**Report Purpose:**

To present the accounts paid during the month of March 2019.

**Officer's Recommendation:**

*That Council accepts the Accounts as presented in Appendix 2 being vouchers 41590-41602 & 3194-3195 totalling \$56,390.25 and direct payments totalling 638,596.27 authorised and paid in March 2019.*

**Background:**

In accordance with clause 12 of the WA Local Government Financial Management Regulations (1996) the Council may delegate the authority to the Chief Executive Officer (CEO) to authorise payments from both the municipal, trust and reserve funds in accordance with the Annual Budget provisions. The CEO shall cause for section 13 of the WA Financial Management Regulations (1996) to be adhered to with a list of accounts for approval to be presented to the Council each month.

Month	2018/19		
	Cheques	Electronic Transfer	Total Payment
July	\$39,724.54	\$422,209.63	<b>\$461,934.17</b>
August	\$54,077.74	\$782,538.66	<b>\$836,616.40</b>
September	\$34,057.86	\$566,848.03	<b>\$600,905.89</b>
October	\$47,005.40	\$641,951.33	<b>\$688,956.73</b>
November	\$46,817.40	\$1,972,635.40	<b>\$2,019,452.80</b>
December	\$76,126.49	\$652,110.36	<b>\$728,236.85</b>
January	\$430,38.99	\$500,161.31	<b>\$543,200.30</b>
February	\$80,502.23	\$491,221.74	<b>\$571,723.97</b>
March	\$56,390.25	\$638,596.27	<b>\$694,986.52</b>
April			

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<b>May</b>			
<b>June</b>			

**Statutory and Policy Implications:**

WA Local Government Act 1995

Financial Management Regulations 1996

Council has Policy number CS3.7 which relates to the payment of Creditors, and in particular item 5.0 which relates to the presentation of accounts paid.

A list of all accounts paid in the month prior shall be presented to the Council. The list shall comprise of details as prescribed in the Local Government Financial Management Regulations (1996).

**Budget Implications:**

All liabilities settled have been in accordance with the Annual Budget provisions.

**Communications Requirements: (Policy No. CS1.7)**

Nil

**Strategic Community Plan/Corporate Business Plan Implications:**

Nil

**Relevant Precedents:**

**Comment:**

For a detailed listing of payments see Appendix 2.

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**12.2 Financial Report – March 2019**

<b>Reporting Department:</b>	Corporate Services
<b>Reporting Officer:</b>	Hasreen Mandry – Finance Manager
<b>Accountable Manager:</b>	Allison Fergie – Director of Corporate Services
<b>Legislation:</b>	Local Government Act 1995 & Financial Management Regulations 1996
<b>File Number:</b>	FIN/024
<b>Appendices:</b>	Yes – Appendix 3
<b>Voting Requirement</b>	Simple Majority

**Report Purpose:**

This report provides a summary of the Financial Position for the Shire of Collie for the month ending March 2019.

**Officers Recommendation:**

*That Council accept the Financial Report for March 2019 as presented in Appendix 3.*

**Background:**

In accordance with Council policy and the provisions of the Local Government Act 1995, the Financial Report for the end of the period is presented to Council for information. Refer to Appendix 3.

**Statutory and Policy Implications:**

WA Local Government Act 1995  
Financial Management Regulations 1996

**Budget Implications:**

Nil

**Communications Requirements: (Policy No. CS1.7)**

Nil

**Strategic Community Plan/Corporate Business Plan Implications:**

Nil

**Relevant Precedents:**

N/A

**Comment:**



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The report provided to Council as Appendix 3 is inclusive of the information required by the Local Government Act 1995 and includes information as set out in Council Policy.

The report includes a summary of the financial position along with comments relating to the statements. If Councillors wish to discuss the report contents or any other matters relating to this, please contact Council Finance staff prior to the meeting.

**Notes to the Financial Statements (items in bold represent new notes).**

**Operating Revenue by Program**

1. **Governance is \$15,201 under budget mainly due to the sundry revenue account being under budget.**
2. Law, Order and Public Safety is \$32,896 over budget mainly due to the DFES contribution for Local Government Grant Scheme (LGGS) for the Bush Fire Brigades being over budget by \$37,777. Council also received a Bushfire Mitigation Grant that was not budgeted for of \$42,445. This is reduced by the LGGS State Emergency Services grant being under budget by \$5,900 and the repayment of the Digital Radio System grant (\$28,938).
3. **Welfare is \$11,162 under budget by \$11,163 due to Margaretta Wilson Centre electricity reimbursement as the cost has reduced significantly.**
4. Recreation and Culture is \$35,627 under budget due to sporting bodies ground maintenance fees (\$11,442), Roche Park Program revenue (\$2,192) and swimming pool revenue (\$21,771).
5. Transport is \$341,060 over budget mainly due to the Motorplex Grant from Bendigo Bank was received earlier than expected.
6. Other property and services is under budget by \$51,636 mainly due to pending workers compensation reimbursements.

**Operating Expenditure by Program**

7. Law, Order and Public Safety is \$164,328 over budget due to the Community Emergency Services (\$22,525) which is 50% reimbursed by DFES. The over budget is also contributed by the purchase of plant and equipment (\$26,769), maintenance of vehicles (\$62,311), clothing and accessories (\$27,366), building maintenance (\$14,626) and other goods and services (\$9,764) for the Bushfire Brigade and SES. This is partly a timing issue and arrangements have been made with DFES to reimburse any over budget expenses.
8. Welfare is over budget by \$20,666 due to the emergency management recovery for the Allanson Bushfire being over budget by \$26,155 (which is represented mainly by internal costs) and the senior citizen luncheon and senior citizen building maintenance being under budget by \$5,632.
9. Economic Services is \$168,304 under budget mostly due to the expenditure for the Economic Development (\$122,106), sand and gravel pits (\$25,335), building department employment cost (\$7,213) and visitor centre maintenance (\$14,938).
10. Other Property and Services is \$104,532 over budget as the plant direct cost and public works overhead is greater than expected. A review of these allocation is currently being undertaken.

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**Operating Revenue by Nature and Type**

11. Operating grants, subsidies and contributions are over budget by \$158,382 due to timing of several grants such as the Financial Assistance Grants, LGGS from DFES and Main Roads Grant.

**Operating Expenditure by Nature and Type**

12. Utility charges are \$115,655 under budget; most of the utility payments are yet to be made, this is due to timing factor.
13. Insurance Expense is \$45,786 under budget as the insurance expenses were lesser than expected.

**Non-Operating Income by Nature and Type**

14. Non-operating grants is \$391,985 over budget due to the timing of the Regional Road Group grant and the Motorplex Upgrade Grant.

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**13. DEVELOPMENT SERVICES REPORTS**

**13.1 Draft Local Planning Strategy 2018**

<b>Reporting Department:</b>	Development Services
<b>Reporting Officer:</b>	Katya Tripp – Strategic Town Planner
<b>Accountable Manager:</b>	Andrew Dover – Director Development Services
<b>Legislation</b>	Planning and Development Act 2005 Planning and Development (Local Planning Schemes) Regulations 2015
<b>File Number:</b>	LUP/025
<b>Appendices:</b>	Yes – Appendices 4, 5, 6 & (7 Separate Attachment) Draft Local Planning Strategy 2018
<b>Voting Requirement</b>	Simple Majority

**Report Purpose:**

To present to Council submissions received on the draft Local Planning Strategy and to seek Council approval to support the Local Planning Strategy (LPS) with modification as a result of the public advertising and internal assessment of the Strategy during this period.

**Officer's Recommendation:**

*That Council pursuant to the provisions of the Planning and Development Act 2005, hereby resolves to:*

- 1. Under regulation 14(2)(b) of the Planning and Development (Local Planning Scheme) Regulations 2015, resolve to support the local planning strategy, a result of the submissions, with the modifications as contained in Appendix 4.*
- 2. Further inform the Western Australian Planning Commission under Regulation 14(3)(c) that as a result of the local government's consideration of the local planning strategy under Regulation 14(1) of the Planning and Development (Local Planning Schemes) Regulations 2015, the modifications, as contained in Appendix 5, are required in addition to those raised in the submissions.*
- 3. Refer the supported Local Planning Strategy with modifications to the Western Australian Planning Commission for endorsement in accordance with Regulation 14(3) of the Planning and Development (Local Planning Schemes) Regulations 2015.*

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**Background:**

The purpose of this report is to seek Council support for the Local Planning Strategy (LPS) with modifications and refer to the WAPC for final endorsement.

The draft LPS 2018 (Appendix 7) describes and analyses the current planning context providing strategies and actions to ensure sustainable strategic land use across the Shire for the next 15 years.

The decision to prepare a new Local Planning Strategy was made by Council on 04 October 2016.

On 03 October 2017, the Council resolved to

- 1. Adopt the draft Shire of Collie Local Planning Strategy 2017, outlined in Appendix 1, pursuant to regulation 11(2) Planning and Development (Local Planning Schemes) Regulations 2015 with changes identified.**
- 2. Refer the draft Shire of Collie Local Planning Strategy 2017 to the Western Australian Planning Commission for certification in accordance with Regulation 12(1) of the Planning and Development (Local Planning Schemes) Regulations 2015.**
- 3. Delegates authority to the Shire's Chief Executive Officer to progress matters with the Department of Planning and other stakeholders and make minor modifications to the draft Shire of Collie Local Planning Strategy 2017 if directed to by the Western Australian Planning Commission**
- 4. Once certified by the Commission for the purpose of advertising, the draft Local Planning Strategy 2017 will be advertised in accordance with Regulation 13 (1) of the Planning and Development (Local Planning Schemes) Regulations 2015 for a minimum period of 21 days as in accordance with regulation 13(3) of the Planning and Development (Local Planning Schemes) Regulations 2015.**

The draft was referred to the WAPC on 13 October 2017.

On 08 May 2018, after feedback from the Department of Planning, Council further resolved to:

- 1. Modify the draft Local Planning Strategy to include areas 3 and 4 (minus Lot 1345 Patstone Road), as depicted on draft Strategy Map No. 2, as future Industrial Development;**
- 2. Notify the Department of Planning, Lands and Heritage of this change prior to consideration of the draft Local Planning Strategy by the Western Australian Planning Commission;**
- 3. Delegates authority to the Shire's Chief Executive Officer to make representation to the WAPC regarding the reasons for the inclusion of Area 5, as depicted on draft Strategy Map No. 2, as future Rural Residential;**

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4. **Delegates authority to the Shire's Chief Executive Officer to modify the draft Shire of Collie Local Planning Strategy 2017 as directed by the Western Australian Planning Commission and provide a copy of the draft strategy as modified to the Commission for assessment; and**
5. **Once certified by the Commission for the purpose of advertising, the draft Local Planning Strategy 2017 will be advertised in accordance with Regulation 13 (1) of the Planning and Development (Local Planning Schemes) Regulations 2015 for a minimum period of 21 days as in accordance with regulation 13(3) of the Planning and Development (Local Planning Schemes) Regulations 2015.**

Following this the Shire made representation to the WAPC's Statutory Planning Committee on 14 September 2018 for the inclusion of rural residential land along Patstone Road, Allanson. This request was unsuccessful.

Consent to advertise was received on 16 August 2018 subject to the WAPC's modifications being made. Modifications to the Strategy were made in accordance with the WAPC's schedule of modifications. Shire and Department of Planning, Lands and Heritage officers completed these modifications and the WAPC certified that the Local Planning Strategy was compliant with regulation 11(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015* on 5 December 2018.

Advertising commenced on 13 December 2018.

**Statutory and Policy Implications:**

Planning and Development (Local Planning Schemes) Regulations 2015

*Planning and Development Act 2005* and *Planning and Development (Local Planning Schemes) Regulations 2015*. The Act and Regulations require a local authority to review its Local Planning Scheme and prepare an accompanying LPS. The *Planning and Development (Local Planning Schemes) Regulations 2015*, Section 11 (2) set out that:

*"A Local Planning Strategy must:*

- (a) set out the long-term planning directions for the local government; and*
- (b) apply any State and regional planning policy that is relevant to the strategy; and*
- (c) provide the rationale for any zoning or classification of land under the local planning scheme."*

**Budget Implications:**

The LPS raises the prospect of the local government needing to fund more detailed strategies and plans, however, it is difficult to accurately predict costs at this stage.

Developers/subdividers are required to meet the cost of new development/subdivision in accordance with State Planning Policy and the Local Planning Scheme. However, the Council may want to consider budgeting for a structure plan for future Rural Residential Area 1 through a reserve system over several years. This decision can be made in future budgets.

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The Shire was required to meet the cost of advertising the draft LPS including placing notices in papers.

**Communications Requirements:** (Policy No. CS 1.7)

Following certification by the Commission for the purpose of advertising, the draft Local Planning Strategy was advertised in accordance with Regulation 13(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015* for a period of not less than 90 days and as directed by Department of Planning and in accordance with Regulation 13(3) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

The draft Strategy was advertised in the following ways:

- Collie mail notice on Dec 13, Jan 17, Feb 14 and Mar 7.
- Printed copy made available at the library and the Shire administration office
- Shire notice board
- Shire Website
- Have Your Say Collie website
- Facebook
- Referral to government agencies including neighbouring local governments
- Referral to local community groups

Two community information sessions were also held for members of the public to come and speak with a town planner about any queries or concerns. The advertising period closed on 15 March 2019.

A total of 14 submissions were received. These are summarised on the schedule of submissions attached as Appendix 6

**Strategic Community Plan/Corporate Business Plan Implications:**

Goal 3: Our Built Environment

*Outcome 3.1 Appropriate Land Use, Development and Conservation of Heritage;*

*Strategy 3.1.1: Ensure appropriate Planning Controls for land use and development through the administration of the local planning scheme and strategies.*

**Relevant Precedents:**

The current Local Planning Strategy was adopted by Council on 14 April 2009.

**Comment:**

Considering the submissions the proposed modifications to the strategy are suggested:

1. Pg 38, Para 2 - Amend Lot 52 to Lot 51 Patstone Road.
2. Pg 52, Section 5 Land Use Constraints – add reference to Dampier Bunbury Natural Gas Pipeline (DBNGP).
3. Pg 52 Section 12.1 Infrastructure (liquified natural gas) - add further

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information on the DBNGP - *This Worsley lateral pipeline is a portion of the DBNGP that provides for the distribution of natural gas from production plants on the Pilbara coast to customers in the Pilbara and South West of the State. The consequences of a pipeline failure have implications for life, property, the natural environment and the State's economy. As such the interface between the pipeline and other land uses needs to be managed appropriately.*

4. Pg 55 Section 12.2 Planning Implications – *add in Protection of DBNGP infrastructure from incompatible land uses.*
5. Pg 55 Section 12.3 Planning Response - *add a Strategy: Protection of Dampier to Bunbury Natural Gas Pipeline (DBNGP) and add an Action: Identify buffer for gas pipeline infrastructure within LPS 6 and include appropriate provisions.*
6. Include DBNGP in Strategy Map 1 with a 600m buffer (300m either side).
7. Pg 52 Section 12.1 Drinking Water - *add text: future developments are required to connect to scheme water (where available). Where not available future development must demonstrate a sufficient supply of potable water that meets the Australian Drinking Water Guidelines 2004.*
8. Pg 55 Table 12.3, Strategy “Urban development to have access to reticulated water and sewerage” - *add an Action: future development is to connect to scheme water or demonstrate access to sufficient supply of potable water.*
9. Pg 55 Table 12.3, Strategy “Urban development to have access to reticulated water and sewerage” – *add an Action: future development is to connect to reticulated sewerage where available or demonstrate onsite effluent disposal in accordance with Australian Standard 1547 and other state government requirements.*
10. Pgs 67 & 68 – Section 16.2 Industrial, tables Industrial 1 and 2, under Planning Matters to be Addressed - *add two dot points - public health and separation distances.*
11. Pg 22, Section 5.1 Planning Analysis, Floodway – *amend last sentence to “development within the Collie River floodway is not permitted and development within the floodplain is constrained.”*
12. Pg 22, Section 5.1 Planning Analysis, Country Areas Water Supply Source Act - *amend to “Authorisation to clear native vegetation can only be granted through a permit under the Environmental Protection Act 1986 and/or CAWS Act 1947.”*
13. Pg 23, Section 5.2 Planning Implications - *amend to “The CAWS Act constrains clearing of areas for residential development”.*
14. Pg 33, Section 7.2 Planning Implications - *amend fourth dot point to include securing flow paths by way of drainage easements.*
15. Pg 34 Section 7.3 Planning Response, Action 26 - *amend to include drainage flow paths in the text.*
16. Pg 44 Section 11.1 Planning Analysis, Water -*amend text to include: Climate change and a drying climate may make surface water a less reliable source.*
17. Pg 44 Section 11.1 Planning Analysis, Water - *amend text to read “The majority of the Shire falls within either a proclaimed groundwater area (Collie Groundwater Area) or surface water area....”*
18. Pg 44 Section 11.1 Planning Analysis, Water - *delete the referral to groundwater extraction contributing to salinity.*
19. Pg 47 Section 11.3 Planning Response - *amend action 42 to “CAWS catchment zones to be identified on constraints map.*

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20. Pg 52, Section 12.1 Planning Analysis, Drinking Water - amend text to “Water Corporation has an abstraction licence of 15,500ML/year and Collie uses approximately 1,100ML/year”.
21. Pg 52, Section 12.1 Planning Analysis -include heading – *fit for purpose water supply* and add the following text - *Water is an increasingly scarce resource across Southwest Western Australia, with rainfall, groundwater recharge and dam inflow all declining markedly since early last century. In an increasingly water limited environment, where growth in population, urban development and demand for water is occurring, it is important to consider alternative water sources and maximum efficiency of water use. The Shire will encourage the use of alternative water sources, such as recycled wastewater and stormwater, where it is socially acceptable, economically viable and environmentally sustainable.*
22. Pg 52 Section 12.1 Planning Analysis, Waste Management - amend text to: “The waste disposal facility is subject to licence conditions set by the State under the ‘Environmental Protection Act 1986’ (EP Act). No issues of odour in residential areas have been reported. Groundwater monitoring bores are installed and an investigation into potential groundwater contamination is currently underway. The license review and subsequent management plan and EP Act licence will address this environmental issue”
23. Pg 55 Section 12.3 Planning Response - add an action after action No. 62 - *Develop preferred options for supply of non-potable water for fit-for-purpose use.*
24. Pg 60 Section 14.1 Planning Analysis, Public Open Space - amend text to – “There is also a need to identify a more sustainable and reliable water resource, *including fit-for-purpose water supplies*, to service these areas.
25. Pg 61 Section 14.2 Planning Implications. Add new dot point - *Identify water supply for public open space irrigation and how will it be managed.*
26. Pg 44 Section 11 Planning Analysis, Flora and Fauna – update text with current figures for threatened flora and fauna species

In addition to the advertising and the submissions received officers identified minor modifications to the advertised draft strategy and suggest the following additional modifications:

1. Pg 47, action 42 - Remove. It is not practical to include CAWS zones A-D as special control areas. Development application and sub divisions that require clearing of native vegetation are referred to the Department of Water and Environmental Regulation as a matter of due process.
2. Pg 48, action 52 - Amend to remove reference to a caravan park. Reword to *investigate potential for Minninup Pool recreation reserves to be used for short term eco accommodation and camping*. Caravan Park is an inaccurate description of the proposal.
3. Update Strategy maps to show WWTP buffer (action 59). This was an error.
4. Pg 55, action 65 – Remove. It is not practical to include the power infrastructure buffers as special control areas. Easements apply for this infrastructure and therefore it will be recognised and protected in any development approvals.
5. Rezone R25 lots within 400m of town centre to R30 as this will allow 3 units per lot rather than 2 and be beneficially for the elderly wanting to downsize yet



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age in place.

6. Pg 27, Table 8, Projected Residential Lots from planned developments, Urban Infill - update numbers to reflect the increase in density from R25 to R30.
7. Minor editorial modifications such as spelling and grammar to strategy text and strategy maps such as ensuring colour and legend are correct and consistent.

Based on the submissions received and the internal assessment of the Strategy it is recommended that the draft LPS 2018 (Appendix 7), be supported with these proposed modifications.

Once endorsed the Commission will publish the Strategy.

Once endorsed by the Commission the new Local Planning Strategy will be published on the Shire's website and a copy kept for the purpose of public inspection.

It is recommended that the LPS be reviewed every 5 years however it can be amended at any time to ensure it remains relevant and up to date.

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**13.2 Outcome of Geotechnical Investigation – Roche Park Recreation Centre**

<b>Reporting Department:</b>	Development Services
<b>Reporting Officer:</b>	Scott Geere – Manager Building Services
<b>Accountable Manager:</b>	Andrew Dover – Director Development Services
<b>Legislation</b>	WA Local Government Act 1995
<b>File Number:</b>	
<b>Appendices:</b>	Yes – Appendices 8, 9 & 10
<b>Voting Requirement</b>	Simple Majority

**Report Purpose:**

For Council to consider the '*Further Investigation Works and Possible Remediation Options*' contained under part 6.1 of the Geotechnical Investigation for Roche Park Recreation Centre by WML Consultants (refer Appendix 8).

**Officer's Recommendation:**

*That Council endorse the following strategy*

- a) Carry out parts '1' and '2' of the further investigation work as prescribed under section 6.1 of the WML Consultants Pty Ltd report dated 2 May 2019 to establish a baseline for building movement; and*
- b) Provide ongoing monitoring of the building over the next 12-24 months to allow WML Consultants to quantify structural building performance against the intended remaining life of the built asset; and*
- c) Carry forward funding from the 2018/19 remaining budget allocation for 'Stabilisation and repairing Roche Park walls'. This will be to the order of \$5,000 for further investigation work per 'a', and \$10,000 plus GST for brickwork repair to internal and external walls.*

**Background:**

The Roche Park Recreation Centre was originally completed in 1988. Some structural cracking and subsidence has been occurring to the building, which was first noted in 1992 at the south-east corner of the building – primarily to the minor sport hall, kitchen and change room areas. This cracking has been patched as a temporary aesthetic fix, however the issue is progressively worsening. The floor level of the minor sports hall has also experienced some minor subsidence (extent unknown until further survey).

The photos to follow give an indication of the current status of the building.

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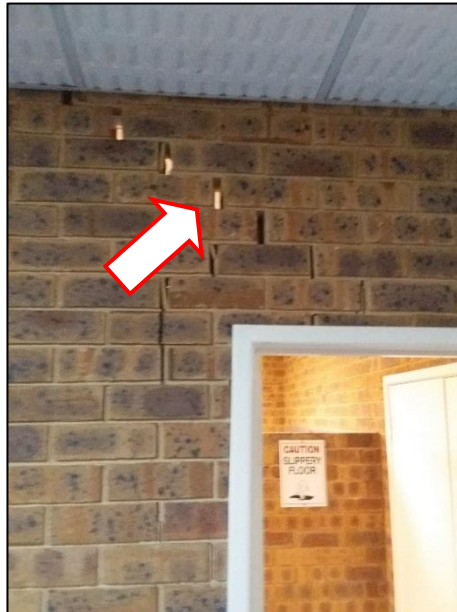
*Figure 1 – Cracking to external walls of changeroom, southern side*



*Figure 2 – Cracking to internal leaf of wall shown in figure 1 (Female Changeroom)*

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**Figure 3 – Cracking/dislodgement to internal (non-loadbearing) wall**

Crack monitoring plates had been previously installed by GHD Consulting Engineers in 1992, which were acknowledged by CS Structural Consultants in their 2008 report on Roche Park (refer Appendix 9) however the subsequent monitoring of the cracking is understood to have lapsed some time ago with no available records. Structerre Consulting Engineers have also provided an investigation report in June 2017 for the site – refer Appendix 10).

Recently, Council resolved via simple majority vote during the 17 July 2018 Special Meeting of Council to endorse an adjustment to the order of \$65,000 for the '*...stabilising of Roche Park cracking walls (loan funded pending report)*'.

Additionally, Council resolved via absolute majority vote during the 31 July 2018 Meeting of Council to raise a new loan for the 2018/19 financial year to fund '*Stabilisation and repairing Roche Park walls*' to the order of \$65,000.

Presently, the Shire of Collie have commissioned WML Consultants Pty Ltd to carry out a structural investigation and report on the matter at a cost of \$3,877.50. They attended site on the 16<sup>th</sup> of April 2019, and the report was received on the 2<sup>nd</sup> May 2019. The report can be found in Appendix 8. This investigation is considered by the reporting officer to be the most comprehensive and robust of the three (3) Structural reports as it involved invasive inspection and excavation to better determine existing site characteristics and provides clearer and more well-considered recommendations given the nature of the site.

The reporting officer recommends review of all three reports to give better context to the matter at hand. Both CS Structural and Structerre Consulting engineers recommended grout injection to stabilise the building footings, however this strategy is understood to not be guaranteed and temporary at best given the findings of the WML Consultants Pty Ltd report.

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**Statutory and Policy Implications:**

Nil

**Budget Implications:**

The 2018/19 budget allocation is \$65,000. \$3,877.50 has been spent from this budget to date. The Officers Recommendation if adopted will carry forward funding from the 2018/19 remaining budget allocation for 'Stabilisation and repairing Roche Park walls'. This will be to the order of:

- \$5,000 for further investigation work; and
- \$10,000 plus GST for brickwork repair to internal and external walls.

**Communications Requirements:** (Policy No. CS 1.7)

Nil.

**Strategic Community Plan/Corporate Business Plan Implications:**

2.0 - OUR BUILT ENVIRONMENT

Our Goal: To provide the community with appropriate infrastructure that meets

Community Expectations: This will be achieved by;

- Sound forward financial planning
- Sound forward asset Management planning
- Understanding our community expectations and desires
- Aligning staff and financial resources to strategic focuses
- Effective asset utilisation

It is also identified as being the designated emergency evacuation centre for the Shire.

**Relevant Precedents:**

Nil.

**Comment:**

The WML Consultants Pty Ltd report (referred to herein as 'the report') has determined that the cause of building subsidence and structural cracking is due to ground movement resulting from abnormal foundation conditions, in particular the location of the historic Wallsend Open cut coal mine. Records indicate that the pit had a depth in the order of 24m or more.

The pit was subsequently used as a refuse dump site for many years until closure in 1977, 11 years prior to the construction of the building. As can be seen in the below figure 4, the location of the pit in relation to the Roche Park Recreation Centre closely aligns with the building area subject to abnormal movement.



**Figure 4 – Location of historic pit relative to current building**

*(Source: WML Consultants Pty Ltd 'Geotechnical Investigation – Roche Park Recreation Centre', Rev A dated 02/05/2019)*

Section 6.1 of the report presents '*Further Investigation Works and Possible Remediation Options*'. As noted therein while the future behaviour of the building cannot be readily predicted, there are some recommended further investigations and possible remedial options available. The recommended further investigations are:

1. *Lift the pavers to determine the footings below the Kitchen and Changing Rooms.*
2. *Floor level survey to determine the actual magnitude of the settlement. A quote of approximately \$3,000 has been obtained for this.*
3. *More extensive Geophysical testing and drilling techniques to determine the extent of the mine area.*

The three (3) recommended further investigations as noted above are for the purpose of being more accurately able to predict future building settlement / movement, and to confirm condition of existing edge beam footings.

The four (4) possible remedial options available are prescribed as follows:

**Option 1: Piling**

*Piling near and through the existing slab to founding material depth. Further investigation works will be required to assess the adequacy of this option. With the possible depth of the mine at 24m this option may not be economically viable.*

Reporting Officer Comment on Option 1:

Option 1, whilst being the only guaranteed remedial solution, is not considered to be financially viable considering that the building is already 32 years old and nearing 2/3 of its projected 50 year asset life (based on the Australian Building Codes Board '*Durability in Buildings including Plumbing Installations*' published 2015). An order of magnitude of the underpinning pile option is seen to be close to the current value of the building asset.

**Option 2: Soil Grouting (Temporary Solution)**

*Soil grouting beneath the existing slab can be undertaken in an attempt to lift the slab back to the previous level. Given the unknown nature of the pit and deterioration of the waste over time there is no way of accurately predicting the effectiveness or longevity of this solution. The grouting may stabilize the foundation for a period of time before settlement will begin again. This will require continuous monitoring.*

Reporting Officer Comment on Option 2:

Option 2 is recognised under the report as being temporary in nature only. Additionally, the volume of grout required to solidify the foundation beneath the slab is unknown.

As the weight of the building currently appears to be exceeding the capacity of the foundation comprising old landfill debris to a depth of ~24m, a 'worse-case' scenario would be that it will not perform unless a substantial portion of the 24m filled pit is grout injected.

**Option 3: Patch Repair as necessary**

*Carry repair works on an ongoing and as needed basis with the understanding that each repair will be temporary. There may come a time when this leads to an unacceptable risk.*

Reporting Officer Comment on Option 3:

Option 3 is the current status quo.

**Option 4: Do Nothing/Ongoing Monitoring**

*Another option is to do nothing. The building is not at a stage of danger to the public or imminent failure currently. However, should deterioration and settlement continue this may be the case. As such the progression of the issue will need to be monitored closely and provisions be made for the requirement to decommission the building or this section of the building.*

Reporting Officer Comment on Option 4:

Option 4, in conjunction with parts 1 and 2 of the 'further investigations' as previously detailed is at this stage the recommended pathway for the building. By carrying out the further investigation work the Shire of Collie, in conjunction with WML Consultants Pty Ltd, will be able to:

- a) Determine if any cracking has occurred to the strip footing for the building which may pose a more imminent risk;
- b) Verify the actual extent of subsidence that has occurred to the south-east section of the building; and
- c) Establish a base-line via the floor level survey of the existing building for movement that has occurred to date.

Continual monitoring of building movement over the next 12-24 months using this base-line data will allow WML Consultants to quantify and anticipate structural building performance against the intended remaining life of the asset. The Shire of Collie will then have better certainty as to the future performance of this portion of the building and appropriately budget for repair or replacement into the future.

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Additionally, it is also recommended that \$10,000 plus GST be allocated to the immediate repair of brickwork to mitigate any risk to persons or structure by failing walls or bricks, and to also address binding windows and doors in some locations.



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**13.3 Home Occupation - Meat Processing – 16 Chapman Street Collie**

<b>Reporting Department:</b>	Development Services
<b>Reporting Officer:</b>	Robert Quinn – Shire Planner
<b>Accountable Manager:</b>	Andrew Dover – Director Development Services
<b>Legislation</b>	Planning and Development Act 2005
<b>File Number:</b>	A530
<b>Appendices:</b>	No
<b>Voting Requirement</b>	Simple Majority

**Report Purpose:**

To consider public consultation and review a 12 month “Home Occupation – Meat Processing” approval issued 23 January 2018 as required by Condition 14 of the Planning Approval issued on 23 January 2018.

**Officer’s Recommendation:**

*That Council, advises Jason Corradetti that pursuant to the provisions of the Planning and Development Act 2005, hereby resolves to grant approval for a Home Occupation (Meat Processing) at Lot 1 Number 16 Chapman Street Collie subject to the following conditions:*

- 1. At all times, the development the subject of this planning approval must comply with the definition of “Home Business” as contained in Schedule 1 of the Shire’s Local Planning Scheme.*
- 2. All development shall be in accordance with the approved development plans and cover letter (attached) which form part of this planning approval.*
- 3. All works required to satisfy a condition of this approval are required to be installed/ constructed and maintained in accordance with the approved plans and conditions of approval for the life of the development.*
- 4. The home occupation is not to interfere with the amenity of the locality or cause nuisance by reason of the emission of noise, vibration, smell, fumes, smoke, vapor, steam, soot, ash, dust, waste water, water products or grit, oil or otherwise.*
- 5. A maximum number of 100 kangaroo carcasses can be processed per week.*
- 6. Only kangaroos can be processed on site.*
- 7. Trade waste produced from the home occupation such as carcasses, bones, offal or waste matter is to be disposed of in a lawful manner.*

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8. *All pet meat processing work associated with the home occupation is confined between 7am to 7pm Monday to Saturday and excluding public holidays.*
9. *The home occupation must ensure that the premises are kept free from rodents, cockroaches, flies and other vectors of disease; and provide in and on the premises effective means and methods for the eradication and prevention of rodents, cockroaches, flies and other vectors of disease.*
10. *The home occupation must:*
  - a. *Provide on the premises approved impervious receptacles of sufficient capacity to receive all offensive material and trade refuse produced upon the premises for the number of days between which the receptacles, are emptied;*
  - b. *Keep airtight covers on the receptacles, except when it is necessary to place something in or remove something from them;*
  - c. *Cause all offensive material and trade refuse to be placed immediately in the receptacles;*
  - d. *Cause the contents of the receptacles to be removed from the premises at such intervals as not to become offensive to neighbouring properties; and*
  - e. *If so directed by a Shire officer, cause all receptacles after being emptied to be immediately cleansed and sanitized.*
11. *The Home Occupation approval is valid only while the applicant remains an occupant of the property.*
12. *The Home Occupation approval is awarded to the applicant only and does not run with the land.*
13. *This approval is valid for a period of 1 (one) year from the date of issue and is subject to annual renewal due on 31st January every year thereafter. The approval is liable to cancellation without compensation at any time for infringement of any breach of any conditions under which it is issued.*

**Background:**

**Motion # 7693 – Council Meeting 23 January 2019**

**1. At all times, the development the subject of this planning approval must comply with the definition of Home Occupation as contained in Schedule 1 of the Shire's Local Planning Scheme.**

**2. All development shall be in accordance with the approved development plans (attached) which form part of this planning approval.**

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- 3. This planning approval will expire if the approved development has not substantially commenced within (two (2) years) from the date of issue of the approval, or, within any extended period of time for which the Shire of Collie has granted prior written consent.**
- 4. All works required to satisfy a condition of this approval are required to be installed/constructed and maintained in accordance with the approved plans and conditions of approval for the life of the development.**
- 5. The home occupation is not to interfere with the amenity of the locality or cause nuisance by reason of the emission of noise, vibration, smell, fumes, smoke, vapor, steam, soot, ash, dust, waste-water, water products or grit, oil or otherwise.**
- 6. A maximum of 100 Kangaroo carcasses can be processed per week.**
- 7. Only kangaroos may be processed on site.**
- 8. Trade waste produced from the home occupation such as carcasses, bones, offal or waste matter is to be disposed of in a lawful manner.**
- 9. All work associated with the home occupation is confined between 7am and 7pm, Monday to Saturday, excluding public holidays.**
- 10. The home occupation must ensure that the premises are kept free from rodents, cockroaches, flies and other vectors of disease; and provide in and on the premises effective means and methods for the eradication and prevention of rodents, cockroaches, flies and other vectors of disease.**
- 11. The home occupation must:**
  - (a) Provide on the premises approved impervious receptacles of sufficient capacity to receive all offensive material and trade refuse produced upon the premises for the number of days between which the receptacles are emptied;**
  - (b) Keep airtight covers on the receptacles, except when it is necessary to place something in or remove something from them;**
  - (c) Cause all offensive material and trade refuse to be placed immediately in the receptacles;**
  - (d) Cause the contents of the receptacles to be removed from the premises at such intervals as not to become offensive to neighboring properties; and**
  - (e) If so directed by a council officer cause all receptacles after being emptied to be immediately cleansed and sanitized.**
- 12. The home occupation approval is valid only while the applicant remains an occupant to the property.**
- 13. The home occupation approval is awarded to the applicant only and does not run with the land.**
- 14. This approval is for a 12-month period and be referred back to Council for review.**

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**Motion # 8060 - Council Meeting 12 February:**

***That Council defer Item 13.2 to allow staff to investigate further and report back to Council. That the business is permitted to continue operating until a decision is made.***

The approval is now presented back to Council for review and consideration after consultation occurred.

**Statutory and Policy Implications:**

Local Planning Scheme No. 5

10.2 Matters to be Considered

*(f) any Local Planning Policy adopted by local government under clause 2.4...;*

*(i) the compatibility of a use or development with its setting;*

*(o) the relationship of the proposed development on adjoining land or on other land in the locality, including but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the proposal;*

*(y) any relevant submissions received on the application;*

**Budget Implications:**

Nil

**Communications Requirements: (Policy No. CS 1.7)**

Three letters were sent out to the surrounding landowners seeking comment on the impact of the Pet Meat Abattoir on the neighbourhood. No comments were received back from the consultation.

The proposal meets the following policy objectives:

1. *Providing regular and consistent communication on Council's projects and activities to all stakeholders*
2. *Creating a positive and professional image for the Shire of Collie through open, transparent communication and increased awareness of Council's projects and activities*
3. *Fostering meaningful community consultation processes in Council's activities.*

**Strategic Community Plan/Corporate Business Plan Implications:**

Goal 3: Our Built Environment

Outcome 3.1 Appropriate Land Use, Development and Conservation of Heritage;

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*Strategy 3.1.1: Ensure appropriate Planning Controls for land use and development through the administration of the local planning scheme and strategies.*

**Relevant Precedents:**

N/A

**Comment:**

Consultation has occurred and no comments were received regarding the operation of the pet meat abattoir on the neighbourhood.

The “Home Occupation – Meat Processing” establishment subject to this approval has been operating for since January 2018. Shire officers are unaware of any complaints/issues from the operation of this business and no written complaints have been received regarding the operation of this business.

A site inspection was undertaken on the 24 January 2019 by a Shire Ranger and Shire Planner. From the inspection it appeared the operation was in compliance with the Planning Approval. The premises are were in a tidy and clean state generally associated with a pet meat abattoir.

A further site inspection was undertaken on the 16 May 2019 with the Shire Ranger, Shire Planner and Environmental Health Officer. No material issues were identified in this site visit.

The effluent disposal system appeared to be functioning correctly as there was no effluent seepage visible.

Based on the absence of complaints and comments from consultation regarding the operation of the premises, it is recommended that Council issue a conditional approval for a “Home Occupation – Meat Processing” without an end date. Continuing operation of this Home Occupation is subject to annual renewal, and if, issues arise in the future, the Home Occupation can be ceased by non-renewal of the Annual Home Occupation Renewal.

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**14. TECHNICAL SERVICES REPORTS**

**14.1 2019/20 DRAFT Infrastructure Program**

<b>Reporting Department:</b>	Technical Services Department
<b>Reporting Officer:</b>	Brett Lowcock - Director Technical Services
<b>Accountable Manager:</b>	David Blurton – Chief Executive Officer
<b>Legislation</b>	Local Government Act 1995
<b>File Number:</b>	RDS/001
<b>Appendices:</b>	No
<b>Voting Requirement:</b>	Simple Majority

**Report Purpose:**

To provide Council with a proposed Infrastructure Program for consideration, once established this will form the Infrastructure Program for the 2019/20 Draft Budget.

**Officer's Recommendation:**

*That Council incorporates the following Road and Pathway Construction projects into the draft 2019/20 budget.*

1. **Regional Road Group - Two Thirds State Govt, One third Council**

<i>Patstone Rd – Shoulder Widening SLK 3.98 to 5.58</i>	\$180,000
<i>Patstone Rd – Full width Seal SLK 3.98 to 5.58</i>	\$90,000
<i>Wellington Dam Rd - Full width Seal SLK 0.2 to 7.13</i>	\$270,000
  
2. **Local Roads and Bridges**

<i>Johnston St – Steere to Lefroy - Asphalt Overlay</i>	\$73,950
<i>Lefroy St – Forrest to Johnston – Asphalt Overlay</i>	\$52,200
<i>Steere St – Forrest to Medic – Asphalt Overlay</i>	\$131,100
<i>Worsley Back Rd – Extend Seal by 850m</i>	\$150,000
<i>Shannon St – Extend seal by 650m</i>	\$120,000
<i>Hodd Rd – Seal 150m steep section</i>	\$20,000
  
3. **Other works - 100% Council**

<i>Cemetery Roads</i>	\$20,000
<i>Drainage improvements and repairs</i>	\$50,000
<i>Gravel Rd – Re-sheeting</i>	\$100,000
<i>Road shoulders</i>	\$50,000
<i>Ferguson Rd – Install Road Safety Barriers</i>	\$40,000
<i>Booth St – Survey &amp; Design of river crossing</i>	\$20,000
<i>Bus shelter – Allanson Primary</i>	\$12,000

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<b>4.</b>	<b><u>Pathway program - 100% Council</u></b> <i>Throssell St – Station Motors to Lefroy St</i> <i>Beddlington St (Allanson) – Extend path past School</i>	\$70,000 \$35,000
<b>5.</b>	<b><u>WA Bike Network Pathway Program - 50% Council-50% State Govt</u></b> <i>River Walk (Stage2) - Coombes St to Coalfields Hwy</i> <i>River Walk (Stage4) - Lyons Park to Minninup Pool</i>	\$200,000 \$350,000
<b>6.</b>	<b><u>Building Better Regions Fund - 50% Council-50% Federal Govt</u></b> <i>River Walk (Stage3) – Venn St to Lyons Park</i>	\$420,000
<b>TOTAL</b>		<b>\$2,436,250</b>

**Background:**

The proposed 2019/20 Infrastructure Program has been prepared by staff using an Integrated Planning approach. In accordance with our Asset Management Plan, an emphasis has been placed on preservation and improvement works rather than expansion works. Priority has also been placed on road projects that have been approved for funding by Regional Road Group.

**Statutory and Policy Implications:**

Nil

**Budget Implications:**

Council's proposed 2019/20 Infrastructure Program is funded from various sources and includes Council's Financial Assistance Grants, Regional Road Group funds, Roads to Recovery, Building Better Regions Funds plus its own Municipal Funds. The table below compares the net cost of road works programs to the Council over the last few years.

	2015/16 Budget	2016/17 Budget	2017/18 Budget	2018/19 Budget	2019/20 Budget
<b>Construction Expenditure</b>	<b>\$1,816,601</b>	<b>\$2,273,600</b>	<b>\$1,952,594</b>	<b>\$1,475,000</b>	<b>\$2,436,250</b>
<b>Construction Revenue</b>	<b>\$1,545,574</b>	<b>\$1,986,993</b>	<b>\$1,758,166</b>	<b>\$1,224,503</b>	<b>\$1,945,793</b>
<b>Net Cost to Council (Rates Funded)</b>	<b>\$271,027</b>	<b>\$286,607</b>	<b>\$194,428</b>	<b>\$250,497</b>	<b>\$455,457</b>
<b>Material Subsidy</b>	<b>\$555,647</b>	<b>\$578,673</b>	<b>\$486,565</b>	<b>\$464,003</b>	<b>\$720,793</b>

The material subsidy represents the difference between the total material cost (ie external payments) and the total revenue available, excluding rates. A negative number highlights the amount that Council needs to contribute to materials, whilst a positive number highlights the surplus amount that revenue is above the cost of materials.

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A comparison of the expenditure of Infrastructure Works Program 2019/20 and Depreciation Expenditure required as per Shire of Collie Asset Management Plan to maintain the Infrastructure Assets in a state that they serve their purpose for Remaining Useful Life is shown below:

Asset	Depreciation Exp	Planned Expenditure 19/20	
		Improvement/Maintenance	Expansion
Footpath	\$94,614		\$1,075,000
Road and Bridges	\$1,625,684	\$1,299,250	
Drainage	\$102,708	\$50,000	
<b>TOTAL</b>	<b>\$1,823,006</b>	<b>\$1,349,250</b>	<b>\$1,075,000</b>

Whilst maintenance expenditure on the proposed 19/20 Infrastructure program is less than the depreciation expenditure by around \$500,000, this figure is expected to balance in future years once the Collie River Trail is complete and the focus shifts back to maintenance of existing assets.

**Communications Requirements:** (Policy No. CS 1.7)  
 Nil

**Strategic Plan Implications:**

The item has the following links with the Strategic Community Plan 2013-2022.

OUTCOME 3.3 – A safe and reliable transport system

Strategy 3.3.1: Maintain and develop local roads and footpath networks at appropriate standards.

OUTCOME 3.5 – A sustainable asset and infrastructure base.

Strategy 3.5.4: Develop and implement long-term asset management plans for all Council assets

**Relevant Precedents:**

Nil

**Comment:**

The 2019/20 proposed Infrastructure Program has been prepared by staff in accordance with the Council's Asset Management Plans and Long-Term Financial Plan. Any further community requests will be presented for the consideration of Council on Draft Budget night.



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15. **MOTIONS FOR WHICH PRIOR NOTICE HAS BEEN GIVEN**  
Elected Members have the ability to submit notices of motion between meetings and up to a time prescribed in standing orders before a meeting.
16. **QUESTIONS BY MEMBERS FOR WHICH DUE NOTICE HAS BEEN GIVEN**  
Members have the ability to submit notices of questions between meetings and up to a time prescribed in standing orders before a meeting.
17. **URGENT BUSINESS APPROVED BY THE PRESIDING MEMBER OR BY DECISION**
18. **ANNOUNCEMENTS BY THE PRESIDING MEMBER AND COUNCILLORS**
19. **STATUS REPORT ON COUNCIL RESOLUTIONS**  
Summary reports on the status of Council's resolutions are;
- 'Closed Since Last Meeting' at Appendix 11
  - 'All Open' at Appendix 12
20. **CLOSURE OF MEETING TO MEMBERS OF THE PUBLIC**
- 20.1 Recycling Contract
- 20.2 Employment of Director Corporate Services
- 20.3 Collie Motorplex Upgrade Project
21. **CLOSE**