



Shire of
Collie

AGENDA

for the

ORDINARY MEETING OF COUNCIL

to be held on

Tuesday, 18 June 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, 18 June 2019

in Council Chambers at 87 Throssell Street, Collie WA,



David Blurton
Chief Executive Officer

14 June 2019

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.

MEETING SCHEDULE

June 2019 – July 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.

Tuesday 18 June 2019	Ordinary Meeting of Council 7.00pm in Council Chambers
Thursday 20 June 2019	Community Safety and Crime Prevention Committee 2.00pm in Library Undercroft Room
Wednesday 26 June 2019	Special Meeting of Council 5.30pm in Council Chambers
Thursday 11 July 2019	Access and Inclusion Committee 12.15pm in Elected Members Room
Thursday 11 July 2019	Weeds & Waterways Advisory Committee 9:00am in Council Chambers
Thursday 11 July 2019	Economic Development Advisory Committee 4.00pm in Council Chambers

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)

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

* 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, 18 June 2019

Agenda for the Ordinary Meeting of the Collie Shire Council to be held in Council Chambers, 87 Throssell Street Collie, on Tuesday, 18 June 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.

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

The following questions were taken on notice from the previous meeting:

1. A Councillor requested an update on item 15.4 from the Access and Inclusions Minutes dated 2 May 2019 – PCYC lights.

Response: The re-use of the old light fittings is not considered to be an economical option for the following reasons:

- Replacement parts for these old light fittings – which are near their use-by date - are difficult to source;
- These old light fittings are considered to be a short-term solution only if they were to be used and would need to be replaced again directly;
- Replacement globes for these old lights are quite high, at approximately \$90 each; and
- The cost of new light fittings incl. globes has recently been reduced by the supplier to \$275 each. These are envisaged to provide a better overall life/cost outcome.

The Building Department have put a CAPEX item in for consideration for 2019/20 for replacement of all 19 high bay lights at \$6,100.00. Alternatively, their replacement could be staged over consecutive financial years.

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2. EFT 25738: P & S Griggs Plumbing – The install and supply of the anti-vandal taps to the disabled shower at the Truckstop – Was this replacement due to damage and why weren't vandal proof taps installed in the first instance?

Response: The submitted D&C tender documentation by Modus Australia prescribed '*durable aluminium shower unit*' for their 'Yarra' toilet model at the time, without any further detailing as to the specific tap hardware for the shower. Such Disability Discrimination Act compliant shower installations are typically ordered in a packaged 'suite'. Irrespective, the Shire Building Department will ensure that all future public building installations are closely scrutinized to be as reasonably vandal-proof as possible.

3. EFT 25860: Preston Power Equipment – Supply new lightweight compact Honda EU22 generator - What was the reason for this purchase?

Response: This was to replace an existing generator that was around 20 years old that is used for work at sites without power, including but not limited to bridge works, drainage works and the transfer station. It was unreliable and unrepairable. It has been decommissioned and disposed.

4. EFT 25923: Westrac Equipment – 1000 hr service to 2006 Caterpillar Wheel Loader – was this a service kit purchased or for the actual service?

Response: This was for the service kit only. The actual service was carried out by Shire mechanics.

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.

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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.

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 28 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 Plant Committee

Recommendation:

That Council receives the minutes of the Plant Committee held on 28 May 2019.

10.2 Adopt the Recommendations of the Plant Advisory Committee

Recommendation:

That Council adopts en bloc the recommendations contained within the minutes of the Plant Committee held on 28 May 2019.

That Council;

10.2.1 1 Receive the 5-year plant replacement program for Works & Parks and allocate \$300,000 to Plant Reserves in 2019/20 and then index at 2% per year for the next 5 years.

2 Receive the 5-year plant replacement program for Waste Treatment and allocate \$80,000 to Waste Reserves in 2019/20 and then indexed at 2% per year for the next 5 years.

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10.2.2 1. *Dispose of the P13864 Tana Rubbish Compactor via on-line auction with a reserve price of determined by the Plant Committee.*
2. *Dispose of a set of trailer-mounted portable traffic signals via on-line auction without a reserve price.*

10.3 Receipt of the Minutes of the Weeds and Waterways Advisory Committee

Recommendation:

That Council receives the minutes of the Weeds and Waterways Advisory Committee held on 30 May 2019.

10.4 Adopt the Recommendations of the Minutes of the Weeds and Waterways Advisory Committee

Recommendation:

That Council adopts en bloc the recommendations contained within the minutes of the Weeds and Waterways Advisory Committee held on 30 May 2019.

That the Weeds and Waterways Advisory Committee ask the Shire to allocate money in the draft budget engaging a person to monitor the spraying of weeds in the Collie River as recommended in the Glenn Flood Group report.

10.5 Receipt of the Minutes of the Policy Review Committee

Recommendation:

That Council receives the minutes of the Policy Review Committee held on 31 May 2019.

10.6 Adopt the Recommendations of the Minutes of the Policy Review Committee

Recommendation:

That Council adopts en bloc the recommendations contained within the minutes of the Policy Review Committee held on 31 May 2019.

That Council;

10.2.1 1. *Adopt the following new policy CS3.22 Rates Payment Plan; and*
2. *Set a review date for the policy as June 2022*

10.2.2 1. *Adopt the following new policy CS4.6 Welcome to Country; and*
2. *Set a review date for the policy as June 2022.*

10.2.3 1. *Adopt the following revised polices as presented at Appendix 3 with*

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modifications identified by deleting text with ~~strikethrough~~ and including underlined text:

CS5.1 Duty of Care for Children

CS5.2 Internet use In Collie Public Library

CS5.3 Records Management

2. Set a review date for the above policies as June 2022.

10.2.4 1. Adopt the following revised polices as presented at Appendix 4 with modifications identified by deleting text with ~~strikethrough~~ and including underlined text:

CS3.14 Sporting Scholarships

CS3.18 Community Small Grants Fund

2. Set a review date for the above policies as June 2022.

10.2.5 That Council revoke policy CS3.5 Contributions to External Groups and refer these items to the annual budget considerations process.

10.2.6 That Council defer the review of CS3.15 Guidelines for funding requests for Council projects to clarify previous related Council motions and any other policies that may impact on this policy and report back to Policy Review Committee.

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10.7 Receipt of the Minutes of the Audit Committee

Recommendation:

That Council receives the minutes of the Audit Committee held on 6 June 2019.

10.8 Adopt the Recommendations of the Minutes of the Audit Committee

Recommendation:

That Council adopts en bloc the recommendations contained within the minutes of the Audit Committee held on 6 June 2019.

That Council;

10.4.1 1. Receives the 2019 Financial Management Systems Review dated 23 May 2019 (Appendix 1).

2. Notes the contents of the Audit report and management comments.

10.4.2 1. Receives the 2019 Regulation 17 Audit Report dated 20 May 2019 (Appendix 2).

2. Notes the contents of the Audit report and management comments.

3. Staff to take note of the following recommendations from the audit report:

a) Risk management governance framework to be reviewed and updated on a periodic basis.

b) Revise the business continuity plan to include the next required review date, plans for alternative sites and best practice requirements to test the plan on a periodic basis (annually).

c) Develop a contract management framework incorporating policies and procedures.

d) Conduct a formal risk assessment for all major projects that are tendered and for the assessment to be part of the documents provided to Council.

e) Develop a HR policy manual, complaints policy, disciplinary action policy, litigation/claims policy, environmental policy, waste management policy, fraud control policy and whistleblower/public interest disclosure policy.

f) All policies are reviewed within the scheduled dates

g) Review the audit committee term of reference

h) Develop a central plan registers for Bushfire Management Plan, Corporate Business Plans etc

i) Develop a new and terminated employees' checklist

j) Invoice lease income in accordance with the lease agreements including peppercorn leases

k) Insurance claims register

l) Independent review of journals

m) Timely manner of financial report submission

n) The use of compliance calendar and appointing a governance officer

o) Modify the tender policy (CS2.7) to remove the tender threshold reference to the Local Government Act.

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11. **CEO REPORTS**
Nil

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12. CORPORATE SERVICES REPORTS

12.1 Accounts Paid – April 2019

Reporting Department:	Corporate Services
Reporting Officer:	Hasreen Mandry – Finance Manager
Accountable Manager:	Allison Fergie – Director of Corporate Services
Legislation:	Local Government Act 1995 & Financial Management Regulations 1996
File Number:	FIN/024
Appendices:	Yes – Appendix 1
Voting Requirement	Simple Majority

Report Purpose:

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

Officer's Recommendation:

That Council accepts the Accounts as presented in Appendix 1 being vouchers 41603-41612 & 3196-3198 totalling \$9,627.62 and direct payments totalling \$786,561.51 authorised and paid in April 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	\$461,934.17
August	\$54,077.74	\$782,538.66	\$836,616.40
September	\$34,057.86	\$566,848.03	\$600,905.89
October	\$47,005.40	\$641,951.33	\$688,956.73
November	\$46,817.40	\$1,972,635.40	\$2,019,452.80
December	\$76,126.49	\$652,110.36	\$728,236.85
January	\$430,38.99	\$500,161.31	\$543,200.30
February	\$80,502.23	\$491,221.74	\$571,723.97
March	\$56,390.25	\$638,596.27	\$694,986.52
April	\$9,627.62	\$786,561.51	\$796,189.13

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May			
June			

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 1.

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12.2 Financial Report – April 2019

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

Report Purpose:

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

Officers Recommendation:

That Council accept the Financial Report for April 2019 as presented in Appendix 2.

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 2.

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

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Comment:

The report provided to Council as Appendix 2 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. Law, Order and Public Safety is \$63,604 over budget mainly due to the DFES contribution for Local Government Grant Scheme (LGGS) for the Bush Fire Brigades being over budget by \$42,445. 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 \$8,853, the repayment of the Digital Radio System grant (\$28,938) and the DFES contribution for the Community Emergency Services being under budget by \$18,930 due to the timing of the invoice being issued to DFES.
2. **Welfare is \$12,761 under budget by due to Margareta Wilson Centre electricity consumption by the centre has reduced as well as the delay in billing for electricity consumption by Synergy.**
3. **Community Amenities is under budget by \$192,281 due to cemetery fees (\$13,652), additional rubbish bins (19,720) and Collie River Revitalisation Grant (\$125,000) are under budget. The community development grant account is \$41,300 under budget as the incorrect account was used for payment made for the community small grant round. This has been fixed in May 2019.**
4. Recreation and Culture is \$37,019 under budget due to sporting bodies ground maintenance fees (\$12,664) and swimming pool revenue (\$17,453). The invoices for the sporting ground maintenance fees will be raised in June 2019.
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 \$63,725 mainly due to pending workers compensation reimbursements **which will be received in June.**

Operating Expenditure by Program

7. **Governance is \$56,781 over budget due to an error in the admin allocation which will be rectified in June 2019.**
8. Law, Order and Public Safety is \$155,259 over budget due to the Community Emergency Services (\$23,913) which is 50% reimbursed by DFES. The over budget is also contributed by the purchase of plant and equipment (\$22,570), maintenance of vehicles (\$62,417), clothing and accessories (\$30,788), and building maintenance (\$14,218) 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.
9. Welfare is over budget by \$17,186 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

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being under budget by \$8,826.

10. Economic Services is \$198,529 under budget mostly due to the expenditure for the Economic Development (\$118,370), sand and gravel pits (\$28,150), building department employment cost (\$17,104) and visitor centre maintenance (\$16,819).
11. Other Property and Services is \$123,260 over budget as the plant direct cost and public works overhead is greater than expected. A review of these allocation is currently being undertaken.

Operating Revenue by Nature and Type

12. Operating grants, subsidies and contributions are over budget by \$278,487 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

13. Utility charges are \$108,206 under budget; most of the utility payments are yet to be made, this is due to delays in invoices being issued by Synergy.
14. Insurance Expense is \$54,647 under budget as the insurance expenses were lesser than expected.

Non-Operating Income by Nature and Type

15. Non-operating grants is \$159,082 over budget due to the timing of the Regional Road Group grant, the Motorplex Upgrade Grant and the Collie River Revitalisation.

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12.3 Adoption of Fees and Charges for 2019/20

Reporting Department:	Corporate Services
Reporting Officer:	Hasreen Mandry – Finance Manager
Accountable Manager:	Allison Fergie – Director Corporate Services
Legislation:	WA Local Government Act (1995)
File Number:	FIN/005
Appendices:	Yes – Appendix 3
Voting Requirements:	Absolute Majority

Report Purpose:

For the Council to consider the schedule of fees and charges for the 2019/20 budget year.

Officer's Recommendation:

That Council adopts by an ABSOLUTE MAJORITY, the attached schedule of fees and charges (Appendix 3) as part of the 2019/20 draft budget document.

Background:

Council has adopted the annual schedule of fees and charges separately from the budget document to enable more time to consider each proposed charge for the forthcoming year.

Statutory and Policy Implications:

Section 6.16 to 6.19 of the WA Local Government Act (1995) governs the imposition of fees and charges.

Many of the fees and charges listed on the attachment are statutory charges and cannot be modified by the Council. They are included on the list to provide readers of the final budget document with a complete list of charges which the Council may levy.

Budget Implications:

Changes to proposed fees and charges will have an impact on the revenue collected for 2019/20. Anticipated revenue for each individual account will be fully disclosed upon budget adoption. As required by section 6.17 of the Act, the following was taken into account in determining the amount of a fee or charge for a service;

- (a) the cost to the local government of providing the service or goods;
- (b) the importance of the service or goods to the community; and
- (c) the price at which the service or goods could be provided by an alternative provider.

Communications Requirements: (Policy No. CS 1.7)

The final schedule of Fees and Charges is required to be made available for comment as part of the budget document. A copy of the proposed Schedule Fees and Charges for 2019/20 can be found at Appendix 3.

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Certain fee changes such as Cemetery Fees are required to be gazetted if the Council wishes to increase for 2019/20.

Strategic Community Plan/Corporate Business Plan Implications:

KEY OBJECTIVE 5.0

Our Business

Good governance and an effective, efficient and sustainable organisation.

Outcome 5.3:

Financial sustainability and accountability, with emphases on the below strategy;
5.3.5, provide corporate financial services that support the Shires operations and meet planning, reporting and accountability requirements.

Comment:

For readability, all Council set fees and charges are highlighted in orange and fees or charges that has been changed form 2018/19 is in bold.

The predicted Consumer Price Index (CPI) for 2019/20 is 1.75%.

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12.4 Indoor Warm Water Pool

Reporting Department:	Corporate Services
Reporting Officer:	Allison Fergie – Director Corporate Services
Accountable Manager:	Allison Fergie – Director Corporate Services
Legislation	N/A
File Number:	CRL/048
Appendices:	Yes – Appendix 4
Voting Requirement	Simple Majority

Report Purpose:

For Council to consider whether to request that the Minister for Sport and Recreation carry forward the balance of the funding from the State election commitment for an indoor heated warm water pool in Collie, or to not proceed with an indoor heated pool at this point in time.

Officer's Recommendation:

That Council:

- 1. Do not proceed to develop an indoor warm water program pool at this time; and*
- 2. Request that the Minister for Sport and Recreation carry forward a portion of the balance of the funding from the election commitment to fund the construction of club rooms for the Collie Swimming Club.*

Background:

On 2018 Council received an amount of \$150,000 from the State election commitment for the undertaking of an Indoor Heated Swimming Pool Needs Assessment & Feasibility Study (Feasibility Study) for an indoor, heated swimming facility in Collie. The purpose of the study was for the Shire of Collie to understand the cost of developing an indoor, heated, swimming pool at the current site, and establish likely demand and ongoing costs in order to make an informed decision on whether or not to proceed with the project.

Tredwell Management Solutions working with Donovan Payne Architects and Neil Butler Quantity Surveying completed the needs assessment and feasibility report. In preparing the report, there was extensive consultation in the form of a community survey, stakeholder meetings with the Collie Swimming Club, the Collie Underwater Hockey Club, swimming school and exercise physiotherapists, an open community workshop and a Councillor briefing.

The report provided information about three options for consideration:

- A six-lane 25metre lap pool
- A three-lane 25metre/learn to swim/program pool hybrid
- A two-lane 16.66metre/learn to swim/program pool hybrid

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Concept designs, capital and ongoing costs for each option were provided within the report. On receipt of the Feasibility Study, at its meeting held 11 December 2018 Council resolved:

8006 – Officer’s Recommendation/Council Decision:

That Council:

- 1. Receive the Indoor Heated Pool Needs Assessment and Feasibility Study;*
- 2. Advertise the Indoor Heated Pool Needs Assessment and Feasibility Study for community and stakeholder comment, and report the results back to Council; and*
- 3. Authorise staff to call for tenders for the replacement of the electric heat pumps at the existing pool in 2019 and report back to Council.*

The Feasibility Study was forwarded to stakeholders and advertised for community comment, with the comment received by Council at its meeting held 5 March 2019, with the following result:

8065 – Officer’s Recommendation/Council Decision:

That Council:

- 1. Receive the comment on the Indoor Heated Pool Needs Assessment and Feasibility Study;*
- 2. Do not proceed to develop an indoor heated pool at this point in time.*
- 3. Staff to develop a funding strategy and report back to Council.*
- 4. Request staff investigate options for the increased provision of service at the existing pool for the 2019/2020 pool season*
- 5. Continue discussions with the Minister for Sport and Recreation regarding holding the balance of the election promise.*

The replacement of the electric heat pumps has been through the tender process and this project is ready to progress. Staff are also preparing a plan for the increased provision of service for the 2019/20 pool season to be considered during the annual budget process.

Staff have also written to local industry to ascertain if they might provide support for an indoor heated pool or an increased level of service at the existing pool. To date, Premier Coal have responded that they are unable to assist; South32 have received the correspondence; no response has been received from Griffin Coal, Synergy or Bluewaters.

In addition, staff have met with Hon Mick Murray, Minister for Seniors and Ageing; Volunteering; Sport and Recreation, to discuss the possibility of carrying forward the balance of the funding from the State election commitment. The Minister’s response can be found at Appendix 4, in which the Minister requests a formal decision of Council relating to the project.

Statutory and Policy Implications:

N/A

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Budget Implications:

Council has an amount of \$28,185 in the 2018/19 budget for club rooms for the Collie Swimming Club. An allocation from the carry forward from the State election commitment would assist with progressing this project as a standalone building.

If Council were to consider the alternative recommendation, the balance of \$1,958,000 from the election commitment may be available to carry forward for the purpose of a combined indoor warm water pool and clubrooms.

In the Feasibility Study the construction of an indoor warm water pool was costed at \$956,800 for the changeroom, toilet amenities and pool hall/building, and \$432,000 for the 16.6m x 10m reinforced concrete swimming pool and spa with ramp pool access complete including filtration and pool equipment – a total of \$1,388,800. Additional costs would be incurred for demolition of the former infant health centre, design, inclusion of a clubrooms, contingency and site costs.

The financial modelling showed that operational costs for an indoor warm water pool open for 12 months of the year would show a deficit of \$102-106,000 per annum, excluding depreciation.

Communications Requirements: (Policy No. CS 1.7)
Community informed of Council decision.

Strategic Community Plan/Corporate Business Plan Implications:

Goal 1 Our Community A thriving, supportive and safe community

Outcome 1.2: Participation in sport, recreation and leisure opportunities.

Strategy 1.2.1: Provide and promote sport, recreation and leisure facilities and programs.

Action 1.2.1.2 Revitalise Collie Mineworkers Memorial Pool precinct

Relevant Precedents:

N/A

Comment:

The Officer's Recommendation is based on the previous decision of Council to not proceed with the construction of an indoor heated pool at this point in time.

However, if Council were to proceed, then an indoor warm water program pool would be the most affordable option. The Feasibility Study considered a total of 611 responses from the community and stakeholders. The Conclusion & Recommendation from the Study was:

"If Council is prepared to subsidise the operation of a proposed indoor pool then it is recommended that the provision of an indoor warm water pool is the best option. This provides the most flexible water space, is the most sustainable and caters for the greatest needs within the Collie community."

The Study also found that a program pool was the highest priority feature for respondents.

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After being received by Council, the Feasibility Study was advertised for comment. A total of 252 votes on the options offered were received.

The option of 'Do Nothing' received the highest proportion of votes, and the comments that related to this choice were generally not in favour of imposing any additional costs on ratepayers at this point in time.

The most favoured of the three options was a '25m six lane pool', though this came at the highest cost to ratepayers and the Feasibility Study found that:

'In our view the provision of an indoor 6 lane 25m pool is not an affordable option for the Collie community and the Shire.'

The remaining two options were supported to a significantly lesser extent by the community. However, the proportion of respondents choosing one of the three options totalled 58%, demonstrating a desire within the community for an indoor heated pool facility in one form or another.

Based on the above community consultation, Council could consider the alternative recommendation below. If Council were to proceed with an indoor warm water program pool, then the clubrooms for the Collie Swimming Club would be included within the one building.

Alternative Recommendation:

That Council request that the Minister for Sport and Recreation carry forward the balance of the funding from the election commitment towards the construction of a combined indoor warm water program pool and club rooms for the Collie Swimming Club.

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12.5 Reserve Transfer – Pool Heat Pumps

Reporting Department:	Corporate Services
Reporting Officer:	Allison Fergie – Director Corporate Services
Accountable Manager:	Allison Fergie – Director Corporate Services
Legislation	Local Government Act 1995 – Section 6.2 Local Government Function (Function & General) Regulations 1996
File Number:	CMG/259
Appendices:	No
Voting Requirement	Absolute Majority

Report Purpose:

For Council to consider transfer from the Pool Heat Pump Reserve to enable commencement of the Supply, Delivery and Installation of Electric Heat Pumps to the Collie Mineworkers Memorial Swimming Pool.

Officer's Recommendation:

That Council, by ABSOLUTE MAJORITY, authorise the transfer of funds of \$163,550 from the Pool Heat Pump Reserve to enable the commencement of the project prior to the adoption of the 2019/20 annual budget.

Background

The current heat pumps that service the main pool have reached the end of their useful life. They were installed in 2006 and over the last two summers have required significant maintenance, and Council has an established reserve to allow for the cost of replacement of the pumps.

At the Council Meeting of 7 May 2019, resolved:

8129 – That Council;

- 1. Receive the tenders submitted by Heliocol Solar Pty Ltd, Horrobin Nominees Pty Ltd (Pool and Spa Mart), Jako Industries Pty Ltd, QIS Energy Conservation Systems Pty Ltd (QIS Solarwise), Trisley's Hydraulic Services Pty Ltd and Wetdeck Pools; and*
- 2. Award the contract to Wetdeck Pools for the supply, delivery and installation of electric heat pumps to the Collie Mineworkers Memorial Swimming Pool in the amount of \$176,250 Excl GST.*

Following the appointment of Wetdeck Pool and meeting with the contractor, Council is now asked to authorise the transfer of funds from the reserve to allow the project to commence.

Statutory and Policy Implications:

Under the WA Local Government Act 1995 s6.2

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(4) The annual budget is to incorporate —
(e) details of the amounts to be set aside in, or used from,
reserve accounts and of the purpose for which they are
to be set aside or used;

As this transfer was not identified in the 2018/19 budget process it is now required to be authorised by Council by Absolute Majority.

Budget Implications:

Council has established a Swimming Pool Reserve for the purpose of replacing the heat pumps at the Pool, contributing \$25,119 into the Reserve in the current financial year. The 2018/19 Closing Balance for the Reserve is \$163,550. A further contribution of \$12,700 will be required in the 2019/20.

Communications Requirements: (Policy No. CS 1.7)

Nil.

Strategic Community Plan/Corporate Business Plan Implications:

Goal 1 Our Community A thriving, supportive and safe community

Outcome 1.2: Participation in sport, recreation and leisure opportunities.

Strategy 1.2.1: Provide and promote sport, recreation and leisure facilities and programs.

Action 1.2.1.2 Revitalise Collie Mineworkers Memorial Pool precinct

Relevant Precedents:

At its meeting held 26 May 2015 Council resolved:

6741 – That Council:

- *by ABSOLUTE MAJORITY allocate \$40,000 from the Roche Park Reserve towards remodelling the current Crèche room into Cardio Studio to deliver Spin (Cycling)/ Indoor Walking programs thereby enhancing the existing Group Fitness program.*

Comment:

The work in replacing the heat pumps at the Collie Mineworkers Memorial Swimming Pool will need to be completed while the pool is closed. As the 2019/20 annual budget is not anticipated to be adopted until the meeting to be held 30 July 2019, there is limited time to complete the project after that date. To ensure timely completion, the work in removing the old pumps and the ordering of the new pumps (which requires a deposit to be paid) needs to occur prior to this year's annual budget adoption.

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13. DEVELOPMENT SERVICES REPORTS

13.1 Deletion of Development Approval Conditions requiring a Carpark at Lot 524 Medic Street

Reporting Department:	Development Services
Reporting Officer:	Robert Quinn – Shire Planner
Accountable Manager:	Andrew Dover – Director Development Services
Legislation	Planning and Development Act 2005
File Number:	A1060
Appendices:	Yes – Appendices 5 & 6
Voting Requirement	Simple Majority

Report Purpose: For Council to remove Development Approval conditions requiring provision of car parking on Lot 524 Medic Street.

Officer's Recommendation:

That Council deletes conditions 1 and 5 (of appendix 5) of the Development Approval dated 3 February 2017 regarding the Demolition of House and Construction of Carpark on Lot 524 Medic Street, Collie.

Background:

Council at its meeting on the 18 August 2015, resolved the following:

Motion #6825

That Council, pursuant to the provisions of the Planning and Development Act 2005, hereby resolves to grant approval to ADC Projects for the development of a commercial building of two tenancies comprising a 'shop' and 'recreation - private' (gymnasium) at 38 Johnston Street Collie subject to the following conditions:

- (a) At all times, the development the subject of this planning approval must comply with the definitions of a 'Shop' and 'Recreation- private' as contained in Schedule 1 of the Shire's Local Planning Scheme.
- (b) This planning approval supersedes any previous planning approval granted for the site.
- (c) 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.
- (d) All development shall be in accordance with the approved development plans which form part of this planning approval.
- (e) 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.
- (f) Before the development is occupied, all external surfaces of concrete tilt panel must be painted and/or finished to the satisfaction of the Shire of Collie.

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- (g)** Before the development is occupied, a landscaping plan must be submitted and approved showing proposed verge and car park landscaping in lieu of onsite landscaping and shall be constructed, planted, established, reticulated and thereafter maintained to the satisfaction of the Shire of Collie. In Council will not be responsible for any costs associated with the works within the Harvey and Johnston Street Road Reserves.
- (h)** At all times, all loading and unloading must take place within the boundaries of the site.
- (i)** Goods or materials must not be permanently stored within any external areas including parking or landscaping area, or within access driveways.
- (j)** The use/development is not to interfere with the amenity of the locality or cause nuisance by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, water products or grit, oil or otherwise.
- (k)** Before the development commences, the subject land parcels, Lots 531, 800 and 801 Johnston Street, must be amalgamated into one certificate of title and the new title issued, and a copy of the new title provided, to the satisfaction of the Shire of Collie. Or, alternatively the land owner must enter into a legal agreement with the Shire of Collie to secure the amalgamation/consolidation of the subject land parcels into one certificate of title within a specified time frame. The legal agreement must be at the full cost of the land owner, to the specification of the Shires solicitor and to the satisfaction of the Shire of Collie.
- (l)** Before the development is commenced, detailed design plans shall be prepared in accordance with relevant Australian Standards, Ausroad Guidelines, and Shire of Collie requirements, for all access, car parking and pedestrian movement requirements, to the satisfaction of the Shire of Collie. A minimum of 46 car parking bays and 1 disabled car parking bay is required for this development. This will include provision for all car parking areas and footpaths within the Harvey and Johnston Street Road Reserves and shall be amended to exclude the work carried out by the Shire of Collie on Harvey Street as per the attached drawing no. COL14008. Once plans are approved construction is to be in accordance with the approved plans and be completed before the development is occupied. This shall include construction of car parking areas/bays and footpaths located within the Harvey and Johnston Street Road Reserves. All costs shall be borne by the applicant, and Council will not be responsible for any costs associated with the works within the Harvey and Johnston Street Road Reserves.
- (m)** Before the development commences, a Stormwater and Drainage Management Plan, prepared in accordance with the Department for Water's Stormwater Management Manual and the Shire's Local Planning Policy: Stormwater Discharge from Building Sites, must be submitted for the approval of the Shire of Collie. The Stormwater and Drainage Management Plan will determine the drainage infrastructure required to support the development and as a minimum it must address:

 1. Proposed development
 2. Storm events to be managed
 3. On site retention for 1:1 year events
 4. On site detention for 1:5 year events
 5. Overland flow path for larger events
 6. Effect on groundwater
 7. Use of Water Sensitive Urban Design Principles
 8. Water Quality
 9. Conclusions / recommendations

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Correspondence has been received from Colin Smout acting on behalf of the owners of Lot 810 Johnston Street who were required to provide the parking on lot 524 Medic Street to remove the Development Approval conditions requiring the provision of parking on lot 524 Medic Street. Evidence has been provided by Colin Smout to support the claim that the carpark on lot 524 Medic Street is not required for the development on lot 810 Johnston Street. See Appendix 6.

Lot 524 Medic Street is zoned "Town Centre" and is 1012m² in area.

Statutory and Policy Implications:

Clause 77 of the Planning and Development (Local Planning Schemes) Regulations 2015 states:

77. Amending or cancelling development approval

(1) *An owner of land in respect of which development approval has been granted by the local government may make an application to the local government requesting the local government to do any or all of the following —*

(a) to amend the approval so as to extend the period within which any development approved must be substantially commenced;

(b) to amend or delete any condition to which the approval is subject;

(c) to amend an aspect of the development approved which, if amended, would not substantially change the development approved;

(d) to cancel the approval.

Clause 77 (1) (b) relates directly to this request as it allows the deletion of the conditions requiring lot 524 Medic Street to remain as a car park for the development of lot 810.

In regard to varying development standards for car parking requirements for land uses Clause 5.7 of the Shire of Collie Local Planning Scheme No. 5 allows Council discretion to vary development standards and requirements.

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Clause 5.7 states:

5.7 VARIATIONS TO SITE AND DEVELOPMENT STANDARDS AND REQUIREMENTS

5.7.1 Except for development in respect of which the Residential Design Codes apply, if a development is the subject of an application for planning approval and does not comply with a standard or requirement prescribed under the Scheme, the local government may, despite the non-compliance, approve the application unconditionally or subject to such conditions as the local government thinks fit.

5.7.2 In considering an application for planning approval under this clause, where, in the opinion of the local government, the variation is likely to affect any owners or occupiers in the general locality or adjoining the site which is the subject of consideration for the variation, the local government is to:

- (a) consult the affected parties by following one or more of the provisions for advertising uses under clause 9.4; and*
- (b) have regard to any expressed views prior to making its determination to grant the variation.*

5.7.3 The power conferred by this clause may only be exercised if the local government is satisfied that:

- (a) approval of the proposed development would be appropriate having regard to the criteria set out in clause 10.2; and*
- (b) the non-compliance will not have an adverse effect upon the occupiers or users of the development, the inhabitants of the locality or the likely future development of the locality.*

The Residential Design Codes do not apply to this site, therefore, Clause 5.7.1 is met and the clause may be exercised.

Clause 5.7.2 allows Council the discretion to advertise the variation if they are of the opinion that the variation is likely to affect owners or occupiers in the general locality. Based on the evidence provided, there will be no impact on the owners or occupiers in the general locality and this discretion can be exercised with advertising.

Therefore, Council has the ability under the Shire of Collie Local Planning Scheme No. 5 to reduce the car parking requirements as detailed in Schedule 11 of the Shire of Collie Local Planning Scheme No. 5.

No adverse effects can be foreseen by exercising this discretion, therefore Clause 5.7.3 is satisfied.

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Budget Implications:

Nil

Communications Requirements: (Policy No. CS 1.7)

No public consultation has occurred for this request due to the minor nature of the request.

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:

Unknown

Comment:

The report states that a survey of the car park over a five day period beginning 11 February 2019 that the car park (lot 524 Medic Street) was used by one car per day over this period. Anecdotal evidence through observations would also support this data. An extract of the report below shows the parking over the survey period. During this period the commercial activities were operational on lot 810 demonstrating that parking was not used or required on lot 524 Medic Street.

Table 1 - Parking Survey

No. of Cars Parked at Lot 524	Record One		Record Two		Record Three	
	Date	Time	Time	Time	Time	Time
	11.02.19 Monday	10.00am	1.00pm	5.00pm		
		1 car	1 car	1 car		
	12.02.19 Tuesday	9.00am	1.15pm	4.30pm		
		1 car	1 car	1 car		
	13.02.19 Wednesday	9.00am	12.30pm	5.00pm		
		1 car	1 car	1 car		
	14.02.19 Thursday	9.00am	1.00pm	5.00pm		
		1 car	1 car	1 car		
	15.02.19 Friday	8.30am	1.30pm	5.00pm		
		0 car	1 car	1 car		

Further to this, the report also states that the adjacent Woolworths carpark to lot 810 Johnston Street has an occupancy rate of approximately 20%-30%. Parking requirements are set by the Local Planning Scheme No. 5 based on land use. However, these requirements do not take into account, reciprocal parking habits of shoppers, where, one car park services multiple visits to shops. That is, parking requirements in most Local Planning Schemes are based on a land use requiring car parks in isolation not in relation to how shoppers actually use a shopping centre. That is one car park serves many visits to multiple shops.

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Also, shopping habits, times of shopping, multiple shop visits and transport methods have changed where in many cases, shoppers can either walk, gopher travel or cycle to shops. Online grocery shopping where goods are home delivered has changed the car parking requirements for retail outlets.

Council has the ability pursuant to Clause 5.7 of the Shire of Collie Local Planning Scheme No. 5 to vary the car parking requirements and modify the Development Approval conditions, therefore, there are no statutory impediments to making this decision.

In a commercial sense, lot 524 Medic Street serves no useful purpose to the CBD area. It is contended that if the carpark conditions were removed it would provide the opportunity for another commercial activity to occur on lot 524 Medic Street and not impact on the car parking provision in the Central Business District Area.

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13.2 115 Throssell Street, Collie (Golden Eagle Restaurant) Incentive Grant

Reporting Department:	Development Services
Reporting Officer:	Andrew Dover – Director Development Services
Accountable Manager:	Andrew Dover – Director Development Services
Legislation	Planning and Development Act 2005 WA Local Government Act 1995
File Number:	A4820
Appendices:	Yes – Appendix 7
Voting Requirement	Absolute Majority

Report Purpose:

To seek Council approval to grant Golden Eagle Restaurant access to available funding under *DS4.4 Town Centre and Mixed Use Zone Frontage Upgrade Incentives* to construct the verandah at 115 Throssell Street, Collie.

Officer's Recommendation:

That Council:

- 1) reconstructs a balcony and verandah at 115 Throssell Street, Collie in general accordance with the original structure;*
- 2) in accordance with policy DS4.4, allocate an amount of up to \$10,000 excluding GST from the Shire of Collie Heritage Incentive Scheme from the unspent 2017-2018 budget to this project on a 50/50 basis;*
- 3) waive all Council fees and pay all design costs associated with this project; and*
- 4) authorise the Chief Executive Officer to enter into agreements with current and previous owners of 115 Throssell Street, Collie.*

Background:

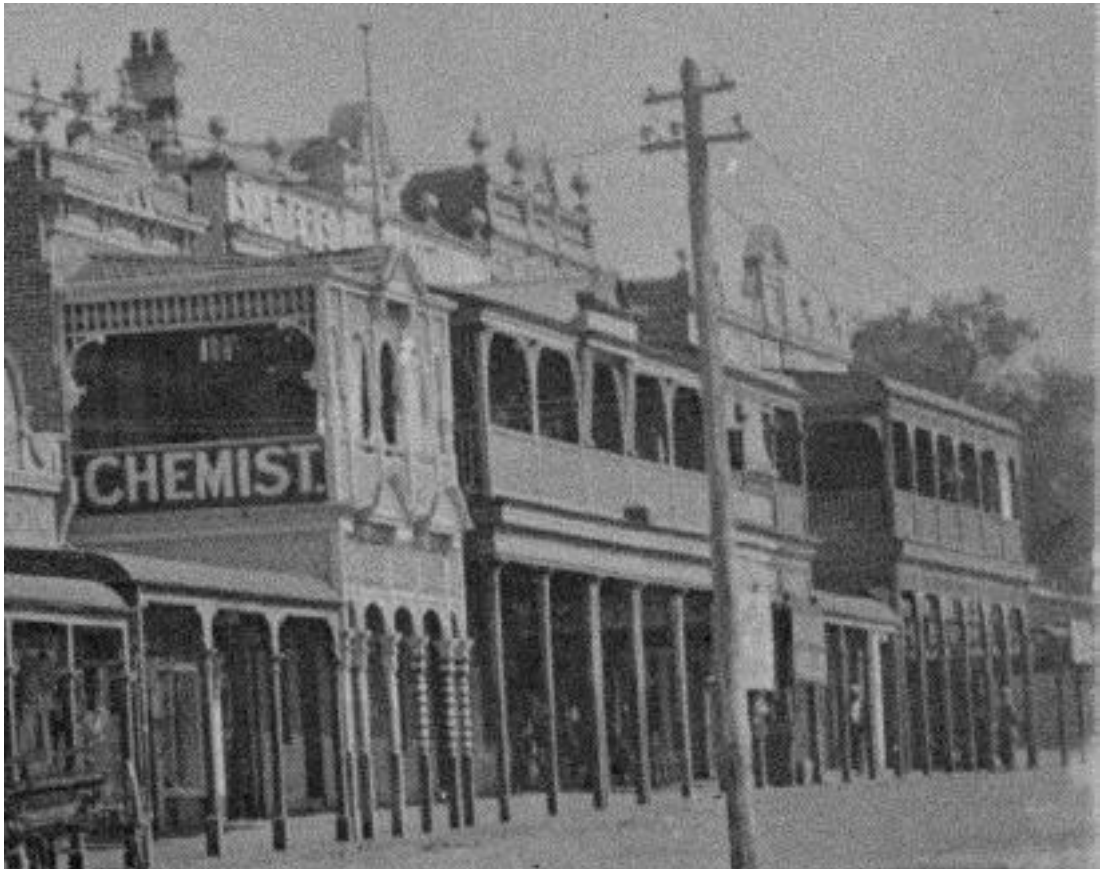
The verandah at 115 Throssell Street was removed following a collision with a vehicle in 2015 on the basis of an engineering report stating that it was not structurally sound. This verandah was a suspended verandah and was not in accordance with the original structure.

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115 Throssell St, Collie - Verandah 2015

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117 Throssell St, Collie – (behind telephone pole) Balcony 1910



115 Throssell Street – Balcony 1910

The owners of the building were issued a Heritage Conservation Notice under the Planning and Development Regulations 2015. This notice instructed the owners to reconstruct the verandah and to make remediations to the facade. This notice encouraged the then owner to commence discussions regarding the replacement of the verandah with the Shire. Since that time, the building has now been sold, (the original owner was the insurance policy holder) and the insurance investigation completed. The Shire has worked with both owners, the insurance company and the insurance project management company to come to a mutual solution.

Statutory and Policy Implications:

Town Centre and Mixed Use Zone Frontage Upgrade Incentives Policy DS4.4

3. Policy objectives

A primary objective of the policy is to encourage upgrades of the facades of properties with heritage value in a manner consistent with the principles of the Australia ICOMOS Burra Charter (refer [Development Services Policy Manual](#) Policy DC4.3), thus retaining heritage values whilst providing for uses consistent with Local Planning Scheme No. 5.

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The policy also seeks to increase the viability and attraction of locating enterprises in buildings of heritage value, thus increasing the attraction of the policy area for new businesses and helping to retain existing businesses.

A secondary objective of the policy is to encourage upgrades and prevent the occurrence of run-down frontages of commercial property in the policy area (regardless of heritage status).

4. Policy statement and procedure

4.2 Financial incentives - Upgrades that include facade refurbishments and verandah reinstatements

Where proposed developments include facade refurbishments or verandah reinstatements the following financial incentives will be offered:

- 1) Fees - Planning and/or building application fees (including State government charges) will be paid for by the Shire.
- 2) Design - Shire funds will be made available on a dollar for dollar basis up to a maximum of \$2,000 to reimburse costs for design work.

Where a building has heritage values the design work must be done by a suitably qualified architect and comply with Policy DC 4.3 Heritage Design (Interim).

Funds will be paid on receipt of copies of invoices for work completed in accordance with the design. The design fee invoices will also need to be provided.

- 3) Implementation of approved works - Shire funds will be made available on a dollar for dollar basis up to a maximum of \$12,500 for implementation of approved works.
- 4) Interest free loans - Interest free loans will be made available from the first call for applications to December 2011, after which the Interest free loan scheme ends.

Interest free loans can be used for design or for implementation of approved works.

Loans must be re-paid within three years, and will become a charge against the land in accordance with the Local Government Act (or be lodged against the property).

(Note: this state scheme has ended, but it is proposed that the Shire provide an interest free loan using the above principles)

- 5) Sponsorship - For buildings on the Heritage List (under Local Planning Scheme No. 5) Council may endeavour to attract sponsorship from suppliers of materials.

Where the value of Shire funds to be granted, sponsorship, or an interest free loan exceeds \$5,000, the landholder and Shire of Collie shall enter into a legally binding contract³ that specifies the obligations of each party. The legal agreement will require that payments be made on receipt of copies of invoices for completed work.

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The combined value of funds made available to landholders for implementation of approved works and as an interest free loan shall not exceed 60% of the total project cost.

Budget Implications:

The Shire's annual budget has included an amount of \$10,000 for consideration of applications under this Policy over the past number of years. This has been reduced from \$25,000 mentioned in the policy.

Part 3 Policy Objectives

Implementation of approved works – Shire funds will be made available on a dollar for dollar basis up to a maximum of \$12,500 for implementation of approved works.

Shire officers estimate that the project will be approximately \$80,000 excluding GST. This is on the provision that the Shire conducts the project management to keep costs to a minimum. This estimate also includes traffic management, engineered drawings and building surveying costs. Quotes will be sought in accordance with the Shire's purchasing policy. The proposal is to enter into an agreement with the various parties involved to fund this balcony with contributions as per the below table.

Insurance settlement for demolished verandah	\$39,273
Previous building owner for removed Juliet balconies	\$21,665
Contribution from current owner	\$10,000 (up to)
Proposed contribution from Shire	\$10,000 (up to)
Total	\$80,938

The alternative to the above is to construct a bull nose verandah with the insurance settlement and replace the removed Juliet balconies with funding from the previous owner as per the 2015 photograph above.

Communications Requirements: (Policy No. CS 1.7)

Nil

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:

A similar arrangement was put in place for the construction of the verandah next door at 117 Throssell Street. This has been completed successfully.

Comment:

All parties are willing to construct a balcony as per Appendix 7, but it is a considerable task to coordinate. The construction of a balcony is a far superior option than the alternative of constructing a bull nose verandah and Juliet balconies as the balcony will contribute to the streetscape, is more historically accurate and provides a usable balcony for the building owners.

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The building is prominent on the main street, as a result it is imperative that funding is made available to improve the streetscape and appearance of the town as well as this building.

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14. **TECHNICAL SERVICES REPORTS**
Nil

SHIRE OF COLLIE
AGENDA - ORDINARY MEETING OF COUNCIL
Tuesday, 18 June 2019

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 8
 - 'All Open' at Appendix 9
20. **CLOSURE OF MEETING TO MEMBERS OF THE PUBLIC**
- 20.1 **Sale of Property**
21. **CLOSE**