



Shire of
Collie

AGENDA

for the

ORDINARY MEETING OF COUNCIL

to be held on

Tuesday, 22 October 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, 22 October 2019

in Council Chambers at 87 Throssell Street, Collie WA,



David Blurton
Chief Executive Officer

18 October 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

October 2019 – November 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 22 October 2019

Ordinary Meeting of Council

7.00pm 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)SignatureDate

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, 22 October 2019

Agenda for the Ordinary Meeting of the Collie Shire Council to be held in Council Chambers, 87 Throssell Street Collie, on Tuesday, 22 October 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

Questions taken on Notice:

1. Cr Piavanini – Page 31 – EFT26994 - \$369.01 Station Motors cost of a Battery and call out. Why was our Mechanic not called out?

Response: Mr. Dover

This was initially thought to be a Holden specific issue with the key requiring a call out from the Holden dealer, however it eventuated that it was a battery issue.

2. Cr Harverson – Page 12 EFT26881 - \$511.50 Collie Roof Plumbing cleaning of gutters at Margareta Wilson Centre and Library. Why was it needed to outsource the cleaning of the gutters?

Response: Mr. Dover

These buildings required an external contractor due to the height of these buildings.

3. Cr Woods – Page 12 – EFT26878 - \$422.40 Coates Hire Why did we require gas detector kits at Ogden St?

Response: Mr. Lowcock

This is part of our Safe Operating Procedure (SOP) when working in confined spaces greater than 1.2m deep. In this case there was no gas detected. On average we only hire this equipment once per year and it's not economical to purchase due to the ongoing calibration/certification costs involved.

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4. Cr Miffing – Page 20 – EFT26933 \$1,574.63 Water Corporation Why is the water charge at the cemetery so high?

Response: Mrs. Mandry

There was a significant water leak from the toilet water supply, and this was fixed on Tuesday 8/10/2019. The building maintenance officer was able to locate it due to the presence of efflorescence to the external paving.

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' i.e. 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.

There is one item of a legal nature that will be considered.

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 1 October 2019.

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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 Bush Fire Advisory Committee

Recommendation:

That Council receives the minutes of the Bush Fire Advisory Committee held on 19 September 2019.

10.2 Adopt the Recommendations of the Minutes of the Bush Fire Advisory Committee

Recommendation:

That Council adopts en bloc the recommendations contained within the minutes of the Bush Fires Advisory Committee held on 19 September 2019.

That Council;

10.2.1 appoint the following volunteers and staff to the position of Fire Control Officer in accordance with the Bush Fire Act 1957.

Julian Martin, Shane Hickson, Terry Hunter, Graeme Genev, Kohdy Flynn, Michael Hart, Graeme Pilatti, Neil Waywood, Phillip Bartolo, Leigh O'Connor, Tristan Gulvin and Peter Lubcke.

10.2.2 endorse the Officers elected to the Shire of Collie Bushfire Brigades as documented in the attached Annual General Meeting minutes in accordance with the Bush Fires Act 1957.

*Appendix 1: Allanson BFB AGM Minutes
Appendix 2: Collie Preston BFB AGM Minutes
Appendix 3: Collieturn Cardiff BFB AGM Minutes
Appendix 4: Harris River BFB AGM Minutes
Appendix 5: Williams Road BFB AGM Minutes
Appendix 6: Worsley BFB AGM Minutes*

*10.2.3 appoint the following volunteers from the Shire of Boddington to the position of Fire Control Officer in accordance with the Bush Fires Act 1957:
- Wayne Littleton and Brad Morgan.*

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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 10 October 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 10 October 2019.

That Council;

10.4.1 1. supports the formation of a Recognised Biosecurity Group in accordance with the requirements of the Biosecurity and Agriculture Management Act 2007;

2. enquire if all surrounding Shires are interested in the establishment of the recognized Biosecurity Group with the Shire of Collie and if they have similar priorities with regards to declared pests;

3. advertise for the establishment members of the Recognised Biosecurity Group.

4. in conjunction with the Department of Primary Industries and Regional Development, assist the Recognised Biosecurity Group to become incorporated and to form an Objective;

5. investigate opportunities for cooperation and an MOU between the Recognised Biosecurity Group and the Shire of Collie; and

6. request the Department of Primary Industries and Regional Development provide establishment funding for the Recognised Biosecurity Group.

10.4.2 write to the Weeds and Waterways Advisory Committee members and guests thanking them for attending meetings and their input over the many years.

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11. **CEO REPORTS**
Nil

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12. CORPORATE SERVICES REPORTS

12.1 Amendment to South West Football League Fees & Charges

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:	No
Voting Requirements:	Absolute Majority

Report Purpose:

For the Council to consider amending its fees structure for the South West Football League on game days.

Officer's Recommendation:

That Council by ABSOLUTE MAJORITY amends its fees structure for the South West Football League from \$155 per game to \$161 per day for the use of the Collie Recreation Ground on football game days.

Background:

Historically the South West Football League (SWFL) were charged every game played at the Collie Recreation Ground and with the introduction of the women's league this has increased the ground fees charges. There were 34 games played on the Recreation ground in 2018 and 30 games in 2019. The League has expressed its concern that due to the increased in ground fees they would have to consider how they can afford to continue to play football games at the Collie Recreation ground.

Statutory and Policy Implications:

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

Budget Implications:

A reduction in revenue of \$3,151.

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.

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Communications Requirements: (Policy No. CS 1.7)

Correspondence will be sent to the South West Football League of Council's decision.

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.

Relevant Precedents:

Nil

Comment:

With the current fees & charges structure, the SWFL will be charged \$4,650 (inc GST) for the 2019 season but with the proposed amendment the total charge for 2019 season will be \$1,499 which aligns with charges from Shire of Donnybrook/Balingup of \$1,390 (inc GST) and Shire of Dardanup of \$1,230 (inc GST) for gamedays.

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12.2 Southern Aboriginal Corporation Rating Exemption

Reporting Department:	Corporate Services
Reporting Officer:	Hasreen Mandry– Finance Manager
Accountable Manager:	Allison Fergie – Director Corporate Services
Legislation:	Local Government Act 1995 & Financial Management Regulations
File Numbers:	A1761, A1877, A1181, A2769 & A1600
Appendices:	Yes – Appendix One
Voting Requirement	Absolute Majority

Report Purpose:

For Council to consider a request from Southern Aboriginal Corporation for charitable status rating exemption for 2019/20 for the following properties;

- A1761
- A1877
- A1181
- A2769
- A1600

Officer's Recommendation:

That Council, by ABSOLUTE MAJORITY approve the request to grant charitable status rating exemption to the properties A1761, A1877, A1181, A2769 and A1600 owned by Southern Aboriginal Corporation for the 2019/20 financial year.

Background:

On 13 September 2019, Council received an application for Rates Exemption from Southern Aboriginal Corporation requesting rating exemption. Southern Aboriginal Corporation is an incorporated not-for-profit community housing organisation with Charitable Organisation Status. Under section 6.26(2)(g) of the Local Government Act 1995, land that is used exclusively for charitable purposes and owned by a not for profit entity can be granted non-rateable (charitable) status.

Statutory and Policy Implications:

Under section 6.26(2)(g) of the *Local Government Act 1995* land that is used exclusively for charitable purposes and owned by a not for profit entity can be granted non-rateable (charitable) status.

If the land use is not charitable, the following sections of the *Local Government Act 1995* may apply:

- Section 6.26(2) (k) states that the Local Government can apply to the Minister for the land to be exempt from rates;

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- Section 6.47 Concessions states that the local government may waive or grant a concession to any rate or charge (absolute majority required).

Where an application is refused, the applicant may object under section 6.76 of the Local Government Act 1995 to the rate record, on the basis that the land or part of the land was not rateable land. The applicant has the right to appeal a decision made under Section 6.76 to the State Administrative Tribunal [SAT].

Budget Implications:

The applicant has requested a charitable status rating concession on rates for the period 1 July 2019 to 30 June 2020, broken down as follows:

Assessment	2019/20 Rates
A1761	\$1,206.06
A1877	\$1,082.99
A1181	\$1,132.22
A2769	\$984.54
A1600	\$1,156.83
	\$5,562.64

If rating exemptions were to apply, these properties would remain liable for ESL and service charges.

Communications Requirements: (Policy No. CS 1.7)

Letter sent to the Southern Aboriginal Corporation advising Council's decision

Strategic Community Plan/Corporate Business Plan Implications:

Goal 5: *Our Business - Good governance and an effective, efficient and sustainable organisation*

Outcome 5.3: Financial Sustainability and Accountability

Strategy 5.3.4: Ensure a rating system is in place which is transparent and promotes equity, timeliness, affordability and comparability.

Relevant Precedent:

At the meeting of Council held 13 February 2018, Council resolved:

7717 - That Council, by ABSOLUTE MAJORITY approve the request to grant charitable status rating exemption to the properties A5833 and A5833 owned by Alliance Housing for the 2016/17 and 2017/18 financial years.

Comment:

Southern Aboriginal Corporation are registered with the Australian Charities and Not-for-profits Commission as a charitable organisation. All five properties are currently housing Aboriginal people who need affordable housing. The Local Government Act is currently under review and section 6.76 of the Act is one of the items recommended by WALGA to be amended.

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This issue has been well tested in various courts and SAT jurisdictions and it is highly that, if challenged, either a court or SAT would overturn a Council decision to refuse granting charitable rating status based on precedent. For this reason, it is recommended that Council grant charitable rating status to the application and continue to lobby for the relevant section of the Local Government act to be changed.

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13. DEVELOPMENT SERVICES REPORTS

Nil

14. TECHNICAL SERVICES REPORTS

Nil

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.

Moved: Cr Miffling

Seconded: Cr

That Council's engineering department be requested to investigate and report to Council on a redevelopment plan for the portion of Johnston Street between Steere and Harvey Streets inclusive of the roadway, adjacent footpaths and entry/exit points to the various parking areas.

COMMENT

I have been approached by a local gentleman who enquired if the Council had any plans for remedying the current unsatisfactory state of Johnston Street with particular emphasis on the footpath connecting the Red Dot store (Cnr Johnston & Harvey Streets) with the 'Old Co-op Building (Cnr Johnston & Steere Streets). The gentleman had a wheelchair bound wife and he found it very difficult negotiating the 'ups and downs' of the footpath as well as crossing the various entry ways into the parking areas. Parked vehicle in the Johnston Street parking bays also make it very difficult to observe traffic whilst negotiating the footpath. The gentleman himself now has a vision impairment and finds the footpath a difficult course to follow when it has so many different levels in such a short distance.

The group I participated in for the CBD walk-through a few months ago had a particular emphasis on this section of Johnston Street and feed-back from the group identified the street/footpaths/car park entries as a bit of a hodge-podge – the groups' feed-back was reported to the other assembled groups in the Goods Shed at the conclusion of the exercise. It was the view of my group at the time that this section of Johnston Street should be slated for attention at some future time.

The request from the gentleman on his personal difficulties negotiating the footpath section can be viewed as a catalyst for remedial action.

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.

Cr Smith

What can Council do to ensure that the Roundhouse conservation/restoration is progressed in a short period to ensure that the proponents of the current proposal do not withdraw from the development?

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Staff Comment

The Roundhouse restoration project is the responsibility of the National Trust, with funding support being provided by the State Government through the Collie Futures Fund.

The proponents (Roundhouse Pty Ltd) have met with Councillors and staff on several occasions regarding their plans at the site and to seek the support of the Council for their project. It was made clear in the most recent meeting that the proposal is time critical and the proponents are clearly frustrated with the process.

Apart from normal regulatory processes including Development Assessment, the Council has a limited role to play with the project, however the Council can provide support towards the project and lobby relevant agencies to with a view to providing the proponents with more clarity and certainty to ensure the project is not lost for Collie.

Officers recommendation:

That regarding the Collie Roundhouse project, Council lobby the National Trust to:

- 1. provide a realistic timeline for site rehabilitation and building conservation;*
- 2. provide a commitment to finalising a lease agreement at a reduced market rate with the successful proponent through the Expression of Interest process (i.e. Roundhouse Pty Ltd).*

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 Two
 - 'All Open' at Appendix Three
20. **CLOSURE OF MEETING TO MEMBERS OF THE PUBLIC**
21. **CLOSE**