



Shire of
Collie

AGENDA

for the

ORDINARY MEETING OF COUNCIL

to be held on

Tuesday, 27 October 2020

**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, 27 October 2020

in Council Chambers at 87 Throssell Street, Collie WA,



Allison Fergie
Acting Chief Executive Officer

23 October 2020

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 2020 – November 2020

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 27 October 2020	Ordinary Meeting of Council 7.00pm in Council Chambers
Thursday 29 October 2020	Community Safety Access and Wellbeing 2.00pm in Council Chambers
Thursday 12 November 2020	Tourism and Marketing Advisory Committee 9.30am in Council Chambers
November (date/time TBA)	Audit Committee

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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Tuesday, 27 October 2020

Agenda for the Ordinary Meeting of the Collie Shire Council to be held in Council Chambers, 87 Throssell Street Collie, on Tuesday, 27 October 2020 commencing at 7:00pm.

1. OPENING/ATTENDANCE/APOLOGIES & LEAVE OF ABSENCE

1.1 Councillors granted Leave of Absence at previous meeting/s.

Cr Hansen has been granted Leave of Absence for this Ordinary Meeting of Council at the meeting held on 6 October 2020.

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 from the previous meeting:

- Cr Miffing requested data on the usage of the electric vehicle charger in Central Park.

Mr Lowcock: The electric vehicle charger has been used on 58 occasions in the last twelve months with vehicles registered to postcodes from throughout WA.

- Cr Italiano asked why are employee costs \$59,928 under budget?

(Mrs Fergie took the question on notice to confirm with Hasreen Mandry, Finance Manager, that this is due to timing of allocations.)

It is confirmed that the underbudget amount is due of timing of allocations.

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

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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.

- Consultant David Lanfear to provide an update on the Open Space Strategy.
- The early payment of rates incentive draw for the Financial Year 2020/21 will be conducted.

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.

- There is one item for which the meeting may be closed to the public.

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 6 October 2020.

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

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10.1 Receipt of the Minutes of the Tourism and Marketing Advisory Committee

Recommendation:

That Council receives the minutes of the Tourism and Marketing Advisory Committee held on 15 October 2020.

10.2 Adopt the Recommendations of the Minutes of the Tourism and Marketing Advisory Committee

Recommendation:

That Council adopts en bloc the recommendations contained within the minutes of the Tourism and Marketing Advisory Committee held on 15 October 2020.

That Council appoint Distinctly Tourism Marketing to develop a tourism destination marketing strategy for the Shire of Collie.

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11. **CEO REPORTS**

Nil

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12. CORPORATE SERVICES REPORTS

12.1 Accounts Paid – September 2020

Reporting Department:	Corporate Services
Reporting Officer:	Hasreen Mandry – Finance Manager
Accountable Manager:	Allison Fergie – Acting CEO
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 September 2020.

Officer’s Recommendation:

That Council accepts the Accounts as presented in Appendix 1 being vouchers 41750-41756 totalling \$2,731.65 and direct payments totalling \$1,427,307.11 authorised and paid in September 2020.

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	2020/21		
	Cheques	Electronic Transfer	Total Payment
July	\$592.30	\$1,064,546.86	\$1,065,139.16
August	\$818.20	\$557,587.21	\$558,405.41
September	\$2,731.65	\$1,427,307.11	\$1,430,038.76
October			
November			
December			
January			
February			
March			

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April			
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.

Any questions relating to the accounts please forward prior to the meeting for clarification.

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12.2 Financial Report – September 2020

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 September 2020.

Officers Recommendation:

That Council accept the Financial Report for September 2020 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 Income by Program

1. Governance is \$21,845 over budget mainly due to sundry revenue being over budget (timing of invoice raised for the legal fees reimbursement for the Renergi lease agreement and insurance contribution by the Collie Eagles Football Club).
2. **Law, Order and Public Safety is \$12,973 under budget mainly due to dog registration fees being under budget.**
3. **Transport is \$24,099 over budget due to the Regional Road Group first claim being higher than expected.**

Operating Expenditure by Program

4. All the programs are under budget as admin allocation, plant allocation and depreciation have not been processed for July 2020, August 2020 and September 2020. These will remain outstanding until the 2019/20 Annual Report has been finalised.

Operating Income by Nature and Type

5. Contributions and reimbursements are \$17,339 over budget mainly due to sundry governance being over budget (refer item 1).

Operating Expenditure by Nature and Type

6. Employee cost is \$139,761 over budget as admin allocation is yet to be processed for July 2020, August 2020, and September 2020.
7. Labour Overheads is \$30,3491 under budget as plant allocation, depreciation and admin allocation have not been processed for July 2020, August 2020 and September 2020.
8. Materials and contracts is \$167,028 under budget as plant allocation is yet to be processed for July 2020, August 2020 and September 2020.
9. Plant Direct cost is \$43,062 under budget as plant allocation, depreciation and admin allocation have not been processed for July 2020, August 2020 and September 2020.
10. Depreciation is under budget as it is yet to be processed for July 2020, August 2020 and September 2020.

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12.3 Write Off Rates Balance for A5194

Reporting Department:	Corporate Services
Reporting Officer:	Hasreen Mandry – Finance Manager
Accountable Manager:	Allison Fergie – Acting CEO
Legislation:	Local Government Act 1995 & Financial Management Regulations
File Number:	Finance
Appendices:	No
Voting Requirement	ABSOLUTE Majority

Report Purpose:

This report seeks the authority of the Council to write off outstanding rates and charges.

Officers Recommendation:

That Council resolves by ABSOLUTE MAJORITY to;

- a. Write off the rates on assessment 5194 for 2008/09, 2009/10, 2010/11, 2011/12, 2012/13, 2013/14, 2014/15, 2015/16, 2016/17, 2017/18, 2018/19, 2019/20 financial years - totalling \$8,458.49*
- b. Write off the rural waste levy on assessment 5194 for 2008/09, 2009/10, 2010/11, 2011/12, 2012/13, 2013/14, 2014/15, 2015/16, 2016/17, 2017/18, 2018/19, 2019/20 financial years - totalling \$1,440*
- c. Write off outstanding interest and legal charges on assessment 5194 – totalling 11,366.76*
- d. Seek write off approval from Department of Fire and Emergency Services (DFES) for Emergency Service Levy on assessment 5194 for 2008/09, 2009/10, 2010/11, 2011/12, 2012/13, 2013/14, 2014/15, 2015/16, 2016/17, 2017/18, 2018/19, 2019/20 financial years - totalling \$787.00*
- e. Seek write off approval from Department of Fire and Emergency Services (DFES) for Emergency Service Levy Penalty Interest on assessment 5194 for 2008/09, 2009/10, 2010/11, 2011/12, 2012/13, 2013/14, 2014/15, 2015/16, 2016/17, 2017/18, 2018/19, 2019/20 financial years - totalling \$508.30*
- f. Fund the charges if item d and item e is unsuccessful*
- g. Grant the current lessee (People & Parking Pty Ltd) on assessment 5194, 35 days from 30 October 2020 to pay off the 2020/21 rates (\$817) and Emergency Services Levy (\$84) without incurring interest.*

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Background:

Assessment 5194 relates to property JFL2159/97 Wellington Collie WA 6225 (Wellington Dam Kiosk). The property is owned by Department of Biodiversity, Conservation and Attractions (DBCA) and the kiosk leased to a third party.

The property is classified as crown land which under the Local Government Act is not rateable unless it has been leased for a commercial purpose. As it is a commercial lease an exemption to rating under s.6.26 (2)(a) does not apply.

Legal action commenced in 2017 against the registered occupier Martinac and continued until December 2019 when debt recovery agency determined that Martinac had not been the lessee since 2016. Council were never informed by DBCA of the change of lease agreement. There is no obvious recourse to collection of debt as they are not the owners of the land.

The current lessee, People & Parking have been contacted and have been advised of their obligation to pay Shire rates and Emergency Services Levy as the lease agreement between them and DBCA state that they are responsible for any outgoings and not DBCA.

The current outstanding charges for the property is \$23,431.55 and the breakdown as per below.

Lessee	Rates	ESL	Rural Waste Levy
People & Parking lease term (20 Feb 2016 – 19 Feb 2026) Rates and charges to June 2019	\$3,909	\$396	\$539
No Commercial Lease (24 Dec 2011- 19 Feb 2016) Note: invoices were raised as no advice was received regarding the lease expiry.	\$2,640	\$249	\$429
Martinac (30 June 2006- 23 Dec 2011)	\$2,120	\$188	\$382
Gillespie (Prior to 29 June 2006)	\$606.49	\$38	\$90
	\$9,275.49	\$871	\$1,440

Total Legal Charges: \$4,995.75

Total Interest Charges: \$6,341.01

ESL Penalty Interest: \$508.30

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Statutory and Policy Implications:

Section 6.12(1)(c) of the Local Government Act states:-

- (1) Subject to subsection (2) and any other written law, a local government may -
(c) Write off any amount of money, which is owed to the local government.

(An absolute majority is required)

Budget Implications:

A total of \$22,530.55 will be written off the rates general ledger account.

Communications Requirements: (Policy No. CS 1.7)

To contact People & Parking Pty Ltd regarding 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 Precedent:

Nil

Comment:

It is unreasonable to expect People and Parking Pty Ltd should be liable for debts incurred by previous lessees or debts issued in previous lessees' name.

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13. DEVELOPMENT SERVICES REPORTS

13.1 Scheme Amendment No. 7 – Shotts Industrial Area – EPA Modifications

Reporting Department:	Development Services
Reporting Officer:	Katya Tripp – Shire Planner
Accountable Manager:	Andrew Dover – Director Development Services
Legislation	Planning and Development Act 2005 WA Local Government Act 1995 Planning & Development (Local Planning Schemes) Regulations 2015
File Number:	LUP/054
Appendices:	Yes – Appendix 3 – Modified scheme amendment
Voting Requirement	Simple Majority

Report Purpose:

For Council to endorse the changes, as requested by the EPA, to amendment No. 7 to Local Planning Scheme No. 5 so that the amendment can be publicly advertised.

Officer's Recommendation:

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

1. Endorse the following modifications to Scheme amendment no. 7:

a) The inclusion of conditions 1,2 & 3 from table 8, ASR 4 as found in the draft local planning scheme no. 6.

b) The modification of condition 3 ii to read as follows: The identification and management of environmentally sensitive locations, including possible contaminated sites, underground mine workings, wetlands, and significant flora, vegetation, fauna habitat and habitat corridors;

c) The modification of condition 3 to read as follows: All applications for development approval shall be referred to the Department of Water and Environmental Regulation for comment assessment unless:

2. Authorise that the modified amendment documentation (Appendix 3) be signed and sealed by the Shire President and the Chief Executive Officer;

3. Return the amendment to the Environmental Protection Authority for a formal decision on environmental review.

4. Following a formal decision by the EPA that an environmental review is not required, proceed to advertise the amendment in accordance with Regulation 47 of the Regulations; and

5. Advertise the Structure Plan in conjunction with the amendment referred to in resolution 1 and in accordance with Regulation 18 of the Regulations.

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Background:

In July Council resolved to:

8506 - Officer's Recommendation/Council Decision:

Moved: Cr Miffing

Seconded: Cr Woods

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

6. Require the following modifications to amendment No. 7 (Appendix 4):

- a) Modify the zoning table to include the new land uses being introduced and their permissibility for the zones in accordance with Appendix 5;*
- b) Update the definitions to define the land use definitions being introduced or modified in accordance with Appendix 5;*
- c) Amend Table 3 Local Planning Framework in proposed scheme amendment) to reflect the recently endorsed Local Planning Strategy and:*
- d) Ensure formatting is correct.*

7. Subject to recommendation (1) above, in accordance with Section 75 of the Planning and Development Act 2005 ('Act'), resolves to ADOPT (initiate) amendment No.7 to the Shire of Collie Local Planning Scheme No. 5 ('Scheme') as shown in Appendix 4;

8. In accordance with Regulation 35(2) of the Planning and Development (Local Planning Schemes) Regulations 2015 ('Regulations'), determines that the amendment referred to in resolution 1. above is a standard amendment for the following reasons:

- a) It is consistent with the intent of the Local Planning Strategy;*
- b) It is considered to have minimal impact on land in the Scheme area that is not the subject of the amendment; and*
- c) It is not considered a complex or basic amendment;*

9. Authorise that the amendment documentation, once modified, be signed and sealed by the Shire President and the Chief Executive Officer;

10. Refer the amendment to the Environmental Protection Authority for assessment in accordance with the requirements of section 81 of the Planning and Development Act 2005;

11. Subject to the EPA determining that an environmental review is not required, resolve, to proceed to advertise the amendment in accordance with Regulation 47 of the Regulations. In the event that the EPA determines that the Amendment requires formal environmental assessment, this assessment is to be prepared by the proponent prior to advertising of the Amendment;

12. Require the following modification to the proposed Structure Plan;

- a) Amend Table 5 Local Planning Framework in proposed Structure Plan document to reflect the recently endorsed Local Planning Strategy; and*
- b) Ensure the proposed Structure Plan document aligns with the proposed Scheme amendment document;*

13. Subject to recommendation (7) above, in accordance with Regulation 16(1) of the Planning and Development (Local Planning Schemes) Regulations 2015 determine that the proposed Structure Plan is suitable for advertising; and

14. Advertise the Structure Plan in conjunction with the amendment referred to in resolution 1 and in accordance with Regulation 18 of the Regulations.

CARRIED 11/0

Officers then proceeded to implement this decision by referral of the Scheme amendment to the EPA.

The EPA has requested some minor modifications to the amendment before they make their formal decision on the need for environmental review or not.

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The requested modifications are presented in the comment section below for Council endorsement.

Statutory and Policy Implications:

Planning and Development Act 2005

The Planning and Development Act 2005 outlines the relevant considerations when preparing and amending local planning Schemes. The relevant provisions of the Act have been taken into account in preparing and processing this amendment including the need to refer the amendment to the EPA prior to advertising.

Planning and Development (Local Planning Schemes) Regulations 2015

The Regulations identify three different levels of Scheme amendment – basic, standard and complex. Regulation 35(2) requires the resolution of the local government to specify the level of the amendment and provide an explanation justifying this choice.

This amendment is considered to be a ‘standard’ amendment for the following reasons:

- a. It is consistent with the intent of the Local Planning Strategy;
- b. It is considered to have minimal impact on land in the Scheme area that is not the subject of the amendment; and
- c. It is not considered a complex or basic amendment.

Regulations 16(1) outlines the information required to be included and addressed in a Structure Plan. Officers consider that the material provided complies with this clause, yet request modifications to the proposed amendment.

The regulations also specify the manner and form in which the amendment and the Structure Plan must be advertised.

Budget Implications:

There are no budget implications for this proposal. Prescribed fees were paid for the amendment to be processed.

Communications Requirements: (Policy No. CS 1.7)

The proposal will undergo public advertising in accordance with 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.*

Following a formal decision from the EPA, the amendment and the Structure Plan will be advertised concurrently in the local newspaper to seek comment for a minimum of 42 days. Letters will be sent to service authorities, relevant government agencies and adjacent land holders seeking comment with a minimum 42 day submission period.

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Strategic Community Plan/Corporate Business Plan Implications:

Goal 4: Our Built Environment

Outcome 4.1 Appropriate Land Use, Development and Heritage Conservation;

Strategy 4.1.1: Support and promote the conservation and maintenance of heritage buildings, sites and places of interest.

Relevant Precedents:

This proposed amendment is the seventh amendment to Local Planning Scheme No. 5.

Comment:

Following adoption of the Scheme amendment by Council, officers referred the documentation to the EPA for assessment.

The EPA has requested the Shire modify the scheme text proposed for Amendment 7 by modifying LPS 5 Schedule 4 Special Use Zone No. 11, Condition 2 Structure Plan and Condition 3 EPA Approval, and include the draft LPS 6 Table 8 ASR4 Requirements 1, 2 and 3.

These additional requirements are taken from draft Local Planning Scheme No. 6. and are presented below along with the EPAs additions to 2. ii and minor change to 3. They can also be seen on pages 3 & 4 of Appendix 3 as modified by the applicant's consultant.

1. Subdivision and development are to be in accordance with a Structure Plan approved by the Western Australian Planning Commission, in accordance with Part 4 of the Deemed Provisions.

2. A Structure Plan is to contain such details as, in the opinion of the local government and Western Australian Planning Commission, is required to satisfy the planning requirements for the proposed development, and shall include, but not be limited to, the following details:

- i. Identification and proposed management of any likely environmental impacts or emissions generated from the envisaged industrial development, including cumulative impacts, to ensure that these impacts are appropriately managed and contained within the Shotts Strategic Buffer (SCA);*
- ii. The **identification and** management of environmentally sensitive locations, including possible contaminated sites, underground mine workings, wetlands, **and significant flora**, vegetation, **fauna habitat** and habitat corridors;*
- iii. Establishment of appropriate separation between strategic and general industrial land uses, if applicable.*
- iv. The apportionment of land suitable for general and strategic land uses, and typical lot sizes;*
- v. The indicative lot pattern and staging;*

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- vi. The provision of major infrastructure, including main drainage, power, sewerage, water supply and other key infrastructure services.*
 - vii. The proposed major road network and other transport and movement systems.*
 - viii. Bushfire management, including consideration of hazard separation, water supply, and emergency access.*
3. All applications for development approval shall be referred to the Department of Water and Environmental Regulation for *comment* ~~assessment~~ unless:
- i. The Department of Water and Environmental Regulation has agreed that a specific class of industry will not have any additional environmental impacts in the area; or*
 - ii. The application is for minor or ancillary development with no significant environmental impacts.*

Officers seek endorsement of these modifications so that the modified documentation can be provided to the EPA for a formal decision on the scheme amendment. Once officers have this decision the scheme amendment, and accompanying structure plan, can be advertised to the public and the required referrals made.

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13.2 Revised Building Capital Works Budget – New Reticulated Water Service at Collie River Valley Tourist Park

Reporting Department:	Development Services
Reporting Officer:	Scott Geere – Manager Building Services
Accountable Manager:	Andrew Dover – Director Development Services
Legislation	Local Government Act 1995
File Number:	
Appendices:	N/A
Voting Requirement	Simple Majority

Report Purpose:

To advise Council that the current budgeted amount of \$80,000 which has been allocated towards a new reticulated water service at Collie River Valley Tourist Park is insufficient, and to recommend a revised funding strategy for the project.

Officer's Recommendation:

That Council:

1. *Notes that the current budgeted amount of \$80,000.00 (excl. GST) for a new reticulated water service at Collie River Valley Tourist Park (account BAP031) is insufficient for the project; and*
2. *Adopts the following as a revised funding strategy for the new reticulated water service at Collie River Valley Tourist Park:*
 - a) *Revise the current allocation towards 'Fit-out of office space beneath Library (Old DDA Tenant Office), including new internal passage' (account BAP007) from \$45,000 to \$37,000;*
 - b) *Revise the current allocation towards 'Railway Institute – Demolition & Removal' (account BAP020) from \$35,000 to \$27,000; and*
 - c) *Re-allocate the monies deducted from BAP007 and BAP020 to the Collie River Valley Tourist Park project (BAP031) to give a total budget allocation to this project of \$96,000.00, with a total balance to account BAP031 of \$102,000.00.*

Background:

A budget amount of \$80,000 (excl. GST) was adopted by Council for a new water service at Collie River Valley Tourist Park for this financial year based on advice given by the Manager of Building Services.

The figure of \$80,000 was derived based on a report obtained from McGarry Associates Quantity Surveying Consultants, who based their final QS estimate for the project of \$55,000 on the following:

- Full suite of 'Issued for Construction' documentation the Shire of Collie obtained

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for the project in the 19/20; and

- first principals estimate for each of the items documented and then benchmarked these items against the supply and lay rates from recent water corporation projects.

The Shire of Collie then added an additional margin to their \$55,000 quantity surveying estimate for contingency, to bring about the final figure of \$80,000.

A formal Request for Quote package for the new water service at Collie River Valley Tourist Park (RFQ 05/2020) was advertised in a number of publications, including the West Australian Newspaper, on the 26th August 2020 in accordance with the Shire's Purchasing Policy CS3.23.

Whilst nine (9) packages were requested and sent out, only one (1) contractor attended the mandatory site briefing and inspection. Subsequently theirs was the only submission received, with a fee of close to \$250,000.00

The Building Department has most recently directly approached four (4) Plumbing Contractors. Of these, only two (2) quotes have been received back, however the best quote, received on the 22/10/2020 still exceeds the \$80,000 budgeted at \$95,670 (excl. GST).

The Collie River Tourist Park currently has two (2) capital works projects budgeted for this year under its account BAP031, being:

1. New reticulated water service at \$80,000; and
2. Repair of cracking brickwork to changeroom building at \$6,000.

Statutory and Policy Implications:

N/A

Budget Implications:

- *Revise the current allocation towards 'Fit-out of office space beneath Library (Old DDA Tenant Office), including new internal passage' (account BAP007) from \$45,000 to \$37,000;*
- *Revise the current allocation towards 'Railway Institute – Demolition & Removal' (account BAP020) from \$35,000 to \$27,000; and*
- *Re-allocate the monies deducted from BAP007 and BAP020 to the Collie River Valley Tourist Park – New Water Supply project (BAP031) to give a total budget allocation to this project of \$96,000.00, with a total balance to account BAP031 of \$102,000.00.*

Communications Requirements: (Policy No. CS 1.7)

N/A

Strategic Community Plan/Corporate Business Plan Implications:

Strategy 4.5.1: Manage and maintain public buildings, facilities and public amenities.

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Relevant Precedents:

N/A

Comment:

The reporting officer is seeking an additional \$16,000 for BAP031, and proposes the reallocation of an amount of \$8,000 from two other budgeted Capital Works projects, being:

1. BAP007 *'Fit-out of office space beneath Library (Old DDA Tenant Office), including new internal passage'*; and
2. BAP020 *'Railway Institute – Demolition & Removal'*.

The decrease of budget allowance from \$45,000 to \$37,000 for the *'Fit-out of office space beneath Library (Old DDA Tenant Office), including new internal passage'* is not seen to have an adverse impact on this prospective project.

This was a provisional amount only for a fit-out to accommodate Shire staff due to the current Shire Administration building being at capacity.

However, going into this financial year no scheme or strategy had yet been decided on for re-location of staff or revised layout to this premises, so it was seen that a provisional amount of \$45,000 was appropriate to be set aside as a contingency. The subsequent leasing of the premises to IPS has now effectively curtailed this project.

The decrease of budget allowance from \$35,000 to \$27,000 for the demolition and removal of the Railway Institute Building is not seen to have an adverse impact as an indicative quote has been received from a demolition contractor to be able to carry out the works for less than \$27,000.

A significant amount of time and money has been invested to date by Shire staff, consultants and contractors to get the new reticulated water service for the Collie River Valley Tourist Park off the ground and within a reasonable price margin and it is seen that this is a high priority project for the 2020/21 Financial Year given the poor state of existing onsite hydraulic infrastructure.

14. **TECHNICAL SERVICES REPORTS**

Nil

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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 4
 - 'All Open' at Appendix 5
20. **CLOSURE OF MEETING TO MEMBERS OF THE PUBLIC**
21. **CLOSE**