



MINUTES

For the Council Meeting held on

Thursday August 20, 2015

Commencing at 5.03 p.m.

In the Emergency Service Building, Hopetoun.

ORDINARY MEETING OF COUNCIL
HELD IN THE EMERGENCY SERVICE BUILDING, HOPETOUN
ON 20 AUGUST 2015, COMMENCING AT 5.03PM

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1. DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

5.03pm – the presiding person, Cr Dunlop, declared the meeting open.

2. ATTENDANCE / APOLOGIES/ APPROVED LEAVE OF ABSENCE

MEMBERS: Cr Keith Dunlop (Shire President)
Cr Julianne Belli (Deputy Shire President)
Cr Andrew Duncan
Cr Sharyn Gairen
Cr Ian Goldfinch
Cr Angela Kelton
Cr Ken Norman

STAFF: Ian Fitzgerald (Chief Executive Officer)
Keith White (Deputy Chief Executive Officer)
Darryn Watkins (Manager Engineering Services)
Portia Ridout (Executive Assistant)
Jenny Goodbourn (Community and Recreation Development)

APOLOGIES:

NIL

ON LEAVE OF ABSENCE:

NIL

ABSENT:

NIL

3. RESPONSE TO PREVIOUS QUESTIONS TAKEN ON NOTICE

NIL

4. PUBLIC QUESTION TIME

5.04pm Morray King – Owner of Lot 8 Hopetoun Ravensthorpe Road

Mr King spoke in support of the recommendation made in item 10.2.1.

5.05pm Elizabeth Aberline

Ms Aberline asked if a house in Hopetoun was privately owned because the fence is falling down and it should be preserved.

5. APPLICATIONS FOR, AND PREVIOUSLY APPROVED, LEAVE OF ABSENCE AND DISCLOSURES OF INTEREST

5.1 APPLICATION FOR LEAVE OF ABSENCE - CR DUNCAN HAS REQUESTED LEAVE FOR THE ORDINARY COUNCIL MEETING ON THE 17 SEPTEMBER 2015

OFFICER RECOMMENDATION AND COUNCIL DECISION	ITEM 5.1
Moved: Cr Gairen	Seconded: Cr Norman
That the leave of absence be granted to Cr Duncan for the Ordinary Council Meeting to be held on 17 September, 2015.	
Carried: 7/0	Res: 83/15

5.2 DECLARATION OF INTEREST

Councillor/Officer	Item	Nature of Interest	Extent of Interest
Cr Dunlop	10.2.1	Indirect Financial	Part time involvement with R & L Construction

6. PETITIONS/ DEPUTATIONS/ PRESENTATIONS

NIL

7. CONFIRMATION OF MINUTES

7.1 COUNCIL MEETING – 16 JULY, 2015

OFFICER RECOMMENDATION AND COUNCIL DECISION	ITEM 7.1
Moved: Cr Duncan	Seconded: Cr Goldfinch
That the minutes of the meeting of council held on 16 July, 2015 be confirmed as a true and correct record of proceedings.	
Carried: 7/0	Res:84/15

8. SUSPENSION OF STANDING ORDERS

NIL

9. ANNOUNCEMENT BY PRESIDING MEMBER WITHOUT DISCUSSIONS

NIL

10. REPORTS OF OFFICERS**10.1 DEPUTY CHIEF EXECUTIVE OFFICER****10.1.1 SCHEDULE OF ACCOUNT PAYMENTS – JULY 2015****File Ref:****Applicant:** Not applicable**Location:** Not applicable**Disclosure of Officer Interest:** None**Date:** 31st July, 2015**Author:** Stacey Addis – Senior Finance Officer**Authorising Officer:** Keith White – Deputy Chief Executive Officer**Attachments:** Schedule of Payments to 31st July, 2015
Credit Card Transactions to 26th July, 2015**Summary:**

This item presents the schedule of payments for Council approval in accordance with Regulation 13 of the Local Government (Financial Management) Regulations 1996.

Background:**31st July 2015**

FUND	PAYMENT	VOUCHERS	AMOUNTS
Municipal Account	EFTs	EFT4412-EFT4558	\$755,785.10
		39668-39745	\$183,114.73
	Municipal Fund Cheques		
Payroll	Dates	08/07/2015 22/07/2015	\$163,553.88

Bank Fees			\$316.91
Municipal Account Total			\$1,102,770.62
Shire Credit Card Facility	Westpac	26/06/2015-	\$3,479.47
	VISA	26/07/2015	
Trust Account Payments	EFTs	EFT4484-EFT4486	\$67,594.15
		EFT4517, EFT4559	
	Trust	1330-1333	\$5,080.00
	Cheques		
Grand Total			\$1,178,924.24

Comment:

This schedule of accounts as presented, submitted to each member of the Council, has been checked and is fully supported by vouchers and invoices which are submitted herewith and which have been duly certified as to the receipt of goods and the rendition of services and as to prices computation, and costing's and the amounts shown have been paid.

Consultation:

Not applicable.

Statutory Obligations:**Local Government (Financial Management) Regulations 1996****13. Lists of accounts**

(1) If the local government has delegated to the CEO the exercise of its power to make payments from the municipal fund or the trust fund, a list of accounts paid by the CEO is to be prepared each month showing for each account paid since the last such list was prepared

—

- (a) the payee's name;
- (b) the amount of the payment;
- (c) the date of the payment; and
- (d) sufficient information to identify the transaction.

(2) A list of accounts for approval to be paid is to be prepared each month showing —

(a) for each account which requires council authorisation in that month —

- (i) the payee's name;
- (ii) the amount of the payment; and
- (iii) sufficient information to identify the transaction; and

(b) the date of the meeting of the council to which the list is to be presented.

(3) A list prepared under subregulation (1) or (2) is to be —

(a) presented to the council at the next ordinary meeting of the council after the list is prepared; and

(b) recorded in the minutes of that meeting.

Policy Implications:

Nil

Budget / Financial Implications:

This item address Council's expenditure from Trust and Municipal funds which have been paid under delegated authority.

Strategic Implications:

Nil

Sustainability Implications:

- **Environmental:**

There are no known significant environmental considerations.

- **Economic:**

There are no known significant economic considerations.

- **Social:**

There are no known significant social considerations.

Voting Requirements:

Simple Majority

OFFICER RECOMMENDATION AND COUNCIL DECISION	ITEM 10.1.1
Moved: Cr Kelton	Seconded: Cr Belli
That pursuant to Regulation 13 of the Local Government (Financial Management) Regulations 1996, the payment of accounts for the month of July 2015, be noted.	
Carried: 7/0	Res: 85/15

10.1.2 MONTHLY FINANCIAL REPORT – 31 JULY 2015**File Ref:**

Applicant:	Not applicable
Location:	Not applicable
Disclosure of Officer Interest:	None
Date:	10 August, 2015
Author:	Keith White – Deputy Chief Executive Officer
Authorising Officer:	Not applicable
Attachments:	Yes – Monthly Financial Report – July 2015

Summary:

This report presents the monthly financial reports for July 2015 to Council which is provided as an attachment to the agenda. The recommendation is to receive the July monthly financial reports.

Background:

As per the Financial Management Regulation 34 each Local Government is to prepare each month a statement of financial activity reporting on the sources and applications of funds, as set out in the annual budget under regulation 22(1) (d), for that month with the following detail

- The annual budget estimates,
- The operating revenue, operating income, and all other income and expenses,
- Any significant variations between year to date income and expenditure and the relevant budget provisions to the end of the relevant reporting period,
- Identify any significant areas where activities are not in accordance with budget estimates for the relevant reporting period,
- Provide likely financial projections to 30 June for those highlighted significant variations and their effect on the end of year result,
- Include an operating statement, and
- Any other required supporting notes.

Comment:

To provide timely financial information to the Council this report is based on the DRAFT 2015/2016 annual budget. The report contains the draft budget amounts, actual amounts of expenditure, revenue and income to the end of the month. It shows the material differences between the draft budget and actual amounts where they are not associated to timing differences for the purpose of keeping Council abreast of the current financial position.

Consultation:

Council Financial Records

Statutory Obligations:

Section 6.4 of the Local Government Act 1995 and Regulation 34 of the Local Government (Financial Management) Regulations 1996 require that financial activity statement reports are provided each month reporting on the sources and applications of funds, as set out in the annual budget under regulation 22(1) (d) for that month.

The report is to be presented at either the next ordinary meeting after the end of the month, or if not prepared in time to the next ordinary meeting after that meeting.

Policy Implications:

Nil

Budget / Financial Implications:

As detailed within the attachments

Strategic Implications:

Nil

Sustainability Implications:

- **Environmental:**

There are no known significant environmental considerations.

- **Economic:**

There are no known significant economic considerations.

- **Social:**

There are no known significant social considerations.

Voting Requirements:

Simple majority

OFFICER RECOMMENDATION AND COUNCIL DECISION	ITEM 10.1.2
Moved: Cr Gairen	Seconded: Cr Kelton
That Council receive the Monthly Financial Reports for the period ending 31 July 2015 in accordance with Section 6.4 of the Local Government Act 1995.	
Carried: 7/0	Res: 86/15

10.1.3 ADOPTION OF THE 2015/2016 BUDGET**File Ref:****Applicant:**

Not applicable

Location:

Not applicable

Disclosure of Officer Interest:

None

Date:

10 August, 2015

Author:

Keith White – Deputy Chief Executive Officer

Authorising Officer:

Ian Fitzgerald – Chief Executive Officer

Attachments:

Yes – Draft Budget 2015/16

Summary:

The 2015/2016 draft budget has been prepared in accordance with Local Government Accounting requirements and programs and directions set by Council.

Background:

Nil

Comment:

The budget as presented reflects a 5.6% increase in rate revenue of \$213,704 resulting in total rate revenue of \$3,832,076

Kerbside domestic and commercial waste collection annual charges have been left at \$295 per service.

The budget also includes the planned introduction of a fortnightly recycling service in addition to the normal waste services. It is anticipated that the new service will commence in November at an annual charge of \$105.30 (pro-rate for first year)

Loan Funds/ Debt Servicing

Provision has been made for total new borrowings of \$716,561 for the refinancing of Loan 138C (Town Streets) - \$366,561 and for the completion of the Hopetoun Community Centre - \$350,000.

Salaries and Wages

The budget includes total salaries and wages of \$3,138,667 this is an increase of \$494,710 on 2014/2015 actuals. The increase is attributed to:

- National Wage increase – 2.8%	\$ 85,900
- Community Emergency Services Officer	\$ 89,100
- Full complement of Works Staff (14.8 EFT)	\$106,600
- Increased Works staffing levels (addn. 1.5 EFT)	\$119,700
- Full complement of Administration Staff	\$ 93,700

Elected Members Meeting Fees and Allowances

Elected member allowances have been increased in line with the Salaries and Allowances Tribunal recent ruling. The meeting fees for Councillor's have been increased to \$13,000 and the President's meeting fee is \$19,500.

Reserve

To enable the accumulation of funds for the Council's contribution to extension of the State Barrier Fence from Ravensthorpe to Esperance it is recommended that Council establish a specific reserve for this purpose.

Community Development Fund Applications

An amount of \$36,716 has been set aside to fund the 2015/2016 Community Development Fund applications.

Funding for Community Groups and Organisations

The budget includes:

- 1) Contribution towards the RSL for ANZAC Day catering - \$500
- 2) Seniors Christmas Party - \$3,500
- 3) Contribution towards the Fitzgerald Coast Tourism Association - \$20,000
- 4) Contribution towards the Hopetoun Progress Association - \$25,000
- 5) Contribution towards the Ravensthorpe and Districts Arts Council - \$15,000

6) Contribution towards the Ravensthorpe Community Centre - \$5,000

In addition to the above the following projects, over and above normal operating expenditure, should be noted:

1. Update of Council's Asset Management Plan -\$25,000
2. Development of plans for a Civic Precinct - \$30,000
3. Planning Scheme Review - \$35,000
4. Bushfire Attack Level assessment - \$25,000
5. Contract Grader assistance for road maintenance during harvest \$40,000

Fees and Charges 2015/2016

The 2015/2016 schedule of fees and charges has been formulated using the 2014/2015 year as a basis and incorporating new charges, CPI increases and input from external statutory bodies that Council collects fees on behalf of. The schedule of fees and charges has been reviewed by other Officers for input into their particular business units.

Items in the attachment highlighted in yellow identify those fees and charges with changes proposed.

Consultation:

The draft budget was prepared with input from Councillors via two budget workshops. Due consideration has been given to the Shire of Ravensthorpe Strategic Planning documents.

Statutory Obligations:

Sections 6.2 & 6.47 of the Local Government Act 1995
(Preparation of annual budget & Concessions)

Sections 6.16 and 6.17 of the Local Government Act 1995
(Imposition of fees and charges and Setting the level of fees and charges)

Clauses 24 & 25 of the Local Government (Financial Management) Regulations
1996
(Service charges & fees and charges)

Section 67 of the Waste Avoidance and Resource Recovery Act 2007
(*Receptacle Charges for Waste Collections*)

Clause 34(5) of the Local Government (Financial Management) Regulations 1996

Policy Implications:

Nil

Budget / Financial Implications:

Budget Expenditures and Revenues as detailed in the budget.

Strategic Implications:

Adoption of the budget will enable Council to provide the necessary services and facilities to ratepayers and residents.

Sustainability Implications:

- **Environmental:**
Council have planned to introduce a fortnightly recycling service. It is anticipated that this service will commence in November 2015.

- **Economic:**
There are no specific economic development initiatives however expenditure on capital building works and area promotion will achieve economic stimulus.

- **Social:**
Maintenance of existing facilities, including roads, playing fields and recreation areas together with new capital works will ensure adequate facilities and services are maintained for the community.

Voting Requirements:

Absolute Majority

OFFICER RECOMMENDATION AND COUNCIL DECISION**ITEM 10.1.3**

Moved: Cr Duncan

Seconded: Cr Norman

1. Adoption of 2015/2016 Municipal Fund Budget – Section 6.2 Local Government Act 1995**That Council:**

- a) Adopt the budget for the financial year ending 30 June 2016 which has been prepared in accordance with the Local Government Act 1995 and associated Financial Management Regulations 1997; and
- b) Endorse the Rate Setting Statement detailing the amount to be made up from rates for the financial year ending 30 June 2015 being \$3,832,076

2. Setting of Rates – Section 6.32 Local Government Act, 1995**That Council:****a) General Rates:**

Impose the following differential rates in dollar and minimum rates for properties within the Shire of Ravensthorpe to generate a 5.6% yield increase in total rates.

GRV Residential Ravensthorpe:	10.5800 cents in the dollar
GRV Residential Hopetoun:	10.1200 cents in the dollar
GRV Commercial Ravensthorpe:	13.7500 cents in the dollar
GRV Commercial Hopetoun:	11.3640 cents in the dollar
GRV Industrial Ravensthorpe:	13.4000 cents in the dollar
GRV Industrial Hopetoun:	18.8000 cents in the dollar
GRV Other Locations:	14.3300 cents in the dollar
GRV Transient Workforce Accommodation:	28.0000 cents in the dollar

UV:	01.0120 cents in the dollar
GRV Residential Ravensthorpe:	\$900.00 minimum rate
GRV Residential Hopetoun:	\$900.00 minimum rate
GRV Commercial Ravensthorpe:	\$900.00 minimum rate
GRV Commercial Hopetoun:	\$900.00 minimum rate
GRV Industrial Ravensthorpe:	\$900.00 minimum rate
GRV Industrial Hopetoun:	\$900.00 minimum rate
GRV Other Locations:	\$900.00 minimum rate
GRV Transient Workforce Accommodation:	\$900.00 minimum rate
UV:	\$900.00 minimum rate

b) Interest – Section 6.51 Local Government Act 1995

Apply an interest rate of 11% per annum to rates and sundry debtors which remain unpaid beyond due dates and where no election has been made to pay rates by instalments.

c) Rates Instalment Payment Options

Offer the following rates instalment options:

Option 1

To pay the total amount of rates and charges included on the rate notice in full by the 9th October 2015 or the 35th day after the date of issue, whichever is the latter.

OR

Option 2

To pay by four instalments as detailed on the rates notices with the following anticipated dates:

- **First instalment due by** 9th October 2015
- **Second instalment due by** 11th December 2015
- **Third instalment due by** 12th February 2016
- **Fourth instalment due by** 15th April 2016

d) Administration Charge – Section 6.45(3) Local Government Act 1995

Impose an administration charge of \$10 per instalment and 5.5% simple interest to the amount on the rate notice where payment of a rate is made via the instalment option.

e) Rubbish Collection Charges

Residential Properties – 240L Bin

- \$295.00 per annum per occupied Lot for one 240L general rubbish bin serviced weekly.**
- \$295.00 per annum per additional 240L rubbish bin (GST inclusive)**

f) Effluent Rates

a) That Council impose the following rates in dollar for GRV properties within the town sites of Munglinup and Ravensthorpe under Section 41 of the Health Act 1911 for the management and maintenance of community effluent systems.

GRV Munglinup:	2.3506c in the dollar
GRV Ravensthorpe:	2.0569c in the dollar

b) That Council impose the following minimum rates for GRV properties within the town sites of Munglinup and Ravensthorpe under Section 6.35 (3) of Local Government Act 1995 for the management and maintenance of community effluent systems.

GRV: \$181.20 minimum rate

Non Rateable Properties: \$181.20 First Fixture & \$118.00 per additional fixture.

Non rateable Commercial Volume Sewerage (Co-Operative Bulk Handling Sites) Fee: \$1388.00

g) Recycling

Council introduce a fortnightly recycling service to all properties currently serviced by residential waste pickup

- i) \$105.30 per annum (pro rata for 2015/2016) per occupied Lot for 240L recycling bin serviced fortnightly.**

1.2 Members Meeting Attendance Fees – Section 5.99 Local Government Act 1995

That Council set the annual meeting attendance fee of \$13,000.00 for Council Members and \$19,500.00 for the Shire President.

1.3 Shire President Allowance – Section 5.98 and 5.98A Local Government Act 1995

That Council set the Shire President's allowance of \$13,000.00 and set the Deputy Shire President's allowance of \$3,250.00

1.4 Telecommunications Allowance – Section 5.99A Local Government Act, 1995

That Council set a telecommunication allowance of \$1,084.00 for elected members.

1.5 Reserve Fund

- a) That Council in accordance with Section 6.11 of the Local Government Act 1995 allocate funds to and from the Reserve Funds for the financial year ending June 30, 2016 as specified in the 2015/2016 budget document.**

b) That Council establish the State Barrier Fence Reserve to be used to assist in the construction of the extension of the State Barrier Fence from Ravensthorpe to Esperance.

1.6 Trust Fund Budget

That Council adopt the Trust Fund Budget for the financial year ending June 30, 2016 as per the budget document.

1.7 Fees and Charges

That Council adopt the attached schedule of Fees and Charges for the 2015/2016 financial year.

1.8 Adoption of Material Variance for Monthly Reports – Financial Management Regulation 34

That Council adopt a material variance level of 10% with a minimum \$10,000.00 variance for the 2015/2016 financial year for monthly reporting purposes.

1.9 Statutory Compliance

That Council confirms that it is satisfied that the services and facilities it provides:

(a) Integrate and coordinate, so far as practicable, with any provided by the Commonwealth, the State or any public body;

(b) do not duplicate, to an extent that the local government considers inappropriate, services or facilities provided by the Commonwealth, the State or any other body or person, whether public or private; and

(c) are managed efficiently and effectively.

In accordance with Section 3.18(3) of the Local Government Act 1995.

Carried by absolute majority: 7/0

Res: 87/15

10.2 MANAGER OF PLANNING AND DEVELOPMENT

Prior to any consideration of Item 10.2.1 Cr Dunlop declared a financial interest on the basis that he had part time involvement with R&L Construction.

5.14 pm Cr Dunlop left the meeting and did not participate in discussions or vote on the matter.

Cr Belli assumed the Chair.

10.2.1 PROPOSED SCHEME AMENDMENT 25

File Ref:	LU.PL.21
Applicant:	Not applicable
Location:	Not applicable
Disclosure of Officer Interest:	Nil
Date:	7 August 2015
Author:	Craig Pursey, Planning Officer
Authorising Officer:	Ian Fitzgerald – Chief Executive Officer
Attachments:	A: Extract of Scheme Amendment 25 documentation B: Schedule of Submissions C: Amended Subdivision Guide Plan with justifications from applicant

Summary:

Council previously initiated Scheme Amendment 25 to Town Planning Scheme No.5 to change the zoning of Lot 8 Hopetoun-Ravensthorpe Road, Hopetoun from the 'General Agriculture' zone to 'Rural Conservation' zone No. 9 and 'Special Use' zone No. 16.

The scheme amendment proposes to allow for up to sixty (60) 1 - 3 ha rural living/composite light industry lots. This would allow for a range of different land uses ranging from exclusively rural conservation lots in vegetated areas, lots where people can live and work on the same semi-rural property, to a core of more industrial orientated lots located in the north western corner of the site.

The amendment was advertised for 42 days closing on the 28th February 2014 during which time seven submissions were received; all from government agencies. These submissions were reviewed then referred to the applicant to provide additional information.

This report recommends that Council advise the Western Australian Planning Commission that the Council wishes to proceed with Scheme Amendment 25 but with modifications including:

1. Removing a portion of the site from the amendment to protect good quality vegetation;
2. Setting all building envelopes back at least 200m from sand extraction areas;
3. Removing any access to the Hopetoun-Ravensthorpe Road; and
4. Substantially reducing the number of lots zoned 'Rural Conservation' due to an oversupply in the Hopetoun locality.

Background:

Subject Site

Lot 8 Hopetoun-Ravensthorpe Road, Hopetoun (Lot 8) is 81.085ha in area and located on the corner of Steeredale Road. Lot 8 also has frontage to Lechenaultia Drive and is located approximately 5km north of Hopetoun townsite.

Lot 8 is relatively flat in the north east and rises up to a vegetated, sandy ridge in the south west corner of the site.

Lot 8 is developed with a number of previously approved rural industries and sand extraction sites.

There is existing remnant vegetation in the south western corner of the site listed as being in good condition.



Subject site edged in green (Landgate 2012)

Previous Considerations

Council considered a request for 'in-principle support' for the rezoning Lot 8 to 'Rural Conservation' and 'Special Use' No.16 at their meeting in September 2008. This was supported with provisos that included:

"...subject to the full Amendment Documentation, including Subdivision Guide Plan and land capability being submitted to allow for formal initiation by Council...."

NOTE 1: This preliminary support should not be construed as approval of the draft Subdivision Guide Plan. This matter will need to be fully considered in the light of the environmental analysis undertaken over the property and negotiation with relevant agencies."

Most recently, Council agreed to initiate Scheme Amendment 25 at their meeting of 24th October 2013 where Council resolved as follows:

“1. That pursuant to Section 75 of the Planning and Development Act (2005), Council resolves to amend Town Planning Scheme No 5 by:

- i) Rezoning Lot 8 Hopetoun-Ravensthorpe Road, Hopetoun from the General Agriculture zone to Rural Conservation zone No. 9 and Special Use zone No. 16;*
- ii) Modifying Schedule 9 Rural Conservation Zone Provisions in accordance with Attachment D;*
- iii) Modifying Schedule 2 Special Use Zones in accordance with Attachment E;*
- iv) Amending the Scheme Map accordingly.*

2. That Council adopts Scheme Amendment No 25 for the purpose of advertising and referral to the Environmental Protection Authority.

3. That a 60kl water tank be provided and located on the Hopetoun Ravensthorpe Road for smaller fire units. “

The Council report in October 2013 investigated issues including land capability, existing remnant vegetation, stormwater drainage and fire safety with the report concluding that these matters had been satisfactorily addressed in the amendment documentation.

Consultation:

Scheme Amendment 25 was advertised for 42 days, closing on the 28th February 2014. During this time submissions from a number of government departments raised substantive issues that require addressing. These are summarised below:

Department	Comment
Department of Food and Agriculture WA (DAFWA)	<ul style="list-style-type: none"> i) Questions the demand for additional small rural lifestyle lots. ii) Department doesn't support the Rural Conservation precinct 2 (vegetated area) and recommends that this be retained as a conservation area; retained for landscape resilience and aesthetic value. iii) The soil types in this area are sandy and prone to erosion, the retention of the remnant vegetation (in good to better condition) would assist in buffering prevailing winds. iv) Buffers are required to existing sand extraction on the site that comply with the generic EPA buffer distances. v) Further investigation into surface water run-off is required to

	ensure drainage flows do not scour or damage road infrastructure and adjacent land.
Department of Water (DoW)	<p>i) The department notes that the site will be connected to the reticulated water supply and that Hopetoun has a restricted supply.</p> <p>ii) Subject land is not within the Hopetoun Water Reserve so there are no DoW restrictions on lot size or land use</p> <p>iii) The DoW raises many and varied concerns with the Local Water Management Strategy presented including:</p> <ul style="list-style-type: none"> • Lack of engineering input and calculations; • Lack of late winter ground water testing; • No catchment modelling; • Flood risk inadequately assessed; • Adequacy of existing culverts and drain questioned without modelling; <p>iv) They note that any modifications need to be mediated between the local government and the Department of Water.</p> <p>v) Future connection to reticulated water supply noted. Water efficiency measures, such as rainwater tanks for non-potable use, should be enforced</p>
Environmental Protection Authority (EPA)	<p>i) Scheme not assessed, however advice given including:</p> <p>ii) Precinct 2 – Rural Conservation area contains ~17ha of remnant vegetation that requires a clearing permit if it is to be cleared as part of further extractive industries.</p> <p>iii) Fire management measures will require clearing and will result in the clearing of the majority of 1 hectare lots.</p> <p>iv) EPA strongly supports location of building envelopes on cleared land.</p> <p>v) EPA strongly supports rehabilitation and revegetation of south-west corner of the site.</p>
Water Corporation	<p>i) No objection however they noted that the water reticulation network will require upgrading to service this proposal.</p> <p>ii) On further investigation the area is outside of the planned area and not able to be offered a service at this time.</p>
Department	Comment
Main Roads WA	No objection in principle but does object to the proposed new road and

	any lots shown on the Subdivision Guide Plan gaining access from Hopetoun-Ravensthorpe Road.
Department of Mines and Petroleum (DMP)	<ul style="list-style-type: none"> i) Acknowledges a significant resource of deep yellow sands on the site. ii) DMP recommends 500m separation distance from margins of sand extraction pits, therefore only northernmost section of Rural Conservation zone is considered suitable for residential development. iii) No objections to proposed Special Use zone (Composite Rural Living/Rural Enterprise) provided there is no further development of residential dwellings within the 500m separation area. iv) DMP supports the principle of sequential land use for Lot 8, after extraction of raw materials but considers rezoning premature given potential land use conflict within 500m buffer.

A copy of these submissions was referred to the applicant on the 28th March 2014 with an offer to provide more information to address the issues raised above. This was supplied on the 20th June 2014.

Further negotiations and discussions with several agencies including Water Corporation and Department of Water over water supply and the adequacy of the Local Water Management Strategy submitted have delayed the consideration of the amendment.

A Schedule of Submissions has been prepared that lists the comments received, consultant's response and then the Shire comment and recommendation. This is attached to this report at Attachment B. A full copy of each of the submissions will be available at the Council meeting, individuals copies of submissions can be made available on request.

Comment:

Proposal

Scheme Amendment 25 includes the required scheme amendment documentation, a Subdivision Guide Plan (to guide future subdivision), a full land capability assessment (geotechnical and vegetation surveys) and a Local Water Management Strategy. Extracts of the scheme amendment documentation including the proposed subdivision guide plan are

provided at Attachment A of this report. A full copy of the documentation will be available at the Council meeting and is available on request.

The scheme amendment proposes two zones:

1. Rural Conservation zone Area No.9 (split again into 2 precincts); and
2. Special Use zone No.16

The amendment document describes these as zones as follows:

Rural Conservation Zone Area No.9

The proposed Rural Conservation zone – Area No. 9 is divided into two Precincts.

- *Precinct 1 – Rural Living and Associated Enterprises comprises thirty four (34) predominantly 1ha lots.*
- *Precinct 2 – Sand Extraction/Rehabilitation Area is currently used for small scale extraction of raw materials and consists of twelve (12) lots. The existing sand and soft rock limestone pits will continue to operate in the short term. Once the raw materials extraction has been completed, these areas will be re-contoured and stabilised prior to subdivision and the issue of Titles.*

Across the zone, it is proposed to encourage low-key business enterprises in order to facilitate employment generation. In addition to Home Businesses and Cottage Industry, Bed & Breakfast, Family Day Care and other incidental and low impact uses are advocated.

Proposed Special Use zone – Area No. 16

The Special Use zone is located in the north west corner of the property where it abuts the Water Corporation WWTP buffer and incorporates rural industry which has been established on three (3) of the proposed lots. The intent is to consolidate an area for composite rural living/rural enterprise which will help to maximise buffer/separation distances from the property which will be zoned 'Rural Conservation'.

Assessment

The feedback from government agencies has been substantive and calls into question some of the documentation lodged with this amendment that was pivotal in the amendment being

initiated. Each submission is addressed in some detail in the attached schedule of submissions; the major issues arising are covered below.

Water Service

The amendment documentation proposes that the lots would be connected to a reticulated water supply.

After reviewing the proposal in detail the Water Corporation have stated that there are no plans to extend the reticulated water service to Lot 8.

Whilst connection to a reticulated water supply is ideal, the development has potential to proceed with water sourced on-site and with non-potable water sourced to supplement industrial activity (from bores, grey water recycling, etc). Many industrial activities actually use very little water including uses such as small scale transport depots, trades and warehousing. Additionally they often have large roofed and hardstand areas for catching water.

Modifications will be required to the proposal to ensure that the lack of scheme water will be addressed including:

- A Scheme provision be added that requires each planning application to prove that they can supply their own water needs as a requirement of development; and
- That the applicant show that they can resupply the water tank(s) for fire fighting from a non-potable supply (ie a bore) without leaving this responsibility to local brigades.

Buffers

Both Department of Food and Agriculture WA (DAFWA) and Department of Mines and Petroleum (DMP) raise issues with the relationship between the existing extractive industries and the proposed rural residential land uses. They suggest that the generic buffer distances required are at least 500m and that rezoning should not proceed within this area until such time as the resource has been exhausted.

The applicant states that a more typical, practical buffer distance should be more like 150m to 200m and has provided further information from their environmental consultant who works extensively in this area in the metropolitan area (see page 4 of Attachment C).

The EPA Guidance Statement 3 “Separation Distances between Industrial and Sensitive Land Uses” acknowledge that generic buffer distances for sand and limestone extraction are 300 to 500m. In response to this the applicant has provided more information that states:

- *Dust can be managed within 150 metres and relates only to traffic on the access roads and loading areas.*
- *Digging the sand and loading the truck does not create dust. It's the movement of the truck and loader wheels on the limestone or gravel access roads.*
- *There are many pits in Perth with buffers of 150 – 200 metres.*
- *Depending on the number of trucks and level of activity, a 3 – 4 metre bund along the road side of the excavation to mitigate the noise may be required*

Of note, the rezoning of Krystal Park immediately to the south of the sand extraction site was not constrained by the sand extraction operations and there is already a bund along the northern side of the sand pits constructed as part of normal operations.

Modifications to the Scheme Amendment to ensure that a 200m buffer is maintained include:

1. Remove the sand extraction area from the Scheme Amendment;
2. Setback all building envelopes to the sand extraction area by a minimum of 200m.
3. Require Notifications on Titles of any lots within 200m of active sand pits.
4. Increase the number of Special Use zoned sites (composite zone) as these lots will be less concerned with any noise arising from a nearby extractive industry.

Vegetation Protection

The Environmental Protection Authority (EPA) and DAFWA both raise concerns with the proposed subdivision guide plan would result in the clearing of vegetation that has been identified in good to better conditions in the flora surveys and reports lodged with the application. EPA recommend moving all building envelopes to cleared ground, DAFWA recommend not developing the vegetated areas at all.

The presence of this vegetation also increases the fire management considerations for the proposed development; albeit that most of the development will be downhill from the vegetation.

On agreement with the applicant and landowner the areas with good to high standards of vegetation on them are recommended for removal from the Scheme Amendment altogether.

Access

Main Roads WA now administer the Hopetoun-Ravensthorpe Road and have explicitly stated that they do not want any direct access to Hopetoun-Ravensthorpe Road. Although there is an existing crossover, Main Roads have the right to close this and deny access.

The subdivision guide plan will need to be modified removing all access to this road and all access from individual lots.

Land Capability and Stormwater Management

Council raised concerns with the capability of the land when considering whether to initiate this scheme amendment in October 2013; citing past flooding as a major concern. The Local Water Management Strategy (LWMS) lodged by the applicant appeared to allay many of these concerns and the amendment was initiated.

The Department of Water (DoW) raised numerous concerns with the Local Water Management Strategy (LWMS) both in terms of content, background data and the appropriate level of detail not being provided.

The applicant has stated that at this stage of the development process the detail being requested by DoW is higher than normally expected and would normally be provided as a condition of subdivision approval

The purpose of a LWMS is to establish the basic principles of how stormwater will be treated and whether there are any 'fatal flaws' in the proposal that would render the site undevelopable. The detailed calculations and design responses are then ascertained at the subdivision stage in an Urban Water Management Plan.

Since the Scheme Amendment was first initiated in October 2013 there have been a number of storm events which have provided an opportunity to review how the site functions and what role it plays in the catchment during a storm event. Whilst it is clear that there are a number of drainage issues within the site; none of them appear to be a fatal flaw.

There are issues on and around the site that include:

1. Water has trouble leaving the site at the Hopetoun-Ravensthorpe Road with a driveway into the property inhibiting flows, culverts under the road possibly being too small and water backing up from Dunn Swamp in big events;
2. Pooling in the open gravel extraction pits; and
3. Water collecting on the western edge of the site behind the existing rural industries.

Many of the stormwater issues around this site are contributed to from further up in the catchment with failings in the drainage design for Steeredale Meadows. There are issues with the Steeredale Road open drain, the intersection at Dillwynia Way and other issues with the sizing of infrastructure in that development.

Lot 8 itself is located at the end of the catchment that takes in Steeredale Meadows and farmland further west and north. In the 1950's and 60's Lot 8 did act as a basin for water from this catchment before it then drained away or made its way to Dunn Swamp. The landowner established a series of contour drains through the property that have successfully drained the site for many years.

Any on-site drainage issues can be solved through widening of drains and introduction of basins. Future drainage works would be informed by detailed calculations prepared at the time of subdivision.

The further subdivision of Lot 8 may assist in solving the issues in Steeredale Road by requiring works of the developer in the road reserve adjacent to their development at the time of subdivision and widening existing drainage and road crossings necessary to support both the future subdivision and the wider catchment drainage.

There is one thing missing from the LWMS that is usually supplied; Late Winter Ground Water testing. This establishes to height of the ground water table and confirms if the site is developable. The applicant prepared their ground water testing in February, this is usually conducted in September when ground water levels are highest.

It is suggested that Late Winter Ground Water testing be required this year and that the results are forwarded to the WAPC for consideration as part of their final assessment.

Local Planning Strategy

The Shire of Ravensthorpe has adopted a revised Local Planning Strategy (LPS) since the adoption of this scheme amendment in October 2013. This Strategy is the 20 year vision for land use throughout the whole Shire. Importantly, in regard to industrial land and the subject site the LPS states:

The intention of the Tamar Street industrial precinct is to provide light industrial landholdings to cater for the specific needs of the Hopetoun population. To ensure the town is suitably positioned to satisfy internal demand and also support any future mining ventures, it is recommended that an additional industrial precinct be identified. Following analysis of possible sites a preferred location was identified within the buffer area of the Hopetoun Waste Water Treatment Plant and power station. This site is, on the whole, suited to light industrial uses in a physical sense. It is also within reasonable proximity to the Hopetoun town site and the nickel mine and has good access. In addition, the presence of the buffers associated with the waste water treatment plant and power station prevent the establishment of sensitive premises (including residential) in the immediate vicinity, thus reducing the potential for land use conflict.

Council has approved several proposals for composite Residential and Industrial development in the precinct south of Steerdale Road, east of the power station. The intent of the development approved was to allow for a home-based light industrial business to be established on larger lots. Similar approaches have been successful in other local governments and consideration should be given to formalising the precinct with a specific zone.

In response to this issue it is proposed that a greater portion of the site is zoned "Special Use" to allow for more industrial type land uses rather than more rural conservation lots that are not required in the foreseeable future.

Other Issues

The proliferation of love grass and other weed species in the adjacent Steeredale Meadows development raises concerns for more of the same in the proposed development site. The landowner has commenced a management program for lovegrass on the property and it is proposed that the scheme amendment be modified to allow for hoofed animals on a property to assist with keeping weeds down; subject to DAFWA sticking rate restrictions.

Proposed Modified Subdivision Guide Plan

A draft Subdivision Guide Plan has been prepared that shows how the modifications recommended in this report would be reflected in the eventual subdivision of this area. This is provided at Attachment C of this report. The major changes are:

1. Removing the sand extraction area/vegetated area from the Scheme Amendment;
2. Setback all building envelopes to the sand extraction area by a minimum of 200m.
3. Increase the number of Special Use zoned sites (composite zone) with retention of rural conservation lots along external boundaries only;
4. Removal of access to Hopetoun-Ravensthorpe Road;
5. Indicative drainage lines are now shown highlighting the areas that require attention in any future subdivision designs;
6. Adjusted road layout but with emergency access track retained through to Lechenaultia Drive; and
7. Water tank for fire fighting moved to Steeredale Road to prevent fire fighting vehicles from blocking Hopetoun-Ravensthorpe Road.

Conclusion

At this stage of the assessment of a scheme amendment Council is being asked to consider the submissions received and pass a resolution either:

- (a) that the Scheme Amendment be adopted with or without modification; or
- (b) that it does not wish to proceed with the Scheme Amendment.

This report recommends adopting the scheme amendment with a high number of modifications that address issues of vegetation retention, buffers to sand extraction sites, water supply, stormwater and access.

However, Council has the option to not proceed with the scheme amendment if they take the view that the content of any of the submissions raise a fatal flaw with the proposal.

Statutory Obligations:

All scheme amendments undergo a statutory process including referral to the EPA, public advertising and ultimately approval of the amendment is required by the Minister for Planning.

Regulation 17 (2) of the Town Planning Regulations 1967 require Council to pass a resolution either —

- (a) that the Scheme be adopted with or without modification; or
- (b) that it does not wish to proceed with the Scheme.

Once a resolution is made the scheme amendment is to be forwarded to the Commission

- (1) *Within 28 days of passing a resolution under regulation 17(2) the responsible authority shall forward the Scheme documents to the Commission together with —*
- (a) *a schedule of submissions made on the Scheme;*
 - (b) *its recommendations made in respect of those submissions;*
 - € *particulars of the modifications (if any) to the Scheme recommended by the responsible authority;*
 - (d) *a copy of the resolution passed under regulation 17(2); and*
 - € *if that resolution was a resolution under regulation 17(2)(b), a summary of the reasons why the responsible authority does not wish to proceed with the Scheme.*

Policy Implications:

Nil

Budget / Financial Implications:

The fees paid by the applicant are intended to cover all costs for the Shire including officer time and advertising fees.

Strategic Implications:

Consideration of the proposed scheme amendment is consistent with the following key these and strategies of the Shire's Strategic Community Plan:

- (1) *A vibrant, supportive and socially connected community.*
- (2) *A thriving business and industry including tourism*

Sustainability Implications:

- **Environmental:**

There are potential impacts on existing remnant vegetation.

- **Economic:**

The scheme amendment could facilitate additional industrial and commercial enterprise as landowners will not have to pay for both residential land and a business property.

- **Social:**

There are no known significant social considerations.

Voting Requirements:

Simple Majority

OFFICER RECOMMENDATION AND COUNCIL DECISION	ITEM 10.2.1
Moved: Cr Kelton That Council,	Seconded: Cr Duncan
<ol style="list-style-type: none"> 1. Adopt Scheme Amendment No 25 to the Shire of Ravensthorpe Town Planning Scheme No 5 pursuant to Section 75 of the Planning and Development Act 2005 by; <ol style="list-style-type: none"> i) Rezoning Lot 8 Hopetoun-Ravensthorpe Road, Hopetoun from the 'General Agriculture' zone to 'Rural Conservation zone No. 9' and 'Special Use zone No. 16' with various changes to the Scheme Text; ii) Amending the Scheme Map accordingly. 2. Adopt the recommendations in the Schedule of Submissions at Attachment B; 3. Adopt the Subdivision Guide Plan at Attachment C and request that it be endorsed by the Western Australian Planning Commission subject to the recommended modifications in the Schedule of Submissions at Attachment B and those listed at part 4 of this resolution. 4. Make the additional modifications to the Scheme Amendment document and Subdivision Guide Plan: <ul style="list-style-type: none"> • Remove all reference to Precinct 2 in Rural Conservation Zone 9; • Require the preparation of an Urban Water Management Plan as a condition of subdivision and include an acknowledgement that the results of the Urban Water Management Plan may result in changes to the Subdivision Guide Plan and in particular road reserve widths and lot yield; • Clarify that the keeping of hooved animals is permitted subject to Department of Agriculture stocking rates; and • Require the preparation of a Bushfire Management Plan as a condition of subdivision. 5. Require the applicant/landowner to conduct late winter ground water testing and forward the results and an assessment of these results by the Department of Water to the WAPC for consideration. 6. Authorise the Chief Executive Officer to modify the amendment documents and subdivision guide plan in accordance with the recommended modifications at the Schedule of Submissions and lodge the amendment with the WAPC for final approval (after execution by the CEO and Shire President). 7. Forward Scheme Amendment 25 to the Western Australian Planning Commission for final approval with the schedule of submissions, copies of each submission and a full copy of the officer's report. 	
Carried: 6/0	Res: 88/15

5.15 pm Cr Dunlop returned to the meeting.

10.3 MANAGER OF ENGINEERING SERVICES

NIL

10.4 CHIEF EXECUTIVE OFFICER

10.4.1 RAVENSTHORPE ENTERTAINMENT CENTRE MANAGAMENT COMMITTEE (RECMC)

File Ref:**Applicant:** Not applicable**Location:** Not applicable**Disclosure of Officer Interest:** None**Date:** 5th August, 2015**Author:** Jenny Goodbourn - Manager of Community & Recreation Development**Authorising Officer:** Ian Fitzgerald – Chief executive Officer**Attachments:** RECMC Minutes of 3rd August 2015
RECMC- Shire Revised MOU

Summary:

This item seeks the consideration and approval of three (4) Committee recommendations, resultant from the last meeting of the Ravensthorpe Entertainment Centre Management Committee (RECMC), held on Monday 3rd August 2015.

Background:

The Ravensthorpe Entertainment Centre Management Committee Incorporated is not a Committee of Council and has no direct financial decision making authority. The RECMC is governed by its constitution and by-laws and Memorandum of Understanding (MOU) with the Council.

The Committee meet regularly to accomplish the outcomes and responsibilities of the MOU and the general responsibilities of the Committee through their Incorporation. The minutes of its last meeting are attached to reference the below noted recommendation of the RECMC discussions.

Comment:

The comments to follow are referenced in numerical order to the Officer Recommendations at the close of the report.

1. MOU:

The Memorandum of Understanding between the Shire of Ravensthorpe and the RECMC Inc. was adopted by the committee and council in August last year. It was to run for a period of twelve months so is due for review. There are also two other reasons it needs to be reviewed:-

- Following adoption of the new constitution section 4.5 needed to be amended to refer details of the quorum required for meetings to the RECMC By-Laws rather than the constitution – other minor changes such as dates and job titles have also been amended.
- Following the application to the Department of Racing Gaming & Liquor for a profit sharing arrangement to allow the affiliated clubs to use the kitchen for canteen/meal purposes; the department has contacted the MCRD to advise that this needs to be included in the MOU. A new section 24 has been included to cover this and will hopefully allow the profit sharing arrangement to be granted.

The RECMC considered the amended MOU and voted to recommend its' acceptance and execution to council.

2. Annual Affiliation Fees:

Last year it was decided to charge an annual affiliated club membership fee to each affiliated club or user group rather than an individual membership fee to each member. After discussion the fees were set based on previous years' membership levels and expected membership levels for 2014/2015.

At the meeting on Monday the fees for 2015/2016 were discussed and it is recommended to council that the fees remain at the same level as set last year. Most clubs expect their membership numbers to remain the same or possibly decline so there doesn't seem to be any justification for an increase in the fees.

3. Tigers Request for Bar Profits from Function on the 13th June 2015

Under the MOU s.23 each affiliated group is able to utilise the REC Bar Area for two community functions free of charge and receive a donation of funds from the RECMC (through council) to the value of the bar profits generated by the function.

Tigers Football & Sporting Club had requested that the function they held on the 13th June (Tink's farewell) be one of their designated functions for this year. The RECMC approved this at their May meeting. Now the event has been completed the Tigers have requested payment of the monies. The net profit for the night, after stock cost and bar staff wages is

\$1, 4595.82. At the August meeting the RECMC recommended approval of this payment go to the August meeting of council for action.

4. Tigers Fixtures 15th & 22nd August live music proposal

There was a proposal that there should be live music for the last two home matches of the season. These are being held on the 15th and 22nd August. The 15th will feature a night game and the 22nd is the preliminary final. It was felt that with live entertainment it would encourage people to stay longer and make an evening of it and increase the bar sales. It would also encourage other community members to attend the evenings. It was decided to engage a local DJ for the 15th and a local duo for the 22nd. The RECMC was in full support of the proposal hoping to see increased usage of the facility. All expenditure requests should come to council first but in view of the short lead in to the events a decision needed to be made to enable the artists to be engaged.

With the endorsement of the MCRD it was decided to approve the request with an amount of \$500 per evening to be paid by the RECMC towards the live entertainment. A total expenditure of \$1,000 for the two evenings. It is expected that increased bar revenue will fully cover the costs, but there is also an annual budget allocation of \$5,000 towards entertainment and the RECMC is happy for it to be utilised towards this if required.

Consultation:

With the Ravensthorpe Entertainment Centre Management Committee Incorporated (RECMC).

Statutory Obligations:

Nil

Policy Implications:

Nil

Budget / Financial Implications:

- Council is required to endorse or reject all proposed expenditure recommended by the RECMC.
- Adequate funds are available from RECMC Bar, Membership, and Authorised Expenditure budget items

Strategic Implications:

Nil

Sustainability Implications:

- **Environmental:**

There are no known significant environmental considerations.

- **Economic:**

There are no known significant economic considerations.

- **Social:**

There are no known significant social considerations.

Voting Requirements:

Simple majority

OFFICER RECOMMENDATION (1)	ITEM 10.4.1
<p>That Council adopt and execute the presented MOU, from the RECMC as a legally binding agreement for a period of twelve (12) months.</p>	

OFFICER RECOMMENDATION (2)	ITEM 10.4.1
<p>That the annual REC Affiliation Club Membership system, established last year is continued. Invoices to User groups are to go out from the Shire in October each year. The contribution amounts for each user group for 2015/16 are to be maintained at:</p>	
<ul style="list-style-type: none">• Ravensthorpe Basketball Association (RBA):	\$3,000.00
<ul style="list-style-type: none">• Ravensthorpe Tennis Club (RTC):	\$ 850.00
<ul style="list-style-type: none">• Ravensthorpe District High School (RDHS):	\$1,300.00
<ul style="list-style-type: none">• Ravensthorpe Tigers Football and Sporting Club (RTFSC):	\$3,000.00

OFFICER RECOMMENDATION (3)

ITEM 10.4.1

That Council approves the RECMC request to pay the Tigers Football and Sporting Club an amount of \$1,495.82 as the net proceeds of the bar profits from the function held on the 13th June 2015

OFFICER RECOMMENDATION (4)

ITEM 10.4.1

That council endorse the decision of the RECMC and MCRD to expend \$500 towards the cost of live entertainment at the REC on Saturday the 15th August and Saturday the 22nd August. Total cost for the two evenings not to exceed \$1,000.

OFFICER RECOMMENDATION AND COUNCIL DECISION

ITEM 10.4.1

Moved: Cr Kelton

Seconded: Cr Gairen

That Council adopts en bloc the Officer Recommendations 10.4.1 (1), 10.4.1 (2), 10.4.1 (3), and 10.4.1 (4).

Carried: 7/0

Res: 89/15

10.4.2 HOPETOUN DISTRICT RECREATION ASSOCIATION - LEASE**File Ref:****Applicant:** Not applicable**Location:** Not applicable**Disclosure of Officer Interest:** None**Date:** 10th August, 2015**Author:** Jenny Goodbourn - Manager of Community &
Recreation Development**Authorising Officer:** Ian Fitzgerald – Chief Executive Officer**Attachments:** HDRA Minutes of 27th July 2015

Summary:

This item deals with the expiration of the lease between the Shire of Ravensthorpe and Hopetoun District Recreation Association (Inc.) for the land and buildings forming the Hopetoun Sporting Complex.

Background:

The HDRA currently leases the Hopetoun sporting complex from the Shire of Ravensthorpe and manages the facility liaising with the Southerners Sporting Club, Hopetoun Bowls Club and Hopetoun Cricket Club to utilise and operate the venue and sporting grounds.

The lease was for a term of 21 years and expired at the end of July 2015.

At the HDRA meeting in March the lease was discussed with a view as to whether HDRA wished to enter into a new lease when the current one expired.

The Shire CEO and Manager of Community & Recreation Development were asked to attend the next HDRA meeting which was on the 18th May, to answer questions regarding what would happen if the lease was not renewed and the shire took control of the facility back. The general consensus was that HDRA would not be looking to renew the lease. This was mainly due to difficulty in attracting office bearers and lack of numbers at most HDRA meetings and it was felt that maybe it was no longer the best way to operate.

A special meeting was called on the 20th July to address the lease agreement. Again the Shire CEO and MCRD were asked to attend the meeting and discuss the future operations of the

facility should the lease not be renewed. All in attendance at the special meeting were in favour of the Lease not being renewed and the facility being handed back to the Shire.

Comment:

HDRA held a further meeting on the 27th July to formalise the decision of the special meeting. The following motion was included in the meeting:-

LEASE AGREEMENT

Motion put to meeting that HDRA does not renew Lease Agreement and for Shire to take over control of Sporting Pavilion as discussed at Special Meeting held on 20th July 2015.

Moved by Roy Henrickson, Seconded by Jody Webber – All in favour.

-New constitutions now to be organised for clubs.

-HDRA to hold a periodic lease with handover date to be Monday 2nd November, 2015

-All monies owing to, or owing by HDRA should be finalised by 2nd November 2015.

-All monies held in HDRA accounts at handover date to go to Shire for future repair and maintenance of Sporting Pavilion

-All bookings, including Club fixture dates to now go through Shire

It is proposed that the lease is therefore not renewed and that the Shire take control of the Hopetoun Sporting Facility back with effect from Monday 2nd November.

Points to consider include:-

FEE STRUCTURE

Fee structure should remain similar to what it currently is with the clubs and users paying affiliation fees and hire charges direct to the Shire as they do with the Ravensthorpe Entertainment Centre and Sporting Complex.

BOOKINGS FOR PAVILION

Bowling Club and Southerners will advise Shire of their individual fixture requirements and all other bookings to go through Shire as they currently do for the REC and Town Hall. Bookings will become easier once new Hopetoun Centre is finished and Shire representatives will be in Hopetoun.

LIQUOR LICENSING

Shire will not hold the Liquor License so the sporting clubs will apply for the licence as Southerners Sporting and Recreation Association Inc. to allow the Southerners and Bowling Club to work together on the licence as required.

INSURANCES

Shire will take over insurances. Bowling Club and Southerners will still need to insure their own players and equipment.

GRANTS

Shire will work with clubs to assist with grant applications as required.

All equipment within the pavilion will remain and any funds held by the HDRA will be transferred to the Shire to enable them to be utilised for repairs and maintenance on the facility.

Consultation:

HDRA members

Statutory Obligations:

Nil

Policy Implications:

Nil

Budget / Financial Implications:

Any expenditure on the facility will be within budgeted parameters.

Strategic Implications:

Nil

Sustainability Implications:

- **Environmental:**
There are no known significant environmental considerations.
- **Economic:**
There are no known significant economic considerations.

- **Social:**

There are no known significant social considerations.

Voting Requirements:

Simple majority

OFFICER RECOMMENDATION	ITEM 10.4.2
<ol style="list-style-type: none">1. That the Shire of Ravensthorpe agrees to not renewing the lease between itself and Hopetoun District Recreation Association Inc. for the Hopetoun Sporting Facility, being part of Reserve 35584.2. That the Shire of Ravensthorpe takes over operation of the Hopetoun Sporting Facility with effect from 2nd November 2015.	

COUNCIL DECISION AND OFFICER RECOMMENDATION	ITEM 10.4.2
Moved: Cr Gairen	Seconded: Cr Kelton
<ol style="list-style-type: none">1. That the Shire of Ravensthorpe agrees to not renewing the lease between itself and Hopetoun District Recreation Association Inc. for the Hopetoun Sporting Facility, being part of Reserve 35584.2. That the Shire of Ravensthorpe takes over operation of the Hopetoun Sporting Facility with effect from 2nd November 2015.	
Amendment	Moved: Cr Norman Seconded: Cr Duncan
That parts 3 and 4 be added to the motion as follows:	
<ol style="list-style-type: none">1. That the Hopetoun Southerners Sporting Club hold responsibility for the liquor licence.2. A review be conducted in 12 months.	
The Amendment was put and Carried: 7/0 Res: 90/15	
The Amendment became the motion, the motion was put and Carried: 6/1	
Res: 91/15	

10.4.3 PROPOSED ELECTORAL BOUNDARY CHANGE – WA GOVERNMENT**File Ref:****Applicant:****Location:** Not applicable**Disclosure of Officer Interest:** None**Date:** 11 August, 2015**Author:** Ian Fitzgerald – Chief Executive Officer**Authorising Officer:** Not applicable**Attachments:** Nil

Summary:

This item recommends that Council lodge a submission on the WA Electrol Commission's proposal to adjust the state electorate boundaries. The proposal would see 1 country seat lost – 1 metropolitan seat gained and importantly for the Shire of Ravensthorpe the loss of our current electorate of Eyre.

Background:

The WA Electrol Commission periodically reviews the number of voters per electorate and adjusts boundaries to try and even out the distribution.

Comment:

With the number of voters in the metropolitan area growing and unfortunately a decline in the rural area the WA Electrol Commission (WAEC) as a part of their latest review, is proposing the loss of one rural electorate and corresponding increase in metropolitan electorates.

One of the issues the WAEC faced is that legislation limits the number of electorates to 59 and therefore they are unable to simply adjust the boundaries of the metropolitan electorate to create a new one.

The latest proposal sees many electorates, both rural and metropolitan having their boundaries adjusted.

The direct impact on the Shire of Ravensthorpe is the removal of the electorate of Eyre, currently held by our member Dr Graham Jacobs. Under the new proposal we would be

included into the seat of Wagin (to be renamed Roe) with half of Esperance coming with us and the other half going to the seat of Kalgoorlie.

Any submission to the WAEC should voice opposition to both the loss of a rural seat and the loss of our current seat of Eyre. GVROC has discussed this proposal and will also be lodging a submission opposing the proposal changes. If the changes proceed Ravensthorpe and Esperance will be on the far eastern edge of the electorate and will raise concerns as to the level of support and representation we will receive.

Consultation:

GVROC

Statutory Obligations:

Electrol Act 1907 (WA)

Local Government Act 1995

Policy Implications:

Nil

Budget / Financial Implications:

Nil

Strategic Implications:

The loss of a "local" member will make it more difficult to gain support and representation for our community and Council when raising matters of concern or seeking support for local projects.

Sustainability Implications:

- **Environmental:**

There are no known significant environmental considerations.

- **Economic:**

There are no known significant economic considerations.

- **Social:**

There are no known significant social considerations.

Voting Requirements:

Simple majority

OFFICER RECOMMENDATION AND COUNCIL DECISION	ITEM 10.4.3
Moved: Cr Belli	Seconded: Cr Duncan
That the Shire of Ravensthorpe make a submission to the WA Electoral Commission on the proposal electorate boundary change advocating for no change to the number of rural electorates and the retention of the electorate of Eyre.	
Carried: 7/0	Res: 92/15

11. ELECTED MEMBERS MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

NIL

12. BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF MEETING**12.1 ELECTED MEMBERS****12.1.1 HOPETOUN GYM EQUIPMENT**

COUNCIL DECISION	ITEM 12.1.1
Moved: Cr Belli	Seconded: Cr Duncan
That Council agree to discuss the Hopetoun gym equipment for sale.	
Carried: 7/0	Res: 93/15

COUNCIL DECISION	ITEM 12.1.1
Moved: Cr Norman	Seconded: Cr Goldfinch
That Council urgently consider purchasing the gym equipment for sale in Hopetoun.	
Carried: 7/0	Res: 94/15

12.2 OFFICERS

NIL

13. MATTERS BEHIND CLOSED DOORS

NIL

14. CLOSURE OF MEETING – 5.38PM

These minutes were confirmed at the meeting of the _____

Signed: _____
 (Presiding Person at the meeting of which the minutes were confirmed.)

Date: _____