

SHIRE OF JERRAMUNGUP



MINUTES

COUNCIL ORDINARY MEETING

17th AUGUST 2016

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SHIRE OF JERRAMUNGUP

ORDINARY MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBERS,
JERRAMUNGUP ON WEDNESDAY 17th AUGUST 2016, COMMENCING AT 2:30PM.

1. **DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS**

The Deputy President declared the meeting open at 2:30pm

Mrs C Solomon joined the meeting at 2:31pm

2. **RECORD OF ATTENDANCE**

Cr J Iffla	Deputy President
Cr C Daniel	Member
Cr B Trevaskis	Member
Cr J Leenhouders	Member
Mr B Bailey	Chief Executive Officer
Mrs C Solomon	Deputy Chief Executive Officer
Mr M Flett	Manager of Works
Mr C Pursey	Planning Officer
Miss E Hyde	Executive Assistant

3. **APOLOGIES**

Nil

4. **LEAVE OF ABSENCE PREVIOUSLY APPROVED**

Cr R Lester	President
Cr R Parsons	Member
Cr B Bailey	Member

5. **PUBLIC QUESTION TIME**

Nil

6. **APPLICATIONS FOR LEAVE OF ABSENCE**

OC160801 Moved Cr Leenhouders / Seconded Cr Trevaskis

That Cr Daniel be granted a leave of absence for the September Ordinary Council Meeting 2016.

Carried 4-0

7. PETITIONS / DEPUTATIONS / PRESENTATIONS

Nil

8. DECLARATIONS OF FINANCIAL INTEREST

Cr Daniel declared a financial interest in item 10.4.3 - CSRFF Grant Application - Jerramungup Sports Club. The nature of the interest is that she is the secretary for the Jerramungup Sports Club.

Mr Bailey a financial interest in item 10.4.1 - CEO Review Committee Meeting Minutes. The nature of the interest is that the item relates to his employment contract.

Mr Bailey declared an impartiality interest in item 10.4.3 - CSRFF Grant Application - Jerramungup Sports Club. The nature of the interest is that he is a member of the Jerramungup Sports Club.

9. CONFIRMATION OF MINUTES

9.1 Ordinary Council Meeting held 20th July 2016

OC160802 Moved Cr Daniel / Seconded Cr Leenhouders

That the minutes of the Ordinary Council Meeting held 20th July 2016 be confirmed.

Carried 4-0

W O R K S

SUBMISSION TO:	Works
AGENDA REFERENCE:	10.1.1
SUBJECT:	Works Report
LOCATION/ADDRESS:	Shire of Jerramungup
NAME OF APPLICANT:	N/A
FILE REFERENCE:	
AUTHOR:	Murray Flett
DISCLOSURE OF ANY INTEREST:	Nil
DATE OF REPORT:	8 th August 2016

ATTACHMENT

Attachment 10.1.1(a) – Jerramungup, Bremer Bay & rural road maintenance report
Attachment 10.1.1(b) – Road construction program schedule

ROAD CONSTRUCTION

The consistent inclement weather has had a huge effect on the delivery of the works program for the month of July. As a result, all construction has been programmed to commence from August 2016 when the weather fines up and the roads and materials have dried out. This has provided an opportunity for the works crew to gravel sheet some clay sections of roads, especially those that are bus routes to assist in providing an all-weather surface for these roads. Minor gravel patching of Boxwood Ongerup Road and Normans Road have been completed prior to the crew moving to another site.

Refer below for the completed 2016/2017 construction program

STATUTORY REQUIREMENTS

Nil

STRATEGIC IMPLICATIONS

This item relates to the following component from the Shire of Jerramungup Strategic Community Plan 2012 – 2025;

Aspiration 10: A community where transport infrastructure is constructed and maintained using best practice principals.

FINANCIAL IMPLICATIONS

Nil

POLICY IMPLICATIONS

Nil

WORKFORCE IMPLICATIONS

This report provides an overview of the outside workforce operations for the month.

VOTING REQUIREMENTS

Simple Majority

COMMENTS

Nil

RECOMMENDATION

That Council adopt the July works report.

OC160803 Moved Cr Trevaskis / Seconded Cr Daniel

That Council adopt the July works report.

Carried 4-0

FINANCE

SUBMISSION TO:	Finance
AGENDA REFERENCE:	10.2.1
SUBJECT:	Accounts Payable
LOCATION/ADDRESS:	Shire of Jerramungup
NAME OF APPLICANT:	
AUTHOR:	Kiara Leeson
DISCLOSURE OF ANY INTEREST:	Nil
DATE OF REPORT:	1 st August 2016

ATTACHMENT

List of Accounts Paid to 31st July 2016

BACKGROUND

FUND	VOUCHERS	AMOUNTS
Municipal Account		
Last Cheque Used	28025	
	EFT 12181 – 12294	\$ 675,434.07
	EFT 12298 – 12299	\$1,059.46
	Cheque 28026 – 28035	\$ 50,919.17
	Direct Deposit	\$ 34,873.15
Municipal Account Total		\$762,321.85
Trust Account		
	EFT 12295 – 12297	\$ 8,051.36
Trust Account Total		\$8,051.36
<u>Grand Total</u>		<u>\$770,373.21</u>

CERTIFICATE

This schedule of accounts as presented, which was 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 costings and the amounts shown have been paid.

VOTING REQUIREMENTS

Simple Majority.

RECOMMENDATION

That the schedule of direct debits and accounts payable, totalling \$770,373.21 submitted to the Full Council on 17th August 2016 be endorsed.

SIGNATURES

Author

Chief Executive Officer

OC160804 Moved Cr Leenhouders / Seconded Cr Trevaskis

That the schedule of direct debits and accounts payable, totalling \$770,373.21 submitted to the Full Council on 17th August 2016 be endorsed.

SIGNATURES

Author

Chief Executive Officer

Carried 4-0

SUBMISSION TO:	Finance
AGENDA REFERENCE:	10.2.2
SUBJECT:	Monthly Financial Report
LOCATION/ADDRESS:	Shire of Jerramungup
AUTHOR:	Charmaine Solomon
DISCLOSURE OF ANY INTEREST:	Nil
DATE OF REPORT:	8 th August 2016

SUMMARY

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

ATTACHMENT

Attachment 10.2.2 – Monthly Financial Report - Period Ending 31st July 2016

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.

CONSULTATION

Council financial records.

COMMENT

This report contains annual budget estimates, actual amounts of expenditure, revenue and income to the end of the month. It shows the material differences between the budget and actual amounts where they are not associated to timing differences for the purpose of keeping Council abreast of the current financial position.

STATUTORY REQUIREMENTS

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.

STRATEGIC IMPLICATIONS

This item relates to the following component from the Shire of Jerramungup Strategic Community Plan 2012 – 2025;

Aspiration 11: A community where revenue is maximised and rating methodology is fair, equitable and transparent.

FINANCIAL IMPLICATIONS

As detailed within the Monthly Financial Report

POLICY IMPLICATIONS

Accounting policies as detailed within the Monthly Financial Report

WORKFORCE IMPLICATIONS

Nil

VOTING REQUIREMENTS

Simple Majority

RECOMMENDATION

That Council receive the Monthly Financial Report for the period ending 31st July 2016 in accordance with Section 6.4 of the Local Government Act 1995.

OC160805 Moved Daniel / Seconded Cr Trevaskis

That Council receive the Monthly Financial Report for the period ending 31st July 2016 in accordance with Section 6.4 of the Local Government Act 1995.

Carried 4-0

SUBMISSION TO:	Finance
AGENDA REFERENCE:	10.2.3
SUBJECT:	Commercial recycling collections
LOCATION/ADDRESS:	Shire of Jerramungup
FILE REFERENCE:	FM.BU.1
AUTHOR:	Charmaine Solomon
DISCLOSURE OF ANY INTEREST:	Nil
DATE OF REPORT:	7 th August 2016

SUMMARY

The purpose of this item is to formalise the commercial recycling bin charge of \$155.00 for commercial collections for 2016-2017.

ATTACHMENT

Nil

BACKGROUND

At the Ordinary Meeting of Council held 20th July Council adopted the following charges for commercial collections;

Rubbish and Recycling Collection Charges

- b. Commercial Collections – 240L Bin
 - i. \$309.00 per annum per occupied Lot for one 240L Bin serviced weekly.
 - ii. \$155.00 per annum **per additional 240L Bin** as listed on their properties bin count.
 - iii. Extra bins will incur the standard cubic metre charge provided for in the register of fees and charges.

The officer recommendation should have reflected that the \$155.00 per annum charge referred to recycling commercial charges rather than additional bins - in line with the fee charged for residential properties.

CONSULTATION

Nil

COMMENT

The officer recommendation of this item is not to amend or impose a new charge for commercial recycling collections but to formalise that the charge adopted refers to recycling collections.

STATUTORY REQUIREMENTS

Nil

STRATEGIC IMPLICATIONS

Aspiration 11: A community where revenue is maximised and rating methodology is fair, equitable and transparent.

FINANCIAL IMPLICATIONS

No additional or loss of revenue is forecast from the outcome of this recommendation.

POLICY IMPLICATIONS

Nil

WORKFORCE IMPLICATIONS

Nil

VOTING REQUIREMENTS

Simple Majority

RECOMMENDATION

That Council confirm that the 240L recycling bin charge for commercial properties is \$155.00 for 2016/2017 for each bin nominated on the assessment's rate file.

OC160806 Moved Cr Leenhouwers / Seconded Cr Trevaskis

That Council confirm that the 240L recycling bin charge for commercial properties is \$155.00 for 2016/2017 for each bin nominated on the assessment's rate file.

Carried 4-0

**HEALTH,
BUILDING
&
TOWN PLANNING**

SUBMISSION TO:	Health, Building & Town Planning
AGENDA REFERENCE:	10.3.1
SUBJECT:	Preliminary Proposal - Tourist Accommodation
LOCATION/ADDRESS:	Lots 1307 & 1325 near Doubtful Islands - Fitzgerald River National Park
NAME OF APPLICANT:	Mr Bill Parker of Channel Consulting
FILE REFERENCE:	A1602358
AUTHOR:	Craig Pursey, Planning Officer
DISCLOSURE OF ANY INTEREST:	Nil
DATE OF REPORT:	3 rd August 2016

SUMMARY

Council is requested to provide preliminary feedback on a tourist development proposal at Lots 1307 and 1325 near Doubtful Islands - Fitzgerald River National Park.

The proposal consists of 100 holiday units, a caravan park, communal recreation areas, manager's residence and upgrading the access roads.

This report recommends supporting a substantially modified proposal subject to formal scheme amendment documentation being received with a series of supporting studies and modifications to the design. The design of the development being clearly an eco-resort designed to be respond to the local landscape and environs.

Lastly, clearly state that the Council's support is only 'in-principle' and not binding acknowledging that there may be any number of fatal flaws in the specific studies required, not least of which is the Bushfire Management Plan and that no public consultation has been undertaken to date.

ATTACHMENT

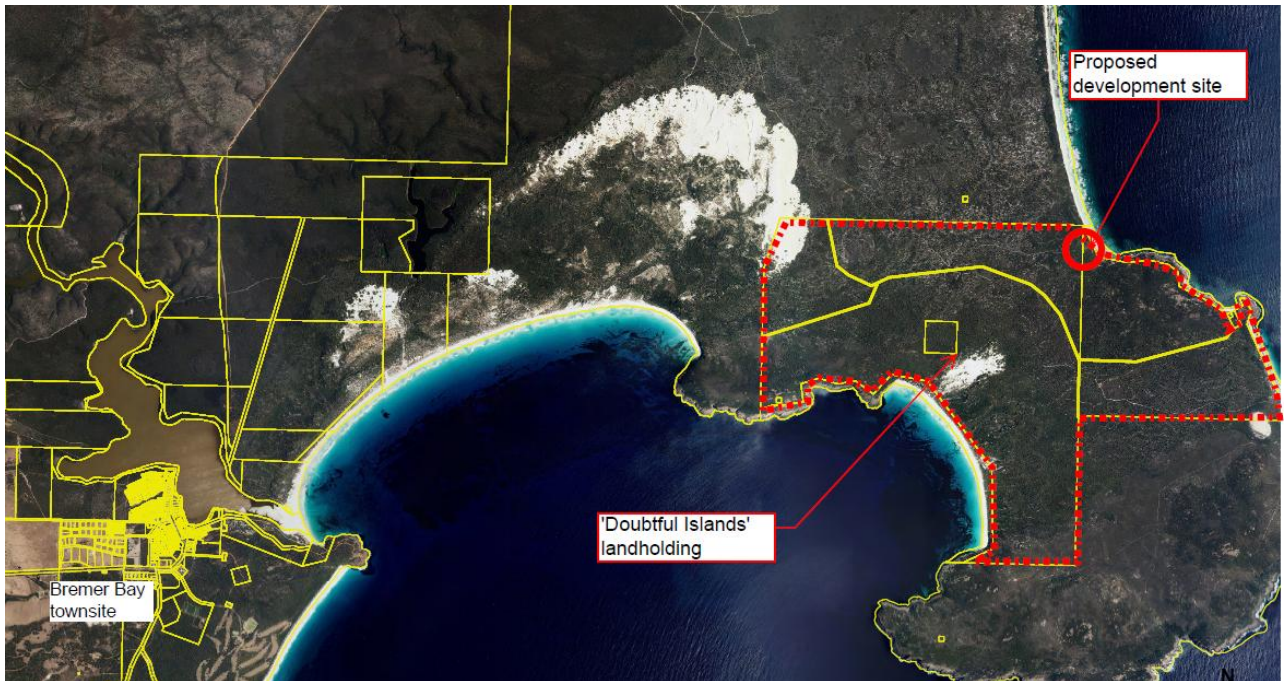
- Attachment 10.3.1(a) - Location Plan 1
- Attachment 10.3.1(b) - Location Plan 2
- Attachment 10.3.1(c) - Development Proposal

BACKGROUND

Site Description

The subject site consists of Lots 1306, 1307 and 1325; these form an isolated parcel of land surrounded by Reserve 32666 and the Fitzgerald River National Park. These lots are zoned 'Rural' under the Shire of Jerramungup Local Planning Scheme No 2 (the Scheme).

Access to the subject site is currently informal with a number of tracks leading through the adjacent reserve network.



Location Plan - Subject site's relationship to Bremer Bay townsite

Zoning & Scheme Requirements

The site is currently zoned 'Rural'. The Local Planning Scheme lists 'Tourist Accommodation' as a discretionary land use in this zone. Therefore the applicant has a right to apply.

There are three primary planning documents that are to be used in the assessment of tourist accommodation in the 'Rural' zone:

1. Local Planning Strategy – that sets the future land use direction for the Shire;
2. Local Planning Scheme – that establish the land use controls applicable throughout the Shire; and
3. Local Planning Policy No 6 – "Tourism Accommodation" that guides Council's decision making and provides further, more detailed information regarding tourist accommodation.

There are also the recommendations of the Fitzgerald Biosphere Tourism Planning and Development Strategy, Fitzgerald National Park Management Strategy and the WAPC Planning Bulletin 83 – Planning for Tourism to consider.

Local Planning Strategy

Council's long term land use planning direction is guided by the Local Planning Strategy (revised in 2012).

The Planning Strategy identifies the subject site and states:

"There is a substantial private landholding (approximately 1,500 ha) in the Doubtful Island area, without public road access. The land has frontage to both Peppermint Beach and House Beach, and is popular for free-camping and fishing.

Four wheel drive access is gained through the Fitzgerald River National Park, and CALM has considered the dedication of the track as a public road.

The land has been cleared only in parts, and further cleaning for general agriculture is unlikely to be approved. The land is too remote from Bremer Bay for lifestyle lots or subdivision.

Whilst there may be potential for some low scale eco-tourism development (responsive to the natural landscape and environment), there are significant issues to be addressed for any development relating to access, bush fire risk management, servicing, environmental management, visual impact, foreshore management and aboriginal heritage. The Shire would need to be satisfied that any development would not adversely impact on the role of the Bremer Bay townsite, have any environmental implications for management of Fitzgerald River National Park and can be fully serviced.

The Shire would need to undertake extensive consultation for development of any rural coastal lots including the Department of Parks and Wildlife, Department of Fire and Emergency Services, Department for Planning coastal branch, Department for Water and servicing authorities.

There needs to be appropriate controls on land use and development of areas adjoining the coast. This issue may be considered as part of any future scheme amendments or reviews. Introducing additional special control areas could be a suitable option for some coastal sites such as Doubtful Island, as the existing Rural zone does not adequately recognise the sensitive nature of the lots location. A future review of the adequacy of Scheme provisions for sensitive coastal sites would also be appropriate.”

Section 7.5 of the Strategy discusses Tourism in particular. This section emphasises the importance of tourism to the economy of the region. In particular it states:

“Bremer Bay has the greatest potential for increased tourism development within the Shire. Currently visitor numbers exceed 20,000/month during the peak month of January, and the challenge for the Council is to provide mechanisms for the orderly expansion of tourist facilities without compromising either the very reasons that tourists visit Bremer Bay, or the existing amenity of the town for its permanent residents. The ways in which this can be addressed include:

- Actively encourage high quality eco-tourist (short term) accommodation proposals at appropriate densities suited to the site location, and which incorporate facilities which can assist in attracting more tourists into the area during off-peak times to better utilise the existing infrastructure and create more opportunities for development.*
- Encourage the diversification of tourist opportunities on rural land in the Jerramungup and Bremer Bay area provided that no land use or environmental conflicts arise.”*

Shire of Jerramungup Local Planning Scheme No 2 (the Scheme)

The subject site is zoned ‘Rural’ in the Scheme.

The objectives of the ‘Rural’ zone are predominantly aimed at ensuring continuing broad acre farming however there are also specific objectives relevant to this development;

- “To consider non rural uses where they can be shown to be beneficial to the district and not detrimental to the natural resources or the environment” and*
- “To allow for facilities for tourists and travellers, and for recreation uses.”*

The proposed land use of 'tourist accommodation' is discretionary in the 'Rural' zone which means that "*the use is not permitted unless the local government has exercised its discretion by granting planning approval*".

Tourism Accommodation is defined as:

"...accommodation specifically catering for tourists and includes bed and breakfast accommodation, chalets, farmstay, guesthouses, caravan parks, etc. but does not include hotels, or motels;"

Any application is assessed against 'the Matters to be Considered' of the Scheme and any local planning policy. Clause 67 of the 'Deemed Provisions' requires consideration of planning and development principles in Council's decision making including:

- *any approved State Planning Policy;*
- *any local planning policy for the Scheme area;*
- *the compatibility of a use or development with its setting;*
- *the cultural significance of any place or area affected by the development;*
- *the likely effect of the proposal on the natural environment and any means that are proposed to protect or to mitigate impacts on the natural environment;*
- *whether the land to which that application relates is unsuitable for the proposal by reason of it being, or likely to be, subject to flooding, tidal inundation, subsidence, landslip, bush fire, or any other risk*
- *the amenity of the locality including the following —*
 - (i) environmental impacts of the development;*
 - (ii) the character of the locality;*
 - (iii) social impacts of the development;*
- *the adequacy of —*
 - (i) the proposed means of access to and egress from the site; and*
 - (ii) arrangements for the loading, unloading, manoeuvring and parking of vehicles.*

The relevance of this clause is that the Council need to consider all relevant comment, policy and issues around the development as part of assessment against the Scheme.

Local Planning Policy No 6 – "Tourism Accommodation" (LPP6)

If a tourist accommodation proposal is supported then LLP6 provides the guidelines on how it should be developed and what general issues need to be addressed including:

Tourist services, carparking, impact on amenity, traffic, vegetation and landscape, signage, water supply and disposal and waste disposal.

Previous Considerations

This is the first proposal to be considered for this site formally by Council.

Council has received a number of informal proposals for the site and has provided information advice only in the past.

CONSULTATION

The preliminary development proposal was referred to a number of government agencies for comment as part of the preliminary assessment. The agencies were requested to provide advice as follows:

“...the Shire is particularly interested in feedback and consideration of fire management, access, strata titling vs built form, coastal setbacks and any other fatal flaw that may arise in your consideration of this proposal.

We are seeking comment from your agency’s particular field of expertise. However, any general comment you may have is welcome.”

Responses were received from Department of Fire and Emergency Services (DFES), Department of Planning (DoP), Department of Parks and Wildlife (DPaW), Tourism WA and the Department of Water (DoW). The comments received are available in full on request, the major issues are summarised below:

DFES

Without going into detail, I think the WAPC will have issues with the proposed development in terms of SPP 3.7 (Planning in Bushfire Prone Areas).

In the first instance the development may be considered to be proposing a “Vulnerable land use in a bushfire prone area” – see Policy Guidelines 5.5. There may also be issues in terms of bushfire protection criterion Element 3: Vehicular Access, which amongst other things, requires two access routes as per E3.1. Finally, the developer should be able to demonstrate that the “change of land use does not increase the risk of bushfire impacting on people or property”.

DoW

DoW has no objection to the preliminary proposal for an eco-tourist accommodation development, the DoW recommends the following important, strategic issues be addressed prior to further consideration of the proposal by the Shire:

- i) Coastal planning - development proposals should have regard to the principles for coastal planning as outlined in *State Planning Policy 2.6 - State Coastal Planning July 2013*.
- ii) *State Planning Policy 2.9 Water Resources provides guidance for the protection and management of water resources and the implementation of total water cycle management principles in the land use planning system. More specifically:*
 - The plan provided does not adequately address coastal setbacks. There is no information provided in the preliminary proposal’s report in reference to *SPP 2.6 Coastal Planning Policy* or standards for determining coastal setbacks for development. Minimal reference is provided to coastal setback in the proposed planning application requirements listed on p35 of the report.
 - Road access - the Department of Water does not support the preferred coastal ‘scenic’ access route across the Wellstead Estuary as detailed in the report.
 - Foreshore - Tourism nodes should preferably be located in areas where existing tourist services, recreation and amenities exist. A foreshore management plan would be required which details how the reserve is to be managed with regard to

protection and management of foreshore values including public access and facilities.

DPaW

Access - DPaW have previously provided advice regarding a request to formalise access through the establishment of a road reserve through the Fitzgerald River National Park. The issues are complex with multiple tenures, 'A' Class reserves, impacts upon native vegetation, flora and fauna habitat and the ongoing issue of managing dieback. Having said this DPaW would be willing to enter into discussion on road upgrades to a sound gravel surface with adequate drainage on the basis that this would reduce the potential to spread dieback.

Fire management - is also important not only for the development but for the potential impact of the development upon the surrounding reserves.

Currently the proposal only refers to the application of AS3959. It needs to address all requirements of State Planning Policy 3.7 'Planning in Bushfire Prone Areas' (SPP3.7) and associated Guidelines. These advise on how to plan, design and assess the risk of bushfires and apply acceptable solutions to minimise bushfire risk as well as impacts to the environment.

SPP3.7 encourages careful development design - Parks and Wildlife recommends that the proponent consider how subdivision design can maximise adequate bushfire hazard mitigation while minimising the environmental footprint of hazard reduction through vegetation clearing.

Any assessment of a development proposal for this site will require a Bushfire Management Plan, this should consider:

- Remoteness of the development, response time and access/resources for firefighting agencies such as Department of Fire and Emergency Services, Volunteer Bushfire Brigade and Parks and Wildlife;
- Bushfire procedures for residents and visitors (evacuation procedures, bushfire warning systems, safety zones etc).
- Resources needed including access to water, communications, and equipment.
- There is currently only one road on and out of the development, any proposal for an alternative secondary route would need further approvals by DPaW.

General Comment - The scale of this development and environment significance of the location within the Fitzgerald Biosphere may require consideration of a referral to the Environmental Protection Authority.

Such a development would increase visitation to the national park and Doubtful Islands Peninsula with a subsequent increase in potential for environmental damage. Any proposal should include strategies to reduce the potential environmental impact on the wider area.

An overall Site Environmental Management Plan (SEMP) should be developed to provide a framework for the future management of fire, access (including off-road vehicles), waste management and informal camping.

Tourism WA

Bremer Bay, like most WA destinations, is impacted by a seasonal tourism sector. It is predominantly a domestic self-drive destination, with the majority of visitors from Perth who stay in caravan and camping facilities. However the emerging, albeit seasonal, orca whale watching will attract a broader market to the town in the future. As such, in principle Tourism WA supports the addition of new tourism product in Bremer Bay.

The site is remote and challenging but is a unique site which provides access to the coast, views and landscape. *Tourism WA's primary focus when evaluating tourism proposals is to ensure that the resultant development facilitates a positive tourism outcome. That is, the guest experience is positive, visitor numbers are at a sustainable level and flow-on economic benefits are maximised.*

Strata Titling is not preferred as it can lead to 'sub-optimal' outcomes but if it is to be pursued; the following recommendations are made:

- Rigorous controls are in place for the management of all aspects of the facility to ensure quality and consistency. All units should be managed by a single reputable, experienced operator.
- Consistency of tourism product is ensured – with consistent design and fitout in units to meet visitor expectations.
- Construction is managed to minimise disruption to guests.
- Review the number of holiday units proposed and type or accommodation based on market demand and site characteristics.

The proposed subdivision appears very 'suburban' in nature, with its regular grid pattern and large lot sizes. This is likely to give the resultant complex a residential ambiance not conducive to either the remote location or the expectations of visitors to this region. It is further suggested that the road which separates the beachfront lots from the beach be removed, as it will be a physical barrier to the beach and serves no purpose from an access perspective.

It is noted that the high fire risk coupled with the remote location of the site represents a number of challenges. In this context, Tourism WA has been very supportive of operators providing a more eco-friendly, low impact style of accommodation in remote locations, such as eco-lodges or self-contained tents like those at Karajini Eco Retreat or Sal Salis on the Ningaloo Reef, and those being developed at Pinky's Beach on Rottnest. 'Glamping' is a style of accommodation that is appealing to a growing number of travellers in WA.

Department of Planning

The proposal is not supported by the Albany office of the Department of Planning.

- The Local Planning Strategy identifies that there may be potential for some low scale eco-tourism development once significant issues are addressed. Significant issues aside, the proposal for 100 holiday units is not considered low scale or 'eco'.
- If strata is to be pursued then the proposal does not meet any of the exceptional criteria in DC3.4 for subdivision of rural land.
- Bushfire - The land is identified on the *Map of Bush Fire Prone Areas* and State Planning Policy 3.7. *Planning in Bushfire Prone areas* applies. Proposals which will result in the introduction or intensification of development in an area that has an extreme bushfire hazard level or BAL-40 or BAL-FZ will not be supported. The proposal states *the units will be grouped and surrounded by a 25m Building*

Protection zone. A 75m parkland cleared low fuel zone will complement the Building Protection zone. Where clearing of native vegetation is the only means of managing bushfire risk the proposal should generally not be supported.

- The development would need to be connected to a gazetted, constructed, all weather road. Two different vehicular access routes, which connect to the public road would also need to be provided, in the event of bushfire emergency. Access via easement is not supported.
- The proposed development seeks to provide power *via a substantial solar system and back up diesel generators*. An alternative power supply is not supported.

The above comments are in regard to the 'fatal flaws' as requested. Other issues, including but not limited to, flora and fauna assessment, land use capability, and visual impact assessment would also need to be addressed.

COMMENT

The Proposal

Council has received a preliminary planning proposal to develop 100 tourist accommodation units, a caravan park, caretakers and communal facilities at Lots 1325 & 1307 near Doubtful Islands, Fitzgerald River National Park. The development proposal includes:

1. A tourist development largely located on Lot 1325 with some development on Lot 1307 above Tooregullup Beach;
2. 100 strata lots/ tourist accommodation units on 2000m² lots;
3. A manager's residence with some communal facilities including TV, lounge, cooking, multi-purpose playing courts and quiet area;
4. A formalised camping area;
5. On-site power, water and effluent disposal systems – unspecified;
6. A list of activities that could be coordinated on site by management such as tours and trails;
7. Removal of existing shacks and informal camping on privately owned land; and
8. Construction of a gravel standard road from existing roads to the development site.

A report and plans accompany the proposal; the application seeks to provide enough information to enable Council to make an informed decision and provide advice on the likelihood of the proposal being supported, subject to detailed planning and reporting. A copy of the report and plans are attached to this report.

The report's executive summary states:

The proponent has decided to work within the existing planning framework and develop a short term accommodation development. Under the Shire of Jerramungup's Town Planning Scheme, a development that specifically caters for tourists is a discretionary use in the Rural Zone. The proposed development will comprise 100 holiday units, camping/caravan area, recreation areas, day use facilities and manager's residence strategically placed on lot 1325 and lot 1307 within close proximity to the beachfront.

Each holiday unit will be an individual strata title, managed by a central agency. The owner of the strata title will have the opportunity to either rent out the accommodation, use the accommodation themselves or a combination of both. The strata management plan will determine the length of stay to ensure that the 'tourism benefits' of the development are realised.

In addition to providing a unique opportunity for individuals to own their own portion of the Doubtful Islands Peninsula, the development also offers the following benefits;

- 1) Providing a high quality accommodation option in the Shire of Jerramungup.*
- 2) Creating additional employment and driving economic growth.*
- 3) Formalising access into the Peninsula and minimising the risk of spreading dieback and improving access for emergency vehicles such as Department of Fire and Emergency Services and St John Ambulance.*
- 4) Providing a facility that builds upon the recent popularity of the Bremer Bay Canyon.*
- 5) Providing Council with additional rates revenue once the strata titles are created.*
- 6) Development of the land offers the potential for improving public access to some of the Shire's high quality coastal assets (beaches and scenic headlands), and to better address coastal management issues, including provision of public facilities and the rationalisation of off road vehicle tracks, at minimal public cost.*

The report seeks to address or make comment on the economic benefits of the project, the strategic and statutory planning merits of the proposal, access, management of the tourism and strata product and environmental considerations including land capability, flora and fauna.

Assessment

An eco-tourism development is supported by the Local Planning Strategy and allowed for by the Scheme and policies of the Shire. The applicant is seeking Council's feedback on the current development proposal

A tourism development in this unique location would add to the tourist product in the region, bring economic benefits to the Shire and have the potential to improve access and safety for the doubtful island peninsular. The Strategy and Scheme support the idea but encourage a "low scale eco-tourism development (responsive to the natural landscape and environment)".

The application has been assessed by staff and comments collected from relevant agencies and it appears that there are issues with the current proposal including (but not limited to) access, bushfire management, servicing, strata titling, foreshore management and setbacks, visual management, style and scale of development. Most of these issues may be addressed by technical assessments; some of them may prove to be fatal flaws such as bushfire management and complying with SPP3.7.

The applicant is seeking feedback from Council as to whether the development proposal has merit and if they would consider a formal development proposal along the lines of that presented. If Council is generally supportive of a development application then they would have some security to engage the necessary professionals and prepare the technical reports required to support a development proposal.

This report recommends supporting the idea of an eco-tourist resort with the following qualifications:

A Scheme Amendment is required rather than a development application.

The scale of development leads to the site needing to be rezoned. Tourist accommodation in the 'Rural' zone is usually for a limited number of chalets that compliment an existing rural use; up to 5 chalets or so. The scale of development proposed requires full assessment by a variety of agencies (especially the EPA) and opportunity for community comment; this is best facilitated through the Scheme Amendment process.

A specific Tourist type zoning would create specific land use controls that would run with the land and provide Council more control in the long run rather than trying to apply the Rural; zone provisions.

Scale of development

Whilst one hundred holiday accommodation units may be required for the development to return a profit, this is a comparatively huge development when studied in the context of the region. Cheynes Beach only has 29 houses and a caravan park, Eco-Beach in Broome has 50 or so a figure which includes 'glamping' sites. It is recommended that an independent tourist impact assessment be prepared that provides information on market demand and the impact of a development on the local and regional tourism market and the townsite of Bremer Bay to assist in determining the number of units provided.

Style of development

Whilst the individual images of future dwellings present well, the current development does not present as an eco-resort but is more suburban in character. If it is to be a tourist development it needs to cater for the travelling public not for the semi-permanent occupant. The current design may provide a similar experience to the permanent vans at the Bremer Bay Caravan Park with existing residents of the region using the site rather than new visitors including interstate and international visitors. This may result in a pseudo townsite rather than a resort that would attract new visitors to the region.

Additionally, there is little to recommend the current design as a sustainable, eco-tourist resort; it has strong similarities to Cheynes Beach 30km east of Albany. The design should respond to the landscape, existing flora and fauna.

Bushfire management

State Planning Policy 3.7 was gazetted in December 2015 with serious ramifications for the proposed development. SPP3.7 currently recommends against locating 'vulnerable land uses' such as tourist accommodation and caravan parks in areas with extreme fire hazard, access issues and where the only way of achieving the development is through the clearing of vegetation. A highly accredited bushfire professional would be required to prepare a site specific Bushfire Management Plan approved by DFES and DoP as the first study before any development could be realistically considered.

Access

DPaW manage most of the land through which a new access arrangement is required. They have flagged a willingness to negotiate but have identified issues with clearing and changes to Class 'A' reserve land as potential fatal flaws.

Any road created would likely become the responsibility of the Shire of Jerramungup. The Council would have to be comfortable that the ongoing economic benefits would outweigh the ongoing costs of maintaining the asset.

Foreshore land

The current design effectively privatises the water front. Foreshore reserve and adjoining land should be freely accessible to the general public.

Conclusion

The idea of an eco-resort is supported by the applicable strategies and would bring wider tourism benefits to the locality.

There are issues with the scale, design and a number of potential fatal flaws would need be addressed if the development were to progress.

A Scheme Amendment should be prepared for the site that includes all necessary documentation as this will allow for adequate scrutiny by all relevant government agencies and the public in the assessment process and result in land use controls specific to tourism.

STATUTORY REQUIREMENTS

Whilst it is technically possible to assess a development application for this site under the current zoning provisions of the Local Planning Scheme; that is, 'Tourist Accommodation' as a discretionary land use in the 'Rural' zone. It is recommended that a proposal of this nature is over and above what is normally considered in the Rural zone and that the site would need to be rezoned if this land use is to be considered.

This would enable all government agencies to have a suitable level of input, especially the Environmental Protection Authority (EPA). Public consultation would also be triggered and most of all, decision making on this very complex proposal would not be left solely with the Council.

Lastly, strata title is highly unlikely to be supported under the current zoning. A change of zoning and a clear development process would need to be enunciated as part of any scheme amendment.

STRATEGIC IMPLICATIONS

The proposal aligns with a variety of the aspirations of the Strategic Community Plan:

Aspiration 2: A growing community that embraces well designed and sustainable development

Aspiration 4: An environmentally astute community where human needs are met while conserving our natural and built environment.

FINANCIAL IMPLICATIONS

The applicant's development proposal extrapolates the long term financial benefits in this proposal.

If a development eventuated on this site, maintenance responsibility of the access road may become the Shire's.

WORKFORCE IMPLICATIONS

Nil

POLICY IMPLICATIONS

Local Planning Policy No 6 – "Tourism Accommodation" guides Council's decision making and provides further, more detailed information regarding tourist accommodation.

VOTING REQUIREMENTS

Simple Majority

RECOMMENDATION

THAT Council advise the applicant that Council is supportive of an eco-tourist resort type development on this site, consistent with the recommendations of the Shire's Local Planning Strategy. However, there are concerns with the scale, nature and the potential for issues such as fire management being a fatal flaw with the proposal. Therefore the Council recommends to the applicant that if they wish to pursue a tourist development on this site that;

1. A full scheme amendment is prepared changing the zoning of the affected land to an appropriate tourist zoning and the balance of the land being zoned for conservation purposes. The tourist zoning would need to facilitate an eco-tourist development sensitive to the sites characteristics and showing best practice principles in sustainable design and development.
2. The scheme amendment documents to include (but not be limited to):
 - Bushfire Management Plan;
 - Servicing plan clearly showing how water, sewer and power will be provided in a sustainable manner;
 - Coastal Management Plan to determine both suitable widths of foreshore reserve, land use adjacent to the beach and the width of the foreshore reserves on the balance of the landholding;
 - A visual impact assessment;
 - A *site specific* Land Capability Assessment and flora and fauna study;
 - Access arrangements being formalised as part of the zoning proposal;
 - Nutrient and stormwater management plan
 - Site Environmental Management Plan (SEMP) for managing the balance of the landholding on the Doubtful Islands Peninsula; and

- An independent Tourism Impact Assessment establishing market demand for the number and type of product proposed and how many units the location and region can sustain whilst considering the benefits and impact on Bremer Bay and the wider region.
3. The style of development being changed to be more representative of an eco-tourist resort including (but not limited to) the following elements:
- A reduction in the number and layout of tourist units;
 - Built form to be clustered with a reduced footprint and more responsive to the immediate local environment;
 - The land immediately adjacent to the coast not being privatised for exclusive use of specific landowners; and
 - Placement of roads around the outside of the development provided as part of the fire management response.

OC160807 Moved Cr Daniel / Seconded Cr Trevaskis

THAT Council advise the applicant that Council is supportive of an eco-tourist resort type development on this site, consistent with the recommendations of the Shire's Local Planning Strategy. However, there are concerns with the scale, nature and the potential for issues such as fire management being a fatal flaw with the proposal. Therefore the Council recommends to the applicant that if they wish to pursue a tourist development on this site that;

1. **A full scheme amendment is prepared changing the zoning of the affected land to an appropriate tourist zoning and the balance of the land being zoned for conservation purposes. The tourist zoning would need to facilitate an eco-tourist development sensitive to the sites characteristics and showing best practice principles in sustainable design and development.**
2. **The scheme amendment documents to include (but not be limited to):**
 - **Bushfire Management Plan;**
 - **Servicing plan clearly showing how water, sewer and power will be provided in a sustainable manner;**
 - **Coastal Management Plan to determine both suitable widths of foreshore reserve, land use adjacent to the beach and the width of the foreshore reserves on the balance of the landholding;**
 - **A visual impact assessment;**
 - **A *site specific* Land Capability Assessment and flora and fauna study;**
 - **Access arrangements being formalised as part of the zoning proposal;**
 - **Nutrient and stormwater management plan**
 - **Site Environmental Management Plan (SEMP) for managing the balance of the landholding on the Doubtful Islands Peninsula; and**
 - **An independent Tourism Impact Assessment establishing market demand for the number and type of product proposed and how many units the location and region can sustain whilst considering the benefits and impact on Bremer Bay and the wider region.**
3. **The style of development being changed to be more representative of an eco-tourist resort including (but not limited to) the following elements:**
 - **A reduction in the number and layout of tourist units;**

- **Built form to be clustered with a reduced footprint and more responsive to the immediate local environment;**
- **The land immediately adjacent to the coast not being privatised for exclusive use of specific landowners; and**
- **Placement of roads around the outside of the development provided as part of the fire management response.**

Carried 4-0

A D M I N

SUBMISSION TO:	Administration
AGENDA REFERENCE:	10.4.1
SUBJECT:	CEO Review Committee Meeting Minutes
LOCATION/ADDRESS:	Not applicable
NAME OF APPLICANT:	Not applicable
AUTHOR:	Brent Bailey
DISCLOSURE OF ANY INTEREST:	Nil
DATE OF REPORT:	8 th August 2016

ATTACHMENT

CONFIDENTIAL Attachment 10.4.1 - Minutes for the CEO Review Committee

VOTING REQUIREMENTS

Simple Majority

RECOMMENDATION

That the minutes of the CEO Review Committee held on Wednesday 20th July 2016 be received and the following recommendation be adopted;

1. That the CEO Review Committee recommends that Council endorse the following table of Key Result Areas for the CEO;

Proposed Key Result Areas	Measurement
Leadership effectiveness, workplace culture and productivity.	360 degree leadership survey of Councillors and staff under the CEO's immediate supervision. Annual Staff Satisfaction survey results will also inform this measurement.
Development and retention of relationships with key stakeholders	The CEO will provide an assessment of relationships built and maintained with key stakeholders and the benefits these have derived for the Shire.
Financial Performance	Ratios, expansion of recurrent revenue base, delivery of budgeted projects within budget and accuracy of forecast income – annual report and budget review will inform this assessment. The Department of Local Government's My Council statistics may also inform this assessment.
Community Advocacy	Community Satisfaction Survey results will inform this assessment along with Councillor knowledge of community generated issues which are resolved or remain unresolved.
Legislative Compliance	Achievement of legislative compliance as measured by Compliance Audit Return and no formal notices of breaches from other legislative agencies (e.g. DER)
Strategic Focus	Community Plan and Corporate Business Plan delivery progress, quality of reporting to Council and the community of its progress

Risk Management	Successful delivery of improvement areas noted in the CEO's biennial review of organisation risk.
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Projects	
Identify and initiate rezoning for industrial land in Bremer Bay and Jerramungup	Zoning changes complete in Town Planning Scheme
Complete detailed design and tender for Bremer Bay Town Centre Works	Detailed designs completed with community input. Tenders issued and awarded.
Upgrade Paperbarks Park	Funding successfully obtained and site works substantially complete prior to December 2016.
Undertake a comprehensive review of cost and social implications of servicing the seasonal population influx into Bremer Bay.	Completion of a cost benefit analysis.

OC160808 Moved Cr Leenhouders / Seconded Cr Trevaskis

That the minutes of the CEO Review Committee held on Wednesday 20th July 2016 be received and the following recommendation be adopted;

- 1. That the CEO Review Committee recommends that Council endorse the following table of Key Result Areas for the CEO;**

Proposed Key Result Areas	Measurement
Leadership effectiveness, workplace culture and productivity.	360 degree leadership survey of Councillors and staff under the CEO's immediate supervision. Annual Staff Satisfaction survey results will also inform this measurement.
Development and retention of relationships with key stakeholders	The CEO will provide an assessment of relationships built and maintained with key stakeholders and the benefits these have derived for the Shire.
Financial Performance	Ratios, expansion of recurrent revenue base, delivery of budgeted projects within budget and accuracy of forecast income – annual report and budget review will inform this assessment. The Department of Local Government's My Council statistics may also inform this assessment.
Community Advocacy	Community Satisfaction Survey results will inform this assessment along with Councillor knowledge of community generated issues which are resolved or remain unresolved.

Legislative Compliance	Achievement of legislative compliance as measured by Compliance Audit Return and no formal notices of breaches from other legislative agencies (e.g. DER)
Strategic Focus	Community Plan and Corporate Business Plan delivery progress, quality of reporting to Council and the community of its progress
Risk Management	Successful delivery of improvement areas noted in the CEO's biennial review of organisation risk.

Projects	
Identify and initiate rezoning for industrial land in Bremer Bay and Jerramungup	Zoning changes complete in Town Planning Scheme
Complete detailed design and tender for Bremer Bay Town Centre Works	Detailed designs completed with community input. Tenders issued and awarded.
Upgrade Paperbarks Park	Funding successfully obtained and site works substantially complete prior to December 2016.
Undertake a comprehensive review of cost and social implications of servicing the seasonal population influx into Bremer Bay.	Completion of a cost benefit analysis.

Carried 4-0

SUBMISSION TO:	Administration
AGENDA REFERENCE:	10.4.2
SUBJECT:	Sundry Debtor Write-Off
NAME OF APPLICANT:	N/A
FILE REFERENCE:	
AUTHOR:	Charmaine Solomon
DISCLOSURE OF ANY INTEREST:	Nil
DATE OF REPORT:	8 th August 2016

SUMMARY

This item discusses the proposal to write-off the outstanding balance on sundry debtor account 401. It is recommended to Council that this debt be written off due to the balance being uneconomical to seek collection through an external agency.

ATTACHMENT

Nil

BACKGROUND

Debtor 401 - \$960.91 is outstanding from August 2014, this charge was for the legal costs associated with preparing a licence agreement to operate a commercial tourism business in Jerramungup.

The costs to prepare the licence agreement was agreed to by the applicant on the 23rd June 2014, staff then advised the Shire's Solicitors to draw up the licence agreement documentation. On the 8th July 2014 the applicant advised staff that the tourism venture would not be going ahead due to the risks associated with public liability insurance, however the licence had already been drawn up and provided to the Shire for final review. Shire staff have made several attempts to recover the funds.

COMMENT

It is recommended that due to the inefficiencies and costs associated with further investigation into this account that the best approach is to write the debt off. There is also a low chance of successful collection even if this account is sent to debt collectors.

STATUTORY REQUIREMENTS

Local Government Act 1995

6.12. Power to defer, grant discounts, waive or write off debts

- (1) Subject to subsection (2) and any other written law, a local government may —
 - (a) When adopting the annual budget, grant a discount or other incentive for the early payment of any amount of money;
 - (b) Waive or grant concessions in relation to any amount of money; or
 - (c) Write off any amount of money, which is owed to the local government.

STRATEGIC IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

Sundry Debtor Write-off \$961.00

POLICY IMPLICATIONS

Nil

VOTING REQUIREMENTS

Absolute Majority

RECOMMENDATION

That Council resolve to:

1. Write off the outstanding debts associated with debtor 401 and record the expense totalling \$961.00 as a provision for doubtful debt in Council's finances.

OC160809 Moved Cr Daniel / Seconded Cr Leenhouders

That Council resolve to:

1. **Write off the outstanding debts associated with debtor 401 and record the expense totalling \$961.00 as a provision for doubtful debt in Council's finances.**

Carried 4-0

Mr Bailey left the meeting at 3:19pm to seek further clarification on the quorum required for simple majority voting on item 10.4.3.

Mr Bailey returned to the meeting at 3:25pm with confirmation that the item can be put to Council as a simple majority requires at least 50% of the Councillors present on the day.

Cr Daniel left the meeting 3:26pm

Mr Flett left the meeting at 3:27pm

Mr Flett returned to the meeting at 3:31pm

SUBMISSION TO:	Administration
AGENDA REFERENCE:	10.4.3
SUBJECT:	CSRFF Application – Jerramungup Sports Oval
LOCATION/ADDRESS:	Derrick Street Jerramungup
NAME OF APPLICANT:	Jerramungup Sports Club
AUTHOR:	Brent Bailey
DISCLOSURE OF ANY INTEREST:	The author declares an impartiality interest being a member of the Jerramungup Sports Club.
DATE OF REPORT:	12 th August 2016

SUMMARY

The purpose of this report is to place before Council an application from the Jerramungup Sports Club Inc. for grant funding under the Community Sport and Recreation Facilities Fund (CSRFF) grants program with a recommendation that the application be supported.

ATTACHMENT

- 10.4.3(a) - CSRFF Grant Application – Jerramungup Sports Club
- 10.4.3(b) - Grant Application Documents

BACKGROUND

The purpose of the CSRFF program is to provide Western Australian Government financial assistance to community groups and local government authorities to develop basic infrastructure for sport and recreation. There are two main CSRFF funding streams applicable to infrastructure projects in the Shire of Jerramungup being the small grants (those projects under \$200,000) and annual grants (for those over \$200,000 and up to \$500,000).

The program aims to increase participation in sport and recreation, with an emphasis on physical activity, through rational development of sustainable, good quality, well-designed and well-utilised facilities. The Shire facilitates this funding stream by setting aside 2.5% of the previous year's rates towards individuals, community and sporting organisations for projects that fit within the policy guidelines.

Only one application was received for this small grants round and it was from the Jerramungup Sports Club. The application is to replace the hot water systems which are at the end of their useful life and improve the drainage of the oval by top dressing the oval with 20mm of sand.

CONSULTATION

Jerramungup Sports Club
Jerramungup Football Club
Department of Sport and Recreation

COMMENT

The application for new hot water systems was originally identified as part of the ablutions upgrade which was completed in 2014. The hot water systems were deferred from the final project due to costs and funding at the time. The hot water systems are now at the end of their useful life with the bases having rusted out and regular electrical repairs needing to be undertaken. In addition to this the draw on power from these units is excessive and has caused the power to fail on regular occasions throughout the winter sports training season. This plunges the oval into darkness which interrupts training for at least 20 minutes and causes safety risks during this time. A change to gas hot water systems will reduce the electrical load at the venue and avoid the training lights failing.

The proposal to top dress the oval with 20mm of sand is also supported. The Jerramungup Sports Oval has been the poorest performing surface in the Ongerup Football Association competition for a number of years yielding numerous complaints about muddy and uneven conditions. A trial on the hockey pitch this summer has dramatically improved the grass surface and durability this year and the plan is to apply this same treatment to the balance of the oval.

A breakdown of the budget expenditure on the project is provided in the table below.

Hot Water System Replacement (Gas)	\$23,042.25
Sand Supply	\$8,000
Sand Cartage	\$5,200
Loader Hire	\$2,000
Spreader Hire	\$1,000
Volunteer Labour	\$7,500
Cost Escalation	\$1,402.27
Total	\$48,144.52

Council is required to assess and rank the application for formal lodgement with the Department of Sport and Recreation.

STATUTORY REQUIREMENTS

Nil

STRATEGIC IMPLICATIONS

Aspiration 5: An active community supported by fit for purpose sport and recreation facilities.

FINANCIAL IMPLICATIONS

The contribution requested from the Shire towards this project is \$16,408.01 ex GST. If supported funds would be drawn from the Community Recreation Reserve of which the Shire allocated 2.5% of last year's rates towards.

WORKFORCE IMPLICATIONS

Nil

POLICY IMPLICATIONS

Finance Policy 4 – Sport and Recreation Grants

VOTING REQUIREMENTS

Simple Majority.

RECOMMENDATION

1. That Council place the following priority on the project submitted for CSRFF funding:
 - 1) Jerramungup Sports Club
2. That Council authorise a cash contribution of up to a third of the total budgeted project cost on the condition that the project is successful in achieving funding from the Department of Sport and Recreation.
3. That Council endorse the following project assessment sheet:

PROJECT ASSESSMENT SHEET

This page is for the use of the relevant Local Government Authority to be used for both community and LGA projects. Please **attach copies of council minutes** relevant to the project approval.

Name of Local Government Authority: Shire of Jerramungup
Name of Applicant: Jerramungup Sports Club

Note: The applicant's name cannot be changed once the application is lodged at DSR.

Section A

The CSRFF principles have been considered and the following assessment is provided:
(Please include below your assessment of how the applicant has addressed the following criteria)

All applications

	Satisfactory	Unsatisfactory	Not relevant
Project justification	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Planned approach	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community input	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Management planning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Access and opportunity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Design	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Financial viability	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Co-ordination	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Potential to increase Physical activity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sustainability	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Development applications only

	Satisfactory	Unsatisfactory	Not relevant
Location	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sustainability	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Co-Location	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special Interest Group	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Section B

LGA – priority ranking of this project	1
Priority ranking of no of applications received	1 of 1 applications received
Is this project consistent with the	X Local Plan <input type="checkbox"/> Regional Plan <input type="checkbox"/> State Plan
Have all planning and building approvals been given for this project?	X Yes <input type="checkbox"/> No
If no, what approvals are still outstanding?	

Project Rating (Please tick the most appropriate box to describe the project)

- A Well planned and needed by municipality X
- B Well planned and needed by applicant
- C Needed by municipality, more planning required
- D Needed by applicant, more planning required
- E Idea has merit, more planning work needed
- F Not recommended

LGA comments (Required):

The application for new hot water systems was originally identified as part of the ablutions upgrade which were completed in 2014. The hot water systems were deferred from the final project due to costs and funding at the time. The hot water systems are now at the end of their useful life with the bases having rusted out and regular electrical repairs needing to be undertaken. In addition to this the draw on power from these units is excessive and has caused the power to fail on regular occasions throughout the winter sports training season. This plunges the oval into darkness which interrupts training for at least 20 minutes and causes safety risks during this time. A change to gas hot water systems will reduce the electrical load at the venue and avoid the training lights failing.

The proposal to top dress the oval with 20mm of sand is also supported. The Jerramungup Sports Oval has been the poorest performing surface in the Ongerup Football Association competition for a number of years yielding numerous complaints about muddy and uneven conditions. A trial on the hockey pitch this summer has dramatically improved the grass surface and durability this year and the plan is to apply this same treatment to the balance of the oval.

OC160810 Moved Cr Trevaskis / Seconded Cr Leenhouders

1. That Council place the following priority on the project submitted for CSRFF funding:
 - 1) Jerramungup Sports Club
2. That Council authorise a cash contribution of up to a third of the total budgeted project cost on the condition that the project is successful in achieving funding from the Department of Sport and Recreation.
3. That Council endorse the following project assessment sheet:

PROJECT ASSESSMENT SHEET

This page is for the use of the relevant Local Government Authority to be used for both community and LGA projects. Please **attach copies of council minutes** relevant to the project approval.

Name of Local Government Authority: Shire of Jerramungup
Name of Applicant: Jerramungup Sports Club

Note: The applicant's name cannot be changed once the application is lodged at DSR.

Section A

The CSRFF principles have been considered and the following assessment is provided:
(Please include below your assessment of how the applicant has addressed the following criteria)

All applications

	Satisfactory	Unsatisfactory	Not relevant
Project justification	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Planned approach	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community input	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Management planning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Access and opportunity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Design	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Financial viability	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Co-ordination	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Potential to increase Physical activity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sustainability	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Development applications only

	Satisfactory	Unsatisfactory	Not relevant
Location	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sustainability	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Co-Location	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special Interest Group	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Section B

LGA – priority ranking of this project	1
Priority ranking of no of applications received	1 of 1 applications received
Is this project consistent with the	X Local Plan <input type="checkbox"/> Regional Plan <input type="checkbox"/> State Plan
Have all planning and building approvals been given for this project?	X Yes <input type="checkbox"/> No
If no, what approvals are still outstanding?	

Project Rating (Please tick the most appropriate box to describe the project)

A	Well planned and needed by municipality	X
B	Well planned and needed by applicant	<input type="checkbox"/>
C	Needed by municipality, more planning required	<input type="checkbox"/>
D	Needed by applicant, more planning required	<input type="checkbox"/>
E	Idea has merit, more planning work needed	<input type="checkbox"/>
F	Not recommended	<input type="checkbox"/>

LGA comments (Required):

The application for new hot water systems was originally identified as part of the ablutions upgrade which were completed in 2014. The hot water systems were deferred from the final project due to costs and funding at the time. The hot water systems are now at the end of their useful life with the bases having rusted out and regular electrical repairs needing to be undertaken. In addition to this the draw on power from these units is excessive and has caused the power to fail on regular occasions throughout the winter sports training season. This plunges the oval into darkness which interrupts training for at least 20 minutes and causes safety risks during this time. A change to gas hot water systems will reduce the electrical load at the venue and avoid the training lights failing.

The proposal to top dress the oval with 20mm of sand is also supported. The Jerramungup Sports Oval has been the poorest performing surface in the Ongerup Football Association competition for a number of years yielding numerous complaints about muddy and uneven conditions. A trial on the hockey pitch this summer has dramatically improved the grass surface and durability this year and the plan is to apply this same treatment to the balance of the oval.

Carried 3-0

Note: Council requested that applicants for funding in CSRFF Small Grants Rounds inform Shire staff in advance of annual budget deliberations.

Cr Daniel returned to the meeting at 3:33pm

Mr Flett returned to the meeting at 3:36pm

COUNCILLOR REPORTS

11. COUNCILLOR REPORTS

Cr Trevaskis

Attended a Regional Road Group meeting

Cr Iffla

Attended a Volunteer Emergency Services dinner in Bremer Bay on behalf of the Shire

12. NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY LEAVE OF THE PRESIDING MEMBER

12.1 From Officers

Nil

12.2 From Elected Members

Cr Leenhouders noted that the recent work carried out on the Bremer Bay airstrip amenities room by the Shire has been very well received by the local community.

13. NEXT MEETING/S

13.1 Ordinary Meeting – to be held Wednesday 21st September 2016 commencing 2.00pm at the Town Hall, Bremer Bay.

14. CLOSURE

The Deputy President declared the meeting closed at 3:38pm.