

NOTICE OF AN ORDINARY MEETING OF COUNCIL

Dear Council Member

The next Ordinary Meeting of the Shire of Bridgetown-Greenbushes will be held on **Thursday, 28 September 2017** in the Council Chambers, commencing at 5.30pm.

Signed by T Clynch, CEO



Date

21 September 2017

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AGENDA

For an Ordinary Meeting of Council to be held in the Council Chambers on Thursday, 28 September 2017 commencing at 5.30pm

Meeting to be opened by the Presiding Member

Acknowledgment of Country – Presiding Member

On behalf of the Councillors, staff and gallery, I acknowledge the Noongar People, the Traditional Owners of the Land on which we are gathered, and pay my respects to their Elders both past and present.

Attendance, Apologies and Leave of Absence

Presiding Member - Cr J Nicholas
Councillors - J Boyle
- S Hodson
- D Mackman
- J Moore
- A Pratico
- P Quinby
- P Scallan
- A Wilson
In Attendance - T Clynch, CEO
- M Larkworthy, Executive Manager Corporate Services
- E Dennis, Executive Manager Community Services
- T Lockley, Executive Assistant

Attendance of Gallery

Responses to Previous Questions Taken on Notice

Public Question Time

Petitions/Deputations/Presentations

Comments on Agenda Items by Parties with an Interest

Applications for Leave of Absence

Confirmation of Minutes

C.01/0917 Ordinary Meeting held 31 August 2017

A motion is required to confirm the Minutes of the Ordinary Meeting of Council held 31 August 2017 as a true and correct record.

C.02/0917 Special Meeting held 14 September 2017

Attachment 1

A motion is required to confirm the Minutes of the Special Meeting of Council held 14 September 2017 as a true and correct record.

Announcements by the Presiding Member Without Discussion

Notification of Disclosure of Interest

Section 5.65 or 5.70 of the Local Government Act requires a Member or Officer who has an interest in any matter to be discussed at a Committee/Council Meeting that will be attended by the Member or Officer must disclose the nature of the interest in a written notice given to the Chief Executive Officer before the meeting; or at the meeting before the matter is discussed.

A Member who makes a disclosure under Section 5.65 or 5.70 must not preside at the part of the meeting relating to the matter; or participate in; or be present during any discussion or decision making procedure relating to the matter, unless allowed by the Committee/Council. If Committee/Council allows a Member to speak, the extent of the interest must also be stated.

Questions on Agenda Items by Elected Members

Consideration of Motions of which Previous Notice has been Given

Reports of Officers

Reports of Officers have been divided into Departments as follows:

- CEO's Office
- Finance & Administration
- Planning & Environmental Services
- Works & Services
- Community Services

CEO's Office

ITEM NO.	C.03/0917	FILE REF.	750.2
SUBJECT	Changeover of Fire Appliances		
OFFICER	Community Emergency Services Manager		
DATE OF REPORT	18 September 2017		

OFFICER RECOMMENDATION that Council:

- 1. Approves the acquisition of 2 second hand light tanker appliances from the Shire of Donnybrook – Balingup.*
- 2. Approves the disposal of P4170 and P4175, being 2 Isuzu First Response Units to the Department of Fire and Emergency Services.*
- 3. Amends the 2017-18 budget accordingly.*

Summary/Purpose

For Council to approve the acquisition of two light tanker fire fighting units being transferred from the Shire of Donnybrook – Balingup and disposal of two Isuzu First Response Units to the Department of Fire and Emergency Services (DFES).

Background

The Shire of Bridgetown – Greenbushes currently has two Isuzu D-Max First Response Units (FRU's) (4x4 utes with slip on fire fighting units) within its fleet. While these vehicles were fit for purpose when placed into service in 2011, since then a suite of crew protection enhancements have been introduced but have not been installed on these vehicles due to the upgrades putting the vehicles over their Gross Vehicle Mass (GVM).

Shire staff has been working closely with DFES Regional officers to resolve this issue, which has resulted in approval to retain the recently replaced Yornup Light Tanker which has been sent to Wandillup Brigade to replace their FRU. This change over is captured in the 2017/18 budget. Two Light Tankers recently replaced in the Shire of Donnybrook – Balingup have been identified as being suitable for continued service, having received the necessary crew protection upgrades and have been offered to swap out with the two remaining FRU's in the Shire. As this changeover is not in the 2017/18 budget, Council approval is required.

Officer Comment

The enhanced crew protection measures were as a result of the Black Cat Creek fire in 2012 where tragically one fire fighter lost her life after being overrun by the fire. While the FRU's have proven to be a very capable vehicle, their GVM have already been upgraded once and cannot accommodate the additional weight that the crew protection upgrades will impose.

With the safety of fire fighters being the utmost importance to the Shire's Bush Fire organisation, officers worked with DFES Regional staff to produce an acceptable solution before the onset of the 2017/18 bush fire season. The result of this is that the Shire is able to swap out the remaining FRU's immediately with Light Tankers that are fully crew protection compliant.

Furthermore, DFES have committed in their capital works program to replace all three retained light tankers with new vehicles in its next programmed fleet build. At this stage, these vehicles are not expected to be received until late 2018 to early 2019.

Statutory Environment - Nil

Integrated Planning

➤ Strategic Community Plan

Key Goal 4: A community that is friendly and welcoming

Objective 4.6 – Fire Prepared Communities

Strategy 4.6.4 - Bush fire brigades are resourced with adequate equipment, appliances, training and other operational requirements

➤ Corporate Business Plan - Nil

➤ Long Term Financial Plan - Nil

➤ Asset Management Plans

As the vehicles concerned are externally funded by DFES, they do not appear on the Shire's Fleet Replacement Program.

➤ Workforce Plan – Not Applicable

➤ Other Integrated Planning - Nil

Policy - Nil

Budget Implications

The two current FRU's have an estimated disposal value of approx. \$12,000 each while the two light tankers being received have an estimated value of \$15,000 per vehicle. While these changes will need to be reflected in the 2017/18 budget, the acquisition/disposal of these vehicles are a non cash transaction and do not affect to 2017/18 budget.

Fiscal Equity – Not Applicable

Whole of Life Accounting – Not Applicable

Social Equity – Not Applicable

Ecological Equity – Not Applicable

Cultural Equity – Not Applicable

Risk Management

The current FRU vehicles do not meet the required standards for fire fighter crew protection. Whilst the vehicles being offered are older than those being replaced, they are still fit for purpose and will undergo a full mechanical service before the commencement of the bush fire season.

Continuous Improvement

The proposed vehicle change over will ensure that improvement to fire fighter safety is realised.

Voting Requirements – Absolute Majority

ITEM NO.	C.04/0917	FILE REF.	754
SUBJECT	Appointment of Fire Control Officer		
PROPONENT	Sunnyside Bush Fire Brigade		
OFFICER	Community Emergency Services Manager		
DATE OF REPORT	19 September 2017		

OFFICER RECOMMENDATION that Council:

- 1. Appoints Mr Stuart Waters as Fire Control Officer for the Sunnyside Bush Fire Brigade.*
- 2. Cancels the appointment of Mr Murray Waters as Fire Control Officer for the Sunnyside Bush Fire Brigade.*

Summary/Purpose

For Council to appoint and gazette a new Fire Control Officer for the Sunnyside Bush Fire Brigades.

Background

The Sunnyside Bush Fire Brigade recently held their Annual General Meeting with the Brigade advising Shire Officers of the change to the Fire Control Officer position.

At the Sunnyside Bush Fire Brigade meeting, Murray Waters advised he was stepping down as Fire Control Officer for the Brigade and during the proceedings the Brigade elected Stuart Waters as it's Fire Control Officer for the coming year.

Before Mr Waters can act as Fire Control Officer for the Brigade it is necessary for Council to 'officially' appoint him to the position and advertise the appointment in a newspaper circulating in the Shire and the Government Gazette.

Statutory Environment

Section 38 of the Bush Fires Act 1954 which reads:

- (1) A local government may from time to time appoint such persons as it thinks necessary to be its bush fire control officers under and for the purposes of this Act, and of those officers shall appoint 2 as the Chief Bush Fire Control Officer and the Deputy Chief Bush Fire Control Officer who shall be first and second in seniority of those officers, and subject thereto may determine the respective seniority of the other bush fire control officers appointed by it.
- (2) The local government shall cause notice of an appointment made under the provisions of subsection (1) to be published at least once in a newspaper circulating in its district.

Integrated Planning

- Strategic Community Plan
Objective 5.2: We maintain high standards of governance, accountability and transparency
Outcome 5.2.8: Ensure all legislative responsibilities and requirements are met
- Corporate Business Plan
Strategy 5.2.8 Ensure all legislative responsibilities and requirements are met
- Long Term Financial Plan – N/A
- Asset Management Plans – N/A
- Workforce Plan – N/A
- Other Integrated Planning – N/A

Policy Implications – Nil

Budget Implications

Cost of advertising and gazetting the appointment will be approximately \$300. Funds are included in the current budget to cover this advertising.

Fiscal Equity – N/A

Whole of Life Accounting – N/A

Social Equity – N/A

Ecological Equity – N/A

Cultural Equity – N/A

Risk Management – N/A

Continuous Improvement – N/A

Voting Requirements – Simple Majority

Corporate Services

ITEM NO.	C.05/0917	FILE REF.	131
SUBJECT	August 2017 Financial Activity Statements and List of Accounts Paid in August 2017		
OFFICER	Senior Finance Officer		
DATE OF REPORT	19 September 2017		

Attachment 2 August 2017 Financial Activity Statements
Attachment 3 List of Accounts Paid in August 2017

OFFICER RECOMMENDATIONS

- 1. That Council receives the August 2017 Financial Activity Statements as presented in Attachment 2.*
- 2. That Council receives the List of Accounts Paid in August 2017 as presented in Attachment 3.*

Summary/Purpose

Regulation 34 of the Local Government (*Financial Management*) Regulations 1996 (the Regulations) requires a local government to prepare each month a statement of financial activity reporting on the sources and applications of its funds. Further, where a local government has delegated to the Chief Executive Officer the exercise of its power to make payments from the municipal and trust funds, a list of those accounts paid in a month are to be presented to the council at the next ordinary meeting (see Reg 13 of the Regulations).

Background

In its monthly Financial Activity Statement a local government is to provide the following detail:

- annual budget estimates, taking into account any expenditure incurred for an additional purpose under section 6.8(1)(b) or (c) of the Local Government Act;
- budget estimates to the end of the month to which the statement relates;
- actual amounts of expenditure, revenue and income to the end of the month to which the statement relates;
- material variances between the comparable amounts referred to in paragraphs (b) and (c); and
- the net current assets at the end of the month to which the statement relates.

Each of the Financial Activity Statements is to be accompanied by documents containing:

- an explanation of the composition of the net current assets of the month to which the statement relates, less committed assets and restricted assets;
- an explanation of each of the material variances referred to in sub-regulation (1)(d); and
- such other supporting information as is considered relevant by the Local Government.

The information in a statement of financial activity may be shown:

- (a) according to nature and type classification;
- (b) by program; or
- (c) by business unit.

The Financial Activity Statement and accompanying documents referred to in sub-regulation 34(2) are to be:

- (a) presented at an ordinary meeting of the council within 2 months after the end of the month to which the statement relates; and
- (b) recorded in the minutes of the meeting at which it is presented.

Statutory Environment

Section 6.4 (Financial Report) and Section 6.8 (Expenditure from municipal fund not included in annual budget) of the Local Government Act 1995, and Regulations 13 (List of Accounts) and 34 (Financial activity statement report) of the Local Government (*Financial Management*) Regulations 1996 apply.

Integrated Planning

- Strategic Community Plan
 - Key Goal 5: Our leadership will be visionary, collaborative and accountable
 - Objective 5.2: We maintain high standards of governance, accountability and transparency
 - Strategy 5.2.8: Ensure all legislative responsibilities and requirements are met
- Corporate Business Plan - Nil
- Long Term Financial Plan - Nil
- Asset Management Plans - Nil
- Workforce Plan – Nil
- Other Integrated Planning - Nil

Policy

F.6. Purchasing Policy - To ensure purchasing is undertaken in an efficient, effective, economical and sustainable manner that provides transparency and accountability.

F.7. Reporting Forecast Budget Variations Policy - To set a level of reporting detail (in Financial Activity Statement) that ensures that the council is satisfied with the implementation of its annual budget.

Budget Implications

Expenditure incurred in August 2017 and presented in the list of accounts paid, was allocated in the 2017/18 Budget adopted by Council at its meeting held 17 August 2017.

Fiscal Equity – Not applicable

Whole of Life Accounting – Not applicable

Social Equity – Not applicable

Ecological Equity – Not applicable

Cultural Equity – Not applicable

Risk Management – Not Applicable

Continuous Improvement – Not applicable

Delegated Authority – Not Applicable

Voting Requirements – Simple Majority

Planning & Environmental Services

ITEM NO.	C.06/0917	FILE REF.	RD79, RD322
SUBJECT	Proposed Road Name Rationalisation – Unnamed Road (Evans Ford Road), Glenlynn and Suttons Road, Kangaroo Gully		
PROPONENT	Shire of Bridgetown-Greenbushes		
OFFICER	Manager Planning		
DATE OF REPORT	19 September 2017		

Attachment 4 Public Submissions
Attachment 5 Proposed Rationalisation Plan (As Advertised)
Attachment 6 Proposed Rationalisation Plan (Revised)

OFFICER RECOMMENDATION: That Council:

- 1. Notes the four public submissions received, as per Attachment 4, in relation to the proposed road name rationalisation as advertised for the unnamed Road (Evans Ford Road) and Suttons Road, as per Attachment 5.*
- 2. Pursuant to section 26 of the Land Administration Act 1997 gives support for the revised road name rationalisation plan for formal naming of the unnamed Road (Evans Ford Road) as Nairnup Road or alternatively as Bazeley Road; the un-naming of the central portion of Suttons Road; and the renaming of the eastern portion of Suttons Road as Everton Lane or alternatively as Curtze Lane, as per Attachment 6.*
- 3. Further to Point 2. above, directs the Chief Executive Officer to undertake further consultation with affected landowners and submitters regarding the revised road name rationalisation plan, then subject to no objections being received, seek approval from the Minister for Lands through Landgate's Geographic Names Committee.*

Summary/Purpose

Shire staff initiated public advertising to formally name the road known locally as Evans Ford Road, Glenlynn as Evans Road or alternatively Bazeley Road; and to un-name the central portion of Suttons Road, Kangaroo Gully and rename the eastern portion of Suttons Road as Nairnup Track or Curtze Track.

Noting the content of the four submissions received it is recommended that Council support a revised road name rationalisation plan to instead formally name Evans Ford Road as Nairnup Road or alternatively Bazeley Road; and to un-name the

central portion of Suttons Road and to rename the eastern portion of Suttons Road as Everton Lane or alternatively Curtze Lane.

It is therefore recommended that Council direct the Chief Executive Officer to undertake further consultation with affected landowners and submitters only, and then subject to no objections seek approval from Landgate's Geographic Names Committee. Should an objection be received to the revised naming plan then the matter can be presented to a future meeting of Council for further consideration.

Background

During the roll out of rural street numbering project between 2014 and 2015, Shire staff discovered that the road known locally as Evans Ford Road, leading from Tweed Road to the Evans Ford river crossing, was not formally named as confirmed by Landgate's Geographic Names Team. Staff also discovered that the eastern end of Suttons Road, east of the Evans Ford river crossing, was disconnected from the constructed western portion of Suttons Road which begins at the junction with Mottram Street. Properties therefore along the eastern portion of Suttons Road could not be allocated a rural street address due to the disconnected road network.

Staff considered a number of renaming options at that time, complicated given the unknown status of the 'Evans Ford' river crossing. Most recently Council at the Ordinary Meeting on 29 June 2017 resolved:

"C.02/0717 That:

- 1. Council authorise the erection of gates and if necessary improvements to existing signage at either end of the Evans Ford river crossing so that the crossing can be closed during periods of high water levels in the adjoining Blackwood River.*
- 2. The CEO be directed to introduce inspection regimes for monitoring of river water levels and consequential closure of the river crossing and for structural assessment of the crossing structure after any period of inundation."*

Noting this decision of Council, the river crossing is to remain in place for the foreseeable future and therefore useable for vehicular access (except during times of flood) to access the northern side of Blackwood River, via the unnamed road from Tweed Road.

As such, Shire staff prepared a road name rationalisation plan to formally name Evans Ford Road as Evans Road, with an alternative of Bazeley Road. The plan also sought to retain the western portion of Suttons Road unchanged; to un-name the unconstructed central portion of Suttons Road; and to rename the eastern portion of Suttons Road as Nairnup Track or alternatively as Curtze Track (see Attachment 5).

Public Consultation

The proposed road name rationalisation was advertised for public comment for 21 days, with the submission period closing on 7 September 2017. Correspondence was forwarded on 16 August 2017 to all landowners with properties fronting the unnamed Evans Ford Road and the full length of Suttons Road. An advertisement

was published in the local newspaper and notices posted on the Shire's noticeboards and website. Given the proposed use of Nairnup, the origin understood to be derived from an Aboriginal name, correspondence was also forwarded to Elder Jack Hill, Director of the South West Boojarah however no response was received at the time of writing this report.

Four submissions have been received albeit one received late (see Attachment 4). Two submissions were received from directly affected landowners of Lot 1387 Suttons Road, Kangaroo Gully and Lot 117 (RSN 575) Tweed Road, Glenlynn, plus two submissions from other interested landowners with local connections to the area, discussed below.

Submitter 1 – Nancy Adams

Mrs Adams requests that the road between Tweed Road to the river crossing be named Nairnup Road instead of Evans Road, and the eastern portion of Suttons Road renamed as Everton Road or Everton Drive. The suggested name of Nairnup will recognise the Nairnup school, which used to be located on the southern side of the river nearby to the river crossing, and attended by her mother and siblings.

Mrs Adams requests the name Everton to recognise the name of Everton Farm on the northern side of the river, taken up by her grandparents William and Sarah Davies as the original farmers, who came to Bridgetown in 1903 with their three children. William Davies also worked at the Greenbushes Tin Mine. Everton Farm was then taken over by James and Violet Davies in 1937, remaining in the Davies family for fifty years.

Submitter 2 – Peter Rydings (Sonoma Nominees)

Mr Rydings and his wife jointly own Lot 1387 Suttons Road, Kangaroo Gully and request that Everton Road, Place or Close be used for the eastern portion of Suttons Road. Further to the comments of Submitter 1, Mr Rydings added that the Everton Farm included Nelson Location Lot 1387 (submitter's property) and adjoining Lot 1474; the son James Davies after taking over Everton Farm in 1937 then sold it to Lou Evans in 1953; and the grandchildren of the original owners are current Bridgetown residents being members of the Adams and Waters families.

Mr Rydings suggests Nairnup as their second preference, having always considered Nairnup to be the area associated with the Nairnup school in the house south of the Evans Ford river crossing. The submitter states the word Track as defined by Landgate is a road leading to somewhere and is not preferred in the renaming of the eastern section of Suttons Road, whereas Place is defined by Landgate as a short, sometimes narrow, enclosed roadway or cul-de-sac and that Close is a short, enclosed roadway or cul-de-sac are more appropriate

Mr Rydings suggests that Nairnup Road could be used instead of Evans Road to name the road from Tweed Road to the river crossing, and agrees that the name Bazeley relates to the owner of the old abattoir on the southern side of the river at Tweed Road.

Mr Rydings does not support the alternative name Curtze for renaming of the eastern portion of Suttons Road as Curtze was associated with the John Allnutt

orchard at the Nelson Grange on Mockerdillup Road, and does not relate to any work at the Everton Farm or have any significance to the area.

Submitter 3 – Graeme, Murray and Greg Waters

Messrs Waters request on behalf of their mother Molly Waters (nee Davies), that the eastern portion of Suttons Road be renamed as Everton Road, for similar reasons already presented by Nancy Adams, sister to Molly Waters. The submitters state that Molly Waters, being the second eldest of the original Davies family, was raised on Everton Farm and lived there until 1950 when she married Ted Waters, who was at one time Shire President. Molly Waters was previously a leader of the Girl Guides, is a life member of the Bridgetown Bowling Club and devoted over 25 years of her time as convener of the Club, still helping today.

Submitter 4 – Susan Masterson and Greg Andrews

Ms Masterson and Mr Andrews, owners of Lot 117 (RSN 575) Tweed Road, Glenlynn request Nairnup be used to name the road from Tweed Road to the river crossing and the eastern end of Suttons Road as a continual road. The submitters state the name Nairnup is in the spirit of indigenous heritage and honours European heritage, with the Evans family using the name Nairnup for the property south of the river crossing, which the submitters have now owned for 21 years.

The submitters suggest that the road type Road is not used and instead Nairnup Way, Trail or Track be used to reflect that the road doesn't lead anywhere, with a more diminutive name to hopefully deter people from trespassing over or camping on their land.

The submitters suggest that Nairnup Trail (or similar) also extend to the northern side of the river along Suttons Road, as the river crossing is the preferred access when open, and one name would be simpler and would alleviate the need for another sign. Should a second name be required for the road on the northern side of the river then the submitters support Everton, as a tribute to Nancy Everton (assumed to be Nancy Adams as Submitter 1). The submitters also suggest the river crossing be named Nairnup Crossing.

Officer Comments

The following comments provide context to the proposed rationalisation of the subject roads and the above comments provided by the submitters.

Unnamed Road (Evans Ford Road)

The unnamed road known locally as Evans Ford Road commences at Tweed Road and runs approximately 550m in a south-east direction to the Blackwood River, ending at the colloquially known Evans Ford river crossing. The gravel road is not currently maintained by the Shire and has been used primarily by residents and plantation trucks to access the crossing and northern side of the Blackwood River. The most eastern 200 metre portion deviates into adjoining private land, which may require formal rationalisation in the future.

Preliminary advice was sought from Landgate's Geographic Names Team, confirming that the road has never been formally named, and in recognition of Mr Louis (Lou) Evans and the colloquial name, naming as Evans Road was advertised. As background, Lou Evans (1913-1983) was a long time farmer of the surrounding land, a World War I Soldier and Bridgetown Road Board Vice Chairman (1950-1951). Under current Landgate naming policies a double-barrelled name can not be used, nor can a duplicate name be used within the Shire, with Ford Road already named.

Prior to advertising, an online search showed that using the name Evans may be problematic however advertising of Evans Road still proceeded to reflect the colloquial name if possible. Landgate has since formally notified the Shire that Evans can not be used as there is an Evans Siding Road in the adjoining Shire of Boyup Brook. More importantly there is an Evans Street in Bridgetown, which runs along the northern edge of Dorothy Scott Bushland, between Barlee Street and McAlinden Street.

Cadastral data shows that there is no roadway called Evans Street as described in Bridgetown, although it may have formed part of a private laneway or firebreak in the past. Shire staff will further investigate the potential re-use of Evans Street, should the proposed dedication of the adjoining laneway be finalised, with a decision from the Department of Planning, Lands and Heritage still pending since January 2016.

Lot 117 (RSN 575) Tweed Road, accessed via the eastern end of the unnamed road, was once the location of the Sunnyside School and formerly known as the Nairnup School, confirmed by three of the submitters including current owners of the property. All four submitters have suggested that the unnamed road be named as Nairnup, although different views are given as to the appropriate road type.

Nairnup Road

Research has shown that Nairnup was recorded as a place name by Surveyor Thomas C Carey in 1871, with the name then cancelled in December 1899. The origin of the name appears to be Aboriginal however no meaning has been discovered at this time. In November 1912, Nelson Location 7164, an area on the Blackwood River to the south east of Bridgetown, was set aside to form the Nairnup Townsite Reserve, then subsequently cancelled in 1918. It is understood the Nairnup Townsite was located adjacent to the Evans Ford river crossing, with the broader locality known as Nairnup.

In 1911 the WA Government Railway named the (former) railway siding (west of the junction of South Western Highway/Glentulloch Road) as Lights. In November 1911 the siding was renamed as Nairnup, then in July 1913 renamed again as Glenlynn (although supposed to be spelt Glenlinn after the small school site of the same name).

Glenlynn was amended to a place name in 1994, effectively changing the locality known as Nairnup to Glenlynn. Anecdotal evidence suggests that the Glenlynn (or Glenlinn) school may have been located on Lot 117 Tweed Road, adjacent to the Evans Ford river crossing and was previously known as Nairnup School. Noting the content of the submissions, it is clear that the school on Lot 117 was called Nairnup

school then later Sunnyside school, with the Glenlynn (Glenlinn) school likely located at the railway siding settlement opposite Glentulloch Road.

Noting the above, it is recommended that the road between Tweed Road and the river crossing be named Nairnup Road, with the name (if not road type) supported by all four submitters.

In response to comments from submitter 4, the river crossing is colloquially known as Evans Ford (in honour of Lou Evans and unofficial Evans Ford Road). The crossing is also known as Nairnup crossing however it is considered reasonable to retain the unofficial name of Evans Ford river crossing, particularly if the leading road is to be named Nairnup.

Bazeley Road

As an alternative to Evans Road as advertised original proposal, and to Nairnup Road in the revised proposal, the alternative road name of Bazeley is proposed in recognition of Mr James (Jim) Bazeley, a butcher and farmer in Bridgetown in the early 1900's. Mr Bazeley had a killing pen on the land immediately adjacent to Tweed Road on the western side of the unnamed road leading to the river crossing. Mr Bazeley had his own butcher shop in Bridgetown on Roe Street and farmed land on Savages Creek Road, north of the Slades Road bridge crossing the Blackwood River.

Suttons Road

Suttons Road commences at the junction with Mottram Street and continues east as a gravel road for approximately 700 metres, essentially ending at the private driveway to Lot 8486. The road reserve continues southwards then east, at times abutting the Blackwood River foreshore, however the central portion is unconstructed for approximately 3.75 kilometres up to the Evans Ford river crossing (albeit with a plantation firebreak providing some access west of the crossing). The constructed portion of Suttons Road continues east from the river crossing for approximately 1.35 kilometres as a narrow gravel road, with the final 230 metre unconstructed portion of the road reserve ending at the western boundary of Lot 1437.

As the western and eastern constructed portions of the road are disconnected by a very significant portion of road unlikely to be constructed, it is considered reasonable to un-name the central unconstructed portion and to re-name the eastern portion to improve road legibility and allocate rural street addresses.

Everton Lane

The 1.5 kilometre eastern portion of the Suttons Road was proposed to be renamed as Nairnup Track, in recognition of the name Nairnup used in the area. Noting the comments from submitters it is now proposed to rename the eastern portion of Suttons Road as Everton Lane, in recognition of the original Everton Farm. The farm was owned by the farming pioneers William and Sarah Davies from 1903, then owned by their son James Davies and wife Violet until 1953. William Davies also worked at the Greenbushes Tine Mine.

Molly Waters (nee Davies), being the second eldest sibling of the original Davies Family, was raised on Everton Farm, living there until 1950 when she married Ted Waters who was at one time Shire President. Molly Waters was also a leader of the Girl Guides, is a life member of the Bridgetown Bowling Club and devoted over 25 years of her time as convener of the Club, still helping today. Nancy Adams (nee Davies) was the youngest of the three children raised on Everton Farm and remembers crossing over the Blackwood River to attend the Nairnup school on the southern side.

All four submitters support use of the name Everton, although the preference of Submitter 4 is to rename both roads (south and north of the river) as Nairnup. Using the road type Lane recognises the form of the no through road and distinguishes it from the previous Suttons Road.

Curtze Lane

The alternative name of Curtze is in honour of Mr John CG Curtze, German by birth, who became an Australian in 1899, having been in WA since 1874. He spent most of his 44 years in Australia around the Blackwood Region and was notable for farming and milling concerns, much of which was in partnership with pioneer John Allnutt. Mr Curtze died in October 1914 following an accident, leaving no family. His business contributions to the district were previously recognised by the naming of Curtze Road in Wandillup, adjoining the Allnutt's Nelson Grange.

As part of a road name rationalisation in 2013, Curtze Road was renamed as an extension to Quagamirup Road, with the name Curtze to be re-used elsewhere in the Shire when and where appropriate. Having a name connected to the immediate area would be ideal however it is not a prerequisite, and the proposed name of Curtze has connection to the broader district.

Road Types

Pursuant to Landgate's Policies and Standards for Geographical naming in Western Australia (Version 01:2015) some relevant road types are defined as follows:

- Close (Cul-de-sac) - Short, enclosed roadway.
- Drive (Open ended) - Wide thoroughfare allowing a steady flow of traffic without many cross-streets.
- Glade (Open ended or cul-de-sac) - Roadway usually in a valley of trees.
- Grove (Open ended or cul-de-sac) - Roadway that features a group of trees standing together.
- Lane (Open ended or cul-de-sac) - Narrow way between walls, buildings or a narrow country or city roadway.
- Place (Cul-de-sac) – Short, sometimes narrow, enclosed roadway.
- Road (Open ended) – Open way or public passage primarily for vehicles.

- Track (Open ended) – Roadway with a single carriageway. A roadway through a natural bushland region. The interpretation for both Track and Trail is limited to roadways, whereas in many areas (e.g. Tasmania) these are often associated with walking rather than vehicular movement.
- Trail (Open ended) – See Track.
- Way (Open ended) – Roadway affording passage from one place to another. Usually not as straight as an avenue or street.

Given the Evans Ford river crossing is to remain open (except in times of flood) it is recommended that the road type Road be used for the roadway between Tweed Road and the river crossing, named as Nairnup Road or alternatively Bazeley Road. The road reserve ends at the Blackwood River and the river crossing is not a dedicated road reserve, so continuation of the named road across the river to the northern side is not considered practical.

Given the eastern portion of Suttons Road is a no-through, narrow gravel roadway, it is recommended that the road type Lane be used, named as either Everton Lane or alternatively as Curtze Lane.

Conclusion

Although noting the content of the four submissions received and suggested alternative road names and road types, no specific objections were raised to the formal naming of the unnamed roadway between Tweed Road and the river crossing; the un-naming of the central portion of Suttons Road and the renaming of the eastern portion of Suttons Road.

It is recommended that Council give support for the revised road name rationalisation plan (see Attachment 6), to formally name the unnamed road as Nairnup Road or alternatively as Bazeley Road; to un-name the central portion of Suttons Road; and to rename the eastern portion of Suttons Road as Everton Lane or Curtze Lane. It is also recommended that the Chief Executive Officer be directed to undertake further consultation directly with affected landowners and submitters, and then if no objections are received seek approval from Landgate's Geographic Names Committee without further consideration by Council.

Statutory Environment

- Land Administration Act 1997

Under Part 2, Division 3 of the Land Administration Act 1997, section 26 states (in part):

“(2) *Subject to section 26A, the Minister may by order —*

(c) *name, rename and cancel the name of any topographical feature, road or reserve.*

(3) *An order made under subsection (2) may include such matters enabled to be effected under an order made under another provision of this Act as the Minister thinks fit.*

Furthermore, section 26A states (in part):

“(5) A person must not –

- (a) assign a name to the area or road unless the name is first approved by the Minister;
- (b) alter or change a name that has been so assigned, whether initially or from time to time, to the area or road unless the Minister first approves of the alteration or change of that name.”

Section 26 of the Land Administration Act therefore provides the local government power to initiate road naming through a public consultation process. Following consultation the local government can then resolve to name a road through a formal request to the Minister for Lands. The final decision therefore for any road naming rests with the Minister for Lands, upon advice from Landgate’s Geographic Names Committee.

This report is seeking Council’s support to formally name the unnamed road known locally as Evans Ford Road as Nairnup Road or alternatively as Bazeley Road; to un-name the central portion of Suttons Road; and to rename the eastern position of Suttons Road as Everton Lane or alternatively as Curtze Lane. The proposed road name rationalisation will then allow allocation of rural street numbers to adjoining lots as required.

Policy Implications

- Landgate’s Policies and Standards for Geographical Naming in Western Australia

Version 01: 2015 of the Policies and Standards, released by Landgate’s Geographic Names Committee (GNC), requires all road naming proposals to conform with the provisions of AS/NZS 4819:2011 Rural and urban addressing.

Under section 2.1.1 Road extents, any proposed road name or renaming needs to clearly indicate the extent to which the name will apply, showing the start and end points and the course of the road.

“A named road shall include only one navigable section. If a road design has become obstructed ... and is separated to become two unconnected navigable sections of road then road extents must be assigned separate unique road names. This is particularly important when an emergency service vehicle cannot navigate the entire course of the road from one end to the other. Common separations may include unbridged streams, pedestrian segments, railings, etc.”

Under section 2.4 Naming amendments, road names are intended to be enduring and the renaming of any road is discouraged unless there are good reasons for a change of name, such as (inter alia) property street addressing issues.

“Renaming shall be necessary when a road is made into a cul-de-sac, resulting in two or more separated sections of road. Such separations can cause difficulties for emergency services and the delivery of other services to the area. The renaming of a portion of separated road may also be used to solve address numbering problems.

Where a change to the name of a road is proposed, the new name selected shall conform to all the necessary naming policies and standards. For regional roads the change of name must have broad community support, and for local roads, there must be majority support from the affected land owners and residents. The requirements of emergency services for clear, unambiguous road naming shall also be a consideration. Proposals normally require the support of local government, but the Minister is the final authority in all such matters.”

The proposed road name rationalisation is considered to be in accordance with Landgate’s requirements.

Strategic Plan

- Strategic Community Plan 2017

Key Goal 3: Our built environment is maintained protected and enhanced

- *Objective 3.3 Maintain an appropriate standard of transport networks, roads and pathways*
- *Strategy 3.3.1 A well maintained local and regional transport network*
- *Strategy 3.3.3 Provide and maintain a safe and efficient transport system*

Key Goal 5: Our leadership will be visionary, collaborative and accountable

- *Objective 5.1 Our community actively participates in civic life*
- *Strategy 5.1.1 The community is involved in local decision making*
- *Strategy 5.1.4 People receive Shire information, services and opportunities according to their needs*

The proposed road name rationalisation has been advertised publicly with correspondence forwarded directly to affected landowners.

Budget Implications

Should Council support the proposed road name rationalisation, only additional staff time and minor administration costs will be incurred for further consultation with affected landowners and submitters. If road rationalisation is then supported by Landgate, costs of approximately \$800 will be incurred for erecting new road signage for the two affected roads, with funds available in the current budget.

Fiscal Equity – Not applicable

Whole of Life Accounting – Not applicable

Social Equity – Not applicable

Ecological Equity – Not applicable

Cultural Equity

The origin of the proposed names recognises the important contribution that pioneering families and local farmers made to the area, and acknowledges the names they gave to land and places.

Risk Management

Naming of the roads will improve the legibility of the local road network and reduce the Shire’s infrastructure asset responsibilities.

Continuous Improvement

The content of the four submissions received and further investigation has assisted consideration of the road name rationalisation.

Delegated Authority

Delegation only exists for the approval of subdivisional road names. Following public consultation, proposals to change an existing road must be referred to Council for final support, prior to seeking approval from the Minister for Lands via Landgate's Geographic Names Committee.

Voting Requirements - Simple Majority

ITEM NO.	C.07/0917	FILE REF.	RD146
SUBJECT	Proposed Road Name Rationalisation – Walter Street, Bridgetown		
PROPONENT	Shire of Bridgetown-Greenbushes		
OFFICER	Manager Planning		
DATE OF REPORT	18 September 2017		

Attachment 7 Public Submission
Attachment 8 Road Name Rationalisation Plan (Final)

OFFICER RECOMMENDATION: That Council notes the single submission received, as per Attachment 7, and pursuant to section 26 of the Land Administration Act 1997, supports the proposed road name rationalisation for Walter Street, Bridgetown to un-name the unconstructed central portion and to rename the eastern portion of Walter Street as Possum Close, with additional support for the alternative name of Firetail Close, as per Attachment 8, and directs the Chief Executive Officer to seek approval from Landgate's Geographic Names.

Summary/Purpose

Shire staff initiated public advertising for the proposed road name rationalisation of Walter Street, Bridgetown. Noting the single public submission of support with suggested changes, it is recommended that Council give support to the proposed rationalisation with a change in road type as Possum Close with additional support for the alternative name of Firetail Close, and to seek formal approval from Landgate's Geographic Names.

Background

Walter Street commences at the junction with the southern end of Hampton Street (adjacent to the historic Bridgedale Man's Room) and runs south-east then east as a sealed road for approximately 580 metres up to the junction with Roe Street. The road reserve continues eastwards for approximately 300 metres ending at the junction with West Blackwood Terrace. The central portion (240 metres) is unconstructed and due to steep topography the Shire has no plans to construct the road.

A gravel access track of approximately 60 metres in length was constructed in 1999 (with Shire approval) by the previous owners of Lot 343 Walter Street to provide them with an access driveway. The roadway is approximately 60 metres long and also provides access to the new house built on Lot 41 (57) West Blackwood Terrace.

For clarity, the subject Walter Street should not be confused with Walter Road which is located to the west of Bridgetown, with road name rationalisation for Walter Road, Brand Street and Bussell Street resolved by Council in June 2015 (C.10/0615).

An urban street number can not be allocated to Lot 343 Walter Street (or to Lot 41 should a change of address ideally be requested), as the unconstructed central portion of Walter Street does not connect eastwards to the two subject lots or to West Blackwood Terrace. The road name rationalisation was proposed to improve the road legibility and allow allocation of urban street numbers to the two dwellings accessible from West Blackwood Terrace.

Public Consultation

The proposed road name rationalisation was advertised for public comment for 21 days, with the submission period closing on 14 September 2017. Correspondence was forwarded on 23 August 2017 to all landowners with properties fronting Walter Street. An advertisement was published in the local newspaper and notices posted on the Shire's noticeboards and website.

One submission was received on behalf of Robert and Janine Hudson (see Attachment 7), landowners of Lot 343. Whilst supporting renaming the owners proposed Possum Close is used instead of Possum Place, or alternatively Armstrong Close to recognise Max Armstrong as the original owner of the former orchard.

Officer Comments

As background, the proposed primary name of Possum is based on the native marsupials (likely the Common Brushtail or more rare Western Ringtail possums) known to inhabit the bushland alongside the Blackwood River. The proposed alternative name of Firetail is based on the Red-eared Firetail Finch, a native bird also known to inhabit the area. The names were formulated with assistance from the Blackwood Environment Society.

The road type Place was proposed as it means a "*Short, sometimes narrow, enclosed roadway*" as defined in Landgate's Policies and Standards for Geographical Naming in WA (Version 01:2015). The alternative road type of Close as proposed by the submitter means a "*Short, enclosed roadway*" and is also considered appropriate.

Whilst the background to the alternative name of Armstrong is acknowledged, as suggested by the submitter, the name can not be used as it would duplicate another road already named Armstrong Street in Bridgetown, and be therefore inconsistent with Landgate's policy. For information, the two portions of road reserve (although unconstructed) between Thompson Street, Blechynden Street and Mattamattup Street are already named as Armstrong Street, in recognition of Max Armstrong's parents Clifford and Eva Armstong. Council in August 2012 resolved (C.07/0812) to rename a portion of Armstrong Street as an extension to Thompson Street, with the unconstructed portions retained.

No other submissions were received in relation to the proposed un-naming or renaming, and the recommended change of road type from Place to Close is not considered significant enough to warrant re-advertising.

Importantly, the closure of the central portion of Walter Street would be difficult given that a reticulated water main traverses the full length of the road reserve so retention of the road reserve is considered the simplest solution, with the road name rationalised as proposed. Furthermore, it is also important to note that renaming of the eastern portion of Walter Street does not imply maintenance or upgrading of the gravel road leading to Lots 41 and 343.

Noting the above, it is recommended that Council support the proposed road name rationalisation to un-name the central unconstructed portion of Walter Street and to rename the eastern portion of Walter Street using a primary name of Possum Close and alternative name of Firetail Close, with approval to be sought from the Minister for Lands through Landgate’s Geographic Names Committee.

Statutory Environment

- Land Administration Act 1997

Under Part 2, Division 3 of the Land Administration Act 1997, section 26 states (in part):

“(2) *Subject to section 26A, the Minister may by order -*

(c) *name, rename and cancel the name of any topographical feature, road or reserve.*

(3) *An order made under subsection (2) may include such matters enabled to be effected under an order made under another provision of this Act as the Minister thinks fit.*

Furthermore, section 26A states (in part):

“(5) *A person must not –*

(c) *assign a name to the area or road unless the name is first approved by the Minister;*

(d) *alter or change a name that has been so assigned, whether initially or from time to time, to the area or road unless the Minister first approves of the alteration or change of that name.”*

Section 26 of the Land Administration Act therefore provides the local government power to initiate road naming through a public consultation process. Following consultation the local government can then resolve to name a road through a formal request to the Minister for Lands. The final decision therefore for any road naming rests with the Minister for Lands, upon advice from Landgate’s Geographic Names Committee.

This report is seeking Council’s support to un-name the central portion of Walter Street and to rename the short eastern portion of Walter Street as Possum Close or

alternatively as Firetail Close. Renaming the eastern portion of the road will allow allocation of appropriate urban street numbers for the two affected dwellings.

Policy Implications

- Landgate’s Policies and Standards for Geographical Naming in Western Australia

Version 01: 2015 of the Policies and Standards, released by Landgate’s Geographic Names Committee (GNC), requires all road naming proposals to conform with the provisions of AS/NZS 4819:2011 Rural and urban addressing.

Under section 2.1.1 Road extents, any proposed road name or renaming needs to clearly indicate the extent to which the name will apply, showing the start and end points and the course of the road.

“A named road shall include only one navigable section. If a road design has become obstructed ... and is separated to become two unconnected navigable sections of road then road extents must be assigned separate unique road names. This is particularly important when an emergency service vehicle cannot navigate the entire course of the road from one end to the other. Common separations may include unbridged streams, pedestrian segments, railings, etc.”

Under section 2.4 Naming amendments, road names are intended to be enduring and the renaming of any road is discouraged unless there are good reasons for a change of name, such as (inter alia) property street addressing issues.

“Renaming shall be necessary when a road is made into a cul-de-sac, resulting in two or more separated sections of road. Such separations can cause difficulties for emergency services and the delivery of other services to the area. The renaming of a portion of separated road may also be used to solve address numbering problems.

Where a change to the name of a road is proposed, the new name selected shall conform to all the necessary naming policies and standards. For regional roads the change of name must have broad community support, and for local roads, there must be majority support from the affected land owners and residents. The requirements of emergency services for clear, unambiguous road naming shall also be a consideration. Proposals normally require the support of local government, but the Minister is the final authority in all such matters.”

The proposed road name rationalisation is considered to be in accordance with Landgate’s requirements.

Strategic Plan

- Strategic Community Plan 2017

Key Goal 3: Our built environment is maintained protected and enhanced

- *Objective 3.3 Maintain an appropriate standard of transport networks, roads and pathways*
- *Strategy 3.3.1 A well maintained local and regional transport network*
- *Strategy 3.3.3 Provide and maintain a safe and efficient transport system*

Key Goal 5: Our leadership will be visionary, collaborative and accountable

- *Objective 5.1 Our community actively participates in civic life*

- *Strategy 5.1.1 The community is involved in local decision making*
- *Strategy 5.1.4 People receive Shire information, services and opportunities according to their needs*

The proposed road name rationalisation has been advertised publicly with correspondence forwarded directly to affected landowners.

Budget Implications

Should Council support the name change, costs of approximately \$400 will be incurred for erecting new road signage, with funds available in the current budget.

Fiscal Equity – Not applicable

Whole of Life Accounting – Not applicable

Social Equity – Not applicable

Ecological Equity – Not applicable

Cultural Equity – Not applicable

Risk Management

The proposed road name rationalisation will improve the legibility of the local road network and potentially reduce the Shire's infrastructure asset responsibilities.

Continuous Improvement

The single submission received and further investigation has assisted consideration of the road name rationalisation proposal.

Delegated Authority

Delegation only exists for the approval of subdivisional road names. Following public consultation, proposals to change an existing road must be referred to Council for final support, prior to seeking approval from the Minister for Lands via Landgate's Geographic Names Committee.

Voting Requirements - Simple Majority

ITEM NO.	C.08/0917	FILE REF.	770.3
SUBJECT	Preparation of Shire of Bridgetown-Greenbushes Local Planning Strategy and Local Planning Scheme No. 6		
LOCATION	All of municipal district		
OFFICER	Manager Planning		
DATE OF REPORT	20 September 2017		

Attachment 9 Scheme Map Area - Shire of Bridgetown-Greenbushes Municipal Boundaries

OFFICER RECOMMENDATION: That Council:

1. *Notes that the draft Local Planning Strategy adopted by Council in November 2012 has not been endorsed by the Western Australian Planning Commission for the purpose of advertising and will not be further progressed.*
2. *Notes the appointment of Lush Fire & Planning to prepare a Bushfire Hazard Level Assessment to guide preparation of a new Local Planning Strategy and Local Planning Scheme for the Shire of Bridgetown-Greenbushes.*
3. *Pursuant to regulation 11 of the Planning and Development (Local Planning Schemes) Regulations 2015, directs the Chief Executive Officer to prepare a new Local Planning Strategy for all land within the Shire of Bridgetown-Greenbushes municipality, as per the Scheme Map Area marked in Attachment 9.*
4. *Pursuant to section 72 of the Planning and Development Act 2005 and regulation 19 of the Planning and Development (Local Planning Schemes) Regulations 2015, directs the Chief Executive Officer to prepare a new Local Planning Scheme No. 6, for all land within the Shire of Bridgetown-Greenbushes municipality, as per the Scheme Map Area in Attachment 9, and upon gazettal will revoke Town Planning Scheme No. 3 and Town Planning Scheme No. 4.*
5. *Pursuant to section 72 of the Planning and Development Act 2005 and regulation 20 of the Planning and Development (Local Planning Schemes) Regulations 2015, directs the Chief Executive Officer to forward to the Western Australian Planning Commission:*
 - a) *A copy of Council's resolution deciding to prepare a new Local Planning Strategy and Local Planning Scheme No. 6 for the Shire of Bridgetown-Greenbushes; and*
 - b) *A map marked Scheme Map Area signed by the Chief Executive Officer, on which is delineated the area of land proposed to be included in the Local Planning Strategy and Local Planning Scheme No. 6 for the Shire of Bridgetown-Greenbushes.*
6. *Subject to receiving notification from the Western Australian Planning Commission pursuant to regulation 20 of the Planning and Development (Local Planning Schemes) Regulations 2015, directs the Chief Executive Officer to:*

- a) *publish a notice within a newspaper circulating in the Shire district of the passing of the resolution deciding to prepare a Local Planning Strategy and Local Planning Scheme No. 6 for the Shire of Bridgetown-Greenbushes.*
- b) *forward a copy of the notice to and seeking a memorandum in writing setting out any recommendations in respect of the resolution to:*
 - (i) *the local government of each district that adjoins the local government district;*
 - (ii) *each licensee under the Water Services Act 2012 likely to be affected by the scheme;*
 - (iii) *the Chief Executive Officer of the Department of Biodiversity, Conservation and Attractions assisting in the administration of the Conservation and Land Management Act 1984; and*
 - (iv) *each public authority likely to be affected by the scheme, including the Department of Water and Environment Regulation pursuant to section 81 of the Planning and Development Act 2005.*

Summary/Purpose

The purpose of this report is to provide Council with an update regarding the preparation of the draft Local Planning Strategy, to note appointment of a bushfire consultant to prepare a Bushfire Hazard Level Assessment, and to formally resolve to prepare a new Local Planning Strategy and Local Planning Scheme No. 6 for Shire of Bridgetown-Greenbushes municipal district.

Background

The Shire's first draft Local Planning Strategy was adopted by Council in 2002 however was not finalised or endorsed by the Western Australian Planning Commission (WAPC). Accordingly, the then draft Town Planning Scheme No. 5, which reflected the recommendations of the draft Strategy 2002, was not endorsed for advertising nor progressed. The Shire has continued to operate under Town Planning Schemes No. 3 and No. 4 (gazetted respectively in 1983 and 1987) and both are long overdue for review.

Local Planning Strategy

A second draft Local Planning Strategy and supporting Technical Appendix was prepared by consultant Larry Smith Planning, and drew on the content of the draft 2002 strategy and supporting reports, a Community Visioning Workshop held in 2008, plus findings (where relevant) of the Shire's 2009 Transport Study and 2010 Community Transport Forum.

Following a series of elected member workshops the draft Strategy and Technical Appendix were adopted by Council in September 2011 for informal public discussion. Following this consultation period including two community workshops, the draft Strategy and submissions were presented to Council in March 2012, with the Chief Executive Officer directed to finalise the documents including supported modifications.

The draft Strategy was again presented to Council in September 2012 to consider a late submission from the (former) Department of Environment and Conservation and subsequent advice from the (former) Department of Water in relation to waterways

buffers, whereby Council resolved to support a number of further modifications. Council then adopted the final version of the draft Strategy in November 2012, which was then forwarded to the (then) Department of Planning and the (then) Office of the Environmental Protection Authority or OEPA.

Correspondence was received in January 2012 from the (then) OEPA (recently amalgamated and renamed as the Department of Water and Environmental Regulation or DWER), satisfied that the Shire could commence public advertising within the consent of the WAPC, albeit with further information required with the new local planning scheme for the OEPA to consider potential environmental impacts of proposed rezoning and future development.

Since early 2013 Shire staff have been in ongoing consultation with staff at the Bunbury office of the (former) Department of Planning (recently amalgamated and renamed as the Department of Planning, Lands and Heritage or DPLH).

A number of queries and concerns were raised regarding key planning issues including population projections, estimated employment needs, housing demand and lot yield justification, proposed residential and rural clusters, proposed infill development area, tourist accommodation in rural areas, various textual issues including naming conventions and table formats, and the overall quality of the strategy maps. Given these issues raised by the DPLH staff the draft 2012 strategy was not finalised or presented to the WAPC for consent for formal advertising.

In order to assist the Shire, DPLH in 2014 prepared replacement draft strategy maps in a format in keeping with other strategies prepared by surrounding local governments. Shire staff will work with the DPLH in preparing new strategy maps and scheme maps as required.

Given the five year delay since Council adopted the original draft 2012 strategy, and in consultation with DPLH, Shire staff have now made a preliminary start to prepare a new draft Local Planning Strategy, with the earlier draft 2012 strategy no longer to be progressed.

The Bunbury office of DPLH also released a model Local Planning Strategy as a template for South West local governments, recommending an A3 sized landscape format be used, with detailed local and regional planning profile, planning analysis, planning issues and planning actions, to ultimately inform preparation of a new local planning scheme. Shire staff are of the view that the A3 landscape model strategy is too cumbersome, so instead an A4 landscape format is being prepared.

Bushfire Hazard Level Assessment

One of the key issues raised by DPLH staff in preparation of a new strategy and ultimately a new scheme, is the assessment of bushfire risk across the district, as required under State Planning Policy 3.7 Planning in Bushfire Prone Areas and supporting Guidelines for Planning in Bushfire Prone Areas.

The Chief Executive Officer has recently appointed Geoffrey Lush from Lush Fire & Planning to undertake a Bushfire Hazard Level (BHL) Assessment for the Shire, and in particular assessment of Development Investigation Areas (DIAs) or areas of potential rezoning already identified in the draft 2012 strategy.

Geoffrey Lush is an experienced Level 2 Bushfire Practitioner accredited by the Fire Protection Association of Australia, with a background in both local government and town planning, and is a member of the Department of Planning Bushfire Guidelines Working Group, working specifically on a review of the BHL template for local planning strategies.

The intention of the BHL Assessment is to identify any spatial issues associated with and to undertake a comparison of any intended DIAs. Whilst the BHL would technically only be required for those areas where the new strategy proposes intensification of development, given the mixture of both green field and infill DIAs, consideration of some redevelopment areas will be required. The BHL assessment will focus on Bridgetown, as the key settlement area for the Shire, with more generalised assessments for Greenbushes, North Greenbushes, Hester and Yornup.

The BHL will also categorise any recommendations as follows which:

- form part of the strategy recommendations;
- should be included as provisions on the local planning scheme;
- are to be addressed in a future scheme amendment/rezoning;
- are to be addressed in a future structure plan;
- are to be addressed in any development application; or
- should be included in a local planning policy.

The findings and recommendations of the BHL will be critical to considering land use and spatial planning actions in the draft strategy and new scheme. An expected key finding may be identification of areas of moderate to high bushfire risk, and where combined with a constrained local road network and limited reticulated water service, some areas may be deemed unsuitable for further development. The BHL is expected to be presented to Council in early 2018, with the findings to guide preparation of the new local planning strategy and local planning scheme.

Local Planning Scheme No. 6

As stated above, the Shire of Bridgetown-Greenbushes currently operates under Town Planning Scheme No. 3 (gazetted in 1983) for the Bridgetown townsite and Town Planning Scheme No. 4 (gazetted in 1987) for the balance of the Shire.

The draft Local Planning Strategy and Town Planning Scheme No. 5, adopted by Council in 2002 (to replace the two current schemes), were not progressed due to a number of unresolved issues identified by the WAPC in 2003. The draft Strategy adopted by Council in 2012 then again sought to inform preparation of a new Local Planning Scheme No. 5 (to again replace the two current schemes), however as discussed above the draft 2012 Strategy and therefore scheme No. 5 have not progressed.

The Chief Executive Officer and Manager Planning recently met with the DPLH Planning Director for the South West Region, to discuss progression of the draft strategy and a new scheme. The Planning Director recommended that the new strategy being prepared will be the basis for a new Local Planning Scheme No. 6, to avoid any confusion with Town Planning Scheme No. 5, which originally adopted by Council in 2002.

In accordance with the *Planning and Development Act 2005* (Planning Act) and the *Planning and Development (Local Planning Schemes) Regulations 2015* (Planning Regulations 2015), the Shire of Bridgetown-Greenbushes is required to review its local planning scheme every five years.

In addition, with the commencement of the Planning Regulations 2015 on 19 October 2015, all local governments with schemes gazetted prior to 18 October 2010 must review their scheme to determine if it is up-to-date and complies with the Planning Regulations 2015, or to commence a scheme review before 19 October 2017, which can be in conjunction with consolidation of a scheme. Alternatively the local government can resolve to prepare a new local planning scheme in substitution of the current scheme or schemes, as required under Part 5 of the Planning Act 2005 and Part 4 of the Planning Regulations 2015.

Accordingly, there is a statutory requirement to either review or consolidate current Scheme No. 3 and Scheme No. 4, or to prepare a new local planning scheme. Given the respective age of 34 years and 30 years for Scheme No. 3 and Scheme No. 4, significant components of both schemes are not up-to-date and various sections do not comply with the Planning Regulations 2015 or Model Scheme Text. Furthermore, having two planning schemes, one for the Bridgetown townsite and the other for balance of the Shire, is considered impractical and inefficient.

Council has previously supported the preparation of a new scheme, with the draft local planning strategies in 2002 and 2012 proposing significant changes to zoning, special control areas and development control provisions. As discussed above, preparation of one new Local Planning Scheme No. 6 (LPS6) for the whole district presents the best opportunity to implement key planning actions to be identified in the new local planning strategy, and to address the wide-ranging changes including deemed provisions introduced in the Planning Regulations 2015.

The purpose of a new LPS6 is to modernise the statutory planning controls for the whole Shire municipality, to reflect the best practice with regard to land use planning and to appropriately guide development within the district. The purpose and aims of the new LPS6 will need to reflect the content of the new local planning strategy, with both the strategy and scheme to be prepared concurrently.

Should Council resolve to prepare a new local planning strategy and new LPS6, the Planning Act 2005 and the Planning Regulations 2015 set out the required process, with the next step to formally advertise Council's intent to prepare a new local planning scheme. This process however will take a considerable time period and will be dependent upon external agencies including the OEPA and WAPC, with follow up reports to be presented to Council in 2018 when appropriate.

Conclusion

It is therefore recommended that Council note that the draft Local Planning Strategy adopted by Council in 2012 will not be progressed; notes the appointment of Lush Fire & Planning for preparation of the Bushfire Hazard Level Assessment; and formally resolves and directs the CEO to concurrently commence preparation of a new local planning strategy and new Local Planning Scheme No. 6 for the whole of the Shire of Bridgetown-Greenbushes municipality, to supersede both Town Planning Scheme No. 3 and Town Planning Scheme No. 4.

Statutory Environment

- Planning and Development Act 2005

A local government is required under Part 5, Division 1 of the Planning Act to prepare or adopt a local planning scheme or amendments for its district or other areas, or as ordered to by the Minister for Planning under Division 2. In preparing or amending a local planning scheme the local government must give relevant considerations under Division 3 including state planning policies, advice from the Heritage Council, referral to the EPA and findings of any environmental review, with Division 4 setting out the statutory advertisement and approval process.

- Planning and Development (Local Planning Schemes) Regulations 2015

A local government is required under Part 4, Division 1 of the Planning Regulations 2015 to resolve to prepare or adopt a local planning scheme, with Division 2 setting out the statutory process for advertising a draft local planning scheme. Division 3 gives the effect of decisions by the Minister or WAPC endorsement.

Policy Implications

This item relates to preparation of a bushfire hazard level assessment and new local planning strategy which will be strategic policy documents. Preparation of the bushfire assessment and new strategy must have regard to content of relevant State and local planning policies.

Strategic Implications

- Strategic Community Plan 2017

The new draft local planning strategy and new Local Planning Scheme No. 6 must have regard to and support achievement of the Key Goals and relevant Objectives and Strategies where directly linked to land use planning and development control, listed below.

Key Goal 1: Our economy will be strong, diverse and resilient.

- Objective [1.1] A diverse economy that provides a range of business and employment opportunities
 - Strategy 1.1.2 Develop and implement strategic plans and actions that attract economic development
 - Strategy 1.1.3 Plan for expansion of the commercial area
 - Strategy 1.1.4 Develop industrial and light industrial areas
 - Strategy 1.1.5 Pursue improvements to infrastructure and services, including utilities
- Objective [1.2] A proactive approach to business development
 - Strategy 1.2.2 Design and implement business retention strategies and initiatives for support of existing and potential new businesses

Key Goal 2 - Our natural environment is valued, conserved and enjoyed

- Objective 2.1 Value, protect and enhance our natural environment
 - Strategy 2.1.1 Support and promote sound environmental management practices

- Strategy 2.1.3 Identify opportunities for protecting and enhancing the health of the Blackwood River and tributaries
- Strategy 2.1.5 Improve public access to natural waterways
- Objective 2.2 Enhance parklands, reserves and gardens
- Objective 2.3 Effectively utilised natural resources
- Objective 2.4 An informed community on land management and sustainable living
- Objective 2.6 Development is sympathetic to the landscape
 - Strategy 2.6.1 Planning processes allow for a diverse range of land and development opportunities

Key Goal 3 - Our built environment is maintained, protected and enhanced

- Objective 3.1 Maintained townsite heritage and character
 - Strategy 3.1.1 Ensure relevant policies and plans offer appropriate protection to existing heritage character whilst still allowing appropriate development opportunities
 - Strategy 3.1.2 Ensure town centres achieve a high standard of appearance and amenity
- Objective 3.2 Outdoor spaces, places and buildings are fit for purpose
 - Strategy 3.2.5 Provide and maintain a range of facilities that cater for the community's needs
- Objective 3.3 Maintain an appropriate standard of transport networks, roads and pathways
 - Strategy 3.3.1 A well maintained local and regional transport network

Key Goal 4 - A community that is friendly and welcoming

- Objective 4.1 A cohesive community with a sense of pride
- Objective 4.2 Programs and facilities that encourage community resilience
 - Strategy 4.2.6 Increase the number of aged care housing facilities
 - Strategy 4.2.9 Improve services and facilities for seniors and people with a disability
- Objective 4.3 Appropriate community led local transport systems
- Objective 4.5 High levels of responsiveness to emergencies and emergency recovery
 - Strategy 4.5.1 Monitor risk management and emergency management profiles, procedures and preparedness
 - Strategy 4.5.2 Prepare and implement flood mitigation/management strategies
- Objective 4.6 Fire prepared communities
 - Strategy 4.6.1 Reduce bush fire hazards
 - Strategy 4.6.3 Develop policies and strategies concerning fire management on private properties

- Objective 4.7 A safe area
 - Strategy 4.7.1 A functional and safe Hampton Street
 - Strategy 4.7.2 Improve parking and pedestrian accessibility in town centres
 - Strategy 4.7.3 Develop and implement crime prevention strategies

Key Goal 5 - Our leadership will be visionary, collaborative and accountable

- Objective 5.2 We maintain high standards of governance, accountability and transparency
 - Strategy 5.2.7 Council's policies and local laws are responsive to community needs
 - Strategy 5.2.8 Ensure all legislative responsibilities and requirements are met
- Objective 5.3 We operate within the Integrated Planning Framework
- Objective 5.5 We are strong advocates for our community

- Corporate Business Plan

A number of actions (linked to Objectives and Strategies from the Strategic Community Plan 2017 listed above) are contained in the Corporate Business Plan, typically to provide direction on specific aspects of the new local planning strategy and local planning scheme.

- Long Term Financial Plan - Nil
- Asset Management Plans - Nil
- Workforce Plan - Nil
- Other Integrated Planning - Nil

Budget Implications

Preparation of the Bushfire Hazard Level Assessment by the appointed consultation is to be undertaken within existing budget funding. Preparation of the new local planning strategy and Local Planning Scheme No. 6 is to be undertaken by Shire staff within existing wage allocations. Funding for other studies, mapping or consultants may be likely, to be considered in future budget reviews or budget preparations.

Ecological Equity

The new draft local planning strategy and new local planning scheme must effectively address and manage growth to respect and enhance environmental values, in accordance with the Shire's Natural Environment Strategy and Managing the Natural Environment Policy.

Cultural Equity

The new draft local planning strategy and new local planning scheme must effectively address and manage growth to respect and enhance cultural and heritage values and to preserve the Shire's sense of community.

Risk Management

The new draft local planning strategy and new local planning scheme must effectively address and manage growth having regard to the Shire's risk profile in terms of emergencies and natural risks such as bush fires and flooding.

Continuous Improvement

The new draft local planning strategy and new local planning scheme will reflect the content of the draft strategy adopted by Council in 2012, the Strategic Community Plan 2017, and future input from elected members, the community and key stakeholders including government agencies.

Delegated Authority

Nil. The report seeks formal decisions of Council to direct the Chief Executive Officer to prepare a new local planning strategy and new Local Planning Scheme No. 6, pursuant to relevant legislation.

Voting Requirements – Simple Majority

Works & Services - Nil

Community Services

ITEM NO.	C.09/0917	FILE REF.	904.1
SUBJECT	Community Sport and Recreation Facilities Annual Planning Fund (Department of Sport and Recreation)		
OFFICER	Executive Manager Community Services		
DATE OF REPORT	18 September 2017		

OFFICER RECOMMENDATION That Council endorses the proposed gym expansion as priority 1 of 1 for the 2017 Community Sport & Recreation Facility Fund (Forward Planning) Funding Round.

Summary/Purpose

As part of the process for the Department of Sport and Recreation's Community Sport and Recreation Facilities Fund (CSRFF) the applicable local government is to prioritize all applications received for its district before they are lodged. Only one application exists for the 2017/2018 CSRFF Annual Planning funding round, being the Shire's proposal to expand the gym at the Bridgetown Leisure Centre.

Background

At a Special Meeting of Council held on 14 September 2017 Council resolved (SpC02/10917):

OFFICER RECOMMENDATION that Council adopts the Draft Bridgetown Leisure Centre Business Plan at Attachment 4.

The Bridgetown Leisure Centre Business Plan includes the proposal to expand the gym. The Corporate Business Plan includes expenditure associated with the proposal, and identifies Department for Sport & Recreation as a potential funding partner.

Officer Comment

The Department of Sport and Recreation provides funding to local governments and community sporting groups to assist in the construction of sport and recreation infrastructure through the CSRFF.

The Department for Sport and Recreation will provide a maximum of one third of the total project costs. It is the applicant's responsibility to then obtain the remaining two thirds of the total funding required to implement the project.

The Department for Sport and Recreation, as part of their application and assessment process, seek input from local government authorities in this process, via a request to prioritize projects for the relevant local government area.

This is considered beneficial as a method of informing local government authorities about infrastructure development proposals within the area and also as a means for the local government to prioritize the projects in line with their strategic objectives.

Only one application exists for the 2017/2018 CSRFF Annual Planning funding round, being the Shire's proposal to expand the gym at the Bridgetown Leisure Centre.

This negates the need for Council to prioritize applications as the application will automatically be ranked 1 of 1.

Statutory Environment – Not applicable

Integrated Planning

Strategic Community Plan

- Objective 3.2.1 – Outdoor spaces, places and buildings are fit for purpose.
 - Strategy 3.2.1 Community spaces and buildings accommodate a wide range of interests and activities.
 - Strategy 3.2.6 Develop new facilities that provide for the identifiable needs of the community.
- Objective 4.2.1 – Encourage events, activities, programs and services relevant to and accessible for local youth
 - Strategy 4.2.1.7 – Implement a supervised gym/weights program for young people at the BLC

Corporate Business Plan

- Action 3.2.1.4 – Review car parking and traffic flow requirements at the BLC
- Action 3.2.6.1 – Expand the gym at the BLC

Long Term Financial Plan – Not Applicable

Asset Management Plans

Infrastructure developments will be included within relevant Council's asset management plans.

Workforce Plan – Not Applicable

Other Integrated Planning

- Sport & Recreation Strategy Outcome 1.6 – Review car parking and traffic flow requirements at the Centre.
- Sport & Recreation Strategy Outcome 2.2 – Continue to support local clubs via Kidsport.
- Youth Plan Strategy P1; Action P2.3 – Implement a supervised gym/weights program for young people at the Centre

Budget Implications

The 2017/2018 annual budget demonstrates expenditure of \$190,000 with one third funding from Department Sport and Recreation as income towards this project.

Fiscal Equity – Not Applicable

Whole of Life Accounting

The BLC Business Plan contains projected operational costs for the Centre (with the proposed gym expansion) allowing for decision making based on whole of life accounting principles.

Social Equity

The recommendation achieves social equity principles as facility memberships are open to whole of community, without discrimination.

Ecological Equity – Not Applicable

Cultural Equity – Not Applicable

Risk Management

A risk assessment has been included within the Draft Business Plan. Two key risks facing Council in relation to this project are:

1. Department of Sport & Recreation (CSRFF) funding is not secured for the project. Council will need to revisit how the project will be funded should the grant application not be successful.
2. The non-reduction in operating subsidy contained within the Whole of Life Cost Analysis until Year 9 of the life of the Business Plan (based on the assumptions contained in the Plan as outlined in the Officer Comment).

Continuous Improvement

The expansion of the gym will allow for continuous improvement by enhancing the existing facility to provide more space and equipment for gym members.

Voting Requirements – Simple Majority

ITEM NO.	C.10/0917	FILE REF.	228
SUBJECT	Divesting of Shire's Equity in Stinton Gardens Estate		
PROPONENT	Council		
OFFICER	Executive Manager Community Services		
DATE OF REPORT	19 September 2017		

Attachment 10 Correspondence from Department of Housing and Works
Attachment 11 Correspondence from Homeswest
Attachment 12 Email from Housing Authority

OFFICER RECOMMENDATIONS that Council:

- 1. Note the resolutions made at its April 2017 meeting (Resolution C.08/0417) endorsing the transfer of the joint venture agreement at Stinton Gardens, Greenbushes and the vesting of Reserve 23420 to access Housing Australia Ltd.*
- 2. Note the Shire of Bridgetown-Greenbushes' equity in the infrastructure at Stinton Gardens as being 4.267% (\$15,815) – rounded to 4% - of the total equity value (\$370,660) as identified in Attachment 3.*
- 3. Note that Access Housing Australia Ltd. is an exempt body under Regulation 30 of the Local Government (Functions and General) Regulations, being a body which has objects of a charitable, benevolent, cultural or other like nature and thus the public consultation/advertising requirements under Section 3.58 of the Local Government Act are exempted for the proposed transfer of Shire equity to Access Housing Australia Ltd.*
- 4. Authorise the CEO and Shire President to sign and seal the Deed of Novation for the purpose of transferring Shire interests in the infrastructure at Stinton Gardens, Greenbushes to Access Housing Australia Ltd.*

Summary/Purpose

In alignment with Council's Strategic Community Plan and Age Friendly Community Plan Shire officers have been liaising with the South West Development Commission, Greenbushes Aged Community Committee Inc. (GACC), and funded aged care developer, Access Housing Australia Ltd to explore the provision of additional independent aged care living units in both Bridgetown and Greenbushes. The officer recommendations specifically relate to the development of (fully external funded) independent living units in Greenbushes (Stinton Gardens).

Background

At the April Meeting Council resolved (C.08/0417)

- 1. To endorse the transfer of the joint venture agreement from the Shire of Bridgetown-Greenbushes to Access Housing Australia Ltd.*
- 2. To endorse the transfer of the current vesting of the Crown Reserve Land from the Shire of Bridgetown-Greenbushes to Access Housing Australia Ltd.*

In actioning Resolution C.08/0417 officers have been cognizant of the 'disposal of property' requirements (Section 3.58) of the Local Government Act 1995. In the case of Stinton Gardens property is identified as being the equity the Shire has in any of the building improvements. This equity is restricted to a percentage (based

on financial contributions) of the three units constructed in 1999. Reserve 23420 is not owned by the Shire, therefore there is no equity in this Reserve which is Crown Reserve, vested in the Shire, for the provision of aged person's accommodation.

In April 1992 a Joint GACC and the State Housing Commission to construct 2 aged care units on Lot 342 in Greenbushes. Lot 342 in Greenbushes, at that time, was situated on Reserve 23420 (now Lot 500).

Reserve 23420 was leased by the Greenbushes Aged Community Committee from the Shire of Bridgetown-Greenbushes for a period of 40 years for the explicit purpose of "aged care accommodations" in a lease agreement signed by both parties on 27 July 1992.

Correspondence from Homeswest (after the construction of the 2 aged care units) identified that the State Housing Commission (now State Housing Authority) had 92.68% equity in the infrastructure developments (valued at \$150,594) and GACC had 7.32% equity in the infrastructure developments (valued at \$11,902). The Shire hasn't any equity in the first stage units.

In 1999 a second Joint Venture Agreement was entered into between GACC, Department of Housing and Works and the Shire of Bridgetown-Greenbushes to build 3 additional units. The total cost of the project as identified in the Calculation of Equities dated 15 September 2003 was \$370,660. Therefore, the post construction equity breakdown between the 3 project partners was as follows:

- Housing Authority 90.4% (\$335,077)
- Greenbushes Aged Community Committee 5.6% (\$19,768)
- Shire of Bridgetown-Greenbushes 4% (\$15,815)

In 2015 GACC arranged for a comparative market analysis of Stinton Gardens, which was undertaken by Harcourts. This analysis was not a property valuation; however it did provide some updated value indicators on the infrastructure. Based on this analysis the value of the 3 additional units was \$225,000. The equity breakdown on this value is as follows:

- Housing Authority 90.4% (\$203,400)
- Greenbushes Aged Community Committee 5.6% (\$12,600)
- Shire of Bridgetown-Greenbushes 4% (\$9,000)

This equity breakdown does not include the value of land (due to the land being Crown Reserve vested in the Shire) nor does it include any of the associated works identified in 2003 Calculation of Equities which included costs associated with architectural fees, consultant fees, administration charges, landscaping, headworks and earthworks as part of the total of \$370,660.

Officer Comment

The *Local Government (Functions and General) Regulations 1996* identify how a local government can dispose of property and Regulation 30 (2) (b) identifies that land can be disposed of to a body whether incorporated or not if the objectives of the body are of a charitable, benevolent, religious, cultural, education, recreational, sporting or other like nature.

Access Housing Australia Ltd was established in 2007 under the Corporations Act as a not-for-profit company limited by guarantee and is a public benevolent institution, and income tax exempt charity and deductible gift recipient.

Access Housing Australia Ltd provide affordable housing (regional office is Bunbury) which have been supported by the South West Development Commission, via Royalties for Regions funding, to develop independent aged care living units in Dardanup and Boyanup. A pre-determined proportion of sale proceeds from the sale of these units are quarantined to invest in additional towns to meet the growing need for independent aged care housing. The South West Development Commission identified Greenbushes and Bridgetown as the next two towns with a proposed development of 4 units in each town.

Access Housing representatives are currently exploring suitable sites in Bridgetown (in alignment with their own feasibility study, budget constraints and needs assessment) for private purchase to develop 4 independent units.

Access Housing representatives continue to be in discussions with GACC and the Shire with a view to Access Housing taking responsibility for both Joint Venture Agreements (including the Lease Agreement associated with the first Joint Venture Agreement) and the development of additional independent living units at Stinton Gardens.

Council has already resolved to:

1. Transfer of the joint venture agreements (as a participatory party) from the Shire to Access Housing (along with GACC) so that a novated agreement will exist between Access Housing and the Department for Housing (including the existing Joint Venture Agreements and Lease Agreement).
2. Transfer of the vested crown reserve land (which is currently leased from the Shire to GACC) from the Shire of Bridgetown-Greenbushes to Access Housing.

Should Council support the officer recommendations, the Shire will be a signatory to a Deed of Novation. This will allow for the Department for Housing to retain majority ownership of the existing 5 units with Access Housing taking on the current equity of the Shire of Bridgetown-Greenbushes and GACC.. Access Housing will take on full management responsibilities for the entire Stinton Gardens Estate, with GACC continuing to assist Access Housing to provide local input into: tenant selection; resident support and function centre management.

These proposed changes and developments are fully supported by GACC. The Department of Housing has been consulted through the process and is supportive of the proposed changes.

Council's Strategic Community Plan identifies the need to ensure the community is age friendly. This would include the availability of appropriate 'age friendly' designed and managed independent living options.

Council's Age Friendly Community Plan contains 9 actions regarding housing for seniors including H5 "Continue to support GACC to build additional units at Stinton Gardens."

Statutory Environment

Section 3.58 of the Local Government Act deals with disposition of local government property. Under this Section property can be disposed of by public auction, tender or by private treaty after a community consultation process however Regulation 30 of the Local Government (Functions and General) Regulations exempts the disposition of property from those processes if the land/property is disposed of to a body, whether incorporated or not –

- (i) the objects of which are of a charitable, benevolent, religious, cultural, educational, recreational, sporting or other like nature; and
- (ii) the members of which are not entitled or permitted to receive any pecuniary profit from the body's transactions.

Access Housing Inc meet the above objectives and therefore Council can resolve to exempt the requirement for the proposed lease to be advertised for public consideration.

Transfer of the vesting of the land from the Shire of Bridgetown-Greenbushes to Access Housing will occur in accordance with the Land Administration Act.

The Age Care Act (1997) and associated Age Care Principles provide the legislative framework for aged care services in Australia. In 2013, major legislative changes to the Act and associated principles were passed by Parliament and became law. These changes to the Act were designed to further encourage diverse flexible and responsive aged care services and to promote ageing in place through the linking of care and support services to the places where older people live.

Policy/Strategic Implications

Council's Age Friendly Communities Plan Housing Objectives include:

- H3 – Continue to lobby state and federal government to support the provision of additional residential aged care in the Shire, based on the higher than average senior population.
- H4 – Continue to support GACC to build additional units at Stinton Gardens and to address the complexity of the application process for new residents.
- H8 – Investigate community housing programs and providers to identify opportunities for development within the Shire.
- H8 – Explore housing approaches by other comparable local governments to identify potential models,

Strategic Community Plan –

- Outcome 3.2 – Bridgetown-Greenbushes is an age friendly community.
- Outcome 3.10 – An inclusive and accessible community.

Corporate Business Plan

The Corporate Business Plan identifies, as an ongoing action, that Bridgetown-Greenbushes is an age friendly community and that it is an inclusive and accessible community.

Long Term Financial Plan – Not Applicable

Asset Management Plans – Not Applicable

Workforce Plan – Not Applicable

Other Integrated Planning – Not Applicable

Budget Implications

There are no budget implications arising from the recommendations, the recommendations seek to improve housing options in the community without the need for capital investment or ongoing maintenance costs being incurred by Council.

Fiscal Equity – Not Applicable

Whole of Life Accounting

There are no whole of life accounting implications arising from the recommendations, the recommendations seek to improve housing options in the community without the need for capital investment or ongoing maintenance costs incurred by Council.

Social Equity

The Shire of Bridgetown-Greenbushes has a high, and increasing, senior population. The opportunity to work with state agencies, not for profit agencies and local representative groups to meet the increasing need for independent living units in Greenbushes (and Bridgetown) achieves social equity principles by ensuring a significant portion of the resident population have access to appropriate housing.

This Shire is well above the national average for people over the age of 65 with the aged population percentage growing in line with the annual national increase. The number of people 70 years and over at the time of the 2011 Census was 560 people or 12.4% of the population of Bridgetown-Greenbushes.

Supporting the disposal of land to a charitable organization for the purpose of providing aged care, in accordance with relevant legislative requirements, will achieve social equity principles by ensuring a greater proportion of senior residences can age in place (within their community).

Ecological Equity – Not Applicable

Cultural Equity – Not Applicable

Risk Management

The principles of risk management applied to the recommendations include the collaborative approach to the development of aged care housing in the Shire. The collaboration of state government agencies (Housing Department and South West Development Commission), an experienced not-for-profit development and management Access Housing, GACC and the Shire has demonstrated a multi-faceted approach to improving the housing options available for seniors in the Shire. This collaboration ensures consideration of a wide variety of implications to mitigate risk.

Continuous Improvement

The principles of continuous improvement applied to the recommendations include the collaborative approach to the development of aged care housing in the Shire. The collaboration of state government agencies (Housing Department and South West Development Commission), an experienced not-for-profit development and

management organization, GACC and the Shire has demonstrated a multi-faceted approach to improving the housing options available for seniors in the Shire. Ensuring the needs of the community are met in alignment with experienced service providers, without ongoing maintenance or capital investment from the Shire is considered an improvement in meeting community needs.

Voting Requirements - Simple Majority

ITEM NO.	C.11/0917	FILE REF.	500
SUBJECT	Revised Memorandum of Understanding for Warren Blackwood Stock Route		
PROPONENT	Council		
OFFICER	Grants and Services Manager		
DATE OF REPORT	21 September 2017		

- Attachment 13 Warren Blackwood Stock Route Memorandum of Understanding with changes
Attachment 14 Table of Changes
Attachment 15 Warren Blackwood Stock Route Map

OFFICER RECOMMENDATION that Council adopts the changes made to Warren Blackwood Stock Route Memorandum of Understanding.

Summary/Purpose

To accept the changes made to the Warren Blackwood Stock Route (WBSR) Memorandum of Understanding (MOU) to further clarify each Councils designated responsibilities outlined in the WBSR MOU and to ensure each of the Councils of the Warren Blackwood Alliance of Councils (WBAC) adopt the same MOU.

Background

The Shire of Bridgetown-Greenbushes' Trails Development Advisory Committee offered to progress two regional projects to benefit trails tourism for the region (Blackwood River Mapping Project and Regional Stock Route Bridle Trail). The WBSR started in earnest in 2011 with the first successful funding application to undertake the feasibility study.

Completed stages of the Warren Blackwood Stock Route;

- Feasibility Study (funded by DSR, Lotterywest and each member shire of WBAC)
- Oral History Project (funded by Lotterywest and Shire of Bridgetown-Greenbushes)
- Planning stage (funded by DSR, Lotterywest and each member shire of the WBAC)

Next Stages of the Warren Blackwood Stock Route;

- Construction Stage - The purchased and installation of infrastructure required to develop the trail and campsites located along the 320kms of trail. (funded by DRS, Lotterywest, SWDC and each of the member shires of the WBAC)
- Ongoing Management – Development of a Friends Of group, negotiation with local/regional tourism bodies, WBAC, regional Shires and DBCA.

In May 2017 (C.11/0517) Council adopted the Draft Warren Blackwood Stock Route Memorandum of Understanding.

After the adoption of the WBSR – MOU by Councils of Shires of Bridgetown-Greenbushes and Nannup and the Warren Blackwood Alliance of Councils, the Shire of Manjimup reviewed the WBSR MOU and made changes to further clarify the role of each shire in relation to ongoing management and maintenance of the WBSR. These changes were adopted by the Manjimup Shire Council at their Council meeting in August 2017.

At a meeting held in Bridgetown on 4 September the CEO's and representatives from each of the member shires of the WBAC, the chair and the EA of the WBAC worked through the changes made to the MOU and discuss other aspects of the WBSR from Bridgetown to Broke inlet. Each of the Shire representatives agreed with the changes made to the revised MOU and committed to take the revised MOU to their respective Councils and then to the WBAC for adoption.

Officer Comment

The aim of the WBSR is to create a regional tourist attraction, in the form of a 320km bridle trail based on historic stock routes. The project has been 5 years in the planning and is a primary project of the WBAC. The project is identified in the Regional Trails Master Plan and has linkages to existing and aspirational bridle trails in the Shires of Augusta-Margret River, Busselton, Plantagenet, Cranbrook, Boyup Brook and Denmark.

The WBSR traverses land within the boundaries of the three shires of the Alliance (Bridgetown-Greenbushes, Nannup and Manjimup) and traverses land managed by DBCA. The primary objective of the tripartite Memorandum of Understanding (MOU) is to express the willingness of the parties to collaborate with the planning, development, maintenance and management of the WBSR. Subsequently, each individual member (Shire) is required to formally endorse the agreed changes to the WBSR MOU. Endorsement by WBAC is also required, and is anticipated to follow the individual Shire Council endorsement being secured.

The WBSR MOU seeks to establish the highest standards of cooperation and understanding between the collaborating parties described above for the planning, construction and maintenance of the WBSR. In particular it defines the functions and responsibilities of DBCA, the individual Shires and the WBAC. The MOU is intended to be an administrative document which seeks to ensure mutually beneficial working arrangements, and to clarify the roles and relationship between all stakeholders.

Each stakeholder included in the MOU has access to resources, skills and equipment that will be crucial to the development and ongoing management and maintenance of the WBSR. The Shires and DBCA have statutory management responsibility for land managed by each entity. The WBAC has a commitment to deliver unique regional trails experiences and perpetuate the legacy and history of stock droving as a unique feature of agriculture in the region.

The WBSR MOU, in its current form has been extensively reviewed and approved by DBCA and Shire of Manjimup and is currently being considered by the other members of the WBAC.

Statutory Environment – Not applicable

Integrated Planning

➤ Strategic Community Plan

Objective 1 – Our economy will be strong diverse and resilient.

Outcome 1.1 - A diverse economy that provides a range of business and employment opportunities

Strategy 1.1.8 – Develop Trails – culinary, art, walk, mountain bike, canoe and bridle

➤ Corporate Business Plan

Action 1.1.8.1 – Develop the South West Bridle Trail

Long Term Financial Plan

Capital expenditure is proposed in the Long Term Financial Plans for trails projects until 2030/31.

Asset Management Plans

All assets installed/constructed on Council land and any infrastructure along the trail within Shire boundaries will require inclusion on Councils Asset Management Plans.

Workforce Plan

No additional workforce/staffing resources are required with regard to the recommendation as existing staffing resources are sufficient to progress this project.

Other Integrated Planning

10 Year Works Program – should Council endorse the WBSR MOU there will be an ongoing commitment to maintain the identified trail infrastructure installed on DPaW and Shire managed land which would be reflected in the 10 year works program, in relation to maintenance.

Budget Implications

There are no budget implications arising from the officer recommendation, the ongoing maintenance costs will be included within the annual budget development process. No additional workforce/staffing resources are required with regard to the recommendation as existing staffing resources are sufficient to progress this project. The salaries and materials/contracts expenditure required for ongoing maintenance of the trail (as outlined in the MOU) will be identified in the budget planning process post construction (2018-2019 onwards).

Fiscal Equity – Not Applicable

Whole of Life Accounting

Council has a clear commitment within its Strategic Community Plan and Corporate Business Plan to the development of local and regional trails. Whole of life accounting principles are achieved through the extensive planning of the project and through consideration of recommendations such as that presented in this report.

Social Equity – Not Applicable

Ecological Equity

The principles of ecological equity are considered by providing well managed and maintained trails that protect natural environments by minimising the impact of trail users (including the development of Rare Flora & Fauna Reports and Hygiene Reports prepared by DBCA for each proposed campsite of the WBSR).

Cultural Equity – Not Applicable

Risk Management

Risk management is achieved by the extensive planning of the proposed project, including the development of documents such as the WBSR MOU to ensure all roles and responsibilities for all stakeholders are outlined and agreed to prior to the construction of the project commencing. The continued shared maintenance of the trails (outlined in the WBSR MOU) will continue to mitigate risk to trail users.

Continuous Improvement – Not Applicable

Voting Requirements – Simple Majority

Consideration of Standing Committee Recommendations

C.12/0917	Standing Committee Minutes – 14 September 2017 – Attachment 16
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Note: All Attachments referenced in the Standing Committee Recommendations below are as per the Standing Committee Agenda.

C.13/0917	Related Party Disclosures Policy
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Committee Recommendation Moved Cr Mackman, Seconded Cr Pratico
SC.02/0917 That Council adopts the Related Party Disclosures Policy.

C.14/0917	Review of Policy F.1 Community Grants/Donations Funding & Acquittals
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Committee Recommendation Moved Cr Hodson, Seconded Cr Boyle
SC.03/0917 That Council adopts the proposed changes to Policy F1 Community Grants/Donations as at Attachment 3.

C.15/0917	Bushfire Risk Management Plan 2017-22
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Committee Recommendation Moved Cr Mackman, Seconded Cr Pratico
SC.04/0917 That Council endorses the Shire of Bridgetown-Greenbushes Bushfire Risk Management Plan 2017-22.

C.16/0917	Rolling Action Sheet
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Committee Recommendation Moved Cr Scallan, Seconded Cr Boyle
SC.05/0917 That the information contained in the Rolling Action Sheet be noted.

C.17/0917	Adoption of En Bloc Items
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A motion is required to adopt the En Bloc Items.

Receival of Minutes from Management Committees – Nil

Urgent Business Approved by Decision

Responses to Elected Member Questions Taken on Notice - Nil

Elected Members Questions With Notice

Notice of Motions for Consideration at the Next Meeting


Matters Behind Closed Doors (Confidential Items)

Closure

The President to close the Meeting

List of Attachments

Attachment	Item No.	Details
1	C.02/0917	Special Meeting Minutes – 14 September 2017
2	C.05/0917	August 2017 Financial Activity Statements
3	C.05/0917	List of Accounts Paid in August 2017
4	C.06/0917	Public Submissions
5	C.06/0917	Proposed Rationalisation Plan (As advertised)
6	C.06/0917	Proposed Rationalisation Plan (Revised)
7	C.07/0917	Public Submissions
8	C.07/0917	Road Name Rationalisation Plan (Final)
9	C.08/0917	Scheme Map Area – Shire of Bridgetown-Greenbushes Municipal Boundaries
10	C.10/0917	Correspondence from Department of Housing and Works
11	C.10/0917	Correspondence from Homeswest
12	C.10/0917	Email from Housing Authority
13	C.11/0917	Warren Blackwood Stock Route Memorandum of Understanding with changes
14	C.11/0917	Table of Changes
15	C.11/0917	Warren Blackwood Stock Route Map

Agenda Papers checked and authorised by T Clynch, CEO		21.9.17
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