
Shire of Kalamunda

General Services Committee

Minutes for 6 September 2004



Shire of Kalamunda

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MINUTES OF GENERAL SERVICE COMMITTEE HELD IN THE COUNCIL
CHAMBER, 2 RAILWAY ROAD, KALAMUNDA
MONDAY 6 SEPTEMBER 2004

1.0 OFFICIAL OPENING

- 1.1 The Chairman opened the Meeting at 7.00pm and welcomed Councillors staff and members of the public gallery.

2.0 APOLOGIES AND LEAVE OF ABSENCE

2.1 PRESENT

Councillors

E Taylor	(SHIRE PRESIDENT) NORTH WARD
S Blair	NORTH WARD
D McKechnie	NORTH WARD
N Sadler	(CHAIRPERSON) SOUTH WEST WARD
B Govan	SOUTH WEST WARD
A Morton	SOUTH WEST WARD
P Tonkin	SOUTH WARD
G Stallard	SOUTH WARD
S Bilich	SOUTH WARD
M Casey	NORTH WEST WARD
M Cresswell	NORTH WEST WARD
J Winterhalder	EAST WARD

Officials

D Vaughan	CHIEF EXECUTIVE OFFICER
G Parslow	EXECUTIVE MANAGER CORPORATE SERVICES
R Briede	ACTING EXECUTIVE MANAGER RESIDENTS' SERVICES
S Burrows	EXECUTIVE MANAGER PLANNING AND DEVELOPMENT SERVICES
G Milward	EXECUTIVE MANAGER ENGINEERING SERVICES
B Millan	EXECUTIVE ASSISTANT
F Sullivan	MANAGER FINANCIAL SERVICE
M Singh	MANAGER ENGINEERING SERVICE
A Holmes	MINUTE SECRETARY

Apologies	Nil
Observers	2
Newspapers	Echo

3.0 PUBLIC QUESTION TIME

A period of not less than 15 minutes is provided to allow questions from the gallery on matters relating to the functions of this Committee. For the purposes of Minuting, these questions and answers are summarised.

3.1 Deborah Marinovic – High Wycombe Ratepayers Association

Q. Please could you confirm the date for the Council meeting, it is advertised as September 28th.

A. The correct date is the usual meeting date which is the 20th September.

Q. Are there going to be any more newsletters on a regular basis. If so, the residents may have some ideas.

A. The outcome of the Special Planning Services Committee Meeting and the Council Meeting may justify a further newsletter from Council to inform residents of exactly what was decided and if there are any particular points of view we would be happy to receive them for consideration.

4.0 PETITIONS

4.1 Nil

5.0 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

5.1 That the Minutes of the General Service Committee Meeting held on 2 August 2004 is confirmed as a true and correct record of the proceedings.

Moved: (Cr Taylor) Seconded: (Cr Casey)

CARRIED UNANIMOUSLY

6.0 ANNOUNCEMENTS BY THE PERSON PRESIDING WITHOUT DISCUSSION

6.1 The Chairperson expressed sympathy to the people of Russia, especially the residents of the town of Beslan, on the tragic and senseless loss of their loved ones in the recent atrocities at their local school and requested that a letter of condolence be sent to the Russian Consulate on behalf of the Shire of Kalamunda.

The Shire President asked that the CEO approach the Forrestfield Community Bank and Kalamunda Commonwealth Bank to request that they be receipt points for the new school building fund.

The Chief Executive Officer advised that he is happy to make enquiries.

7.0 MATTERS FOR WHICH MEETING MAY BE CLOSED

7.1 Nil

8.0 DISCLOSURE OF INTERESTS

Disclosure of Financial and Proximity Interests

- (a) Members must disclose the nature of their interest in matters to be discussed at the meeting. (Sections 5.60B and 5.65 of the Local Government Act 1995)
- (b) Employees must disclose the nature of their interest in reports or advice when giving the report or advice to the meeting. (Sections 5.70 and 5.71 of the Local Government Act 1995).

Disclosure of Interest Affecting Impartiality

- (a) Members and staff must disclose their interest in matters to be discussed at the meeting in respect of which the member or employee has given or will give advice.

Item 71 – Bush Fire Control & Advisory Committee – Election of Office Bearers, Appointment of Bush fire Control Officers 2004/2005

Cr Stallard declared a Disclosure of Interest Affecting Impartiality as he is the Chairman of this Committee.

Item 74 – Advisory/Management Committees – Nominations for Membership

Cr Casey declared a Disclosure of Interest Affecting Impartiality as she is a Board Member for Kalamunda Community Care who are requesting membership on the Jack Healey Centre Management Committee.

Item 74 – Advisory/Management Committees – Nominations for Membership

Cr Taylor declared a Disclosure of Interest Affecting Impartiality as she is the Chairperson of the Jack Healey Centre Management Committee.

9.0 REPORT TO COUNCIL

Please Note:

Strategic and Policy related items are bolded and will be dealt with as the first items of business.

Declaration of financial/conflict of interests to be recorded prior to dealing with each item

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72.	Cell 9 Wattle Grove - Closure of Drainage Reserve 37115	10
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REPORTS

Declaration of financial/conflict of interests to be recorded prior to dealing with each item

69. Creditors Accounts Paid - August 2004 (FI-CRS-002) (Corporate Services)

Refer Item: NA
Applicant: NA
Owner: NA

Purpose of Report

1. To receive creditors accounts paid for the month of August 2004.

Background

2. It is a requirement of the Local Government (Financial Management) Regulations 1996 (Regulation 12) that a list of Creditors Accounts Paid be compiled for each month.
3. This list is required to show the payee's name, amount of payment, provide sufficient information to identify the transaction and the date of the meeting of Council to which it is to be presented.

Comments

4. Accordingly, the list of Creditors Paid from 29 July 2004 to 26 August 2004 is attached (*Attachment 1*).
5. Total Creditors that remain outstanding after preparation of the attached list is \$58,934.85.

COMMITTEE RECOMMENDATION TO COUNCIL GS 69/2004

1. That the list of Creditors Paid from 29 July 2004 to 26 August 2004 as per (*Attachment 1*) be received by Council in accordance with the requirements of Regulation 12 of the Local Government (Financial Management) Regulations 1996.

Moved: (Cr Taylor) Seconded: (Cr Govan)

CARRIED UNANIMOUSLY

Declaration of financial/conflict of interests to be recorded prior to dealing with each item

**70. Financial Statements Period Ending 30 June and 31 July 2004
(FI-SRR-006) (Corporate Services)**

Refer Item: NA
Applicant: NA
Owner: NA

Purpose of Report

1. To receive financial statements and operating statements.

Background

2. Attached (*Attachment 1.*) is the summary of the financial statements for the periods ending 30 June and 31 July 2004.
3. In accordance with Section 34 of the Local Government (Financial Management) Regulations 1996, operating statement (*Attachment 2.*) is included for the same period.

Comments

4. Nil

COMMITTEE RECOMMENDATION TO COUNCIL GS 70/2004

1. That the financial statements and the accompanying operating statements for the periods ending 30 June and 31 July 2004 be received.

Moved: (Cr Casey) Seconded: (Cr Cresswell)

CARRIED UNANIMOUSLY

P Sewell, Shire of Kalamunda

- Deputy Chief Bush Fire Control Officers
Administration – D Wilson, Shire of Kalamunda
Operations – P Howe, Shire of Kalamunda
- Secretary
D Wilson

4.2 Bush Fire Control Officers

The following Officers were nominated as Bush Fire Control Officers for the 2004/2005 fire season:

Chief Bush Fire Control Officer

(With all the associated powers under the provisions of the Bush Fires Act 1954)

P Sewell, Shire of Kalamunda

Deputy Chief Bush Fire Control Officers

(With all the associated powers under the provisions of the Bush Fires Act 1954)

D Wilson, Shire of Kalamunda

P Howe, Shire of Kalamunda

Bush Fire Control Officers

- Operational
(With all the associated powers under the provisions of the Bush Fires Act 1954)
Shire of Kalamunda
P Brown, P Wilson
Kalamunda Volunteer Bush Fire Brigade
N Gomm, F Tosh
Kalamunda Volunteer Fire and Rescue Service
T Moiler, J Armanasco
- Administration
(In accordance with Section 38 (4) of the Bush Fires Act 1954 powers restricted to issuing of burning permits, property fire hazard inspections, issuing work orders and issuing of infringements)
Shire of Kalamunda
D Hart, C Garrett, M Casotti
- Fire Weather Officer
D Wilson, Shire of Kalamunda

COMMITTEE RECOMMENDATION TO COUNCIL GS 71/2004

1. That Council endorses the appointment of Office Bearers as agreed by the Annual General Meeting of the Bush Fire Control and Advisory Committee held on 29 July 2004.
2. That Council appoints Bush Fire Control Officers for the 2003/2004 fire season as follows:

Chief Bush Fire Control Officer

(With all the associated powers under the provisions of the Bush Fires Act 1954)

P Sewell, Shire of Kalamunda

Deputy Chief Bush Fire Control Officers

(With all the associated powers under the provisions of the Bush Fires Act 1954)

D Wilson, Shire of Kalamunda

P Howe, Shire of Kalamunda

Bush Fire Control Officers

- Operational

(With all the associated powers under the provisions of the Bush Fires Act 1954)

Shire of Kalamunda

P Brown, P Wilson

Kalamunda Volunteer Bush Fire Brigade

N Gomm, F Tosh

Kalamunda Volunteer Fire and Rescue Service

T Moiler, J Armanasco

- Administration

(In accordance with Section 38 (4) of the Bush Fires Act 1954 powers restricted to issuing of burning permits, property fire hazard inspections, issuing work orders and issuing of infringements)

Shire of Kalamunda

D Hart, C Garrett, M Casotti

- Fire Weather Officer

D Wilson, Shire of Kalamunda

Moved: (Cr Govan)

Seconded: (Cr Winterhalder)

CARRIED UNANIMOUSLY

Declaration of financial/conflict of interests to be recorded prior to dealing with each item

**72. Cell 9 Wattle Grove - Closure of Drainage Reserve 37115
(PG-DEV-013) (Engineering Services)**

Refer Item: N/A
Applicant: N/A
Owner: N/A

Purpose of Report

1. The Council is requested to resolve to close the portion of Drainage Reserve 37115, shown hatched on (*Attachment 1.*)

Background

2. This section of Drainage Reserve 37115 contains a portion of the Woodlupine Brook Main Drain, which is to be modified and relocated into nearby Public Open Space, as part of the Cell 9 Development. A section of the closed reserve will be incorporated into new private lots, with another section being incorporated into a thoroughfare.

Comments

3. The owner of Lot 50 Sheffield Road, into which a section of the closed reserve will be incorporated, will be required to make payment in order to purchase the area of land. The same owner will be paid for Public Open Space, at the time the lot is subdivided. It is proposed that payment for the drain reserve land be achieved by reducing the amount payable by the Cell, for the Public Open Space land.
4. The request for the closure of the drain reserve will be processed by the Department for Planning and Infrastructure, which will seek an indemnity from the Council for any costs incurred in achieving the closure. Any such costs will be met by Cell 9.

COMMITTEE RECOMMENDATION TO COUNCIL GS 72/2004

1. That the Council request the closure of that portion of Drainage Reserve 37115, shown hatched, and its incorporation into Lot 50 Sheffield Road, and that portion shown cross-hatched and its conversion into a thoroughfare.
2. That the Council indemnify the Department for Planning and Infrastructure against any costs incurred as a result of the closure of Drainage Reserve 37115.

Moved: (Cr Taylor) Seconded: (Cr Morton)

CARRIED UNANIMOUSLY

Declaration of financial/conflict of interests to be recorded prior to dealing with each item

73. Cell 9 Wattle Grove - Review of Cell 9 Infrastructure Contributions (PG-DEV-013) (Engineering Services)

Refer Item: PS 110/2001

Applicant: N/A

Owner: N/A

Purpose of Report

1. The Council is requested to adopt a Cell Infrastructure Contribution rate, to apply from 1 October 2004.

Background

2. The Shire of Kalamunda District Planning Scheme No2 provisions for the development of Cell 9 Wattle Grove, require that new estimates be prepared at least annually, to permit the determination of Cell Infrastructure Contributions to be paid by developers.
3. The Council adopted the ODP for Cell 9, Wattle Grove in September 2000, with Cell Infrastructure Contributions of \$6,700 per potential dwelling. Subsequent reviews have amended the Contribution rate as below:

<u>Date Amended</u>	<u>New Rate</u>
1/11/2001	\$7,100
1/11/2002	\$8,100
1/11/2003	\$10,000

Comments

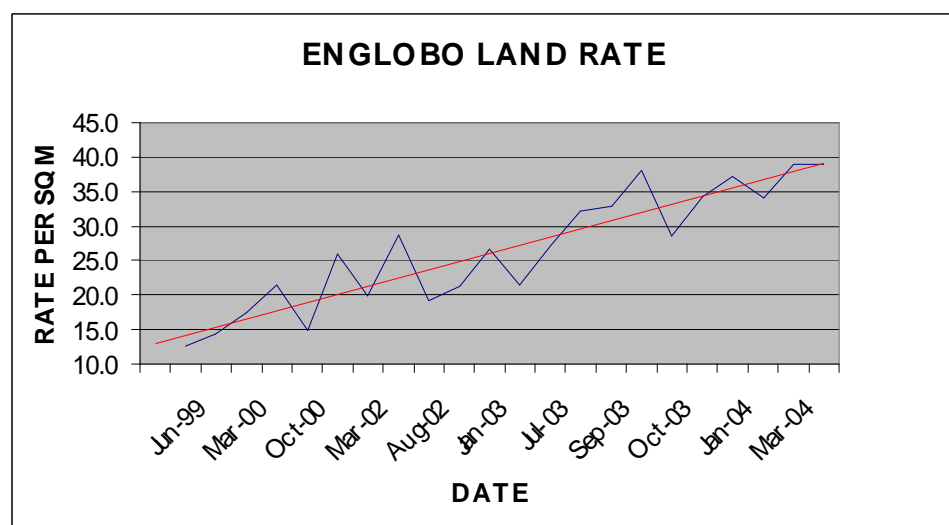
4. The fourth review has now been completed. Over the past 11 months, a number of issues have impacted on the Cell Infrastructure Contributions. These are detailed below.
5. *Number of Lots*
All lots remaining to be subdivided have been reviewed on the basis of the size of new lots created to date, and as a result, the expected total yield for Cell 9 was amended to 1,890 Lots.
6. A further reduction in lot yield has resulted from the imposition of a 45m buffer between houses and the CMS high pressure gas main, located between Cell 9 and the standard gauge rail line. This buffer has resulted in the loss of 31 lots reducing the total anticipated yield to 1,859 lots. Anticipated and actual yields are shown at (Attachment 1.).

7. *Land Valuations*

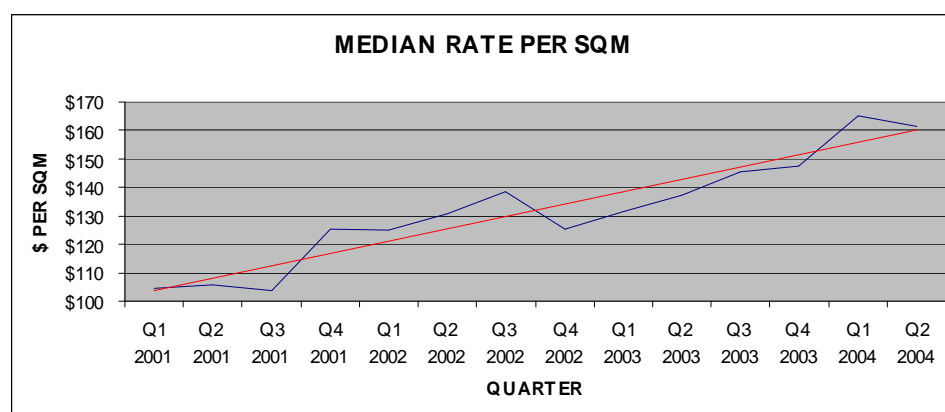
A large portion of the Cell Infrastructure Contributions is for the purchase of Land for Public Open Space, the School site and Road Reserves. In August 2003 it was estimated that \$8,692,345 would be required to purchase the remaining land.

8. Christie Whyte Moore undertook a revaluation, in July 2004, of the land that remains to be acquired. The revaluation took into account the englobo prices of recent sales within Cell 9 and price movements in the wider area. The graphs at Table 1 and Table 2 below show the movement in the price per square metre for the sale of englobo and developed lots.

9. *Table One*



10. *Table Two*



11. In 2003/04 the Scheme purchased Public Open Space from

Lot 10 (16) St John Road	\$150,000
Lot 1 (353) Hale Road	\$295,000

12. The land purchases to date are shown at (Attachment 2.). It is now estimated that \$11,417,300 will be required to purchase the remaining land.
13. *Contributions*
During 2003/04 Cell 9 received \$2,476,400 in contributions with 294 lots being created. The total contributions received to date are shown at (Attachment 1.). A contribution of \$98,800 remains disputed. On the basis of legal advice, which suggests the Shire's case should prevail, this amount has been included as income.
14. *Cell Infrastructure Works*
During 2003/04 an amount of \$210,809 was paid for the construction of Works. Payments made to date for the construction of Works are shown at (*Attachment 3.*)
15. A total review has been conducted of all outstanding Cell Infrastructure Works and the estimated cost for their construction is \$6,875,600. This compares with the \$8,737,471 estimated in September 2003.
16. *Cell Management*
During 2004, an amount of \$52,052 was paid for Cell Management. Payments to date for Cell Management are shown on (*Attachment 3.*)
17. *Cell Infrastructure Contributions*
The estimated outstanding costs to be incurred by the Cell 9 development are as follows:
- | | |
|----------------------|--------------|
| Land Purchases | \$11,417,300 |
| Infrastructure Works | \$7,178,900 |
| Management | \$224,300 |
18. It is expected that contributions at the rate of \$10,000 per lot will be obtained from the following lots before the adoption of a revised rate.
- | | |
|-----------------------|---------|
| Lot 37 Hale Road - | 17 lots |
| Lot 51 St John Road - | 28 lots |
| Lot 52 St John Road - | 42 lots |
19. The result of the creation of these lots and the payment of the associated contributions will leave 1270 lots still to be created and estimated costs of \$15,922,500 to be met. A Cell Infrastructure Contribution rate of \$12,550 per dwelling unit should therefore be set as indicated in (*Attachment 4.*)

COMMITTEE RECOMMENDATION TO COUNCIL GS 73/2004

1. That the revised Cell 9, Cell Infrastructure Contribution of \$12,550 plus GST, per potential dwelling unit, be adopted, commencing 1 October 2004.

Moved: (Cr Taylor) Seconded: (Cr Govan)

CARRIED UNANIMOUSLY

Declaration of financial/conflict of interests to be recorded prior to dealing with each item

Cr Casey declared a Disclosure of Interest Affecting Impartiality as she is a Board Member for Kalamunda Community Care who are requesting membership on the Jack Healey Centre Management Committee.

Cr Taylor declared a Disclosure of Interest Affecting Impartiality as she is the Chairperson of the Jack Healey Centre Management Committee.

74. Advisory/Management Committees - Nominations for Membership (CO-CCS-001) (Community Services)

Refer Item: N/A

Applicant: N/A

Owner: N/A

Purpose of Report

1. To consider nominations for membership on Council's Advisory and Management Committees.

Background

2. The following nominations have been received for membership on Council's Jack Healey Management Committee.
3. Due to resignation of several committee members through ill health and relocation of accommodation, nominations for membership of the Jack Healey Management Committee were called recently. All current user groups of the centre were advised in writing and invited to nominate.
4. As per the rules for the Jack Healey Management Committee, the committee may comprise of:
 - a. Total membership of up to 15 members.
 - b. Membership may include up to two representatives from each user group, 2 members from Council and up to three independent persons.

Comments

5. The following nominations have been received for membership on the Jack Healey Management Committee:

Jean Falconbridge	Retirees WA - Kalamunda Branch
John Symons	Kalamunda Community Choral Society
Dianne Barr	Kalamunda Community Care
Millie Sala Tenna	Meals on Wheels

6. Millie Sala Tenna is nominated by Meals on Wheels to replace Mr. Edward Tasker who has resigned due to ill health.

7. Jean Falconbridge would be the second representative for Retirees WA - Kalamunda Branch
8. There is currently no representative for either Kalamunda Community Choral Society or Kalamunda Community Care on the Jack Healey Management Committee
9. Acceptance of the recommendation would increase numbers on the committee to 12 members.

COMMITTEE RECOMMENDATION TO COUNCIL GS 74/2004

1. That Council endorse the following persons for membership on Council's Jack Healey Management Committee as listed below:

Jean Falconbridge	Retirees WA Kalamunda
John Symons	Kalamunda Community Choral Society
Dianne Barr	Kalamunda Community Care
Millie Sala Tenna	Meals on Wheels

Moved: (Cr Stallard) Seconded: (Cr Tonkin)

CARRIED UNANIMOUSLY

ABSOLUTE MAJORITY

Declaration of financial/conflict of interests to be recorded prior to dealing with each item

75. Request for Financial Assistance - Metropolitan Illegal Dumping

Task Force

(HE-RLW 021) (Community Services)

Refer Item: RS- 52/2002

Applicant: N/A

Owner: N/A

Purpose of Report

1. To address a funding shortfall to enable the Metropolitan Illegal Dumping Taskforce (MIDT) to continue into the second year of its Business Plan.

Background

2. The MIDT was established in July 2003 to develop a management programme to significantly reduce the amount of illegal rubbish dumped in Western Australia. The MIDT grew out of the Darling Range Rubbish Group (DRRG) which operated for several years within the municipalities of the Perth Hills. Council was one of the founding members of this group set up to address illegal dumping within the respective municipalities, state forest and water catchment. However it was recognised the problem is wider than these boundaries
3. MIDT now consists of representatives from local government (Wanneroo, Armadale, Gosnells, Kalamunda, Mundaring, Swan and Kwinana), CALM, Water Corporation, Main Roads WA, and Industry (Motor Vehicle Trades Assoc).
4. In 2002 the Waste Management Board gave the DRRG funding to research and write the Plan. The Committee members through their agencies then contributed \$43,000 to employ a contract person for the majority of the first year to implement the plan. Kalamunda contributed \$2,000. This was done on the basis that funds would be sought from the Waste Management Board in the second and third years of the Plan. Refer to (*Attachment 1.*) for the Plan outline.
5. The Waste Management Board has now frozen its funds while a review of its strategic directions is undertaken. The Board therefore, will not provide funds until May 2005 at the earliest, requiring Taskforce members to fund the payment of the contracted person until that time at least.

Comments

6. The Water Corporation, Department of Conservation and Land Management and Main Roads WA have Contributed \$30,000 to fund this financial year and Council, along with the other 6 Councils, is asked to contribute \$5,000 to achieve the required \$65,000.

7. Members will observe from (*Attachment 1.*) the significant progress made by MIDT and its determination to achieve outcomes for 2004-2005. In considering the request, it should be viewed against the total cost of illegal dumping and littering which for 2003/04 is estimated at \$20,000 for Council to deal with material dumped on its land.
8. Last financial year 21 litter infringement notices were issued. With the recent amendments to the Litter Regulations (now \$200 for a person and \$400 for a company caught littering) much of the requested amount will be recovered this financial year.
9. It is therefore proposed that Council supports the request by the MIDT and that the funds be drawn from the Waste Management Reserve.
10. **Councillors discussed whether or not Council should be providing funding and the value of this project.**

COMMITTEE RECOMMENDATION TO COUNCIL GS 75/2004

1. That Council supports the additional contribution of \$5,000 to the 2004/2005 year Business Plan of the Metropolitan Illegal Dumping Taskforce, on the condition that the project proceeds.
2. That Council authorises the unbudgeted expenditure, to be drawn from the Waste Management Reserve account.

Moved: (Cr Taylor)

Seconded: (Cr Tonkin)

FOR THE MOTION

AGAINST THE MOTION

Cr Bilich
 Cr Stallard
 Cr Tonkin
 Cr Govan
 Cr Morton
 Cr Casey
 Cr Cresswell
 Cr Winterhalder
 Cr Taylor
 Cr Blair
 Cr Sadler

Cr McKechnie

MOTION CARRIED

ABSOLUTE MAJORITY

10.0 QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN

10.1 Nil

11.0 QUESTIONS BY MEMBERS WITHOUT NOTICE

11.1 Cr McKechnie

Q. Many people do not know where the Kalamunda Community Hospital is. Can some signage be organised near Stirk Park?

A. The Shire President advised that the Hospital Redevelopment Committee have requested a sign be placed near the Gull service station on Elizabeth Street.

Q. Please can the sky rail project, discussed at the recent Real Estate Agents' meeting, be explained?

A. The Chairman advised that this was an idea that came out of strategic plan discussions. The Shire President advised that the EMRC are interested in looking into this for a Commonwealth funded project as a partnership agreement. The EMRC are also aware that Perth is the only city in Australia that does not have a function centre/revolving restaurant in the Hills area.

12.0 URGENT BUSINESS APPROVED BY THE PERSON PRESIDING OR BY DECISION

12.1 Nil

13.0 MATTERS BEHIND CLOSED DOORS

13.1 Nil

14.0 CLOSURE

There being no further business, the Chairman declared the meeting closed at 7.35pm.

I confirm these Minutes to be a true and accurate record of the proceedings of this Council.

Signed.....Chairman

Dated thisday of2004