

ITEMS FOR DEBATE COUNCIL MEETING 15 MAY 2024

ADOPTION BY EXCEPTION RESOLUTION

RECON	RECOMMENDATION			
	That that the Committee Recommendations for items 10.1, and 10.2 and Officer Recommendations for items 11.1, 11.2, 11.3, 12.1 and 15.1 be adopted en bloc:			
10.1	Finance Committee – 1 May 2024 – List of Payments Made – March 2024 Supplementary Agenda			
10.2	Finance Committee – 1 May 2024 – Monthly Financial Report - Year to Date 31 March 2024			
	Supplementary Agenda			
11.1	Future of the Geographe Leisure Centre			
11.2	2024-2025 Bushfire Risk Reduction Notice			
11.3	Application for Development Approval - DA23/0468 - Grouped Dwelling - 2/48 Hammond Road, Yallingup			
12.1	RFT07/24 Dunsborough Lakes Landscape Maintenance			
15.1	Elected Member Information Bulletin			

ITEMS TO BE DEALT WITH BY SEPARATE RESOLUTION

Item No.	Item Title	Reason
10.3	Finance Committee – 1 May 2024 - Adoption of Schedule of Fees and Charges for 2024/25 Supplementary Agenda	Absolute Majority Required
10.4	Finance Committee – 1 May 2024 – Leisure Centre Capital Funds Supplementary Agenda	Absolute Majority Required
13.3	Lease of the Proposed Marine Discovery Building	Pulled from en bloc by Cr Love
16.1	Notice of Motion - Review of Dog Management Control - Cr Anne Ryan	Notice of Motion

ITEMS FOR DEBATE

Item No.	Application for Modification to Development	Pulled by	Page 26
11.4	Approval - Industry - Extractive (Gravel)	Cr Ryan	Supplementary Agenda

ALTERNATIVE RECOMMENDATION

That the Council determines:

- 1. That application DA17/0866.01 submitted for 'Amendment to Development Approval Industry Extractive' (gravel) at Lot 2 Nuttman Road and Lot 3 Chapman Hill East Road, Chapman Hill is considered by the Council to be generally consistent with Local Planning Scheme No. 21 and the objectives of the zone within which it is located.
- 2. That condition 6.4 is not amended as the additional haul route proposed by the applicant is not currently considered suitable from a traffic safety perspective to allow for additional heavy vehicles movements.
- 3. That the conditions of Development Approval for the proposal referred to in (1) above be amended as follows –

GENERAL CONDITIONS:

- The development hereby approved is permitted to operate until 31 December 2024. for
 five years from the date of this Decision Notice—the original decision notice issued by
 the City on 15 February 2021 or until 170,000 cubic metres volume of material has been
 extracted, whichever is sooner. The site shall be fully rehabilitated in accordance with
 an approved Rehabilitation Management Plan (as approved under condition 3.2) by the
 expiry date of this development approval.
- 2. The owner must ensure that the development is undertaken in accordance with the approved plans and the details contained within the Site and Development Plans and Application Material (Attachment B and C), other than as modified by the conditions below.
 - Where there is a conflict between a condition of this development approval and any approved plan, the requirements of the condition shall prevail.
- 3. If at any time, any of the conditions have not been complied with, all extraction activities (including haulage) must cease until such time as the breach has been rectified, to the satisfaction of the City in writing.

PRIOR TO COMMENCEMENT OF ANY WORKS CONDITIONS:

- 4. The owner must ensure that no material is extracted from the site or any other works undertaken until the following plans/details have been submitted to, and approved by, the City:
- 4.1 Details of a Tree Protection Plan providing for temporary demarcation barriers to be erected to 15m from the crown drip zone of adjacent trees to protect the tree and root system from accidental machinery damage.

- 4.2 A Rehabilitation Plan, to be prepared by a suitably qualified natural revegetation practitioner, incorporating like for like revegetation for the area cleared and to be revegetated with native species to provide habitat for black cockatoos and shall include details of the following:
 - a) Description of the finished profile of the soils of the extraction area post extraction;
 - b) Final ground contours, finished profile with embankments not to be steeper than 1 in 5;
 - c) Proposed vegetation assemblage for the area post extraction, given the soil profile, topography and a description of the ecological values and functions that are expected to be returned to the revegetation offset site;
 - d) Staging of revegetation process;
 - e) Ripping and/or other treatments to the base of the pit;
 - f) Spreading of stockpiled topsoil;
 - g) Re-use of any stockpiled vegetation;
 - h) Planting methodology, native species list (mix of trees, shrubs and ground covers), planting densities;
 - Criteria for assessment of whether the revegetation has been satisfactorily completed; and
 - j) Weed management plan.
- 4.4 A revised Water Management Plan, including additional details regarding stormwater retention measures to prevent the flow of stormwater into neighbouring properties.
- 4.5 Details of warning signage to be erected along the transport route. Signage shall include signs on both approaches to the pit along Nuttman Road 100m from the access.
- 4.6 A Dust Management Plan, including details validating the water supply available for dust suppression to implement the approved and procedures associated with management of dust on the unsealed section of the haul route.
- 4.7 Details for the upgrading of the existing crossover to ensure that adequate sightlines are achieved.
- 4.8 Plans for the widening of Nuttman Road to:
 - a) a minimum unsealed carriageway width of 7.0 metres from the crossover to the subject site north to the sealed section of Nuttman Road; and

b) Widening of the sealed section of Nuttman Road to 6.2m with 0.80m gravel shoulders (7m formation).

(such plans shall specify the width, alignment, gradient and type of construction proposed for the upgrades, including all relevant horizontal cross-sections and longitudinal-sections showing existing and proposed levels, together with details of vegetation, pinch points and culverts and where necessary how such culverts will be upgraded).

- 4.9 A 3D Digital Terrain Model indicating the following in Australian Height Datum:
 - a) Existing ground levels;
 - b) Maximum extraction depths; and
 - c) Minimum final ground levels after rehabilitation.
- 4.10 The following bonds being provided to the City:
 - a) A road maintenance bond of \$20,000 (being an unconditional bank guarantee) to ensure that the surrounding road network is maintained to the satisfaction of the City for the term of the extractive industry. Those portions of public roads affected by the activities related to the approval shall be maintained to a standard acceptable to the City at the cost of the owner. The City may use the bond to maintain the affected public roads as it deems necessary.
 - b) A dust bond of \$6,000, which shall be held against satisfactory compliance with the Dust Management Plan.
 - c) A rehabilitation bond of \$30,000, which shall be held against satisfactory compliance with Condition 4.2 of this approval.
 - d) Further to conditions 4.10 (a)-(c) (bond conditions), the bonds are to be accompanied by an executed legal agreement with the City at the full cost of the owner. The legal agreement shall include:
 - The ability for the City to be able to use the bond, or part of the bond as appropriate, and any costs to the City including administrative costs of completing or rectifying any outstanding works on site in accordance with the conditions of this development approval and any further costs;
 - ii. Written authorisation from the owner of the land that the City may enter the site at any time and permit the City to complete or rectify any outstanding work to the satisfaction of the City;
 - iii. If at any time part of the bond is called upon, used or applied by the City in accordance with the legal agreement, the restoration of the bond to the full amount required by these conditions; and

- iv. The ability to lodge a caveat over the site to secure the City's interest.
- 4.11 Details of a noise bund to the southern boundary to the satisfaction of the City, in addition to the noise reduction measures contained within the Approved Environmental Noise Assessment of Gravel Crushing by Acoustic Engineering Solutions dated 23 October 2020.
- 4.12 Details of entry signage to be erected within the lot boundaries adjacent to all driveways and pit entrances, visible and legible to vehicles entering/exiting the Site. Signage shall include the following details:
 - a) Approved operating hours;
 - b) Site contact details;
 - c) Approved haulage route and times; and
 - d) School bus times.

PRIOR TO COMMENCEMENT OF EXTRACTION CONDITIONS:

5. The owner must ensure that no material is extracted until information setting out that and how the plans and details required by Conditions 2 and 4 have been implemented/has been provided to the satisfaction of the City, and the City has subsequently issued a 'Permit to Commence', confirming that extraction can commence.

PRIOR TO COMMENCEMENT OF EXTRACTION, OTHER THAN EXTRACTION FOR UPGRADES TO NUTTMAN ROAD:

- 6. Notwithstanding Condition 5 above, gravel can be extracted from and crushed on the site for the purpose of upgrading Nuttman Road and/or the crossover, in the following circumstances:
 - a) Where all plans, details and bonds required by Condition 4 have been provided to and approved by the City, and implemented to the satisfaction of the City; and
 - b) With the prior written approval of the City.

ONGOING CONDITIONS:

- 7. The owner must ensure that the plans, details and works undertaken to satisfy Conditions 1, 2, 3, 4, 5 and 6 are subsequently implemented and maintained for the life of the development and, in addition, the following conditions must be complied with:
 - 7.1 The development hereby approved shall be limited to: the excavation or movement of gravel from its natural state on the site; screening of material; crushing of gravel; transportation of gravel within or off the site; associated drainage works and access ways; and rehabilitation works. At no time shall any blasting works be carried out.
 - 7.2 Operating hours, including the transportation of materials, shall be restricted to

the hours between: 7.00am and 6.00pm Mondays to Fridays; and 7.00am and 1.00pm Saturdays for rehabilitation works only; and at no time on Sundays or public holidays.

Operating hours, including the use of any vehicle or machinery, or the transportation/haulage of materials, shall be restricted to the hours between:

- a) 7:00am and 6:00pm Mondays to Fridays; and
- b) 7:00am and 1:00pm Saturdays for rehabilitation works only. No extractive works are permitted on Saturdays.
- c) No works of any kind to be carried out at any time on Sundays or public holidays.
- 7.3 Trucks going to and from the development must not use the designated haulage route before 7.50am and between 4:00pm and 5:00pm on any given school day on a school bus route. Other times may be agreed in writing with the local government.

Within two weeks of each school term's commencement, details of the school bus exclusion time for both am and pm shall be submitted to and approved by the City in consultation with the relevant school bus operators. The times should include the bus operating times on the haulage routes including a 15min exclusion window either side of the earliest and latest bus time.

- 7.4 The designated haulage route is to the Busselton Bypass, northwards along Nuttman Road to Walsall Road and then north along Chapman Hill Road. No other routes may be used, until trucks have reached the Busselton Bypass.
- 7.5 A maximum number of 50 70 truck movements (i.e. 25 35 trucks entering and 25 35 trucks exiting the site) shall be permitted on any operating day (i.e. Sundays and public holidays are not operating days). No truck movements are shall be permitted on any other day or outside the approved operating hours.
- 7.6 Notwithstanding Conditions 7.4 and 7.5 above, should more than 50 70 truck movements per day and/or an alternative haulage route be proposed, a Traffic Management Plan is to be submitted to and approved in writing by the City; with the Plan being submitted to the City at least 7 working days prior to any haulage not consistent with Conditions 7.5 or 7.6 occurring.

Note: The City will only approve additional movements or alternate routes where it is determined that an acceptable Traffic Management Plan has been provided. The City will not approve additional truck movements and/or an alternative haulage route for more than 20 working days in any calendar year. Any additional days will require a Modification to Development Approval to be submitted to, and approved by, the City.

7.7 No more than 2 hectares shall be worked at any one time; this area shall then be rehabilitated in accordance with the approved pasture zone 2 details approved pursuant to Condition 4.2 concurrently with the extraction of the following 2 hectare area.

- 7.8 The lowest level of excavation shall always be a minimum of 300mm above the maximum water table level and no dewatering works are to be undertaken.
- 7.9 Further to condition 7.8 (level of extraction), the final land surface (after rehabilitation for pasture) should be 500mm above the maximum seasonal groundwater.
- 7.10 Native Revegetation Zone 1 of the approved Rehabilitation Plan shall be implemented this planting season and carried out in accordance with the approved details, including any notes placed thereon in red by the City.
- 7.11 The owner must submit to the City annually within three months of every anniversary of the issue of the Permit to Commence certificate a written report detailing the following to the satisfaction of the City:
 - a) A survey conducted by a licensed surveyor certifying:
 - i. The extent/size and location of the area which has been extracted;
 - ii. The extent/size and location of the area which has been rehabilitated;
 - iii. The extent/size and location of the area which is currently under operation;
 - b) Details as to which conditions of this development approval have been complied with and how the conditions have been complied with; and
 - c) No extraction operations, including stockpiling or transportation of extracted material, are to be undertaken on the site at any time when an annual written report is due and has not been submitted to the City.
- 7.12 No development (including any extraction) may be carried out at any time when any bond that is required to be in force and effect under Condition 4.10 is not in full force and effect.
- 7.13 Trucks may not arrive at the Site prior to 6:45am and may not leave the Site after the relevant closing time stipulated by condition 7.2.

REASONS FOR ALTERNATIVE

This applicant has demonstrated on many occasions his flouting of the conditions. I don't believe their past behaviour to be that of a good corporate citizen and Councillors have received, I would think, the most complaints on this particular site from surrounding landholders of any matter we have been involved with on a consistent and longstanding timeframe. With some complaints we have only just been made privy to. To say we have felt helpless in the past is probably not articulating our frustration.

The applicant has requested a higher truck movement to complete the removal of gravel on site and I propose that the amount which has already been taken should render the job complete by Christmas. This will only see another 6-7 months of disruption to the neighbours. It should also reduce the burden on staff having to police this particular job in future.

The clauses have been amended to reflect we will no longer tolerate this type of cowboy behaviour and show the community we are listening to their concerns.

OFFICER COMMENT

Officers support the proposed changes and additional conditions, as a means to make the conditions clearer and enforceable for both the applicant and the community. Staff note however that there have not been any discussions with the applicant about the feasibility of reducing the timeframe to December 24 2024, and to complete extraction and rehabilitation within that timeframe.

LOCAL GOVERNMENT (ADMINISTRATION) REGULATIONS REQUIREMENT

Pursuant to regulation 11(da) of the *Local Government (Administration) Regulations* 1996, if the amended recommendation is adopted by Council, the above reasons will be recorded in the minutes.

Item No.	Business Development, Events and	Pulled by	Page 61
13.1	Marketing Program Outcomes - April 2024	Cr Macnish	

ALTERNATIVE RECOMMENDATION

That the Council:

1. Endorses the following single year funding allocation towards the below community focused event, to be funded from the 2023/2024 Events Budget:

Event Name	Event Date	Cash funding allocation
Go Blue for June 2024	1-30 June 2024	\$4,000
TOTALS		\$4,000

2. Recommends the following funding allocations to the below community focused events to be funded from the 2024/2025 - 2026/2027 Events Budgets:

Event Name	Event Date	Cash funding allocation
Women's Mental Health Soiree	13 July 2024	2024/2025 \$0
South West Jiu Jitsu Championship	11 August 2024	2024/2025 \$4,000
		2025/2026 \$4,000
		2026/2027 \$4,000
South West Japan Festival	16-17 August 2024	2024/2025 \$1,000
Dunsborough SongFest	8-10 October 2024	2024/2025 \$5,000
		2025/2026 \$5,000
		2026/2027 \$5,000
Dunsborough Ladies Classic Bowls Carnival	24-25 October 2024	2024/2025 \$1,000
Coastrek	25 October 2024	2024/2025 \$5,000
2024 Busselton Show	1-2 November 2024	2024/2025 \$10,000
		2025/2026 \$10,000
		2026/2027 \$10,000
Pride Wellbeing Festival	1-10 November 2024	2024/2025 \$5,000
Dunsborough Street Party	8 November 2024	2024/2025 \$10,000
		2025/2026 \$10,000
		2026/2027 \$10,000
White Ribbon Silent March	26 November 2024	2024/2025 \$2,000
Christmas in Mitchell Park	13 December 2024	2024/2025 \$5,000
		2025/2026 \$5,000
		2026/2027 \$5,000
Vasse Community Christmas Festival	14 December 2024	2024/2025 \$5,000
		2025/2026 \$5,000
		2026/2027 \$5,000
Taj's Small Fries	15-19 January 2025	2024/2025 \$10,000
		2025/2026 \$10,000
		2026/2027 \$10,000
Art in the Park	17-19 January 2025	2024/2025 \$1,000
		2025/2026 \$1,000
		2026/2027 \$1,000
Busselton Junior Tennis Tournament	19-22 January 2025	2024/2025 \$2,000
		2025/2026 \$2,000
		2026/2027 \$2,000

Dunsborough Arts Festival (additional funding)	28 February – 4 March 2025	2024/2025 \$5,000
March Open Tennis Tournament	1-4 March 2025	2024/2025 \$3,500
		2025/2026 \$3,500
		2026/2027 \$3,500
Busselton Fringe Festival	1-30 March 2025	2024/2025 \$25,000
		2025/2026 \$25,000
		2026/2027 \$25,000
Down South MTB Festival	31 May – 1 June 2025	2024/2025 \$3,000
		2025/2026 \$3,000
		2026/2027 \$3,000
TOTALS		2024/2025 \$102,500
		2025/2026 \$83,500
		2026/2027 \$83,500

3. Recommends the following funding allocations to the below economic focused events to be funded from the 2024/2025 - 2026/2027 Events Budgets:

Event Name	Event Date	Cash funding allocation
Busselton Caravan & Camping Show	21-22 September 2024	2024/2025 \$10,000
Shelter Garden Party	12 October 2024	2024/2025 \$5,000
Cape to Cape MTB	17-20 October 2024	2024/2025 \$12,500
		2025/2026 \$12,500
		2026/2027 \$12,500
Tour of Margaret River – Busselton event hub	31 October – 3 November 2024	2024/2025 \$10,000
Pair'd, Margaret River Region	14-17 November 2024	2024/2025 \$25,000
Yahava KoffeeWorks Cool Water	16 November 2024	2024/2025 \$18,750
Classic		2025/2026 \$18,750
		2026/2027 \$18,750
IRONMAN WA FOC Room Nights	27 November – 1 December	2024/2025 \$20,000
	2024	2025/2026 \$20,000
		2026/2027 \$20,000
IRONMAN WA Volunteer Program	27 November – 1 December	2024/2025 \$20,000
_	2024	2025/2026 \$20,000
		2026/2027 \$20,000
Yallingup Malibu Classic	1 December 2024	2024/2025 \$4,000
		2025/2026 \$4,000
		2026/2027 \$4,000
The Beerfarm Rodeo	28 February – 1 March 2025	2024/2025 \$15,000
Trans Cape SwimRun	8 March 2025	2024/2025 \$4,375
		2025/2026 \$4,375
		2026/2027 \$4,375
Alcohol. Think Again Beach Volleyball Tour	8-9 March 2025	2024/2025 \$2,500
XTERRA Dunsborough	5-6 April 2025	2024/2025 \$12,500
		2025/2026 \$12,500
		2026/2027 \$12,500
A'Van Club of Australia	28 April – 5 May 2025	2024/2025 \$3,000
Australian Women Pilots' Association Annual Conference 2025	30 April – 4 May 2025	2024/2025 \$3,000
Busselton Festival of Triathlon	2-4 May 2025	2024/2025 \$70,000
		2025/2026 \$70,000
		2026/2027 \$70,000

TOTALS	2024/2025 \$235,625
	2025/2026 \$162,125
	2024/2025 \$162,125

4. That all City of Busselton funding recipients be informed their funding is contingent upon the recipient/s collecting and reporting in their acquittal the data relevant to the economic development or other benefit of their event. The acquittal report will be assessed by the City and will inform ongoing funding considerations including contractual obligations for subsequent years.

REASONS FOR ALTERNATIVE

Value for money must be able to be demonstrated when considering allocating funds. This BDEM program, like others, will need to be assessed for its effectiveness moving forward. As such, relevant data will be required in such considerations and so it needs to start being collected now.

OFFICER COMMENT

All funded events are assessed on receipt of their acquittal report. Reported outcomes are assessed against the funding application submitted and the extent to which the event achieved the outcomes stated. The assessment is completed and discussed where needed with the funding recipient prior to any other funding being allocated. Funding agreements are also updated accordingly.

It's important to note that community events have different application and acquittal criteria to economic events. Whilst some community events have an economic impact it is not an expectation and they are assesses using different criteria.

LOCAL GOVERNMENT (ADMINISTRATION) REGULATIONS REQUIREMENT

Pursuant to regulation 11(da) of the *Local Government (Administration) Regulations* 1996, if the amended recommendation is adopted by Council, the above Reasons will be recorded in the Minutes.

Item No.	Busselton and Dunsborough Yallingup	Pulled by	Page 80
13.2	Chambers of Commerce and Industries -	Cr Macnish	
	Funding Proposal		

ALTERNATIVE RECOMMENDATION

That the Council:

1. Endorse the following funding allocations from the Business Development, Events and Marketing Program (BDEMP) reserve:

Organisation	Financial Year	Funding allocation
Industry (BCCI)		\$60,000 \$60,000
Commerce and Industry (DYCI)		\$40,000 \$40,000

- 2. To give effect to the funding allocations in resolution 1, enter into separate multi year funding agreements for the 2024/25 and 2025/26 financial years with BCCI and DYCCI that include:
 - a. measurable key performance indicators (KPIs) including one requiring the reporting of economic benefit / value of the Chamber's initiatives that quantifies the return on the funding invested.
 - b. targets to increase long-term financial sustainability;
 - c. a condition that year two funding is dependent on the KPIs being met or exceeded; and
 - d. a condition requiring a presentation to the Elected Members Council of performance against KPIs by 30 April each year, followed by a formal written report submitted to the City by 22 May each year, which will then form the basis for an officer report to the Council (in June).

REASONS FOR ALTERNATIVE

Both in-person presentation and a subsequent formal written report are appropriate accountability mechanisms for the commitment of the level of funding being recommended.

The City must arm itself with value data for the funds it expends for this economic development purpose.

OFFICER COMMENT

Officers support the alternative recommendation as it provides clarity around achieving measureable outcomes from the Business Development and Economic Program funding invested and the expectations and timeframes for reporting to the Council.

These additional requirements are helpful in providing direction to Officers to develop the KPIs in the funding agreements for both Chambers.

LOCAL GOVERNMENT (ADMINISTRATION) REGULATIONS REQUIREMENT

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Item No.	Busselton and Dunsborough Yallingup Chambers of	Pulled by	Page 80
13.2	Commerce and Industries - Funding Proposal	Cr Ryan	

ALTERNATIVE RECOMMENDATION

That the Council defer its consideration of item 13.2, and requests the CEO provide a further report to an ordinary meeting of Council no later than 31 July 2024 outlining the measurable and outcome focussed key performance indicators to be included the funding agreements.

REASONS FOR ALTERNATIVE

It is my recollection in past briefing sessions that funding was critical as the Busselton Chamber may fold if urgent funding was not received. Councillors and staff also discussed that funding could be better served if the Chamber agreed to assist carrying out work which the City required but that we did not have staff to carry out such tasks.

Funding was never agreed to be a continuous, expected, commodity via the ratepayers especially considering the Chamber(s) are a private business and do not represent all business. The question could be asked, why don't we fund any and all private businesses that ask for funding?

Whilst I do appreciate the work that Chambers of Commerce do we must work alongside them, but not necessarily fund them, unless we have measurable KPI's that provide the Council and ultimately the ratepayer with something tangible to measure against and feel comfortable at budget time that anything we fund is money well spent.

OFFICER COMMENT

Officers are comfortable with the alternate recommendation in order to provide Council with certainty around the KPIs that will be utilised prior to the funding request being finalised.

LOCAL GOVERNMENT (ADMINISTRATION) REGULATIONS REQUIREMENT

Pursuant to regulation 11(da) of the Local Government (Administration) Regulations 1996, if the amended recommendation is adopted by Council, the above reasons will be recorded in the minutes.