



City of Busselton
Geographe Bay

Council Agenda

26 July 2017

ALL INFORMATION AVAILABLE IN VARIOUS FORMATS ON REQUEST

city@busselton.wa.gov.au

CITY OF BUSSELTON

MEETING NOTICE AND AGENDA – 26 JULY 2017

TO: THE MAYOR AND COUNCILLORS

NOTICE is given that a meeting of the Council will be held in the the Council Chambers, Administration Building, Southern Drive, Busselton on Wednesday, 26 July 2017, commencing at 5.30pm.

Your attendance is respectfully requested.



MIKE ARCHER

CHIEF EXECUTIVE OFFICER

14 July 2017

CITY OF BUSSELTON

AGENDA FOR THE COUNCIL MEETING TO BE HELD ON 26 JULY 2017

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

2. **ATTENDANCE**

Apologies

Approved Leave of Absence

Nil

3. **PRAYER**

The Prayer will be delivered by pastor Tony Peak of Abundant Life Centre.

4. **PUBLIC QUESTION TIME**

Response to Previous Questions Taken on Notice

Nil

Public Question Time

5. **ANNOUNCEMENTS WITHOUT DISCUSSION**

Announcements by the Presiding Member

Announcements by other Members at the invitation of the Presiding Member

6. **APPLICATION FOR LEAVE OF ABSENCE**

7. **PETITIONS AND PRESENTATIONS**

8. **DISCLOSURE OF INTERESTS**

9. **CONFIRMATION AND RECEIPT OF MINUTES**

Previous Council Meetings

9.1 **Minutes of the Council Meeting held 28 June 2017**

RECOMMENDATION

That the Minutes of the Council Meeting held 28 June 2017 be confirmed as a true and correct record.

Committee Meetings

10. **REPORTS OF COMMITTEE**

Nil

11. PLANNING AND DEVELOPMENT SERVICES REPORT

11.1 AMENDMENT 11 TO LOCAL PLANNING SCHEME 21 AND DRAFT STRUCTURE PLAN - LOT 201 BALMORAL DRIVE, QUINDALUP - CONSIDERATION FOR FINAL APPROVAL

SUBJECT INDEX:	Town Planning Schemes and Amendments
STRATEGIC OBJECTIVE:	Planning strategies that foster the development of healthy neighbourhoods that meet our needs as we grow.
BUSINESS UNIT:	Strategic Planning and Development Services
ACTIVITY UNIT:	Strategic Planning and Development Services
REPORTING OFFICER:	Principal Strategic Planner - Louise Koroveshi
AUTHORISING OFFICER:	Director, Planning and Development Services - Paul Needham
VOTING REQUIREMENT:	Simple Majority
ATTACHMENTS:	Attachment A Location Plan ↓ Attachment B Aerial Photograph ↓ Attachment C Existing and Proposed Zoning ↓ Attachment D Endorsed McLachlan Ridge Structure Plan ↓ Attachment E Enlarged Proposed Structure Plan ↓ Attachment F Proposed Structure Plan ↓ Attachment G Commonage Policy Area Consolidated Structure Plan ↓ Attachment H Schedule of Submissions ↓ Attachment I Schedule of Modifications ↓

PRÉCIS

The Council is requested to consider adopting for final approval Scheme Amendment 11 to Local Planning Scheme No. 21 (LPS21) which seeks to: rezone a portion of Lot 201 Balmoral Drive, Quindalup from 'Rural Residential' to 'Reserve for Public Purposes'; amend the boundary of Additional Use Area No. 37 and amend Schedule 2 'Additional Uses' in relation to the permissible uses listed under Additional Use Area No. 37. Modifications to the endorsed McLachlan Ridge Structure Plan are also proposed that reflect changes to land use sought through the amendment.

Newly created lots from the future subdivision of Lot 201 shall remain zoned 'Rural Residential' other than a portion of Lot 201 (identified as 'Lot 1B' on the structure plan) which shall be created as a Reserve for Public Purposes under LPS21. Proposed Lot 1B has been informally negotiated for purchase by the City for future use as a community hub, potentially including a firefighting service, with associated buildings and training area(s). At its meeting of 28 June 2017 the Council resolved, inter alia, to proceed formally with the strategic acquisition of proposed 'Lot 1B'.

Amendment 11 was adopted by the Council for public consultation on 10 February 2016. Subsequent public advertising closed on 7 September 2016 and three government agency and two public submissions were received. One public submission raised an objection, however the basis for objection is not actually related to consideration of the outcomes proposed by the draft Amendment and structure plan.

Officers are recommending that draft Amendment 11 and the modified McLachlan Ridge Structure Plan are adopted for final approval and referred to the Western Australian Planning Commission for final approval, together with a request that the Hon. Minister for Planning endorse the amendment for gazettal.

A separate proposal to amend the McLachlan Ridge Structure Plan to facilitate the subdivision of Lot 300 Hebrides Close and Lot 220 Balmoral Drive, Quindalup into 10 rural residential lots has recently been formally lodged with the City, with payment of the requisite application fees. At the time writing this report, it is anticipated that advertising the proposal for public consultation may commence in August.

BACKGROUND

Proposal

The proposal comprises a scheme amendment and modifications to the McLachlan Ridge Structure Plan that relate to Lot 201 Balmoral Drive, Quindalup. The subject land is located approximately 4km south west of the Dunsborough Town Centre, within the Commonage rural residential area. Lot 201 is 13.7ha in area and has frontage to Biddle Road, Balmoral Drive and McLachlan Road. A Location Plan and Aerial Photograph are provided at Attachments A and B respectively.

The subject land is part of a 144ha site initially subdivided into 56 strata title lots varying in size from around 1,000m² to 1ha in area. The subdivision was known as 'Rosneath Farm' and was an attempt to develop a relatively self-contained community following 'permaculture' principles. The Rosneath Farm subdivision did not ultimately achieve all of its aims and consequently Amendment 149 to the City's previous District Town Planning Scheme No. 20 (Gazetted September 2010) and the current endorsed McLachlan Ridge Structure Plan facilitated the dissolution of the strata title subdivision, the re-subdivision of the land into 72 freehold title rural residential lots and the introduction of a range of additional uses on certain lots created via the structure plan.

Lot 201 retains elements of the original concept in the form of Additional Uses permitted pursuant to Schedule 2 of LPS21 including Guesthouse, Arts & Crafts Studio, Permaculture Education, Bakery, Gallery, Private Recreation and Chalet Development. Other than a bakery (Yallingup Woodfired Bread), associated outbuildings and a dam, Lot 201 is undeveloped and consists of cleared areas and remnant vegetation. The surrounding land has been subdivided and developed for rural residential purposes, with some low intensity tourist uses.

Each component of the proposal is outlined below under appropriate subheadings.

Scheme Amendment

The scheme amendment proposes to –

1. Rezone a portion of Lot 201 from 'Rural Residential' to 'Reserve for Public Purposes'.
2. Amend the boundary of Additional Use 37.
3. Amend Schedule 2 'Additional Uses' to include 'Restaurant' as a permitted land use for Additional Use No. 37.

Existing and proposed zoning maps are provided at Attachment C.

Proposed Modified McLachlan Ridge Structure Plan

The endorsed McLachlan Ridge Structure Plan designates the land for rural residential purposes. Lot 201 is located in the northwest corner of the structure plan area and is identified as Lot 1 (Attachment D).

The scheme amendment and structure plan proposal would change the planning framework for Lot 201 to facilitate further subdivision and development. For ease of interpretation of proposed changes to the structure plan in relation to Lot 201 an enlargement of the subject land is provided at Attachment E. The modified structure plan in its entirety is provided at Attachment F.

The proposal would allow for the creation of three rural residential lots and a public purposes reserve, described as follows:

- Proposed Lot 1A (7.2ha) includes a 1,000m² indicative building envelope and is subject to a Restrictive Covenant to protect 4.5ha of native vegetation. The building envelope is located outside of the covenant area. Lot 1A has legal road frontage to the section of McLachlan Road that remains a road reserve, but which is only constructed to Public/Emergency Accessway standard. Direct vehicle access (other than for emergency purposes) therefore is prevented by a Restrictive Covenant in favour of the City. Alternative access to Balmoral Drive is proposed via a right of carriageway easement. Officers have confirmed that this arrangement is acceptable to the Department of Planning/WA Planning Commission.
- Proposed Lot 1B (7,339m²) is designated as a 'Reserve for Public Purposes', and as potentially the most suitable location for the establishment of a community firefighting and training facility (as discussed under the section heading 'City Acquisition of proposed Lot 1B later in this report).
- Proposed Lot 1C (4.7ha) will retain the land use permissibilities established by Additional Use 37 and the Bakery. The lot also accommodates an NBN lease area and telecommunications tower.
- Proposed Lot 1D (9,562m²) – is a rural residential lot that incorporates a 20m landscape buffer and 50m development setback from Biddle Road.

A range of environmental and other matters (land capability for onsite effluent disposal, environmental opportunities and constraints, rare flora and fauna, local water management strategy and a Bushfire Management Plan adopted in 2009) were addressed as part of the assessment of Amendment 149 and the McLachlan Ridge Structure Plan (noting that the land was already zoned 'Rural Residential' and previously subdivided for that purpose). As a result, the McLachlan Ridge Structure Plan facilitated subdivision and development that has: protected areas of important remnant vegetation via building exclusion/covenant; revegetation and landscape buffer areas; established building setbacks and a landscape buffer to Biddle Road; and created pedestrian accessways/strategic fire breaks.

It is considered that the proposal does not raise any significant environmental issues beyond that contemplated within Amendment 149 and the preparation of the original McLachlan Ridge Structure Plan.

Fire Management Plan

A bushfire management plan (BMP) and a bushfire hazard assessment (BHA) have been prepared in accordance with the WA Planning Commission's *State Planning Policy 3.7 Planning in Bushfire Prone Areas/Guidelines for Planning in Bushfire Prone Areas 2015*. The BHA finds that proposed Lots 1A and 1D are suitable for rural residential subdivision and development.

For proposed Lot 1A, the BHA has determined an indicative bushfire attack level of BAL-29 based on an achievable 25m Asset Protection Zone (APZ). The 25m APZ can be implemented outside of the conservation covenant area.

For proposed Lot 1D, the BHA has determined a BAL-19 based on an achievable 25m APZ. The 25m APZ can be implemented outside of the 20m landscape buffer along Biddle Road.

The BMP provides further guidance in terms of vehicle access for all lots via Balmoral Drive. Proposed Lot A has legal road frontage to McLachlan Road, however given the existence of the Restrictive Covenant that prevents vehicle access other than for emergency situations, alternative access to Balmoral Drive is proposed via a right of carriageway easement. This arrangement has been discussed with the Department of Planning/WA Planning Commission and found to be acceptable.

City Acquisition of Proposed Lot 1B

A 'Rural Service – Community Centre – Fire Station' was originally proposed, and is still presently depicted, in the Commonage Policy Area Consolidated Structure Plan (CPACSP) at the southern end of Lot 34 Sheoak Drive. Lot 34 is a 15 hectare 'Rural Residential' landholding with an historical 'Additional Use' right (AU#39) that permits land uses including: a child care centre, recreation facility, rural holiday resort, licensed restaurant, reception centre and shop (having a gross leasable area of 150m²). A large dam is also situated on the property, which could have provided a useful source of emergency water supply for any rural fire service facility built on the property.

For a number of reasons, however, the City now considers, and has determined, that a community and firefighting services facility would be better situated (as is now contemplated) on proposed Lot 1B, about 1 kilometre north of Lot 34 Sheoak Drive at the northern end of the McLachlan Ridge Estate.

These reasons include: better connections to the local integrated road network, better community 'visibility' and access from the main thoroughfare through The Commonage (Biddle Road), quicker fire emergency response times, and landowner willingness to subdivide and sell to the City a suitably-sized allotment.

The landowner of Lot 34 Sheoak Drive has acknowledged in meetings with City officers that the prospective site at proposed Lot 1B would be a preferable location on which to construct a 'Rural Service – Community Centre – Fire Station'.

At its meeting of 28 June 2017 the Council resolved to –

1. Acquire a proposed 7,339m² portion of Lot 201 Balmoral Drive, Quindalup (being proposed Lot 1B) for a total sum of \$170,000 (excluding GST);
2. Authorize the Chief Executive Officer to negotiate and enter into a Contract of Sale with the seller on the terms and conditions as outlined in this report; and
3. Source the funding of the purchase price and other costs incidental to the transaction from development contributions held for the 'Commonage Policy Area Community Facilities, South Biddle Road Precinct'.

At the time of writing this report, a Contract of Sale for the acquisition of proposed Lot 1B has been entered into with the seller and is anticipated to be executed by the time this Amendment and structure plan proposal is presented to the Council for consideration for final approval (so as to prevent a reserve being otherwise created in private ownership and potentially triggering claims for injurious affection).

Although proposed Lot 1B shall be zoned 'Reserve for Public Purposes' and designated as such on the structure plan, it will be purchased in freehold title by the City. Normally land that is reserved by a Scheme amendment is ceded free of cost to the Crown as a condition of subsequent subdivision approval. To ensure that this does not occur, a modification to the structure plan is being recommended to the WAPC in the form of a notation for proposed Lot 1B that states: *"Proposed Lot 1B is subject to an executed Contract of Sale and is to be acquired by the City of Busselton in freehold title at subdivision stage"*.

STATUTORY ENVIRONMENT

The key elements of the statutory environment with respect to this proposal are set out in the relevant objectives, policies and provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* and the *City of Busselton Local Planning Scheme No. 21*. Each is discussed below under appropriate subheadings.

Planning and Development (Local Planning Schemes) Regulations 2015

The Regulations came into operational effect on 19 October 2015 and introduced deemed provisions for the preparation, advertising and approval of structure plans. The 'status' of structure plans has also changed and local governments are to have 'due regard' to endorsed structure plans when making decisions relating to subdivision and development. An endorsed structure plan is to guide subdivision and development, and inconsistency with the Regulations would occur if a structure plan contained any provisions relating to it having the 'force and effect' of a local planning scheme i.e. zones within a Scheme.

Local Planning Scheme No. 21

The land the subject of Amendment 11 is zoned 'Rural Residential' and is located within the 'Landscape Value Area'. The 'Landscape Value Area' requires development to be compatible with the maintenance and enhancement of the existing rural and scenic character of the locality.

The Amendment proposal is considered to be consistent with the relevant provisions relating to the subject land in the Scheme.

RELEVANT PLANS AND POLICIES

The key policies relevant to the proposal are:

1. *State Planning Policy 6.1: Leeuwin-Naturaliste Ridge Policy.*
2. *State Planning Policy 3.7 Planning in Bushfire Prone Areas and Guidelines for Planning in Bushfire Prone Areas 2015.*
3. *City of Busselton Local Rural Planning Strategy.*
4. *Commonage Policy Area Consolidated Structure Plan.*
5. *McLachlan Ridge Structure Plan.*

Each is addressed below under appropriate subheadings.

State Planning Policy 6.1: Leeuwin-Naturaliste Ridge Policy

State Planning Policy 6.1: Leeuwin-Naturaliste Ridge Policy (LNRSP) depicts the area as 'Rural Residential' and it is referred to as the 'Commonage'. The document acknowledges that the area has environmental features worth preserving as well as acknowledging that the area is zoned and identified for Rural Residential development. Furthermore the LNRSP states that "*subdivision and development design that facilitates land already committed for Rural Residential development will be encouraged*".

The subject land is within an area identified as having 'Rural Landscape Significance'. Biddle Road is identified as a 'Travel Route Corridor within Rural Landscape Significance'.

Policy PS 3.6 of the LNRSP states that in areas of Rural Landscape Significance development or change of use should protect the rural character of the land. The proposal is considered to be generally consistent with the aims and requirements of the LNRSP.

State Planning Policy 3.7: Planning in Bushfire Prone Areas and Guidelines for Planning in Bushfire Prone Areas 2015

SPP 3.7 directs how land use should address bushfire risk management in Western Australia. It applies to all land which has been designated as 'bushfire prone' by the Fire and Emergency Services (FES) Commissioner as highlighted on the Map of Bush Fire Prone Areas. The accompanying *Guidelines for Planning in Bushfire Prone Areas* provide supporting information to assist in the interpretation of the objectives and policy measures outlined in SPP 3.7, providing advice on how bushfire risk is to be addressed when planning, designing or assessing a planning proposal within a designated bushfire prone area.

The key elements of the Guidelines relevant to the proposal are:

- Element 1: Location of Development; and
- Element 2: Siting of Development.

The intent of Element 1 is to ensure that the subdivision, development or land use is located in areas with the least possible risk from bushfire, to help minimise risk to people, property and infrastructure.

Element 2 intends to ensure that the siting of development minimises the level of bushfire impact. The fire management plan provided in support of the proposal suggests that bush fire risk to rural residential development can be managed to an acceptable level.

The BHA finds that proposed Lots 1A and 1D and their designated building envelopes are suitable for rural residential subdivision and development. For both lots, the Bushfire Hazard Assessment (BHA) has determined a BAL-29 (consistent with Element 1 – Performance Principle 1 and Acceptable Solution A1.1). Both BAL ratings are based on an achievable 25m Asset Protection Zone (APZ) that can be implemented outside of the conservation covenant area (for Lot 1A) and the Biddle Road landscape buffer (for Lot 1D), consistent with Element 2 Acceptable Solution A2.1.

Local Rural Planning Strategy

The subject land is located within Precinct 6 'Commonage' of the Local Rural Planning Strategy. The strategy describes the precinct as *"comprising the existing Commonage Rural Residential Policy Area south of Dunsborough and north of Wildwood Road"*.

The vision of the precinct is to:

- *"consolidate rural residential land use and provide for diversification in small-scale and low-key tourist, rural and home based activities in a manner that sustains the existing natural environment, landscape values and residential amenity of the area with well-developed pedestrian and habitat/biodiversity links;"* and
- *"promote the retention of the rural amenity and appropriate scaled rural land uses where compatible with rural residential amenity"*.

Specifically relating to subdivision, the strategy states that *"rural residential subdivision is limited to existing Rural Residential Zones and is in accordance with the adopted Structure and Development Guide Plans"*. Subdivision is also to be in accordance with the LNRSP.

It is considered that the proposed structure plan complies with the vision for the Precinct and would provide a small scale subdivision that would not result in a detrimental impact on the natural environment nor the residential amenity of the area.

Commonage Policy Area Consolidated Structure Plan

The Commonage Policy Area Consolidated Structure Plan provides the basis for subdivision in the Commonage area and specifies the minimum and average lot sizes for each of the precincts of the structure plan area. Lot 201 is located within the 'Cluster Precinct'. The additional details on the structure plan reflect the intent of the land for 'permaculture' strata subdivision at that time. The structure plan also contains a number of notations particularly relevant to consideration of the current proposal – which may be summarised as follows –

1. 20m wide landscape buffer and 50m setback to Biddle Road; and
2. Average lot size of 3 hectares within the Cluster Precinct (which was consistent with the then current Rural Strategy). It also provides that the Council may consider an increase in density (to an average 2ha lot size) provided that the proposed plan of subdivision is consistent with the Statement of Intent, adopts principles of cluster design and development and the applicant can demonstrate a benefit to the community in departing from the provisions of the Rural Strategy.

Additionally there are planning policy statements (PPSs) particularly relevant to consideration of the proposal – which may be summarised as follows –

1. PPS2, which sets out that, inter alia; "...subdivision of land...shall include a broad range of lot sizes...and shall recognise areas of open landscape and remnant vegetation appropriately. Lots ranging upwards from 5,000m² may be considered in the 'Cluster Precinct' only in subdivision proposal that adopt a cluster approach to design.
2. PPS6, which sets out that, inter alia; "Except as otherwise provided for on an endorsed Development Guide Plan...a 50m minimum setback shall apply to Biddle Road..."

The proposal is considered to be generally consistent with the Commonage Policy Area Consolidated Structure Plan (Attachment G).

McLachlan Ridge Structure Plan

The McLachlan Ridge Structure Plan was endorsed by the WA Planning Commission on 9 April 2010 and has guided the re-subdivision and development of land for rural residential purposes. Lot 201 is shown as Lot 1 on the structure plan. Key elements of the structure plan that relate to Lot 201 may be summarised as follows –

- 50m building setback and 20m revegetation buffer to Biddle Road;
- Building/clearing exclusion area focused on remnant vegetation and subject to a Restrictive Covenant;
- Provision for the development of 6 chalets; and
- Additional low key land use permissibilities in accordance with the Scheme (Additional Use 37).

FINANCIAL IMPLICATIONS

There are no direct financial implications arising from the recommendations of this report.

Long-term Financial Plan Implications

Nil.

STRATEGIC COMMUNITY OBJECTIVES

The Officer Recommendation is consistent with community objective 2.2 of the City's *Strategic Community Plan 2017*, which is – 'Planning strategies that foster the development of healthy neighbourhoods that meet our needs as we grow'.

RISK ASSESSMENT

An assessment of the potential implications of implementing the Officer Recommendation has been undertaken using the City's risk assessment framework. The assessment identified 'downside' risks only, rather than upside risks as well. The implementation of the Officer Recommendation will involve referring the proposal to the Western Australian Planning Commission/Minister for Planning for final approval. In this regard, there are no significant risks identified.

CONSULTATION

The Amendment was advertised for 42 days ending 7 September 2016. Three government agency and two public submissions were received. A Schedule of Submissions is provided at Attachment E.

An objection received from an adjoining landowner concerned the closure of the whole of McLachlan Road reserve so it becomes a nature trail/cycling path. Most of McLachlan Road is reserved and vested in the City as a pedestrian access way/emergency access way. The matter raised in the submission is therefore not actually related to the proposal.

Should Council resolve to adopt the Amendment and structure plan for final approval, formal documentation will be prepared and submitted to the Western Australian Planning Commission/Minister for Planning for final approval in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015*.

OFFICER COMMENT

The proposed Scheme amendment and related changes to the McLachlan Ridge Structure Plan would facilitate the creation of a 'Public Purposes' reserve for the future development of a community and firefighting/training facility for the Commonage area on Lot 201 Balmoral Drive, Yallingup. The landowner has approached the City in this regard and an assessment of the current location, as identified on the Commonage Policy Area Consolidated Structure Plan, in comparison with Lot 201 Balmoral Drive found that the subject land is a better location for a number of important reasons. There are also no potentially suitable sites identified elsewhere on land already in public ownership, or any prospect of a more suitable site on land currently privately owned.

The proposal also offers the opportunity to rationalise the boundary of Additional Use 37 and consolidate permissible additional uses within a smaller lot that has low conservation values and already accommodates commercial activities (Bakery). The landowner is also seeking the inclusion of 'Restaurant' as a new permissible land use. Although 'Restaurant' is an 'A' use pursuant to LPS21 in the 'Rural Residential' zone, the use is not permitted unless a Development Application is advertised and planning consent granted. This would provide certainty for the landowner and allow a land use that would be complementary to the existing permissible uses and consistent with similar 'Additional Use' areas within the wider Commonage area.

Progression of the Amendment and structure plan proposal would also facilitate the acquisition of proposed Lot 1B by the City for the potential development of a community firefighting and training facility (and/or other community facilities), subject to the terms and conditions of the recently executed Contract of Sale between the City and the landowner.

Although proposed Lot 1B shall be zoned 'Reserve for Public Purposes' and designated as such on the structure plan, it will be purchased in freehold title by the City. Normally land that is reserved by a Scheme amendment is ceded free of cost to the Crown as a condition of subsequent subdivision approval. To ensure that this does not occur, a modification to the structure plan is being recommended to the WAPC in the form of a notation for proposed Lot 1B that states: *"Proposed Lot 1B is subject to an executed Contract of Sale and is to be acquired by the City of Busselton in freehold title at subdivision stage"*.

The Scheme amendment and structure plan proposal provides a strategic opportunity to create a reserve for public purposes (proposed Lot 1B) that potentially can deliver a community and bush fire safety benefit through the development of a community and firefighting/training facility at a more appropriate location within the Commonage area.

The current proposal also condenses the area to which 'Additional Use 37' will apply by logically excluding the conservation covenant area associated with the remnant bushland (and placing the bushland in a separate lot to commercial and community activities – proposed Lot 1A) and concentrating future commercial activities in the northwest portion of the subject land (proposed Lot 1C). Co-location with the existing bakery and other future commercial land uses facilitated by 'Additional Use 37' also provides an opportunity to create a local community 'hub' at this location.

Proposed Lot 1D is the most likely site for a dwelling, even if subdivision of Lot 201 were not to occur, as it is positioned at the highest elevation on the subject land and its surrounds.

The proposed Scheme amendment and draft McLachlan Ridge Structure Plan have been assessed against the prevailing planning framework and found to be generally consistent.

CONCLUSION

Officers are recommending that proposed Amendment No. 11 to Local Planning Scheme No. 21 and the associated draft structure plan are adopted for final approval and referred to the WAPC.

OPTIONS

Should the Council not support the Officer Recommendation, the Council could consider the following options –

1. To decline the final approval of the Amendment (and provide a reason for such a decision). It should be noted that under the relevant legislation there is no right of appeal against a Council decision to not approve an amendment.
2. To seek further information before making a decision.
3. To adopt the Amendment subject to further identified modification(s) as required.

There are no substantive issues or reasonable grounds that would support any of these options.

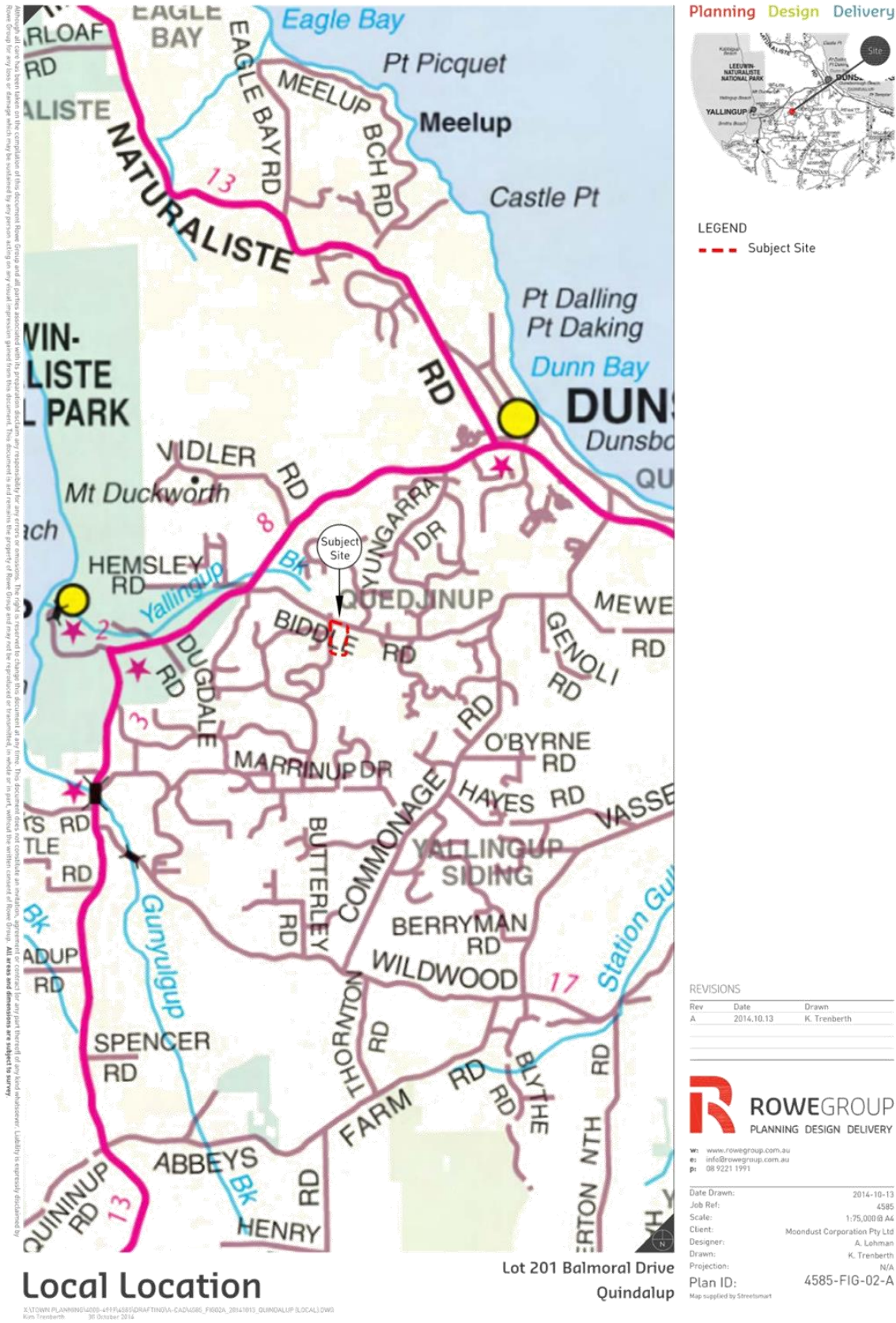
TIMELINE FOR IMPLEMENTATION OF OFFICER RECOMMENDATION

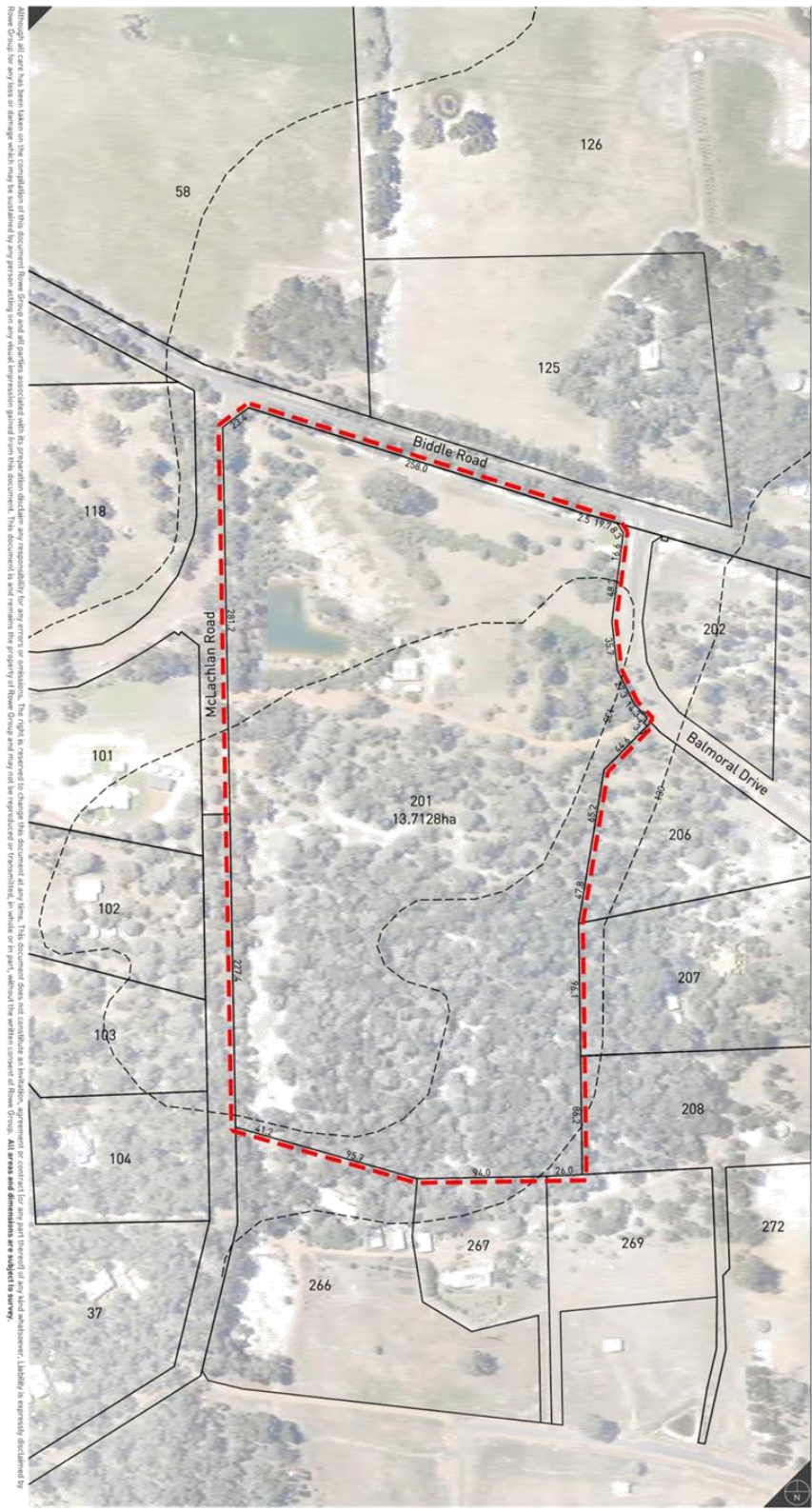
The implementation of the Officer Recommendation will involve the referral of Scheme Amendment 11 and the draft structure plan to the WAPC for final approval and this will occur within one month of the resolution.

OFFICER RECOMMENDATION

That the Council resolves to:

1. In pursuance of Part V of the *Planning and Development Act 2005*, adopt draft Amendment 11 to the City of Busselton Local Planning Scheme 21 for final approval for the purposes of:
 - a. Rezoning a portion of Lot 201 Balmoral Drive from 'Rural Residential' to 'Reserve for Public Purposes'.
 - b. Amending the boundary of Additional Use Area No. 37.
 - c. Amending Schedule 2 'Additional Uses' to include 'Restaurant' as a permissible land use for Additional Use Area No. 37.
 - d. Amending the Scheme Map accordingly.
2. Advise the Western Australian Planning Commission that the proposed Amendment is considered a 'standard' amendment pursuant to the *Planning and Development (Local Planning Scheme) Regulations 2015* for the following reasons;
 - i. The amendment would have minimal impact on land in the scheme area that is that is not the subject of the amendment.
 - ii. The amendment would not result in any significant environmental, social, economic or governance impacts on land in the scheme area.
3. Pursuant to r.53 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, endorse the Schedule of Submissions at Attachment H prepared in response to the public consultation undertaken in relation to Amendment 11.
4. Upon preparation of the necessary documentation, refers the adopted Amendment 11 to the Western Australian Planning Commission for consideration according to the *Planning and Development Act 2005*.
5. Pursuant to r.56 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, should directions be given that modifications to draft Amendment No. 11 are required, direct these modifications to be undertaken accordingly, on behalf of the Council, unless they are considered by Officers likely to significantly affect the purpose and intent of the draft Amendment, in which case the matter shall be formally referred back to the Council for assessment and determination.
6. Adopt the draft McLachlan Ridge Development Structure Plan for final approval in accordance with the modification proposed by the Schedule of Modifications at Attachment I pursuant to the deemed provisions of Part 7 of the City of Busselton Local Planning Scheme No.21.





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Planning Design Delivery



- LEGEND
- Subject Site
 - - - Contours
 - 7 Existing Lot Numbers
 - Existing Boundary

0 100 Metres

REVISIONS

Rev	Date	Drawn
A	2014.10.13	K. Trenberth



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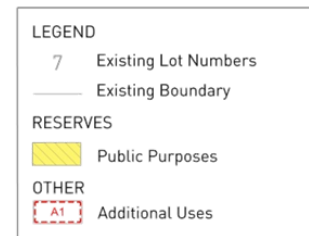
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Job Ref: 4585
Scale: 1:40,000 B A4
Client: Moondust Corporation Pty Ltd
Designer: A. Lohman
Drawn: K. Trenberth
Projection: N/A
Plan ID: 4585-FIG-03-A
Aerial captured and supplied by NeaMap

Site Plan

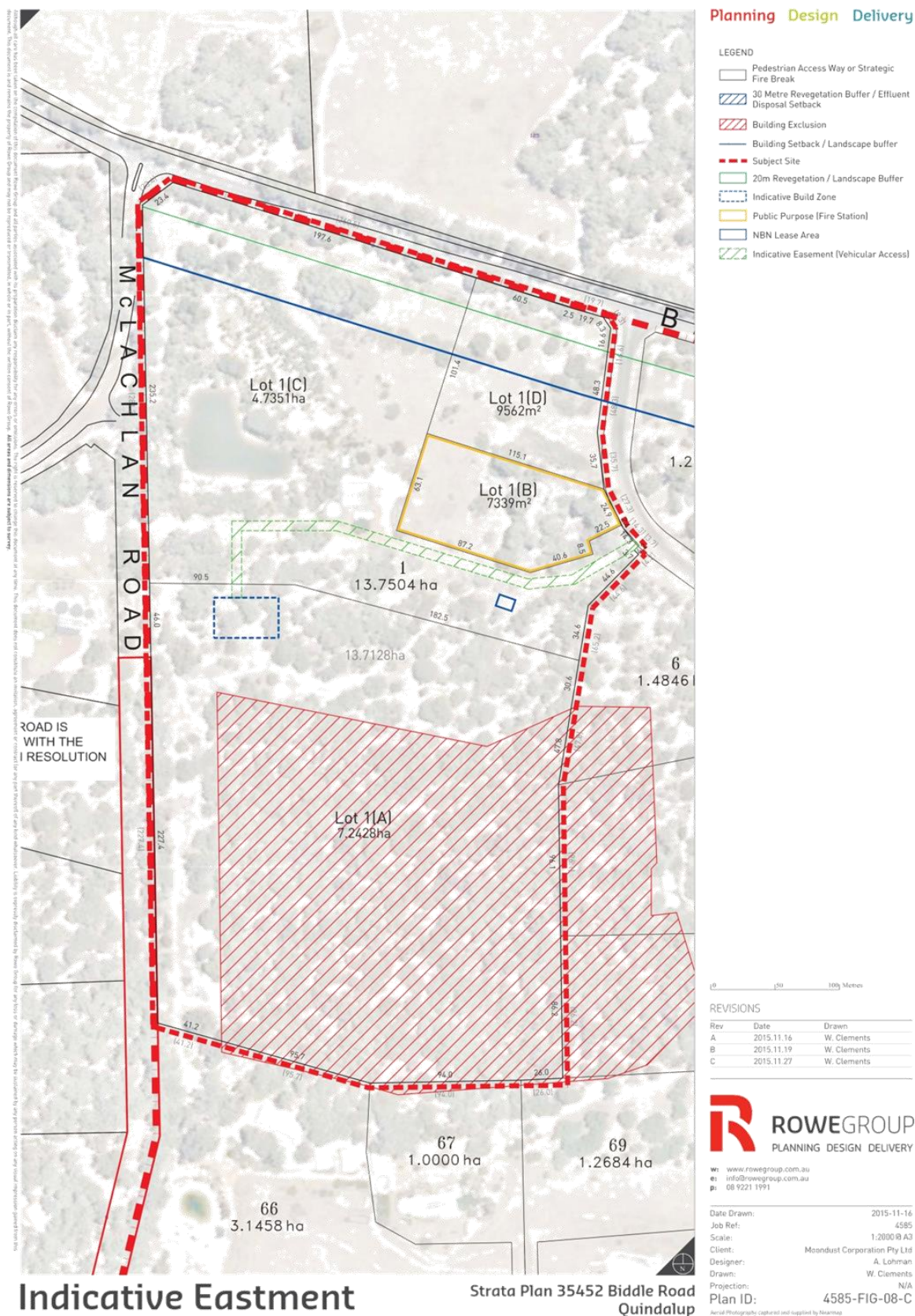
Lot 201 Balmoral Drive
Quindalup

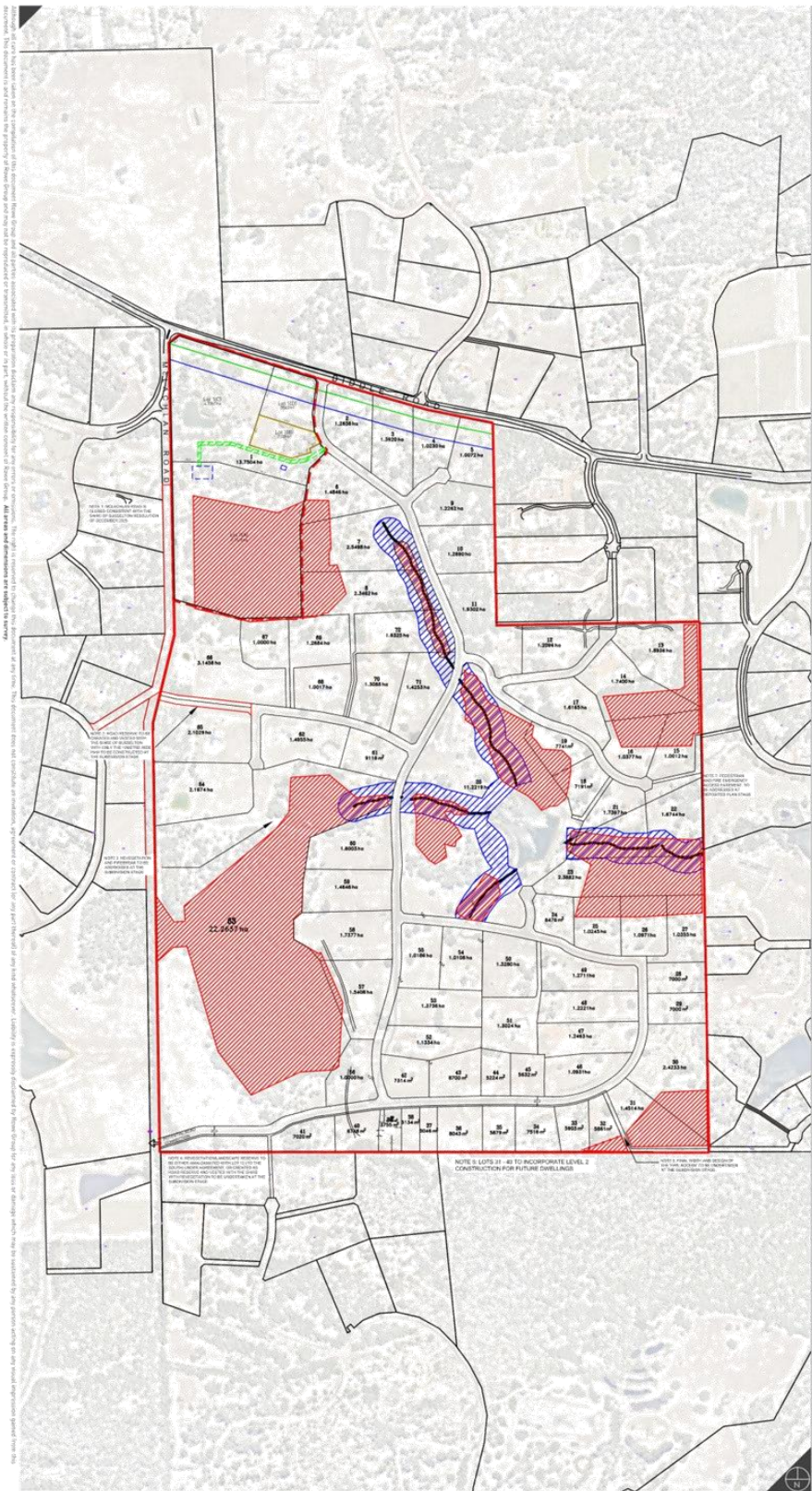
X:\TOWN PLANNING\4000-4585\03\FIG\FIG03A_20141013_QUINDALUP SITE.DWG
K. Trenberth 20 October 2014

**City of Busselton
Local Planning Scheme No. 21
Amendment No. 11**









Planning Design Delivery



- LEGEND
- Pedestrian Access Way or Strategic Fire Break
 - 30 Metre Revegetation Buffer / Effluent Disposal Setback
 - Building Exclusion
 - Building Setback / Landscape buffer
 - Subject Site
 - 20m Revegetation / Landscape Buffer
 - Indicative Build Zone
 - Public Purpose (Fire Station)
 - NBN Lease Area
 - Indicative Easement (Vehicular Access)

0 50 100 150 200 250 300 350 Metres

REVISIONS

Rev	Date	Drawn
A	2016.04.27	M. Sullivan



W: www.rowegroup.com.au
E: info@rowegroup.com.au
P: 08 9221 1991

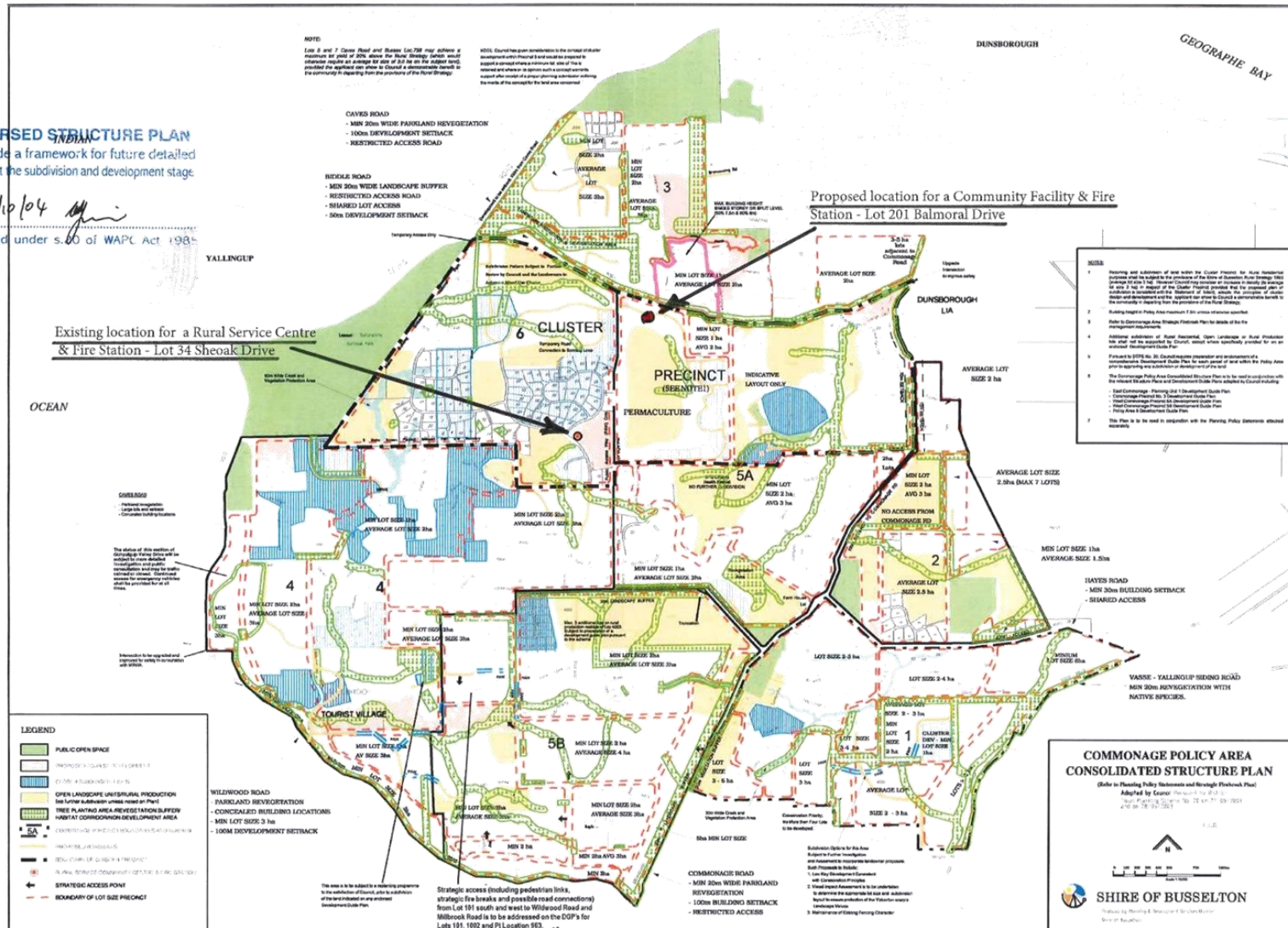
Date Drawn: 2016-04-27
Job Ref: 4585
Scale: 1:7,500 @ A3
Client: Moondust Corporation Pty Ltd
Designer: A. Lohman
Drawn: M. Sullivan
Projection: N/A
Plan ID: 4585-LSP-02-A

Structure Plan

McLachlan Ridge
Quindalup

ENDORSED STRUCTURE PLAN To provide a framework for future detailed planning at the subdivision and development stage

Date 18/10/04
Delegated under s.60 of WAPC Act 1987



SCHEDULE OF SUBMISSIONS

PROPOSAL: AMD21/0011 Rezoning Portion of Lot 201 Balmoral Drive Quindalup from Rural Residential to Public Purpose and to Modify Additional Use A37

OFFICER: Louise Koroveshi

SUBMISSIONS CLOSE: 7th September 2016

No.	Submittor	Nature of Submission	Comment	Staff Recommendation
1.	Department of Water PO Box Bunbury WA 6230	No objection or concerns are raised.	Noted.	That the submission be noted.
2.	Department of Parks and Wildlife PO Box 1693 Bunbury WA 6231	<ol style="list-style-type: none"> 1. Future development should aim to minimise the impacts and fragmentation of the vegetation within the subject land. 2. The building envelope on proposed Lot 1(A) to be setback a minimum 25m from vegetation and meet BAL-29. 	<ol style="list-style-type: none"> 1. Significant remnant vegetation within Lot 201 is subject to a conservation covenant. 2. The Bushfire Hazard Assessment has determined a BAL-29 based on an achievable 25m Asset Protection Zone (APZ) for Lot 1(A). A 25m APZ can be implemented outside of the conservation covenant area. 	That the submission be noted.
3.	Department of Fire and Emergency PO Box 1288 Bunbury WA 6231	No objection or concerns are raised. It is recommended the City has due regard to SPP3.7 Planning in Bushfire Prone Areas and Guidelines.	Prior to advertising the proposal, the updated Bushfire Hazard Assessment was assessed against SPP3.7 and Guidelines and was required to be revised to meet requirements.	That the submission be noted.
4.	Yallingup Rural Bushfire Brigade PO Box 297 Yallingup WA 6282	The proposal for a firefighting/training facility on Lot 201 Balmoral Drive would form a useful addition to the Brigade's	Noted.	That the submission be noted.

SCHEDULE OF SUBMISSIONS

PROPOSAL: AMD21/0011 Rezoning Portion of Lot 201 Balmoral Drive Quindalup from Rural Residential to Public Purpose and to Modify Additional Use A37

OFFICER: Louise Koroveshi

SUBMISSIONS CLOSE: 7th September 2016

		capacity to respond rapidly to bush fires but, given the existing area of responsibility, would not replace existing facilities. Any decision on the location of proposed facilities is the responsibility of DFES and the City of Busselton and, given that qualification, would be supported by the Brigade.		
5.	S Hillier Lot 104 Grasstree Place Yallingup WA 6282	Objection. Part of McLachlan Road has not been closed as a nature trail/cycling path.	The majority of McLachlan Road is a Reserve, vested with and managed by the City for access purposes (pedestrian and fire escape route/emergency access). It is noted that in 2005, when the proposal to close most of McLachlan Road reserve and change its vesting to Pedestrian Access way and Fire Escape Route was advertised and adjoining landowners consulted, the submittor/landowner did not object or raise any concerns.	That the submission be dismissed as the matter raised is not actually related to consideration of the outcomes proposed by the draft Amendment and structure plan.

SCHEDULE OF SUBMISSIONS

PROPOSAL: AMD21/0011 Rezoning Portion of Lot 201 Balmoral Drive Quindalup from Rural Residential to Public Purpose and to Modify
Additional Use A37

OFFICER: Louise Korovesi

LATE SUBMISSIONS		SUBMISSIONS CLOSE: 7 th September 2016			

Modification Proposed	Reason(s)
Insert a notation on the structure plan in relation to proposed Lot 1B 'Reserve for Public Purposes' that states: <i>"Proposed Lot 1B is subject to an executed Contract of Sale and is to be acquired by the City of Busselton in freehold title at subdivision stage."</i>	Although proposed Lot 1B shall be zoned 'Reserve for Public Purposes' and designated as such on the structure plan, it will be purchased in freehold title by the City. Normally land that is reserved by a Scheme amendment is ceded free of cost to the Crown as a condition of subsequent subdivision approval. To ensure that this does not occur, a modification to the structure plan is being recommended in the form of a notation for Lot 1B as proposed.

11.2 SCHEME AMENDMENT 26 TO LOCAL PLANNING SCHEME 21 - CONSIDERATION FOR FINAL APPROVAL

SUBJECT INDEX:	Scheme Amendment
STRATEGIC OBJECTIVE:	Attractive parks and open spaces that create opportunities for people to come together, socialise and enjoy a range of activities.
BUSINESS UNIT:	Strategic Planning and Development Services
ACTIVITY UNIT:	Strategic Planning and Development
REPORTING OFFICER:	Manager, Strategic Planning and Development - Matthew Riordan
AUTHORISING OFFICER:	Director, Planning and Development Services - Paul Needham
VOTING REQUIREMENT:	Simple Majority
ATTACHMENTS:	Attachment A Former Lot 9058 Commonage Road - Current Cadastral Information ↓ Attachment B Additional Land to be Incorporated into Dunsborough Lakes Estate DCP for 'Former Lot 9058' ↓ Attachment C Scheme Amendment Proposal ↓ Attachment D Dunsborough Lakes Estate Overall Staging Plan (January 2016) ↓ Attachment E Schedule of Submissions ↓

Note: Since original reporting on this subject (refer Council Agendas for 10 August 2016 and 28 September 2016), the cadastre of subject Lot 9058 (previously Lot 9033) to which the Dunsborough Lakes Estate Developer Contributions Plan ('the DCP') solely applies has again been updated. This is due to 'balance of title' and other cadastral adjustments including the development and release of residential allotments in Stage 18 of the continuing 'roll out' of the Dunsborough Lakes Estate subdivision by Urban Quarter. The current cadastral situation (which shall, of course, be subject to continuing change as subdivision progresses) is shown at Attachment A.

Due to this lack of static cadastral identification and means of reference, the current cadastral situation is reflected throughout this Report as 'former Lot 9058', simply for constancy of reference purposes. Despite the cadastral fragmentation of former Lot 9058 since previous reporting to the Council, the main thing to remember is that the overall area of land subject to the DCP remains identical.

Amendment 26 seeks, in part, to facilitate a subsequent amendment to the DCP in ways that have been comprehensively described in previous reporting. Any amendment of the DCP can only be actioned, however, following gazettal of Amendment 26, at which time that DCP shall be returned to the Council for consideration for final approval.

Further to this, former Pt Lot 9057 St Michael's Parkway ('The Island') has also been re-registered in the interim period between Council reporting and is presently identified as Lot 9061 St Michael's Parkway. This identical area of land will also, of course, be subject to further cadastral modification before the amendment processes concerned have run their course and shall be referred to throughout this report, for the sake of constancy, as 'Lot 9061', or 'The Island'.

PRÉCIS

The Dunsborough Lakes Estate Developer Contributions Plan ('the DCP') was formally adopted by the City on 11 February 2015. This DCP relates entirely and solely to former Lot 9058 Commonage Road, which is in the representative ownership of land developer, Urban Quarter.

The DCP allocates all future monetary developer contributions from residential lot releases on former Lot 9058 towards 'local' community infrastructure; namely, the construction of a 'shared use' sporting oval, car parking area and associated infrastructure and facilities on land which is to be ceded to the City by Urban Quarter. This 'shared use' sporting oval precinct shall abut the southern boundary of the development site identified in structure planning for the future Dunsborough Lakes Primary School.

Council has now determined its intention to amend the DCP to incorporate four 'residual parcels' of land in various ownerships identified throughout the Dunsborough Lakes Estate as being the *only* remaining areas of residential-zoned land in the Municipal District that are not currently subject to formal developer contributions requirements under either a 'precinct plan' (e.g. Developer Contribution Area 1: Dunsborough and Quindalup ('DCA1')) or a 'development-specific plan' (e.g. developer contribution plans applying to urban growth areas such as Vasse, Port Geographe, Yalyalup etc.). The continuing exclusion of these 'residual parcels' from such a formal plan is not in keeping with the remainder of the City and represents a situation that, if left ongoing, would continue to be both anachronistic and anomalous.

A further anomaly was recognised in DCA1 as it relates to Lot 9061 St Michael's Parkway, a yet-to-be-subdivided/released residential development area in the Dunsborough Lakes Estate owned by Urban Quarter, with an estimated lot yield potential of 62 lots. Due to its shape and location between fairways on the Dunsborough Lakes Golf Course, Lot 9061 is commonly referred to as 'The Island'.

'The Island' was incorrectly included in DCA1 through Amendment 125 (gazetted August 2013) to previous District Planning Scheme 20. Its inclusion was contrary to the intentions and requirements of 'Special Provision Area 42' of the Scheme and Council has therefore resolved that this anomaly also be rationalised as part of the proposed DCP amendment.

The amended DCP area will therefore be expanded to include the four identified residual parcels of land, together with 'The Island'; although the total monetary contribution required to be paid by Urban Quarter under that amended DCP will remain *unchanged* through prior agreement with the City (and the subsequent endorsement of the Council). The parcels of land referred to for inclusion in the DCP area are shown at Attachment B.

The amended DCP will therefore serve to rationalise the overall Dunsborough Lakes Estate development area and bring it into alignment and conformity with the remainder of the City in terms of developer contribution requirements and responsibilities over ALL relevant, developable, residential-zoned land.

Before the DCP can be amended, however, Local Planning Scheme 21 ('LPS21') must itself be first amended through Amendment 26, which seeks to facilitate the removal of Lot 9061 St Michael's Parkway from DCA1 and thereby enable its subsequent inclusion in the amended DCP area. Please refer to the Amendment 26 rezoning proposal at Attachment C.

Amendment 26 is classified as a 'complex amendment' per r34 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

BACKGROUND

The matters outlined in the Précis are considerably expanded upon in the original reporting to the Council. Should Councillors wish to avail or remind themselves of the comprehensive background and context to this Amendment proposal, they are invited to refer to Item 11.2 (pp. 60-79) in the Minutes of the Council Meeting of 28 September 2016.

STATUTORY ENVIRONMENT

- Local Planning Scheme 21
- Dunsborough Lakes Structure Plan (latest endorsed iteration)
- Planning and Development (Local Planning Schemes) Regulations 2015 ('the Regs 2015')

Additional information regarding statutory context and background may be found in the original report to the Council, of 28 September 2016, when Amendment 26 was adopted for public consultation purposes.

RELEVANT PLANS AND POLICIES

The key policy consideration in regard to the purpose and intention of Amendment 26, and the proposed amendments to the DCP, is 'State Planning Policy 3.6: Development Contribution Policy for Infrastructure' (SPP3.6).

SPP 3.6 sets out the principles and considerations that apply to developer contributions in providing community facilities and infrastructure in new and redeveloping urban areas; as well as the form, content and procedure for preparing a DCP (or amendment(s) thereto).

FINANCIAL IMPLICATIONS

Former Lot 9058 has an area of 32.9 hectares and a likely residential lot yield at completion of staged subdivision of about 255 allotments. The developer contributions in the subject DCP were originally assessed (and shall remain following the DCP amendment) at a cash equivalent of \$5,000 per lot. This assessment will be continually adjusted in accordance with the Local Government Cost Index for W.A. ('LGCi'), commencing 1 January 2015, and now stands at \$5,060 per lot. On this basis, and notwithstanding that some subdivision approvals and lot releases have already occurred on former Lot 9058, there will be a total monetary contribution anticipated to be paid by Urban Quarter, under the identical requirements of both the original and amended DCP, of an estimated minimum \$1.290 million.

Due to Lot 9061 being anomalously included in DCA1 through Scheme Amendment 125 to District Planning Scheme 20, any subdivision of that property would presently attract the required payment of a monetary contribution to the City of approximately \$3,082 for each newly created lot (a potential total impost to Urban Quarter of \$191,084 for 62 lots). 'The Island' remains as yet undeveloped, with subdivision scheduled for later (Stages 32 and 33 in the Urban Quarter overall staging plan shown at Attachment D).

As agreed between executive officers of the City and representatives of Urban Quarter, and subsequently formally endorsed by the Council, there shall not be any requirement for further monetary contributions being made in regard to those additional parcels (including Lot 9061) proposed to be incorporated into the amended DCP area.

The only newly created residential allotments covered by the amended DCP that shall be subject to required financial contributions will continue to be *solely* those released on former Lot 9058.

Long-term Financial Plan Implications

The officer recommendation is consistent with the Long Term Financial Plan.

STRATEGIC COMMUNITY OBJECTIVES

The Officer Recommendation is consistent with the community objective 2.2 of Key Goal Area 2 in the Strategic Community Plan 2017, viz:

‘Attractive parks and open spaces that create opportunities for people to come together, socialise and enjoy a range of activities’.

RISK ASSESSMENT

The City has undertaken an assessment of any potential implications of implementing the Officer Recommendations using the City’s risk assessment framework. The assessment identified ‘downside’ risks only, rather than upside risks as well. The medium risks associated with DCPs, generally, concern shortfalls in funds or the disposal of land prior to subdivision or development. The DCP amendment has been drafted to mitigate those risks to an appropriate level.

Implementing the Officer Recommendation will involve finally adopting a Scheme Amendment proposed to rationalise an anachronistic and anomalous situation regarding the current Developer Contribution Plan for the Dunsborough Lakes Estate (and directly related matters). Once Amendment 26 has been endorsed by the Minister, and published in the Government Gazette, the subject DCP amendment shall be returned to the Council for final approval.

There are no significant risks identified.

CONSULTATION

The draft amendment to the Dunsborough Lakes Estate Developer Contributions Plan was advertised by the City for public consultation purposes between 3 May 2017 and 31 May 2017, a minimum 28-day advertising period required in accordance with provisions of LPS21.

No formal submissions were received.

The Scheme Amendment (Amendment 26) was advertised concurrently with the draft DCP amendment for public consultation purposes by the City between 3 May 2017 and 4 July 2017, a minimum 60-day advertising period being (at that stage) required under the Regs 2015 for a ‘complex amendment’.

Only one formal submission was received in respect to Amendment 26, although several telephone enquiries from landowners adjoining ‘The Island’ were received, requesting clarification of the matters and intentions involved.

A Schedule of Submissions’ prepared in relation to Amendment 26 is shown at Attachment E.

OFFICER COMMENT

Amendment 26 to LPS21 (classified as a ‘complex amendment’ in the Regs 2015) will facilitate timely and important rationalisations to both the Scheme and the DCP applying to former Lot 9058 Commonage Road, Dunsborough. These rationalisations essentially involve:

1. The removal of current Lot 9061 St Michael’s Parkway (known as ‘The Island’) from DCA 1 in the Scheme Maps, as its inclusion in that development contribution area is basically contradictory to the aims, objectives and other statutory requirements of the Scheme (viz, Special Provision Area 42).

2. The incorporation of current Lot 9061 St Michael's Parkway into the developer contribution plan area subject to the Dunsborough Lakes Estate DCP, which allocates monetary contribution requirements to the subdivision and development of former Lot 9058 Commonage Road *only*, despite its amendment (following gazettal of Amendment 26) to incorporate 'The Island' and those additional 'residual pockets' of land identified in Attachment B. To reiterate, there will be no monetary contribution required under the amended DCP beyond that already agreed and allocated under the original DCP.

It is recommended that the Council support the final adoption of Amendment 26, and further resolve to foreshadow the removal of obsolete references and requirements in regard to 'Special Provision Area 42' of the Scheme (in particular, 'Special Provision 16', and all other related and relevant redundancies) as part of proposed Omnibus Amendment 2 to LPS21, which proposed Amendment is currently in the preliminary stages of preparation ahead of eventual submission to the Council seeking initiation for the purposes of public advertising.

CONCLUSION

Officers recommend that Lot 9061 (being the as yet undeveloped residential-zoned area in the Dunsborough Lakes Estate commonly referred to as 'The Island') be removed from DCA1 on the Scheme Maps, as it is contrary to the purpose and intention of LPS 21 and is therefore anomalous. Once that has been achieved, through WAPC endorsement, Ministerial approval and gazettal, Lot 9061 is proposed to be incorporated instead into the amended DCP for former Lot 9058.

This incorporation process shall require the prerequisite gazettal of Amendment 26 before the DCP can then be modified to include Lot 9061 and the 4 other identified residual parcels of land previously described. The amended DCP shall then be presented back to the Council for consideration for final approval. To reiterate, no statutory obligation for payment of any monetary contributions, beyond those already assessed and allocated through the original DCP in respect to the subdivision of former Lot 9058 *only*, shall be required under the amended DCP.

Officers further recommend that obsolete references and requirements remaining in LPS21 under 'Special Provision Area 42' (and any other associated and related Scheme redundancies) should be removed from LPS21 as part of the proposed Omnibus Amendment 2 process, which is now in the preliminary stages of preparation ahead of future reporting to the Council.

OPTIONS

Should the Council not wish to support the Officer Recommendation, it might instead wish to consider the following Options:

- Option 1: Resolve not to (finally) support a 'complex' amendment to LPS 21 in respect to modifying DCA1 on the Scheme Maps to remove reference to subject Lot 9061 ('The Island'); and identifying the reasons for that determination and any subsequent actions that it believes are required;
- Option 2: Resolve to (finally) support the 'complex' amendment to LPS 21 but require the proposed and subsequent incorporation of Lot 9061 into the amended DCP being subject to certain modified requirements to that DCP, as would need to be identified.

There is considered to be no planning justification or other merit in supporting either of the above Options.

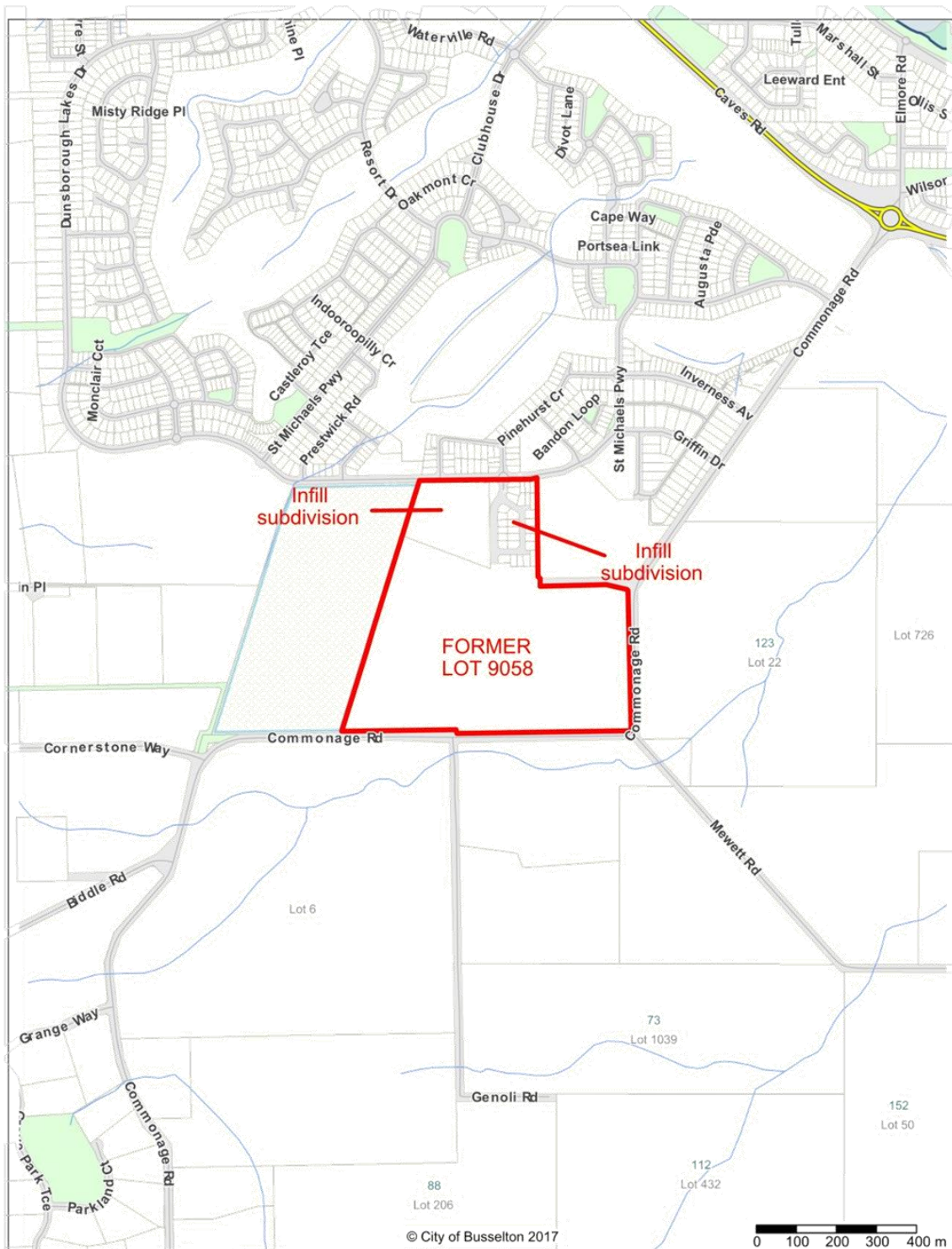
TIMELINE FOR IMPLEMENTATION OF OFFICER RECOMMENDATION

Implementation of Part 2 of the Officer Recommendation shall occur within 28 days of the resolution made by the Council. Implementation of Part 3 may only occur following gazettal of Scheme Amendment 26. Implementation of Part 4 will occur in conjunction with the preparation and submission to the Council of proposed Omnibus Amendment 2.

OFFICER RECOMMENDATION

That the Council resolves to:

1. Pursuant to Part 5 Division 1 (r.34) of the Planning and Development (Local Planning Schemes) Regulations 2015, advise the WAPC that Amendment 26 is considered a 'complex amendment' for the reason that it is an amendment to '... amend a development contribution plan'.
2. Pursuant to Part 5, Division 2 of the Planning and Development (Local Planning Schemes) Regulations 2015:
 - a) Support the final adoption of Amendment 26 to Local Planning Scheme 21, as advertised and without modification; and
 - b) Forward this resolution, together with the Amendment 26 documentation (in its advertised form) and the Schedule of Submissions shown at Attachment E, to the Western Australian Planning Commission with an accompanying request that Amendment 26 be endorsed by the Hon. Minister for Planning and published in the Government Gazette.
3. Pursuant to Part 5, Division 2 of the Planning and Development (Local Planning Schemes) Regulations 2015 and Clause 7.7 of the City of Busselton Local Planning Scheme 21 - and subject to finalisation of the matters referred to in 2. (above) - require the proposed amendment to the Dunsborough Lakes Estate Developer Contributions Plan over former Lot 9058 to be returned to the Council for consideration and final determination.
4. Foreshadow the removal of obsolete references and requirements in regard to Special Provision Area 42 of the Scheme (in particular, Special Provision 16, and all other related and relevant redundancies) as part of proposed Omnibus Amendment 2 to LPS21, which proposed Amendment is currently in the preliminary stages of preparation ahead of eventual formal submission to the Council seeking initiation for the purposes of public advertising.

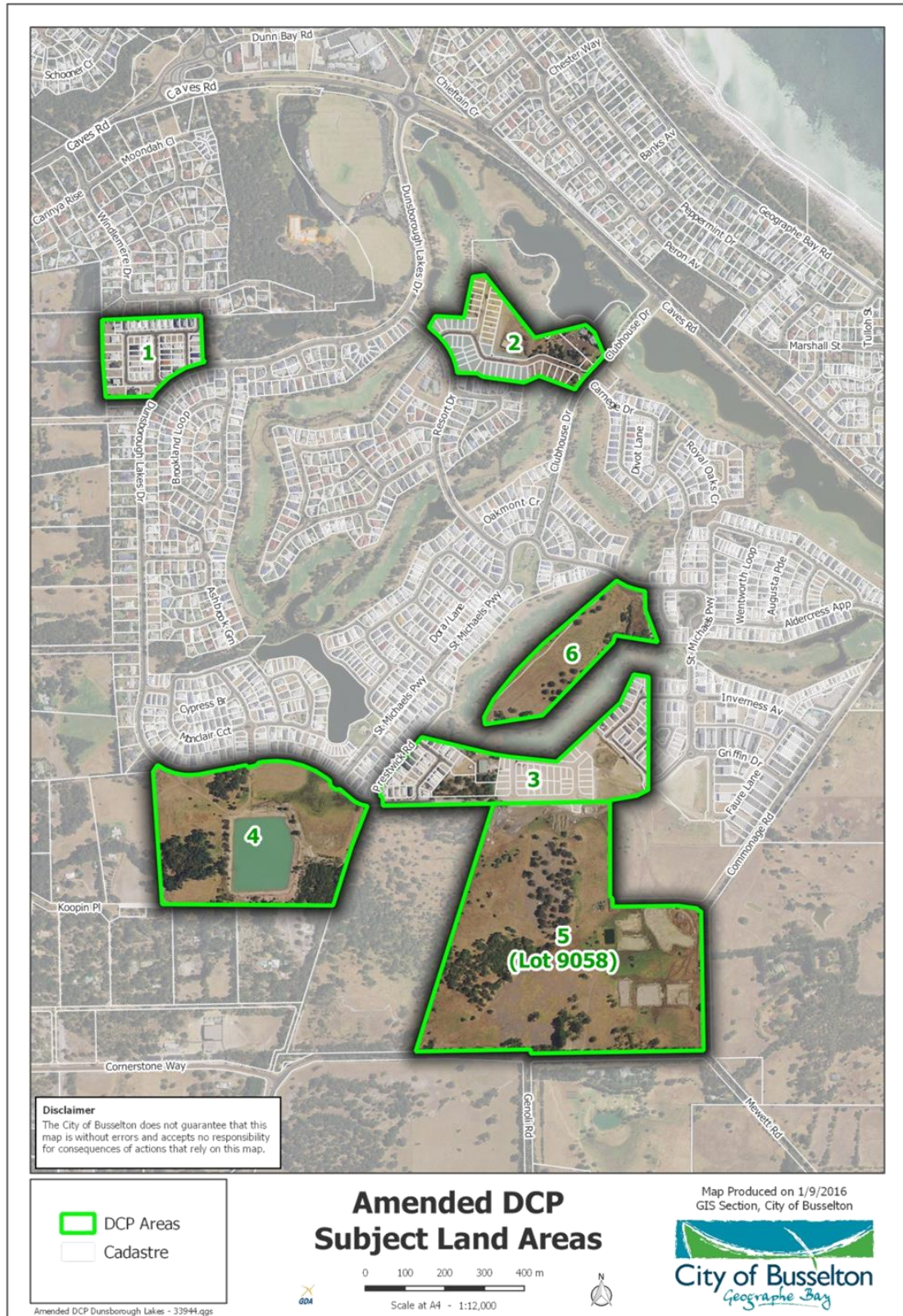


Disclaimer: Every effort has been made to make the information displayed here as accurate as possible. This process is ongoing and the information is therefore ever changing and cannot be disseminated as accurate. Care must be taken not to use this information as correct or legally binding. To verify information contact the City of Busselton office.

29/06/2017

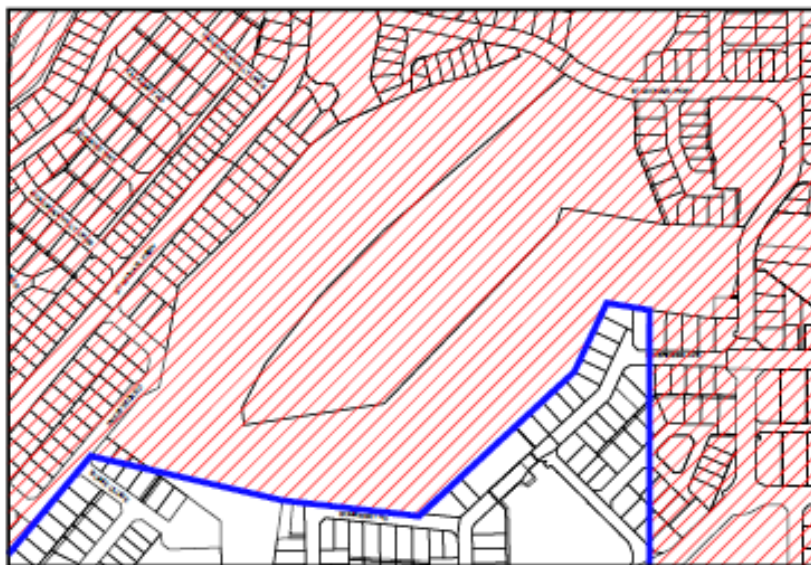
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SCHEME MAP

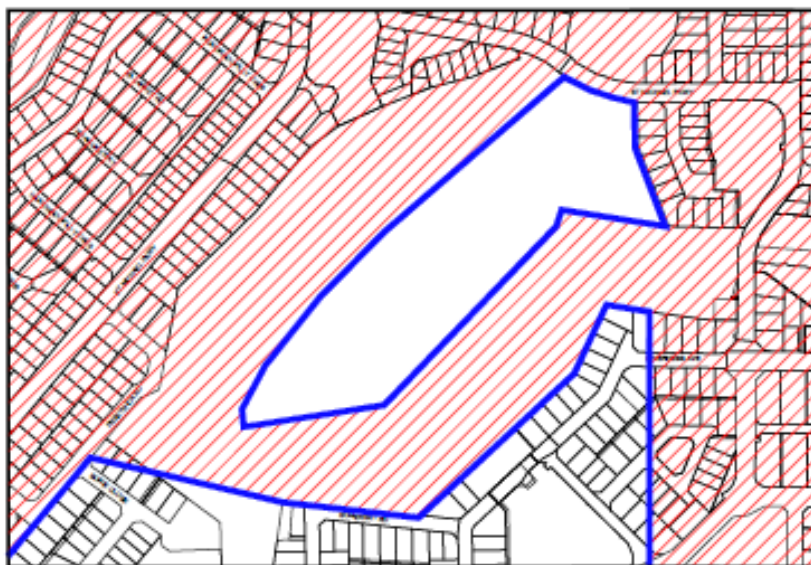
**CITY OF BUSSELTON
LOCAL PLANNING SCHEME NO. 21
AMENDMENT No. 26**



LEGEND

- DCA1** Development contribution area
-  Dunsborough and Quindalup

EXISTING



PROPOSED



1.	Ext Agency	Water Corporation	Charles.Sabato@watercorporation.com.au	9420 2105	No Objection	Noted
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LATE SUBMISSIONS						
Nil						

12. ENGINEERING AND WORKS SERVICES REPORT

Nil

13. COMMUNITY AND COMMERCIAL SERVICES REPORT

Nil

14. FINANCE AND CORPORATE SERVICES REPORT

14.1 PROPOSAL TO VEST WILYABRUP HALL TO THE WILYABRUP PROGRESS ASSOCIATION

SUBJECT INDEX:

STRATEGIC OBJECTIVE: Attractive parks and open spaces that create opportunities for people to come together, socialise and enjoy a range of activities.

BUSINESS UNIT: Corporate Services

ACTIVITY UNIT:

REPORTING OFFICER: Property Management Coordinator - Sharon Woodford-Jones

AUTHORISING OFFICER: Director, Finance and Corporate Services - Cliff Frewing

VOTING REQUIREMENT: Simple Majority

ATTACHMENTS: Attachment A Plan showing Wilyabrup Hall and Surrounding Land the subject of the request for vesting [↓](#)

PRÉCIS

Wilyabrup Hall is located on Reserve 51305 which is crown land vested with the City for community purposes. Following a district wide review of rural halls, Council resolved to relinquish management of the area on which the hall stands and, subject to approval by the Minister for Lands, seek to have it vested directly with the group managing the hall once that group had formed an incorporated body.

The group managing the hall have now confirmed they are an incorporated body. This report therefore seeks approval of the Council to proceed with the request to the Minister for Lands to have the hall and a small part of the surrounding reserve vested in the Wilyabrup Progress Association.

BACKGROUND

A report providing Councillors with the outcomes of a detailed review of the condition and use of eight rural halls in the district was considered at a meeting on 27th August 2014.

Five of the halls were found to be in either poor or very poor condition, requiring the City to spend substantial amounts of money on them to bring them to an acceptable condition. These halls were also found to have a much lower level of ongoing community use compared to other facilities. For these reasons it was recommended that the City no longer maintain the vesting of these halls and that alternative arrangements be made for the future management of the halls. These recommendations were adopted by Council. Wilyabrup Hall was one of the five halls that came into this category.

Council resolved in part (C1408/214) as follows:

In relation to Wilyabrup Hall:

- (a) Maintain the Management Order for the Hall while the community members currently managing bookings for the hall seek to form an incorporated association to take over management.*
- (b) Subject to the outcome of recommendation (a) being achieved, the Council seek to relinquish the Management Order of a portion of Reserve 51305 as shown in Attachment I, subject to the Minister for Lands agreeing to vest that portion of the Reserve directly with the incorporated body formed as a result of resolution (a).*

Following the passing of this resolution City staff assisted in the discovery of an existing constitution for the Wilyabrup Progress Association (the Association). To enable the Association to function effectively required reactivation in the form of an AGM and appointment of a new president. The key members of the community held the necessary meeting, appointed their new president and the Association is now fully functional and compliant. The Association have expressed a very keen interest in preserving the hall and are happy to take on the vesting of the same.

The plan attached to the council report of 27th August 2014 showed the outline of the hall building only as the portion of Reserve 51305 to be vested. The Association would however appreciate the inclusion of the land immediately surrounding the hall, which they are happy to maintain. The total land area will amount to just over 2400 square meters.

The Association are active and solvent and have a number of plans in place for fund raising in relation to the maintenance and preservation of the hall. They have enquired whether, if they are to take on responsibility for the hall, the City would be willing to make a nominal contribution towards the cost of maintaining the hall and carrying out some essential repairs in the sum of \$2000.

STATUTORY ENVIRONMENT

Wilyabrup Hall and the surrounding land is located on a portion of Reserve 51305, lot 501, Deposited Plan 56923, Volume LR3163, Folio 215 being crown land vested with the City for the purpose of Community Centre.

The care, control and management of reserves are bound by the requirements of section 46 of the Land Administration Act 1997 (LAA). The Minister may by order place with any one person or jointly with any two or more persons, the care, control and management of a reserve for the same purpose as that for which the relevant Crown land is reserved under section 41 of the LAA and for purposes ancillary or beneficial to that purpose. The Minister may in that order subject that care, control and management to such conditions as the Minister specifies.

RELEVANT PLANS AND POLICIES

Nil

FINANCIAL IMPLICATIONS

Other than the cost of surveying the area and the Association's request for a contribution in the region of \$2000 towards the cost of improvements of the hall, adoption of the officer recommendation will not create any significant additional costs to the City. The City currently maintains the portion of Reserve that is proposed to be retained and adoption of the officer recommendation will reduce maintenance obligations on the City with the Association keen to take responsibility for a larger portion of land than originally considered.

The contribution of \$2000 would be paid on production of receipts relating to the improvements to the hall.

Long-term Financial Plan Implications

Adoption of the officer recommendation will have no significant impact on the City's Long Term Financial Plan.

STRATEGIC COMMUNITY OBJECTIVES

The recommendation in this report reflects Key Goal Areas 1 and 2 and specifically Community Objectives 1.3 and 2.1 of the City's Strategic Community Plan 2017 namely:

"A community with access to a range of social and recreational facilities and experiences"
and

"Planning strategies that foster the development of healthy neighbourhoods that meet our needs as we grow"

RISK ASSESSMENT

There are no identified medium or high level risks associated with the Officer Recommendation.

CONSULTATION

The proposal in relation to the transfer of the vesting of the portion of land on which the hall stands and some of the immediately surrounding area has been discussed with the President of the Association who in turn has discussed it with the membership. The Association have confirmed their willingness to accept the vesting of a portion of the Reserve.

City officers have also been in contact with the Department of Lands concerning the proposal. The Department have indicated that they will treat this request in a similar manner to the recent vesting of other rural halls in the district; the main component of which being the support of Council to the vesting and the provision of some information from the Association concerning the future proposed use of the hall.

OFFICER COMMENT

The objects of the Association are to establish a community centre for the residents of the Wilyabrup district and to foster, promote and co-ordinate community events and activities in the area. The Association are continuing to develop their membership and are keen to obtain the direct vesting of the land on which the hall sits as well as part of the immediately surrounding land.

As has been mentioned already, the hall is in need of some maintenance and repair. The Association are aware of this and will do their best to raise funds in due course to assist with the cost of the upkeep of the hall. Some of the specific items the Association would like to address include painting, improvements to steps and entrances, lock replacement, door strengthening, roof repairs, replacement fascias, cleaning of the water tank and treatment of floor boards. In light of this, the Association have requested that the City make a contribution towards their future costs. The Association have been advised to seek community bids in the future for significant maintenance works but would appreciate a contribution from the City either in the form of a nominal cash injection of (say) \$2000 or an undertaking to carry out some minor maintenance works in the near future.

CONCLUSION

The Association have confirmed that they wish to see the hall preserved for the benefit of the local community. The rediscovery of their associated status was the impetus they needed to bring together in a more formal way the members of the community who share that view. The desire of the Association is to focus on greater community use of the hall and to ensure it is maintained to a standard that will allow its use to continue into the future.

OPTIONS

1. Council could resolve to retain the hall and not support the request to the Department of Lands for a transfer of the vesting of the hall and surrounding land.
2. Council could resolve not to include the surrounding land in the request for transfer of the vesting.
3. Council could resolve to transfer the hall and land to the Association but not support the contribution towards the cost of maintenance.

TIMELINE FOR IMPLEMENTATION OF OFFICER RECOMMENDATION

Following the resolution of Council, City officers will immediately inform the Department of Lands of the outcome. The next stage will be the commissioning of a survey of the land to be excised from the reserve which may take several months to process.

OFFICER RECOMMENDATION

That the Council:

- (i) Seek to relinquish the Management Order of a portion of Reserve 51305 as shown outlined on the plan attached and request the Minister for Lands to vest management of this portion of land with the Wilyabrup Progress Association Inc; and
- (ii) Make available to the Wilyabrup Progress Association a one off payment of \$2000 as a contribution towards the cost of improving the hall as a result of its handover to the association.



14.2 BUDGET ADOPTION 2017/2018

SUBJECT INDEX:	Budget Planning and Reporting
STRATEGIC OBJECTIVE:	Assets are well maintained and responsibly managed.
BUSINESS UNIT:	Finance and Corporate Services
ACTIVITY UNIT:	Financial Services
REPORTING OFFICER:	Manager Financial Services - Kim Dolzadelli
AUTHORISING OFFICER:	Director, Finance and Corporate Services - Cliff Frewing
VOTING REQUIREMENT:	Absolute Majority
ATTACHMENTS:	Nil

PRÉCIS

To formally consider the attached budget papers presented for consideration by Elected Members in order to adopt the 2017/18 Municipal Budget.

The author also requests that staff and Councillors identify whether they may have any financial or proximity interests with respect to any of the proposed capital works projects being near to or adjacent to properties they might own.

BACKGROUND

Pursuant to Section 6.2 of the Local Government Act (the 'Act'), a local government is to prepare and adopt an annual budget on or before 31 August each year, or such extended time as the Minister allows.

Staff commenced the preparation of the Budget in December 2016 and have provided all Councillors, staff, residents and electors the opportunity to submit projects for consideration by Council.

The attached Budget documents have been prepared after extensive consultation with all relevant stakeholders and having regard to draft budget workshops convened with Elected Members during May and June 2017. This report now seeks the Council's formal adoption of its 2017/18 annual budget. The budget has also been prepared in light of the Long Term Financial Plan discussion in the earlier part of the year, aligning with a lower rate increase that originally envisaged.

The process outlined above was adopted to maximise the input into the Municipal Budget by Councillors, the community and staff to promote a greater understanding of the budget document itself and to ensure it accurately reflects the priorities of the Council.

STATUTORY ENVIRONMENT

As part of the annual budget development process, a local government must have regard for numerous requirements under the Act and associated Regulations. These include, but are not limited to, the following provisions:

- Adoption of Annual Budget

Section 6.2 of the Act and Part 3 of the Local Government (Financial Management) Regulations detail the form and manner in which an annual budget is to be presented to the Council for formal consideration.

- Reserve Accounts

Section 6.11 of the Act provides guidance in respect of reserve accounts and also outlines the processes required should a local government determine to amend the purpose of a reserve.

- Power to Borrow

Sections 6.20 and 6.21 of the Act refer to a local government's power to borrow and the administrative requirements associated therewith.

- Notice of Imposing Differential Rates

Section 6.36 of the Act details the requirement for a local government to give local public notice of its intention to impose differential rates in the dollar and associated minimum payments in any year. The local public notice is to provide details of each differential rate in the dollar and associated minimum payment and must also invite public submissions to the proposal, for a period of not less than 21 days.

- Adoption of Fees and Charges

Sections 6.16 – 6.19 of the Act refer to the imposition, setting the level of, and associated administrative matters pertaining to fees and charges. The requirement to review fees and charges on an annual basis is detailed within Regulation 5 of the Local Government (Financial Management) Regulations. The Fees and Charges were adopted by Council in April 2017 and advertising to enable them to apply from 1 July 2017.

RELEVANT PLANS AND POLICIES

The 2017/18 budget has been guided by the Council's Strategic Community Plan 2017 and Corporate Business Plan, along with associated informing plans (Long Term Financial Plan, Workforce Plan and Asset Management Plans). This is in addition to the range of other plans and policies which underpin specific components of the overall annual budget.

FINANCIAL IMPLICATIONS

The budget adopted by the Council will determine the financial operations of the City of Busselton for the 2017/18 financial year.

Long-term Financial Plan Implications

The 2017/18 budget is in line with the LTFP as adopted by Council on 26 April 2017.

STRATEGIC COMMUNITY OBJECTIVES

The annual budget impacts across all of the Council's Strategic Community Objectives. However, the process of adopting the annual budget can be principally aligned with Key Goal Area 6 – 'Leadership' and more specifically Community Objectives:

- 6.1 Governance systems, process and practices are responsible, ethical and transparent.
- 6.2 Council engages broadly and proactively with the community.
- 6.3 Accountable leadership that is supported by a skilled and professional workforce.
- 6.4 Assets are well maintained and responsibly managed.

RISK ASSESSMENT

The 2017/18 budget has been informed by the Council's Strategic Community Plan 2017, and more particularly the underpinning Corporate Business Plan, Long Term Financial Plan, Workforce Plan and Asset Management Plans. With risk assessments having been conducted on each of these plans, the risks associated with the adoption of the 2017/18 draft budget have largely been addressed, mainly that the City has the financial capacity to deliver the programs, projects and ongoing services as identified in the budget papers without the sustainability of the City causing any detriment in its financial base.

CONSULTATION

In its development, the 2017/18 budget has been the subject of specific workshops convened with Elected Members. Community groups and other not for profit organisations have also been invited to apply for funding allocations as part of the City's ongoing sponsorship related programs. Throughout the year, members of the public have also been invited to make submissions on a range of proposed projects and activities impacting on the draft budget.

Local public notice was undertaken on the 16th & 21st June 2017 with respect to the Notice of Intention to Levy Differential Rates for the 2017/2018 financial year and copies placed on City's website Facebook pages with a link back to the website's Public Notice. The proposed general rate increase advertised for 2017/2018 financial year was 3.90%.

Ratepayers and Electors were invited to make a submission to Council in relation to the proposal. Submissions closed 4:30pm Monday 10th July 2017. At the close date no submissions had been received.

OFFICER COMMENT

The 2017/18 budget as presented for consideration is reflective of the documents workshopped with Elected Members during May and June 2017, and incorporates amendments determined during that process. At this point there was a small contingency of \$56,565.

At the end of the workshops Council requested officers to endeavour to reduce the 2017/18 Rate increase to 3.99%; due to further savings being found City officers confirmed at the second Budget Workshop that the Rate Increase had been reduced to 3.90%.

The budget has continued to be amended subsequent to the workshops, to reflect matters that have arisen during the intervening period. Whilst these amendments could have been deferred from inclusion in the budget and raised for consideration as part of this report, it is felt that presenting the Council with a complete and balanced budget is a preferable option as has been the process in the past.

Notwithstanding this, it is important that the Council is provided with an overview of the subsequent amendments which are considered to be either material in value or of specific interest; these are as follows:

Reduction in Workforce Planning Funds	\$58,000
Increase in Subscriptions WA Regional Capitals Alliance	\$11,000
Inclusion of Georgiana Molloy Bus Bay Facilities due to MRD grant	\$200,000 (no net impact)
Inclusion of Vasse Bypass Road Footpath	\$65,000 (no net impact)
Inclusion Vasse Highway Drainage Works	\$22,523 (no net impact)
Inclusion of Busselton Highway Pavement Deformation	\$65,000 (no net impact)
Reduction in Workforce Plan Funds – Jetty Trainee	\$52,154
Reduction in Reimbursement - ESL Levy income	\$45,178
Reduction in Salaries and Wages – Transferred to LSL Reserve	\$143,940 (no net impact)
Increase in Tennis Club Capital Project – offset by borrowings	\$500,000 (no net impact)
Increase in Loan Repayment charges Tennis Club Loan	\$30,096
Increase in Financial Assistance Grants	\$62,155
Inclusion of Court Street Road Project (at request of Council)	\$22,500
Inclusion of Plover Court Road Project	\$32,500
Increase to Dunsborough Road Access Improvements	\$7,155
Reduction in Insurance expenses	\$54,138
Increase in Insurance Rebate	\$38,041

Inclusion of Cyber Liability Insurance	\$5,000
Inclusion of Relocation of the Provence Sales Office Project	\$25,000 (no net impact)
Reduction in Fleet Management – Licencing	\$30,000

The net impact of the above adjusts plus other minor adjustments have seen the Contingency Holding Account increase to the amount of \$217,648. Officers are of the opinion that this amount should be maintained in light of the impending State Governments Budget to be announced in September 2017. The late state budget adoption may impose addition costs onto the City or kept aside in the event that a programmed event or opportunity arises during the financial year that the City may decide to finance.

Carryover Items

The 2017/18 budget reflects carryover items totalling \$1,186,535 are primarily relate to capital works which have been commenced in the 2016/17 year and are carrying over to the 2017/18 financial year. These items form a substantial part of the 2016/17 financial year closing surplus of \$ 1,839,640, and as is always the case have been funded from those surplus monies as they directly contributed to that surplus result. The remaining balance of \$653,105 is to be transferred into the New Infrastructure Development Reserve as per Council Resolution.

Rates

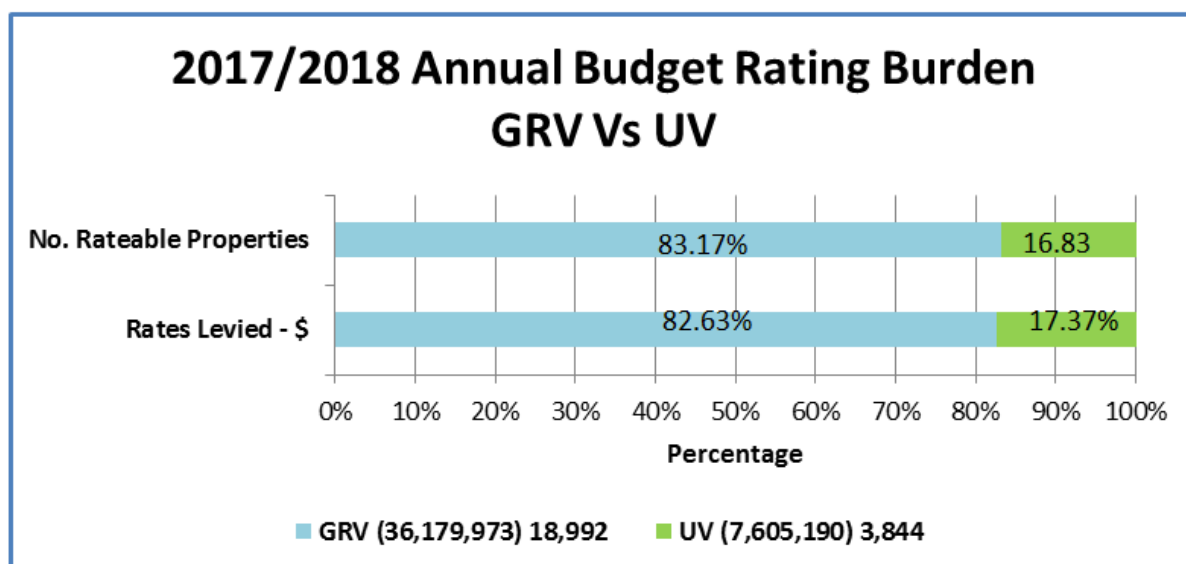
The draft budget presented initially to the workshops was based on a general rate increase of 4.75%. However, savings and other efficiencies were found during the workshop and subsequent to the workshops such that a balanced draft budget for the 2017/18 financial year could be prepared based on a general rate increase of 3.90% with no increase to waste charges for 2017/18 indeed these remain at 2015/2016 levels.

There has also been a reduction of the WARR Act charge from \$88 to \$66 with the amount of reduction in this charge now being raised via the differential Rate charge; this change has enabled the City to commence funding of the Busselton/Dunsborough Major Traffic study which will focus on progressive upgrade of the local road network to reduce congestion, increase traffic flow and ease of access. This was recently identified as one of the community's main priority for Council to focus upon.

The average Residential Rates notice will increase on average by 3.0%, however some Ratepayers will have a below average and others above average increase in overall charges.

The draft budget has also maintained the prevailing methodology in respect of the equity in the rating burden between the gross rental value (GRV) and unimproved valuation (UV) rating categories.

The following graphical representation illustrates the comparative between the value of rates levied in each category (excluding specified area rates) and the number of rateable properties in each.



Proposed Borrowings

The 2017/18 draft annual budget includes \$11.11M in proposed new borrowings, for the following purposes:

- **Busselton Foreshore Jetty Precinct (\$3.5M)**
\$3.5M in additional loan funding to continue works in relation to the Busselton Foreshore.
- **Busselton Tennis Club – Infrastructure (\$2.75m)**
Relating to relocation and redevelopment of the Busselton Tennis Club \$2.75M. Initially in the LTFP it was proposed to borrow 2.25m (17/18) and 2.20m (18/19) however, in order to expediate the project and meet cash flow needs, additional Borrowing of \$500k has been factored in corresponding the 18/19 budget will reflect a reduction in Capital to \$1.7m.
- **Busselton/Dunsborough Traffic Implementation Works (\$2.5m)**
Relating to the strategic direction for the progressive upgrade of the local road network to reduce congestion, increase traffic flow and ease of access, pre-coitally targeted at facilitating the eastern link. Loan repayments are funded by the reduction in the WAR Levy which is held in reserve fund.
- **Dunsborough Lakes Oval (\$1.6m)**
Relating to land purchase from the Water Corporation for the provision of future recreation oval precinct amounting to \$1.6M.
- **Car Parking (\$500K)**
Relating to land purchase for the provision of future town site car parking amounting to \$1.35M, with the remainder being funded from the Car Parking Reserve.
- **Community Groups Self Supporting Loan (\$260K)**
A Self Supporting Loan to the Dunsborough and Districts Country Club has been included in the amount of \$110k and a provision of \$150k made for loan funding to other community groups, enabling them to borrow funds at lower interest rates through support of the City. Liability for the repayment of the loans remains with the community group.

New Reserves

Council is being asked to create the following new Reserves to accommodate the control of funds, to allow funds to be transferred from restricted accounts to allow further control and ensure Asset Renewal can be provided for. The creation of the new reserves is reflected in the 2017/18 annual budget and the purpose detailed attached Budget document:

- Busselton Traffic Study Implementation Reserve
- CPA Bushfire Facilities Reserve
- CPA Community Facilities Dunsborough Lakes South Reserve
- CPA Community Facilities South Biddle Precinct Reserve
- CPA Infrastructure Road Upgrades Reserve
- Railway House Asset Renewal Reserve
- Airport Noise Mitigation Reserve
- Airport and Future Development Reserve

Variance Reporting Threshold – 2017/18 Financial Year

Whilst not directly relevant to the budget adoption, Regulation 34(5) of the Local Government (Financial Management) Regulations requires that in each year, a local government adopts a percentage or value, calculated in accordance with Accounting Standard AASB1031 - Materiality, to be used for reporting material variances.

It is preferable that the Council determines this percentage or value as part of its annual budget adoption process, such that this reporting threshold is known prior to the compilation of the initial Statement of Financial Activity report each financial year.

Accounting Standard AASB1031 states that; *"general purpose financial reporting involves making decisions about the information to be included in general purpose financial reports and how it is presented. In making these judgements, considerations of materiality play an essential part. This is because the inclusion of information which is not material or the exclusion of information which is material may impair the usefulness of the information provided to users"*.

The Standard also suggests quantitative thresholds in the consideration of the materiality of variances, as follows:

- a) *An amount which is equal to or greater than ten percent (10%) of the appropriate base amount may be presumed to be material unless there is evidence or convincing argument to the contrary; and*
- b) *An amount which is equal to or less than five percent (5%) of the appropriate base amount may be presumed not to be material unless there is evidence or convincing argument to the contrary.*

The Council has historically adopted a [+/- 10%] variance reporting threshold, with reportable variances resulting from timing differences and/or seasonal adjustments to be reported on a quarterly basis. It is considered that reporting threshold is reasonable, and ensures that the Council remains fully informed of the City's financial performance on a month by month basis. Consequently, this report recommends that the currently adopted variance reporting threshold and methodology be readopted in respect of the 2017/18 financial year.

2017/18 Annual Budget – Highlights

The budget as presented for adoption reflects a balanced position as at 30 June 2018, and comprises all of the amendments and additions as detailed in this report. The following provides a synopsis of relevant budget highlights:

Total expenditure is in the order of \$154.3m including approximately \$81.3m in capital expenditure and includes the following capital expenditure items:

Airport Development	\$	40,616,890
Busselton Foreshore Jetty Precinct	\$	4,000,000
Busselton Foreshore - Stage 3	\$	3,440,383
Busselton Tennis Club - Infrastructure	\$	2,750,000
Waste Management Infrastructure	\$	2,056,500
Dunsborough Lakes Oval Land Purchase	\$	1,600,000
Foreshore East-Youth Precinct Community Youth Building/SLSC	\$	1,351,078
Dunsborough Town Centre Car Parking	\$	1,350,000
Parks & Gardens - Infrastructure Works	\$	1,261,000
GLC - Pool Relining	\$	570,000
Barnard Park Pavilion Completion	\$	350,969
Vasse Newtown - AFL Oval Stage 2	\$	332,275
Meelup Coastal Nodes - Carpark upgrade & Fire Access Trails	\$	257,764
Busselton Bypass - Country Road Footpath	\$	222,000
<u>Major Road Infrastructure Projects</u>	Total	\$ 11,441,817
Busselton Dunsborough Traffic Implementation Works	\$	2,325,000
Yelverton Road	\$	1,670,000
Peel Terrace	\$	1,102,549
Capital Works - Footpath Construction	\$	778,215
Layman Road	\$	672,701
Layman Road - Reconstruction Between 3250 and 6190	\$	600,000
Capital Works - Bridges	\$	600,000
Dunsborough Road Access Improvements Stage 3	\$	591,155
Strelly Street	\$	549,859
Marine Terrace	\$	500,000
Coastal Infrastructure	\$	493,194
Capital Works - Drainage	\$	493,000
Patton Terrace - Asphalt Overlay	\$	269,000
Queen Street	\$	254,412
Koorabin Drive - Reseal	\$	250,000

As illustrated above, the 2017/18 draft budget includes a wide range of capital projects, which will benefit the City's ratepayers. This is in addition to recurrent operational funding allocations to support a wide range of community initiatives. It is therefore considered that the 2017/18 budget reflects excellent value for money, whilst also being attentive to the desires and aspirations of the community, as reflected in the Council's Strategic Community Plan 2017.

Fees and Charges

To enable the Council's Schedule of Fees and Charges to become effective from the commencement of the financial year, the Schedule is required to be adopted in advance of 30 June each year.

At its meeting of 26 April 2017, the Council adopted (C1704/090) its Schedule of Fees and Charges for the 2017/18 financial year.

Pursuant to Section 6.19 of the Act, local public notice was given in the week commencing 3 May 2017 and the Schedule of Fees and Charges came into effect from 1 July 2017.

Since this time several minor changes have been made to the Schedule of Fees and Charges, at the time of writing this report the author advises that these minor changes are yet to be finalised and as such are not detailed in this report. The changes will be notified to all Councillors and staff once completed.

CONCLUSION

It is considered that the Council's 2017/18 annual budget is financially prudent. As illustrated in this report, the budget includes a significant level of capital projects which will be of benefit to the City's ratepayers. Many of these projects are aligned with Council's Strategic Community Plan 2017 which was adopted in April 2017, and as such reflect the aspirations of the community. The draft budget also reflects the funding requirements as detailed in subsidiary resourcing plans such as the Workforce Plan and the Overall Asset Management Plan.

It is therefore recommended that the Council adopts its 2017/18 draft annual budget as presented.

OPTIONS

The Council may determine to amend the budget as presented for adoption.

The Council may also determine to amend the recommended variance reporting threshold in respect of the statutory Statement of Financial Activity Statement reporting.

TIMELINE FOR IMPLEMENTATION OF OFFICER RECOMMENDATION

The 2017/18 annual budget will become effective immediately consequent to adoption by the Council.

OFFICER RECOMMENDATION**ABSOLUTE MAJORITY DECISION OF COUNCIL REQUIRED**

That the Council adopts its 2017/18 annual budget as attached, which incorporates the following:

1. That the following general rates, differential rates, specified area rates and minimum payments, along with other charges, impositions and concessions as specified in the Memorandum of Imposing Rates and Charges as is contained within the draft annual budget, and consequent to any alterations made during the course of this meeting, be adopted by the Council for imposition upon all applicable rateable properties within the district of the City of Busselton for the 2017/18 financial year, in accordance with the provisions of the Local Government Act and subject to all necessary pre-requisites and protocols there under

Description	Rate in the \$	Minimum Payment \$
<u>Zone Groups (GRV)</u>		
Residential	8.825c	\$1,227
Residential – Vacant Land	8.825c	\$1,227
Industrial	10.568c	\$1,227
Industrial – Vacant Land	11.6339c	\$1,227
Commercial	10.568c	\$1,227
Commercial – Vacant Land	11.6339c	\$1,227
<u>Land Use Groups (UV)</u>		
Primary Production	0.4047c	\$1,227
UV Rural	0.3701c	\$1,227
UV Commercial	0.7401c	\$1,227
<u>Specified Area Rates</u>		
Port Geographe	1.3871c	N/A
Provence GRV	1.2805c	N/A
Provence UV	0.0137c	N/A
Vasse GRV	1.6353c	N/A

2. A rate payment instalment fee of \$4.50 per instalment in accordance with section 6.45 (3) of the Local Government Act 1995.
3. An interest rate of 5.5% per annum on rates paid by instalments in accordance with section 6.45 (3) of the Local Government Act 1995.
4. An interest rate of 11% per annum on all outstanding rates in accordance with section 6.51 (1) of the Local Government Act 1995.
5. In accordance with regulation 64(2) of the Local Government (Financial Management) Regulations 1996, the following Instalment options:

Option 1 - Payment in full by a single instalment

Option 2 - Payment in full by four instalments

1st	8 September 2017
2nd	8 November 2017
3rd	8 January 2018
4th	8 March 2018

6. The following annual Refuse Collection and Recycling charges for the City of Busselton for the 2017/2018 financial year:
 - a) Commercial Waste Charges \$159,
 - b) Domestic Waste Charges \$159,
 - c) Recycling Collection Charge - Domestic \$75, and
 - d) Commercial Recycling Collection Charge \$75.
7. In accordance with (Section 66(1) Waste Avoidance and Resource Recovery Act 2007) and, in accordance section 66(3) of the WARR Act, apply the minimum payment provisions of section 6.35 of the Local Government Act 1995, imposes a Waste Infrastructure Rate as follows:
 - a) GRV General Properties – Rate in the dollar: 0.01 Cents, minimum \$66
 - b) UV General Properties – Rate in the dollar: 0.0005 Cents, minimum \$66
8. Pursuant to section 6.11 of the Local Government Act 1995, Council adopt the reserve fund budget contained at note 6 of the budget which incorporates the following new reserves:
 - Busselton Traffic Study Implementation Reserve
 - CPA Bushfire Facilities Reserve
 - CPA Community Facilities Dunsborough Lakes South Reserve
 - CPA Community Facilities South Biddle Precinct Reserve
 - CPA Infrastructure Road Upgrades Reserve
 - Railway House Asset Renewal Reserve
 - Airport Noise Mitigation Reserve
 - Airport Operations and Future Development Reserve
9. Councillors fees and allowances as follows;
 - a) Councillor Annual Sitting Fees \$26,700
 - b) Mayor's Allowance \$64,000
 - c) Deputy Mayor's Allowance \$16,000
 - d) Telecommunications and Information Technology Allowance \$3,500.
10. Reaffirms the adoption of its Schedule of Fees and Charges for the 2017/18 financial year, as amended and comprised within the 2017/18 Draft Annual Budget document.
11. Notes that no submissions were received with respect the Notice of Intention to Levy Differential Rates for the 2017/2018 financial year.

12. That pursuant to Regulation 34(5) of the Local Government (Financial Management) Regulations, the Council adopts a material variance reporting threshold with respect to financial activity statement reporting for the 2017/18 financial year as follows:

- Variances equal to or greater than 10% of the year to date budget amount as detailed in the Income Statement by Nature and Type/ Statement of Financial Activity report, however variances due to timing differences and/or seasonal adjustments are to be reported on a quarterly basis; and
- Reporting of variances only applies for amounts greater than \$25,000.

***Note: Attachments to be released separately.**

14.3 ADOPTION OF CORPORATE BUSINESS PLAN 2017/2018 TO 2020/2021

SUBJECT INDEX:	Corporate Planning
STRATEGIC OBJECTIVE:	Accountable leadership that is supported by a skilled and professional workforce.
BUSINESS UNIT:	Corporate Services
ACTIVITY UNIT:	Organisational Development
REPORTING OFFICER:	Manager Corporate Services - Sarah Pierson
AUTHORISING OFFICER:	Director, Finance and Corporate Services - Cliff Frewing
VOTING REQUIREMENT:	Absolute Majority
ATTACHMENTS:	Attachment A Corporate Business Plan 2017/2018 - 2020/2021 ↓

PRÉCIS

This report presents the attached (Attachment A) City of Busselton Corporate Business Plan 2017/2018 – 2020/2021 (Corporate Business Plan) and seeks Council's approval and formal adoption of the plan.

BACKGROUND

The *Local Government Act 1995* sets out requirements for the Plan for the Future which requires all Local Government Authorities to have a strategic community plan spanning a minimum ten year period and a corporate business plan, spanning a four year period. Local governments are also required to develop a number of informing documents, namely asset management plans for key asset classes, a four (4) year workforce plan and a ten (10) year long term financial plan. This set of plans and their integration with each other is commonly referred to as the integrated planning and reporting framework.

After a program of community engagement, the City of Busselton reviewed its Strategic Community Plan 2013 (Review 2015) and adopted the Strategic Community Plan 2017 on 12 April 2017. This document sets the strategic direction for Council for the next 10 years.

The corporate business plan is reviewed annually with each annual review considering the ongoing relevance of services delivered, assessing the progress of priority actions and establishing the medium term (four year) direction of the organisation, cognisant of the overall strategic direction set by the Strategic Community Plan.

The City has also developed (and regularly reviews) key resourcing documents – Asset Management Plans, a Long Term Financial Plan and a Workforce Plan.

The Department of Local Government and Communities uses three standards for measuring a local government's performance – level 1 – achieving standard, level 2 – intermediate standard and level 3 – advanced standard. The legislation requires that only level 1 standards are met, with intermediate and advanced standards demonstrating the higher levels of planning and integration practices local governments should aspire to as they mature.

STATUTORY ENVIRONMENT

Section 5.56 of the *Local Government Act 1995* (the Act) requires a local government to plan for the future of the district and to ensure that any such plans are in accordance with regulatory requirements.

Regulation 19(D)(A) of the *Local Government (Administration) Regulations 1996* (the Regulations) requires the development of a corporate business plan which relates to the whole of the district over a term of at least four financial years. The corporate business plan must:

- Set out the local government's priorities for dealing with the objectives and aspirations of the community as reflected in the strategic community plan;
- Govern the local government's internal business planning by ensuring that any priorities referred to in the corporate business plan are within the capacity of the local government's resources; and
- Develop and integrate matters relating to any asset management plans, workforce planning and the local government's long term financial plan.

Regulation 19(D)(A) also requires that the corporate business plan is adopted by an Absolute Majority decision of the Council and that the corporate business plan is reviewed each year.

RELEVANT PLANS AND POLICIES

The Integrated Planning and Reporting Advisory Standards published by the Department of Local Government and Communities sets out basic, intermediate and advanced standards for each of the components of the integrated planning process. All local governments are encouraged to continually improve their integrated planning and reporting processes as they mature.

FINANCIAL IMPLICATIONS

The review of the Corporate Business Plan was completed in-house by Officers and therefore did not have any financial implications per se.

Long-term Financial Plan Implications

The financial implications of the Corporate Business Plan are reflected in the first four (4) years of the adopted Long Term Financial Plan 2017/2018 - 2026/2027. Some of the more significant infrastructure projects identified in the Corporate Business Plan will be substantially delivered through borrowings while other projects and activities will rely at least in part on grant or other external funding sources. Where this is the case it has been indicated in the plan.

STRATEGIC COMMUNITY OBJECTIVES

The Corporate Business Plan is the City's response to the community objectives listed in the Strategic Community Plan 2017. Adoption of the Corporate Business Plan links to key goal area six (6) "Leadership" and specifically Community Objective 6.3 – "Accountable leadership that is supported by a skilled and professional workforce".

RISK ASSESSMENT

There is always the potential for non-delivery of services or actions referred to in the Corporate Business Plan. However, the risk is assessed as low, given that the plan reflects existing services and actions that are incorporated into the Long Term Financial Plan 2016/2017 – 2026/2027. Actions dependent on external funding are denoted as such in the Corporate Business Plan to ensure transparency and accountability.

CONSULTATION

The Corporate Business Plan strongly reflects and links to the aspirations of the community as expressed in the City of Busselton Strategic Community Plan 2017. The Corporate Business Plan directs the internal operations of the City and hence is not directly the subject of consultation. Having said that, community feedback gained through the strategic community plan engagement process provided valuable information and validated the relevance of the strategies and actions articulated in the Corporate Business Plan.

OFFICER COMMENT

It is important that the City's Corporate Business Plan upholds the direction of the Strategic Community Plan 2017, and integrates all relevant information contained in the City's long term financial plan, its workforce plan and asset management plans. Officers believe that the proposed Corporate Business Plan satisfies these requirements.

The proposed Corporate Business Plan outlines, by key goal area, all of the services that Council delivers to the community and identifies which community objectives they predominantly aid in achieving. It also lists the priority actions that the organisation intends to complete over the four (4) year life of the plan. A "best fit" approach to the linking of services and actions to the Strategic Community Plan key goal areas has been maintained, with actions also linked to one or more of the Council strategies listed in the Strategic Community Plan 2017.

The detail of the plan is laid out in sections or chapters headed by each key goal area. The changes made to the structure of the Strategic Community Plan 2017 have flowed through to the Corporate Business Plan, for instance key goal area 3 is now environment as opposed to economy (which is now key goal area 4), and key goal area 5 has changed from Connected City to Transport. Additionally actions in the Corporate Business Plan have been realigned to fit with the new and amended community objectives.

The Corporate Business Plan continues many of the initiatives listed in the current Corporate Business Plan 2016/2017 – 2019/2020. Reflected in the plan is the City's ongoing commitment to the progression of significant projects such as expansion of the Busselton Margaret River Airport, the redevelopment of the Busselton Foreshore, establishment of a Performing Arts Centre, implementation of traffic improvements in and around Busselton and Dunsborough town centres, the progression of plans for a regional waste facility, and the continuation of active open space planning, particularly in Dunsborough and Vasse.

As discussed in the Financial Implications section of this report, all of the services and actions referred to in the Corporate Business Plan are funded in the Long Term Financial Plan 2017/2018 – 2026/2027. Where actions rely on external funding it is indicated via a tick in the column headed "External Funding" within the Priority Corporate Actions table.

The section titled *Resourcing Strategy* provides an overview of the process for ensuring commitments within the plan are funded, a summary of the key assumptions which underpin the City's long term financial planning and a high level summary of the City's projected financial position for the period 2017/18 – 2020/2021.

Overall the Corporate Business Plan continues to progress the strategic direction established with the creation of the Strategic Community Plan in 2013 and reinforced and enhanced with the adoption of the Strategic Community Plan 2017. Hence the plan is fairly consistent with the current corporate business plan in terms of priorities.

As already noted, the review process, and in particular review of the Strategic Community Plan, has resulted in some actions being amended in terms of where they sit. Actions have also been updated to reflect the progression of time and progress made, for instance adjusted from 'plan for ...' to 'implement...'. New actions have been created and in some instances actions have been split to ensure they clearly represent the intended outcome, for instance the action "Progress plans for the construction of community sport and recreation facilities in Vasse" has been split into two actions "Construct a second oval at the Vasse Integrated Sport and Recreation Precinct" and "Seek funding for the establishment of a pavilion at the Vasse Integrated Sport and Recreation Precinct". Those actions which have been completed during 2016/2017 have been deleted. The table that follows illustrates the new and deleted actions.

Key Goal Area 1: Community: welcoming, friendly, healthy

Action	Responsibility	Informing Document	External Funding	17/18	18/19	19/20	20/21
NEW CCTV Deployments Provide CCTV services in high profile areas.	ICT Services	Social Plan	Yes	X	X	X	X
NEW Youth and Community Activities Building Activation In partnership with user groups, develop and implement inclusive programs and activities that activate the youth precinct.	Community Development	Busselton Foreshore Master Plan		X	X	X	X
DELETED Boating Facilities Upgrade existing boating facilities as funding allows. (Previously in KGA 2 - Action part of business as usual service delivery for the area)	Engineering and Facilities Services						

Key Goal Area 2: Places and Spaces: vibrant, attractive, affordable

Action	Responsibility	Informing Document	External Funding	17/18	18/19	19/20	20/21
NEW Town Planning Scheme Review the Town Planning Scheme to ensure it remains relevant and comprehensive.	Strategic Planning and Development	Local Planning Scheme 21		X	X	X	X
NEW Developer Contributions Review the City of Busselton Developer Contributions Plan 2008	Strategic Planning and Development				X	X	
NEW Public Open Space Strategy Finalise the development of a public open space strategy to guide future planning and decision making.	Strategic Planning and Development			X			

<p>DELETED</p> <p>Railway House</p> <p>Complete the construction of Railway House including the new premises for Busselton Jetty Environment and Conservation Association and Margaret River-Busselton Tourism Association and an interpretive facility (museum) to house the Ballaraat engine.</p> <p><i>(Action no longer relevant)</i></p>	Major Projects						
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Key Goal Area 3: Environment: valued, conserved, enjoyed

Action	Responsibility	Informing Document	External Funding	17/18	18/19	19/20	20/21
<p>NEW</p> <p>Municipal Heritage Inventory Review</p> <p>Finalise the review of the Municipal Heritage Inventory and Heritage List.</p>	Strategic Planning and Development		Yes	X	X		
<p>NEW</p> <p>Western Ringtail Possum Protection</p> <p>Work with State agencies to progress the protection of the Western Ringtail Possum (WRP) and the recovery of WRP populations.</p>	Environmental Management	Western Ringtail Possum Recovery Habitat Protection and Enhancement Strategy		X	X	X	X
<p>NEW</p> <p>Vasse River Beautification</p> <p>Enhance existing native vegetation, improve visual amenity and enrich the community's enjoyment of the Lower Vasse River foreshore reserve between Peel Terrace and Strelly Street.</p>	Parks and Gardens			X	X		
<p>NEW</p> <p>Geographe Waterways Stormwater Upgrades</p> <p>Progress the development of the Lower Vasse River and Toby Inlet management objectives, lobby for continued funding of infill sewer projects, especially for the Busselton LIA, and support other Waterways initiatives as appropriate.</p>	Environmental Management	Vasse Wonnerup Wetlands and Geographe Bay Water Quality Improvement Plan	Yes	X	X		
<p>DELETED</p> <p>Environment Strategy</p> <p>Finalise the review the City's Environment Strategy to provide for the delivery of environmental initiatives strategic direction.</p> <p><i>(Previously in KGA 5 - Action completed)</i></p>	Environmental Management						

Key Goal Area 4: Economy: diverse, resilient, prosperous

Action	Responsibility	Informing Document	External Funding	17/18	18/19	19/20	20/21
NEW Regional Centres Development Plan Subject to funding and in partnership with the Department of Regional Development and the South West Development Commission, develop a plan to support economic growth in the District.	Economic and Business Development		Yes	X	X		
NEW Seasonal Business Development Encourage and facilitate the establishment of temporary commercial food vendors to enhance the tourism potential and recreational use of strategic locations throughout the City.	Economic and Business Development	Events Strategy / Economic Development Strategy		X	X	X	X
NEW Dedicated Sporting Venue Liaise with stakeholders with regard to identifying a site for a future international standard noisy sport and events venue.	Strategic Planning and Development						
DELETED Wadandi Track Seek endorsement of the master plan for the Wadandi Track and implement as funding allows. <i>(Previously in KGA 3 - Action no longer relevant)</i>	Development Control						

Key Goal Area 5: Transport: smart, connective, accessible

Action	Responsibility	Informing Document	External Funding	17/18	18/19	19/20	20/21
NEW Links to Regional Centres Advocate for improved road infrastructure links to regional centres, including a four lane dual carriageway between Busselton and Capel, the Bunbury Outer ring road, and Vasse-Dunsborough Link.	Strategic Planning and Development	South West Regional Blueprint		X	X	X	X
NEW Cycle Safety Develop a community education program to encourage the safe use of cycle ways.	Design and Survey	Bike Plan		X	X	X	X
DELETED Busselton-Margaret River Regional Airport Expansion Stage 2a Continue to lobby the Federal and State governments in relation to expanding the airport to cater for international freight services. <i>(Previously in KGA 4 - Action has been overtaken now)</i>	Airport Services						

Key Goal Area 6: Leadership: visionary, collaborative, accountable

Action	Responsibility	Informing Document	External Funding	17/18	18/19	19/20	20/21
NEW Community Satisfaction Survey Conduct a regular survey to assess the level of community satisfaction with City services and facilities.	Public Relations				X		X
NEW Overall Asset Management Plan Review and update the overall Asset Management Plan.	Asset Management			X			
NEW Fleet Replace the City's fleet in accordance with the 10 year fleet management plan.	Fleet Services	Long Term Financial Plan		X	X	X	X
DELETED Sister City Relations Enhance understanding between the communities of Australia and Japan via the City's Sister City relationship with Sugito. <i>(Action part of business as usual service delivery for the area)</i>	Governance Services						
DELETED Local Law Review Continue the local law review program and develop new or amend existing local laws as required. <i>(Action part of business as usual service delivery for the area)</i>	Legal Services						
DELETED City of Busselton Civic and Administration Centre Redevelopment Complete the construction of the new City Civic and Administration Centre. <i>(Action completed)</i>	Major Projects						

The final section of the Corporate Business Plan relates to measuring our progress. To facilitate this, a set of 11 key performance indicators (KPIs) are listed at the end of the plan. These KPIs assist in measuring progress of the Corporate Business Plan actions and the progress and success of the organisation's ongoing service delivery. The KPIs, which have been reviewed and reduced since adoption of the current corporate business plan, are reported on six (6) monthly to Council with annual progress reported in the Council's annual report each year.

CONCLUSION

The City of Busselton Corporate Business Plan is a key component of the City's integrated planning framework as required by the Department of Local Government and Communities. It is believed the proposed plan meets all of the regulatory requirements and successfully integrates all relevant information from the City's current long term financial plan, the City's existing asset management plans and workforce plan. The plan continues to progress the strategic direction established initially with the creation of the Strategic Community Plan 2013, and reinforced through adoption of the Strategic Community Plan 2017. Importantly the plan provides a strong program to support delivery of the community aspirations and objectives.

OPTIONS

1. The Council may choose not to adopt the Corporate Business Plan. Officers do not recommend this as it is a requirement to adopt on an annual basis a Corporate Business Plan outlining services and priority actions for the ensuing four years.
2. The Council may choose to alter any of the components or wording of the proposed Corporate Business Plan as it sees fit.

TIMELINE FOR IMPLEMENTATION OF OFFICER RECOMMENDATION

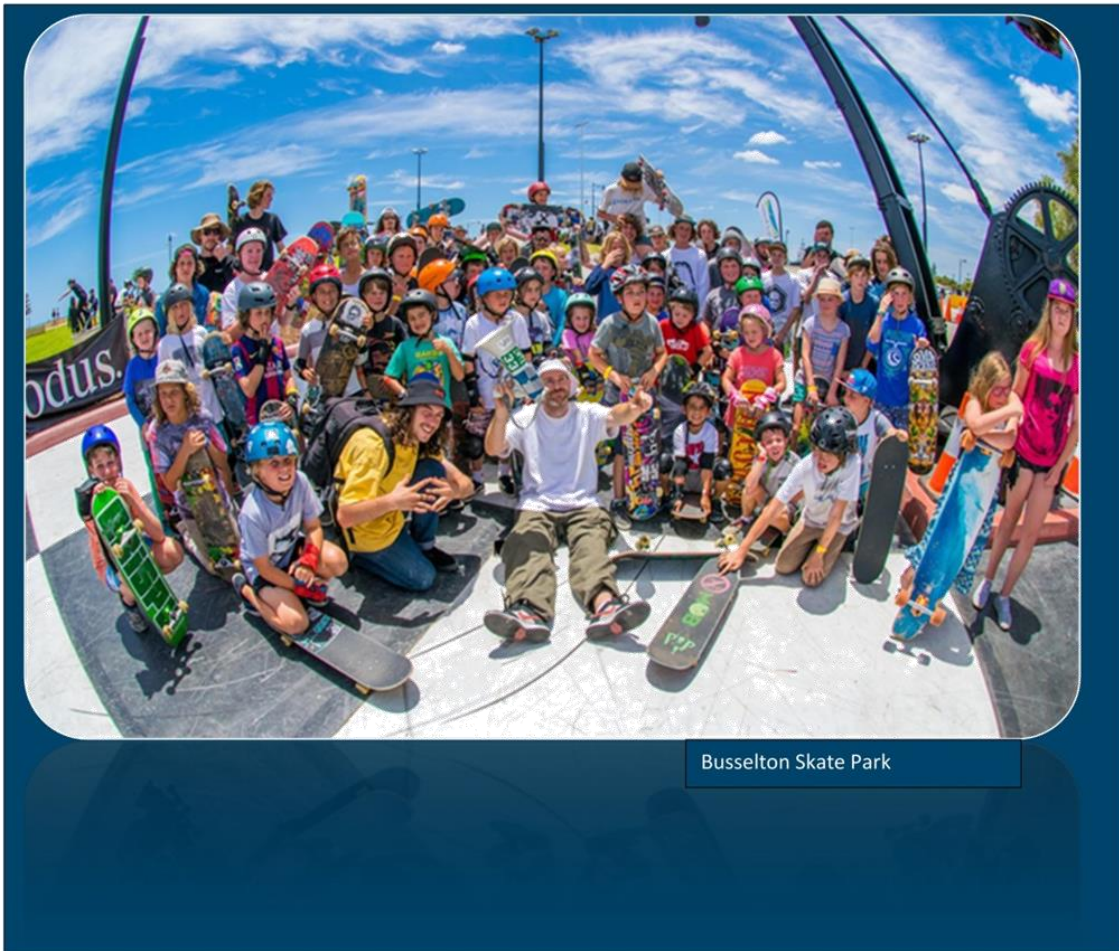
The Corporate Business Plan 2017/2018 – 2020/2021 will take effect immediately upon adoption with the services and actions contained within the Plan implemented over the four year life of the plan as identified. The plan will be professionally published within one month of its adoption.

OFFICER RECOMMENDATION**ABSOLUTE MAJORITY DECISION OF COUNCIL REQUIRED**

That the Council adopts the Corporate Business Plan 2017/2018 – 2020/2021 in the form attached to this report.

Corporate Business Plan 2017/2018 - 2020/2021

Corporate Business Plan 2017/2018 – 2020/2021



Busselton Skate Park

Corporate Business Plan 2017/2018 - 2020/2021

DRAFT

INSIDE FRONT COVER

Corporate Business Plan 2017/2018 - 2020/2021

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Corporate Business Plan 2017/2018 - 2020/2021

Message from the Mayor and the Chief Executive Officer



We are proud to present the Corporate Business Plan for 2017/18 – 2020/21.

The Corporate Business Plan sets out the services, projects and actions designed to bring to fruition the community's vision outlined in our Strategic Community Plan 2017.

This Corporate Business Plan continues the exciting phase of community, infrastructure and economic development that the City has committed to over the past few years. Reflected in the plan is the City's ongoing commitment to significant projects including expansion of the Busselton Margaret River Airport, the redevelopment of the Busselton Foreshore, establishment of a Performing Arts Centre, implementation of traffic improvements, the progression of plans for a regional waste facility, and the continuation of active open space planning, particularly in Dunsborough and Vasse.

We would like to thank our community for its invaluable input into the 2016 review of the Strategic Community Plan, which has consequently shaped the focus of this Corporate Business Plan. We are committed to ensuring our plans continue to work in harmony so we can deliver our services, projects, capital works and other operational activities to our community in a cost effective and efficient manner.

A handwritten signature in blue ink, appearing to read "G Henley".

Grant Henley
Mayor

A handwritten signature in blue ink, appearing to read "Mike Archer".

Mike Archer
Chief Executive Officer

Corporate Business Plan 2017/2018 - 2020/2021

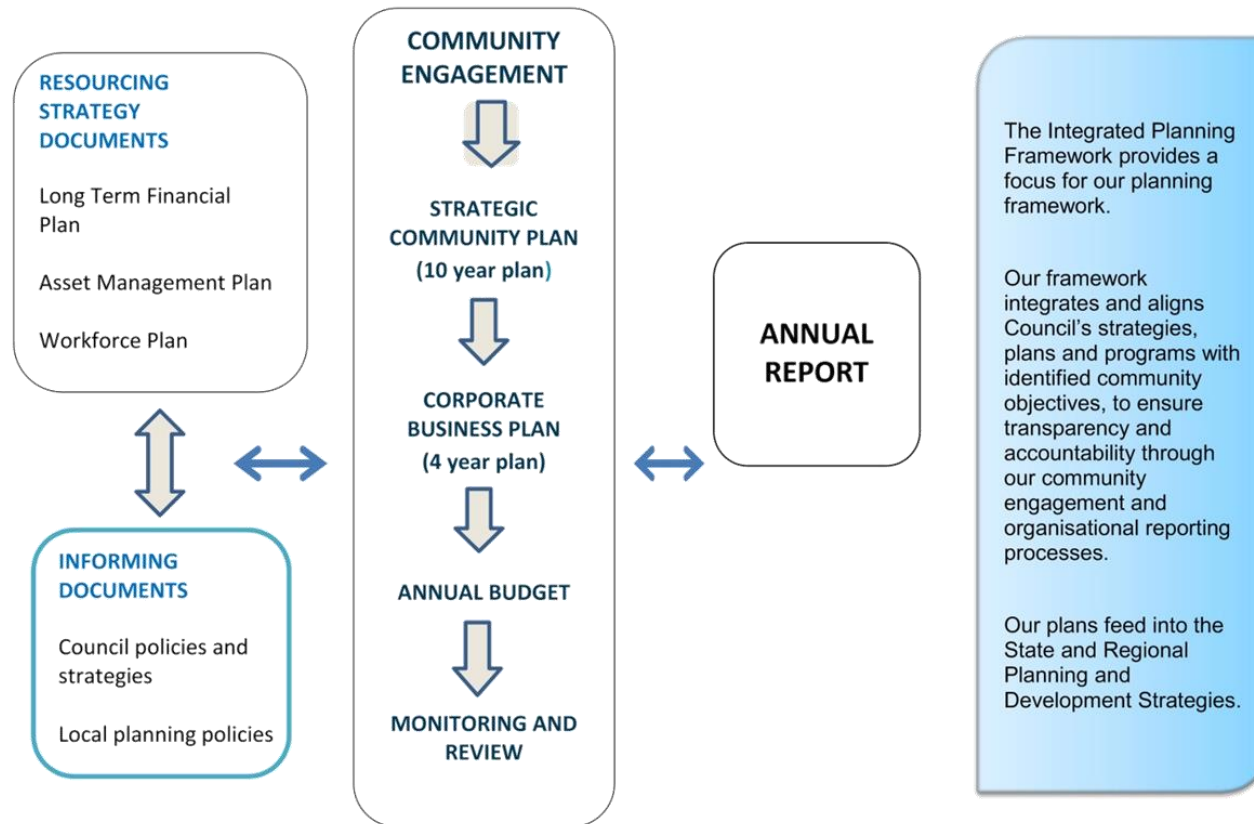
Our corporate values



- Pride in performance
- Empower people to make decisions
- Mutual respect in everything we do
- Strength as a team
- Community focus

Corporate Business Plan 2017/2018 – 2020/2021

Strategic Planning Framework



Corporate Business Plan 2017/2018 – 2020/2021

Strategic Planning Framework

Community Engagement

Continuous engagement with our community helps us to understand the community's views and responsibly represent our community in everything we do.

Strategic Community Plan 2017

The Strategic Community Plan 2017 is our high level, long term plan that responds to the community's vision and aspirations and details strategies that will be actioned by Council to realise community objectives. While some elements of the objectives may be beyond the scope of Council, the City is committed to advocate, inform, partner and share the responsibility for achieving these objectives.

Corporate Business Plan 2017/18 – 2020/21

The Corporate Business Plan is the City's medium term plan outlining what the City of Busselton will do to help achieve the community's vision of the City. It describes the services and priority actions to be delivered over a four year period and how progress will be measured. The Corporate Business Plan is reviewed each year and maintains a four year focus.

Resourcing Strategy

The 10 year Long Term Financial Plan, Asset Management Plans and the Workforce Plan together form the City's resourcing strategy and inform our capacity to provide services, manage our assets and deliver projects and initiatives.

Informing Documents

These are the policies, plans and other Council documents that inform and underpin the development of the City's plans for the future.

Annual Budget

The Annual Budget is a detailed short term financial statement for the upcoming financial year and reflects all aspects of the City's actions and operations for the year. The Annual Budget sets out how our resources will be deployed over the 12 month period.

Annual Report

Council is held accountable for progress of the Corporate Business Plan outcomes through its Annual Report.

Monitoring and Review

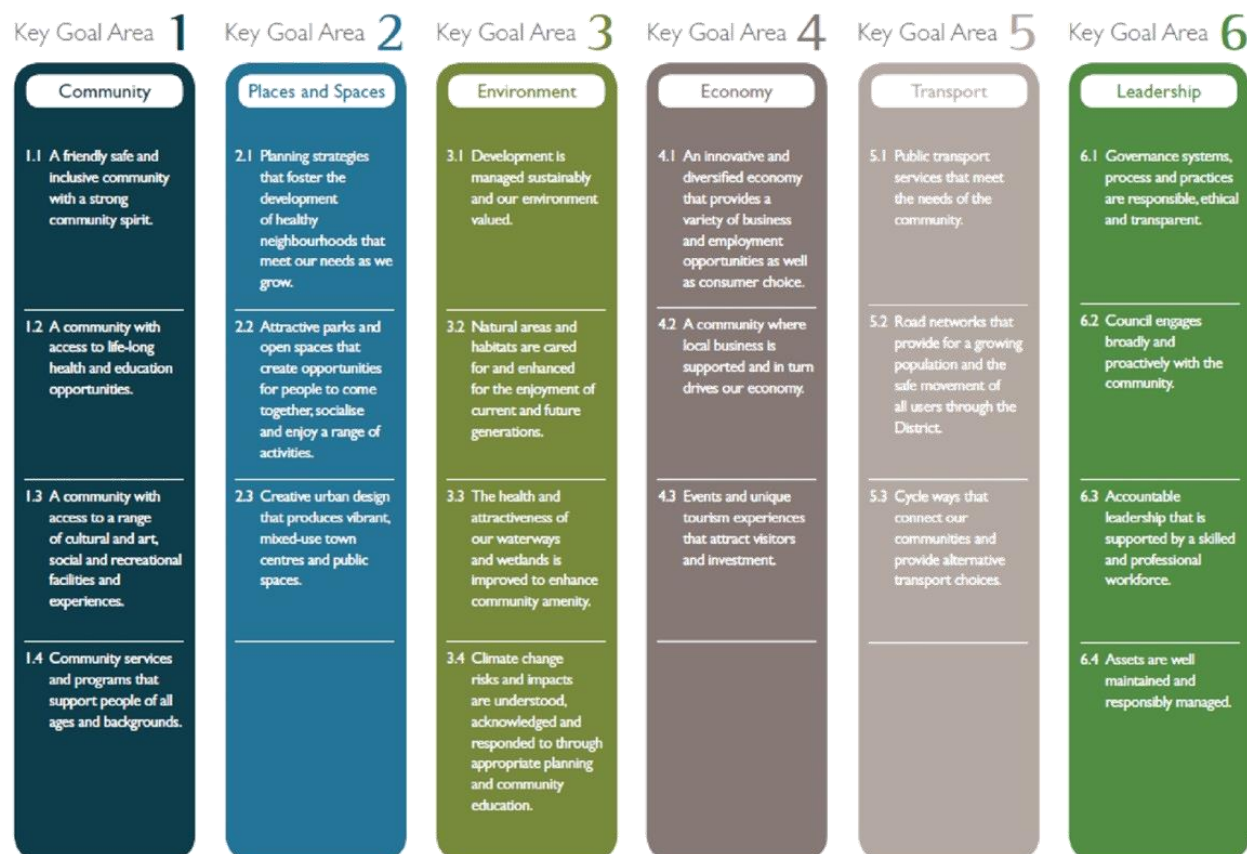
Every Corporate Business Plan is regularly reviewed to ensure the actions are meeting our targets. All outcomes are evaluated.

Corporate Business Plan 2017/2018 – 2020/2021

Strategic Community Plan 2017



Corporate Business Plan 2017/2018 – 2020/2021



Corporate Business Plan 2017/2018 – 2020/2021

How to read the Corporate Business Plan

Our Corporate Business Plan is based on the same six key goal areas identified in the Strategic Community Plan 2017.

Community objectives and Council strategies

Each Key Goal Area is defined by a number of objectives designed to positively respond to the community's vision and aspirations. In turn, Council has adopted a range of strategies to support the achievement of the community's objectives.

Services

The Council services contributing to the achievement of community objectives are detailed, as well as the activity unit responsible for delivering the service. There are many services that contribute to the achievement of more than one objective, so to avoid repetition the linkage of services to a Key Goal Area has been made on the basis of 'best fit'.

Corporate actions

This section details the priority actions and projects Council is committed to in response to the community objectives in each Key Goal Area of the Strategic Community Plan 2017. For consistency, actions have also been linked to a community objective on the basis of 'best fit'. Terms used in the Corporate Action Plan tables are defined as follows -

- **Council strategy link** –the Council strategy or strategies detailed in the Strategic Community Plan 2017 which are connected with the corporate action, noting that some actions may link to multiple strategies.
- **Reporting responsibility** –the section of the City of Busselton organisation which is responsible for reporting on progress of the action.
- **Informing policy or plan** –the policy or plan guiding the action.
- **External funding** –indicates if funding is required from sources other than the City's own funds within the four year timeframe of the Corporate Business Plan.
- **Timeframe** – the time required to complete the action.

Risk management

The high level risks to achieving success of the Corporate Business Plan are mitigated by adopting an appropriate response to any adverse impacts that might arise should the identified risks be realised.

Tracking progress and performance

Council's 11 Key Performance Indicators help to determine how the City is performing and achieving the actions and priorities set out in this plan. The end of financial year summary of the Key Performance Indicator results is provided in each Annual Report.

Corporate Business Plan 2017/2018 – 2020/2021

Key four year priorities

- 
- ❖ Continue the redevelopment of the Busselton Foreshore.
 - ❖ Progress the expansion of the Busselton-Margaret River Airport to provide capacity for future interstate and international flights.
 - ❖ Progress plans and funding opportunities for a Performing Arts and Convention Centre for the District.
 - ❖ Implement traffic improvements for Busselton and Dunsborough.
 - ❖ Progress with the development of a new regional waste facility in conjunction with other south west local government authorities.
 - ❖ Continue to progress active open space planning for the District, including the establishment of active open spaces at Dunsborough Lakes and Vasse.

Corporate Business Plan 2017/2018 – 2020/2021

Service delivery structure – organisational overview

	COMMUNITY AND COMMERCIAL SERVICES		ENGINEERING AND WORKS SERVICES			OFFICE OF THE CHIEF EXECUTIVE OFFICER		FINANCE AND CORPORATE SERVICES			PLANNING AND DEVELOPMENT SERVICES			
BUSINESS UNIT	Community Services	Commercial Services	Engineering and Facilities Services	Waste and Fleet Services	Operations Services	Major Projects	Governance Services	Financial Services	Information Services	Corporate Services	Development Services and Policy	Environment Management	Environmental Services	Strategic Planning and Development Services
ACTIVITY UNIT	Community Development	Airport Services	Asset Management	Fleet Services	Maintenance and Construction	Major Projects	Governance Support and Inter-Council Relations	Finance	Customer Services	Human Resources	Building Services	Environmental Management	Community Emergency Services	Strategic Planning and Development
	Cultural Services	Economic and Business Development	Design and Survey	Waste Services	Parks and Gardens		Public Relations	Rates	Information Services	Legal Services	Statutory Planning	Meelup Regional Park	Environmental Health	
	Library Services	Events	Development Control						Records and Information	Organisational Development			Ranger and Emergency Services	
	Recreation Services	Tourism Services	Facility Services							Property Management Services				
			Landscape Architecture											

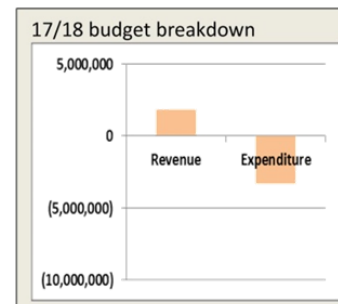
Corporate Business Plan 2017/2018 – 2020/2021

Service delivery structure – directorate overview



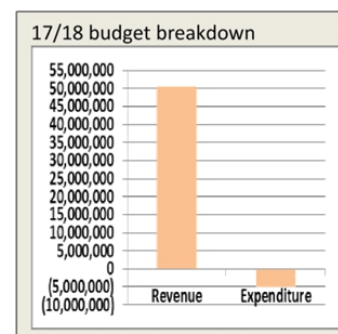
Mike Archer

Office of the Chief Executive Officer	
CEO: Mike Archer	
Mission statement:	Deliver the best outcomes for the community.
Primary strategic plan link:	Key Goal Area 6
Services:	Governance; Public Relations; Inter-Council Relations, State and Federal funding applications.
Employees:	9.4 (full time equivalent)
17/18 Budget:	See graph (inclusive of capital grants and non-cash items)



Matthew Smith

Finance and Corporate Services	
Director: Matthew Smith	
Acting Director: Cliff Frewing	
Mission statement:	Provide a strong organisational framework and deliver essential services to the organisation and City ratepayers.
Primary strategic plan link:	Key Goal Area 6
Services:	Finance; Information Technology; Rates; Customer Services; Employee Services; Risk; Legal Services; Organisational Development; Property Services; Information Communication Technology; Business Systems; Records.
Employees:	57.91 (full time equivalent)
17/18 Budget:	See graph (inclusive of capital grants and non-cash items)



Corporate Business Plan 2017/2018 – 2020/2021



Oliver Darby

Engineering and Works Services:

Director: Oliver Darby

Mission statement: Build and maintain a great City.

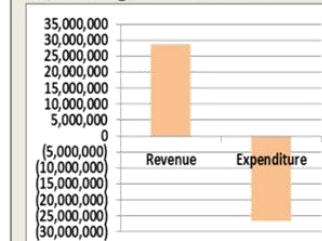
Primary strategic plan link: Key Goal Area 3, Key Goal Area 5

Services: Asset Management; Construction and Maintenance; Design and Survey; Development Control; Facility Services; Fleet Services; Landscape Architecture, Major Projects, Parks and Gardens; Waste Management.

Employees: 132.9 (full time equivalent)

17/18 Budget: See graph (inclusive of capital grants and non-cash items)

17/18 budget breakdown



Naomi Searle

Community and Commercial Services

Director: Naomi Seale

Mission statement: Create a happy, healthy, inclusive and financially robust community.

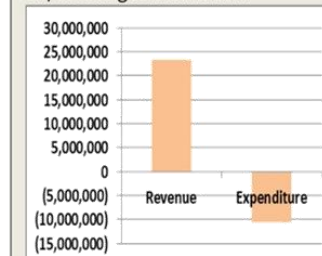
Primary strategic plan link: Key Goal Area 1, Key Goal Area 4

Services: Community Development including Youth Services; Cultural Services; Library Services; Recreation Services; Busselton-Margaret River Airport; Economic and Business Development; Events; Kookaburra Caravan Park.

Employees: 51.79 (full time equivalent)

17/18 Budget: See graph (inclusive of capital grants and non-cash items)

17/18 Budget breakdown



Paul Needham

Planning and Development Services

Director: Paul Needham

Mission statement: Ensure appropriate and beneficial development of the City.

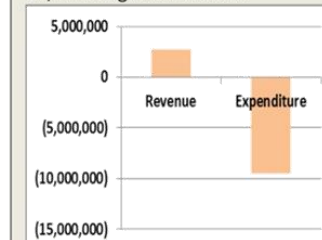
Primary Strategic Plan Link: Key Goal Area 2; Key Goal Area 3

Services: Building Services; Statutory Planning; Strategic Planning; Environmental Health; Environmental Planning; Ranger and Emergency Services; Meelup Regional Park.

Employees: 52.85 (full time equivalent)

17/18 Budget: See graph (inclusive of capital grants and non-cash items)

17/18 Budget breakdown



Corporate Business Plan 2017/2018 – 2020/2021

Key Goal Area**1** **Community:** Welcoming, friendly, healthy

Community Objectives

- 1.1 A friendly and safe community with a strong community spirit.
- 1.2 A community with access to life-long health and education opportunities.
- 1.3 A community with access to a range of cultural and art, social and recreational facilities and experiences.
- 1.4 Community services and programs that support people of all ages and backgrounds.

Council strategies supporting community objectives

- a. Explore ways to improve social connectedness and inclusion.
- b. Engage with providers for the timely delivery of specialist health and other support services that assist all sectors of our community.
- c. Work with the community and other key partners to create and maintain safe public areas.
- d. Advocate for the establishment of higher education facilities providing transitional learning opportunities.
- e. Create sport and recreation hubs to service local and regional communities.
- f. Establish a performing arts facility for the District.
- g. Host and facilitate events and programs that bring the community together.

Corporate Business Plan 2017/2018 – 2020/2021

Key Goal Area **1 Community**: Welcoming, friendly, healthy

Service Delivery

These Council Services contribute to the achievement of the community objective of this Key Goal Area.

Service	Service Objective	Current level of service
Community Development	Support and assist the local community with initiatives that promote and enhance health, safety accessibility and or local economy.	<ul style="list-style-type: none"> • Collaborate with the community to build community capacity, participation and inclusion through community planning and development. • Provide financial assistance for local community groups through Community Bids and Kidsport programs. • Coordinate and implement the Disability Access and Inclusion Plan Reference Group. • Coordinate and facilitate youth programs and activities. • Design and implement cultural development programs.
Cultural Services	Engage and encourage residents and visitors to participate in and benefit from art and heritage.	<ul style="list-style-type: none"> • Manage exhibitions at ArtGeo and the Old Courthouse. • Manage the City's art collection. • Identify innovative means to incorporate new and vibrant arts and event opportunities in the Cultural Precinct.
Library Services	Help to create a literate and informed community by providing a responsive and inclusive library services to the community.	<ul style="list-style-type: none"> • Operate the Busselton and Dunsborough libraries, including the provision of eResources and interlibrary loan services. • Provide library programs for children and teens and home bound library services to seniors. • Conduct special school holiday library events and second hand book sales.
Recreation Services	Provide safe and affordable fitness, sport, recreation and leisure experiences where people can meet, have fun, keep fit and learn new skills.	<ul style="list-style-type: none"> • Manage and operate the Geographe Leisure Centre, providing stadium facilities and programs, gym services, group fitness classes and aquatics programs. • Manage and operate the Naturaliste Community Centre. • Provide crèche and vacation care services.

Corporate Business Plan 2017/2018 – 2020/2021

Environmental Health	Assess, correct, control and prevent where possible, factors that have the potential to adversely affect the health and wellbeing of the community.	<ul style="list-style-type: none"> • Inspect public buildings, food and accommodation premises, public swimming pools and conduct noise monitoring as required. • Investigate and report on all infectious disease notifications. • Carry out public health education programs, including programs regarding mosquito and pest control.
Ranger and Emergency Services	Assist in the provision of a safe and secure community through proactive surveillance, law enforcement, community education and by the prevention of and preparedness for bushfire and emergency events.	<ul style="list-style-type: none"> • General enforcement of compliance with local laws, including dog and cat control. • Implement parking and traffic management controls. • Coordinate the Local Emergency Management Committee and provide bushfire brigade and emergency response support.



Corporate Business Plan 2017/2018 – 2020/2021

Key Goal Area¹ **Community: Welcoming, friendly, healthy**

Priority Corporate Actions

The following corporate actions and projects support Council's strategies and achievement of the community's objectives.

1.1. A friendly and safe community with a strong community spirit.								
Council strategy link	Corporate Action/Project	Reporting responsibility	Informing document	External funding	17/18	18/19	19/20	20/21
1.a 6.a	Disability Access and Inclusion Plan Review the Disability Access and Inclusion Plan.	Community Development	Disability Access and Inclusion Plan	✓		●		
1.a 1.b	Need a Hand Directory Update the Need a Hand Directory to assist with locating local and regional support and health services.	Community Development	Disability Access and Inclusion Plan	✓	●			●
1.e 1.g 6.c	Community Bids Promote and administer the community bids funding program.	Community Development	Social Plan		●	●	●	●
1.c	Community Safety and Security Strategy Implement the Safety and Security Strategy.	Community Development	Social Plan	✓	●	●	●	●
1.c	Bushfire Risk Management In conjunction with the Department of Fire and Emergency Services, develop a Bushfire Risk Management Plan for the District.	Ranger and Emergency Services	Bushfire Strategic Plan / Bushfire Response Plan/ Reserve Management Plans		●			
1.c	Emergency Management Review the City's local emergency management arrangements.	Ranger and Emergency Services	Local Emergency Management Arrangements		●	●		

Corporate Business Plan 2017/2018 – 2020/2021

Council strategy link	Corporate Action/Project	Reporting responsibility	Informing document	External funding	17/18	18/19	19/20	20/21
1.c	CCTV Deployments Provide CCTV services in high profile areas.	ICT Services	Social Plan	✓	●	●	●	●
1.2 A community with access to life-long health and education opportunities.								
1.b 1.g	Children and Family Services Support the provision of intervention programs that promote the importance and value of a child's early development.	Community Development	Social Plan	✓	●	●	●	●
1.d	Higher Education Support and facilitate the establishment of higher education services in Busselton including a university presence in the District.	Economic and Business Development	Economic Development Strategy	✓	●	●	●	●
1.3 A community with access to a range of cultural and art, social and recreational facilities and experiences.								
1.a 1.g	Settlement Art Project Install the final two statues of the Busselton Settlement Art Project to recognise and celebrate the region's cultural heritage and activate the Busselton Cultural Precinct.	Community Development	Social Plan	✓	●	●		
1.f	Performing Arts and Convention Centre Progress the planning and design of a performing arts facility and explore opportunities to partner with the private sector.	Community Development	Local Cultural Planning Strategy	✓	●	●	●	●
1.a 1.b 1.g	Cultural Reconciliation In partnership with the District's Noongar people develop a Reconciliation Action Plan to enhance cultural awareness and relationships with Aboriginal people.	Community Development	Social Plan		●	●	●	●

Corporate Business Plan 2017/2018 – 2020/2021

1.3 A community with access to a range of cultural and art, social and recreational facilities and experiences.								
Council strategy link	Corporate action/project	Reporting responsibility	Informing document	External funding	17/18	18/19	19/20	20/21
1.e	Relocation of Busselton Tennis Club Facilities Work with the Busselton Tennis Club to progress the relocation of tennis club facilities as part of the Busselton Foreshore redevelopment.	Community Development	Busselton Foreshore Master Plan	✓	●	●		
1.e	Active Sports Pavilion Complete the construction of a sports pavilion and change rooms on the original alignment of Milne Street (between Marine Street and Geographe Bay Road) and establish an incorporated user group for the facility.	Community Development	Busselton Foreshore Master Plan	✓	●			
1.e	Geographe Leisure Centre Develop a whole of facility master plan to expand and improve services and facilities at the centre.	Community Development	Social Plan		●	●	●	●
1.e	Naturaliste Community Centre Develop a whole of facility master plan to expand and improve services and facilities at the centre.	Community Development	Social Plan		●	●	●	●
1.a 1.g 4.a	International Relationships Encourage both formal and informal relationships with international communities for the cultural and social benefit of the City of Busselton community.	Governance Services	Strategic Community Plan		●	●	●	●

Corporate Business Plan 2017/2018 – 2020/2021

Council strategy link	Corporate action/project	Reporting responsibility	Informing document	External funding	17/18	18/19	19/20	20/21
1.e	Lou Weston Oval Develop a concept design for rationalising and upgrading the club and change room facilities at Lou Weston Oval.	Community Development	Active Open Space Strategy	✓	●	●		
1.e	Churchill Park Upgrade the building and facilities at Churchill Park in accordance with the Churchill Park Management Plan and Asset Management Plans.	Community Development	Churchill Park Masterplan	✓	●	●	●	●
1.e	Vasse Integrated Sport and Recreation Precinct Construct a second oval at the Vasse Integrated Sport and Recreation Precinct.	Operations Services	Active Open Space Strategy	✓	●	●		
1.e	Vasse Sports Pavilion Seek funding for the establishment of a pavilion at the Vasse Integrated Sport and Recreation Precinct.	Community Development	Active Open Space Strategy	✓	●	●		
1.e	Regional Boating Facility Continue to advocate for the potential development of a preferred site for a regional boating facility.	Engineering and Facilities Services	Capes Regional Boating Study	✓	●	●	●	●
1.e 2.a 6.d	Port Geographe Parking Facilities – Stage 1 Develop the remainder of Lot 584 Port Geographe to allow for the future construction of additional boat trailer and car parking bays.	Engineering and Facilities Services	Port Geographe Boat Ramp Marine Study		●	●	●	●
1.e 6.d	Port Geographe Finger Jetty and Boat Ramp Renewal Carry out upgrades to the Port Geographe Finger Jetty.	Engineering and Facilities Services	Port Geographe Boat Ramp Marine Study	✓	●	●		
1.4 Community services and programs that support people of all ages and backgrounds.								
1.a 1.b 1.g	Senior/ Ageing Initiatives Review, update and progressively implement (as funding allows) Social Plan initiatives to support aged services and programs.	Community Development	Social Plan		●	●	●	●

Corporate Business Plan 2017/2018 – 2020/2021

Council strategy link	Corporate action/project	Reporting responsibility	Informing document	External funding	17/18	18/19	19/20	20/21
1.a 1.b 1.g	Youth Initiatives Review, update and progressively implement (as funding allows) initiatives of the Social Plan to support the provision and delivery of youth services, programs and training.	Community Development	Social Plan		●	●	●	●
1.e 1.g	Busselton Youth and Community Activities Building Complete the new community activities building on the Busselton Foreshore.	Major Projects	Busselton Foreshore Master Plan	✓	●			
1.e 1.g	Youth and Community Activities Building Activation In partnership with user groups, develop and implement programs and activities that activate the youth precinct.	Community Development	Busselton Foreshore Master Plan	✓	●	●	●	●



Corporate Business Plan 2017/2018 – 2020/2021

Key Goal Area **2 Places and Spaces**: Vibrant, attractive, affordable

Community Objectives

- 2.1 Planning strategies that foster the development of neighbourhoods that meet our needs as we grow.
- 2.2 Attractive parks and open spaces that create opportunities for people to come together, socialise and enjoy a range of activity.
- 2.3 Creative urban design that produces vibrant, mixed-use town centres and public spaces.

Council strategies supporting community objectives

- a. Continue to develop the foreshore reserves as family friendly places.
- b. Develop and maintain rural and suburban parks and reserves for the enjoyment of the community.
- c. Develop and maintain a City with pedestrian access, green spaces, shady trees, and high quality public amenities.
- d. Advocate, plan for and develop functional neighbourhoods, with a focus on minimising urban sprawl and offering a range of diverse and affordable housing choices.
- e. Continue to revitalise and activate the Busselton City and Dunsborough town centres.

Corporate Business Plan 2017/2018 – 2020/2021

Key Goal Area² Places and Spaces: Vibrant, attractive, affordable

Service Delivery

These Council Services contribute to the achievement of the community objective of this Key Goal Area.

Service	Service Objective	Current level of service
Building Services	Ensure building proposals are compliant with all regulations and are designed to an acceptable standard under the authority of the <i>Building Act 2011</i> .	<ul style="list-style-type: none"> • Inspect structures, buildings, and private pools to ensure they are fit for intended use. • Assess and determine building applications within statutory timeframes. • Advise on and manage compliance matters.
Compliance Services	Provide guidance to private landowners and the wider community regarding the legislative requirements pertaining to development.	<ul style="list-style-type: none"> • Investigate complaints and monitor compliance in relation to development matters. • Ensure responsive action is taken to remedy unauthorised development within the City. • Inspect private swimming pools every four years.
Development Control	Manage and supervise the engineering aspects of subdivision functions and services to ensure City requirements are met.	<ul style="list-style-type: none"> • Provide engineering advice regarding subdivisions and developments to staff, consultants, developers and residents. Provide advice regarding fees, charges and bond amounts. • Assess infrastructure as part of the sub-division and development process to ensure compliance with approved engineering conditions and standards.
Fleet	Provide fleet purchasing and management services for all City owned fleet, plant and equipment.	<ul style="list-style-type: none"> • Provide fleet purchasing and management services for all City owned fleet. • Coordinate the selection and purchasing of fleet ensuring value for money, operational efficiency and the minimisation of adverse environmental impacts. • Oversee management of the City's fleet, plant and equipment.
Landscape Architecture	Provide specialist design advice in relation to landscape architecture associated with urban enhancement projects and public open space development.	<ul style="list-style-type: none"> • Assess and prepare landscape concepts, detailed design drawings and technical specifications for City owned land, town site streetscapes, subdivisions, business and residential verge landscape developments. • Advise Council and liaise with developers, consultants and community on policy, strategy and landscape development.

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Maintenance and Construction	Provide civil infrastructure and maintenance services and continually strive to achieve sustainable and best practice management for all City infrastructure assets.	<ul style="list-style-type: none"> • Construct and maintain paths, cycle ways, drainage, storm water systems and bridges. • Maintenance roads, including grading, surface repairs, rural tree pruning, street sweeping, storm damage removal, rural weed spraying, verge slashing, kerbs and bollards, fencing, signs, line marking, guideposts, culverts and drainage. • Maintain boat ramps and jetties, install and maintain coastal sand reinforcements and maintain fire breaks.
Major Projects	Provide project planning and management of major infrastructure projects that contribute to a more vibrant and active City.	<ul style="list-style-type: none"> • Commission and undertake feasibility studies and secure funding for potential projects. • Plan for and deliver identified major projects on time and within budget.
Parks and Garden	Deliver horticultural, irrigation, maintenance and turf services for parks, sporting grounds, gardens and public open spaces.	<ul style="list-style-type: none"> • Maintain parks, foreshores and reserves, public open spaces, town centres, and verges and roundabouts. • Design, install and maintain irrigation systems. • Install and maintain infrastructure such as street furniture, barbeques, playground equipment, stairs, access ways and fencing. • Maintain cemetery grounds and assist with cemetery burials and ashes interments. • Assist with set up and dismantling of event structures.
Statutory Planning	Provide a regulatory service administering the division of land, the use of land, and the design of buildings and their operation. Ensure all development is approved under the authority of <i>the Planning and Development Act 2005</i> .	<ul style="list-style-type: none"> • Assess and determine subdivision and development applications within statutory timeframes. • Develop planning policies. • Provide technical advice and guidance to planning consultants, architects, builders, engineers and the general public.
Strategic Planning and Development	Plan and guide the future growth and development of the City consistent with the objectives of the Strategic Community Plan.	<ul style="list-style-type: none"> • Prepare, maintain and review the City's statutory planning instruments, including the Local Planning Strategy, the Town Planning Scheme and developer contributions arrangements. • Plan for the use of land in a way that promotes and enhances social and economic wellbeing while balancing environmental preservation. • Assess and determine applications for scheme amendments and development guide plans.

Corporate Business Plan 2017/2018 – 2020/2021

Key Goal Area² Places and Spaces: Vibrant, attractive, affordable

Priority Corporate Actions

The following corporate actions and projects support Council's strategies and achievement of the community's objectives

2.1 Planning strategies that foster the development of neighbourhoods that meet our needs as we grow.								
Council strategy link	Corporate action/project	Reporting responsibility	Informing document	External funding	17/18	18/19	19/20	20/21
2.c 2.d 1.e	Regional Active Open Space Assess the potential for the development of a regional active open space facility at Bovell Park.	Engineering Services	Active Open Space Strategy		●			
2.b 2.c 2.d 3.a	Local Planning Strategy Finalise and implement the Local Planning Strategy to guide future planning and development of the District.	Strategic Planning and Development			●	●	●	●
2.c 1.e	Dunsborough Lakes Sporting Facilities Continue negotiations with the developer, State government departments and agencies to plan for the development of a sport and recreation complex for the Dunsborough District.	Strategic Planning and Development	Active Open Space Strategy		●	●		

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Council Strategy Link	Corporate Action/ Project	Reporting responsibility	Informing document	External funding	17/18	18/19	19/20	20/21
2.c 2.d	Yalyalup Development Work with the developer to ensure that the proposed plan for the future development of community facilities at Yalyalup is compliant with Council's endorsed Developer Contribution Plan.	Strategic Planning and Development	Yalyalup Developer Contributions and Staging Plan (2010)	✓	●	●	●	●
2.d 3.a	Town Planning Scheme Review the Town Planning Scheme to ensure it remains relevant and comprehensive.	Strategic Planning and Development	Local Planning Scheme 21		●	●	●	●
2.b 2.d	Strategic Land Review Implement the recommendations of the Strategic Land Review.	Strategic Planning and Development	Strategic Land Review		●	●	●	●
2.c	Busselton Cemetery Expansion Progress the expansion of the Busselton Cemetery to ensure seamless and ongoing service delivery to the community.	Customer Service				●		
2.d 6.f	Developer Contributions Review the City of Busselton Developer Contributions Plan 2008.	Strategic Planning and Development				●	●	
2.2. Attractive parks and open spaces that create opportunities for people to come together, socialise and enjoy a range of activities.								
2.a	Busselton Foreshore Redevelopment Continue with the Busselton Foreshore redevelopment in accordance with the Master Plan.	Engineering Works and Services	Busselton Foreshore Masterplan	✓	●	●		
2.b	Public Open Space Strategy Finalise the development of a public open space strategy to guide future planning and decision making.	Strategic Planning and Development			●			

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2.3. Creative urban design that produces vibrant, mixed use town centres and public spaces.								
Council strategy link	Corporate action/project	Reporting responsibility	Informing document	External funding	17/18	18/19	19/20	20/21
2.e	Busselton City Centre Revitalisation Progressively implement the initiatives of the Busselton City Centre Conceptual Plan and Busselton Activity Centre Plan.	Strategic Planning and Development	Busselton City Centre Conceptual Plan		●	●	●	●
2.e	Dunsborough Town Centre Revitalisation Progressively implement the Dunsborough Conceptual Plan and Town Centre Activity Centre Plan.	Strategic Planning and Development	Dunsborough Town Centre Conceptual Plan		●	●	●	●
2.d 2.e	Public Car Parking Investigate the acquisition and creation of more public car parking within the Dunsborough Town Centre.	Strategic Planning and Development	Dunsborough Town Centre Conceptual Plan		●			



Key Goal Area **3 Environment:** Valued, conserved, enjoyed

Community Objectives

- 3.1 Development is managed sustainably and our environment valued.
- 3.2 Natural areas and habitats are cared for and enhanced for the enjoyment of current and future generations.
- 3.3 The health and attractiveness of our waterways and wetlands is improved to enhance community amenity.
- 3.4 Climate change risks and impacts are understood, acknowledged and responded to through appropriate planning and community education.

Council strategies supporting community objectives

- a. Ensure that environmental values are considered as part of land use planning and management.
- b. Manage the City's carbon footprint through the adoption of environmentally friendly and financially viable technologies and practices.
- c. Work with the community to identify and implement environmental sustainability initiatives.
- d. Continue to work with key partners to manage our dynamic coastline, including the potential adverse impacts arising from climate change.
- e. Continue to develop and implement waste management strategies with a focus on waste avoidance, reduction, re-use and recycling.
- f. Continue to play a strong role as part of the Vasse Ministerial Taskforce to improve the health of waterways in the Geographe Catchment (including the Lower Vasse River, Toby Inlet and Vasse Wonnerup Wetlands).

Key Goal Area³ Environment: Valued, conserved, enjoyed

Service Delivery

These Council Services contribute to the achievement of the community objective of this Key Goal Area.

Service	Service Objective	Current level of service
Environmental Management	Provide advice on development proposals and develop plans, policies and programs for the protection and enhancement of natural assets.	<ul style="list-style-type: none"> • Provide advice on development proposals. • Develop plans, policies and strategies for managing natural areas and reserves. • Raise awareness and support community groups and volunteers with implementing environmental management practices. • Monitor and promote sustainability practices including the implementation of the City's Water and Energy Action Plans.
Meelup Regional Park	Provide oversight and management of Meelup Regional Park for conservation and environmental enhancement as well as recreational usage.	<ul style="list-style-type: none"> • Support the Meelup Regional Park Management Committee to ensure the park is appropriately managed. • Facilitate education and awareness raising of Park values.
Waste Management	Provide waste management services to the community and work toward adopting best practice strategies that promote waste minimisation and recycling.	<ul style="list-style-type: none"> • Provide weekly waste collection and disposal services and fortnightly yellow bin recycling services. • Operate the Busselton Transfer Station and Dunsborough Waste Facility. • Rehabilitate former waste disposal sites. • Deliver waste education presentations to schools, community group and local businesses on request.

Key Goal Area **3 Environment:** Valued, conserved, enjoyed

Priority Corporate Actions

The following corporate actions and projects support Council's strategies and achievement of the community's objectives.

CORPORATE ACTIONS Supporting Council's adopted strategies are the following priority corporate actions and projects.								
Council strategy link	Corporate action/project	Reporting responsibility	Informing document	External funding	17/18	18/19	19/20	20/21
3.1. Development is managed sustainably and our environment valued.								
3.e	Waste Strategy Implement the Local Waste Strategy to ensure an effective and environmentally sound approach to waste minimisation and management.	Waste Management	Local Waste Strategy	✓	●	●	●	●
3.a	Municipal Heritage Inventory Review Finalise the review of the Municipal Heritage Inventory and Heritage List.	Strategic Planning and Development			●	●		
3.d	Port Geographe Waterways Work with the State government and key partners to fulfill the City's role in the ongoing management of Port Geographe waterways.	Property Management Services			●	●	●	●
3.a 2.b	Reserve Management Plans Continue to develop and implement management plans for City reserves.	Environmental Management	Environment Strategy	✓	●	●	●	●

Council strategy link	Corporate action/project	Reporting responsibility	Informing document	External funding	17/18	18/19	19/20	20/21
3.e	Dunsborough Waste Facility Landfill Expansion Complete the expansion of the waste facility at Vidler Road.	Waste Management	Dunsborough Waste Facility Operation Management Plan		●	●	●	●
3.e	Future Regional Waste Facility In conjunction with CapeROC and the South West Regional Waste Group continue to investigate the suitability of a preferred site for a regional waste facility.	Waste Management	Regional Waste Management Strategy – South West Region (2016)	✓	●	●	●	●
3.a 3.e	Rehabilitation of Busselton Waste Facility Undertake detailed design work for the capping and rehabilitation of former landfill sites at Busselton Waste Facility.	Waste Management	Busselton Waste Facility Closure and Rehabilitation Plan		●	●	●	●
3.a 3.e	Rehabilitation of the Dunsborough Waste Facility Implement the rehabilitation plan for the Dunsborough Waste Facility.	Waste Management	Dunsborough Waste Facility Closure and Rehabilitation Plan		●	●	●	●
3.2 Natural areas and habitats are cared for and enhanced for the enjoyment of current and future generations.								
2.b 3.a	Meelup Regional Park Trails Master Plan Progressively establish and maintain a network of quality walk and bike trails, signage and support facilities within the Park.	Environmental Management	Meelup Regional Park Trails Masterplan	✓	●	●	●	
3.a 2.b	Meelup Regional Park Coastal Nodes Progressively implement the Meelup Regional Park Coastal Nodes Plan to ensure visitor safety and prevent adverse impacts on Park values.	Environmental Management	Meelup Regional Park Coastal Nodes Masterplan	✓	●	●		
3.a 3.e	Meelup Waste Site Remediation Develop and implement a contaminated site and remediation plan for the former waste site in the Meelup Regional Park.	Environmental Management	Meelup Beach Masterplan		●			
2.b 3.a 3.b	Street and Park Tree Planting Program Implement the street and park tree planting program.	Environmental Management			●	●	●	●

Council strategy link	Corporate action/project	Reporting responsibility	Informing document	External funding	17/18	18/19	19/20	20/21
3.a 3.c	Western Ringtail Possum Protection Work with State agencies to progress the protection of the Western Ringtail Possum (WRP) and the recovery of WRP populations.	Environmental Management	Western Ringtail Possum Recovery Habitat Protection and Enhancement Strategy		●	●	●	●
3.3. The health and attractiveness of our waterways and wetlands is improved to enhance community amenity.								
2.b 3.c	Vasse River Beautification Enhance existing native vegetation, improve visual amenity and enrich the community's enjoyment of the Lower Vasse River foreshore reserve between Peel Terrace and Strelly Street.	Parks and Gardens			●	●		
3.f	Revitalising Geographe Waterways Progress the development of the Lower Vasse River and Toby Inlet management objectives, lobby for continued funding of infill sewer projects, especially for the Busselton Light Industrial Area, and support other Waterways initiatives as appropriate.	Environmental Management	Vasse Wonnerup Wetlands and Geographe Bay Water Quality Improvement Plan	✓	●	●		
3.f	Geographe Waterways Stormwater Upgrades Install gross pollutant traps and prepare construction and maintenance guidelines to assist with the revitalisation of Geographe waterways.	Environmental Management	Vasse Wonnerup Wetlands and Geographe Bay Water Quality Improvement Plan	✓	●			
3.4. Climate change risks and impacts are understood, acknowledged and responded to through appropriate planning and community education.								
3.d	Coastal Adaptation Strategy Prepare a Coastal Adaptation Strategy for Council adoption.	Strategic Planning and Development	Coastal Protection Management Plan	✓	●	●		
3.d	Coastal Protection Progressively implement the Coastal Protection Management Plan as funding allows.	Design and Survey	Coastal Protection Management Plan	✓	●	●	●	●

Key Goal Area **4 Economy**: Diverse, resilient, prosperous

Community Objectives

- 4.1 An innovative and diversified economy that provides a variety of business and employment opportunities as well as consumer choice.
- 4.2 A community where local business is supported.
- 4.3 Events and unique tourism experiences that aid in attracting visitors and investment.

Council strategies supporting community objectives

- a. Continue to promote the City as the destination of choice for regional events.
- b. Implement plans for expanding the Busselton-Margaret River Airport and the development of aviation and freight opportunities.
- c. Develop and implement strategies that attract business investment, diversify the economy and provide a balance between large and small business.
- d. Work with key partners to develop initiatives that support new local business.
- e. Work with key partners to improve digital and internet connectivity across the District.

Key Goal Area **4 Economy**: Diverse, resilient, prosperous

Service Delivery

These Council Services contribute to the achievement of the community objective of this Key Goal Area.

Service	Service Objective	Current level of service
Economic and Business Development	Advocate with business and industry for development opportunities to improve the economic profile of the District and position the Busselton District as a desirable destination to live, visit and invest.	<ul style="list-style-type: none"> Facilitate commercial activation of property on land controlled or owned or managed by the City of Busselton including the Busselton and Dunsborough foreshores. Implement the Economic Development Strategy and coordinate the Economic Development Reference Group Taskforce. Assist Busselton and Dunsborough businesses with place making activation in town centres.
Events	Attract and promote events that attract visitor numbers and produce economic and social benefits for the community.	<ul style="list-style-type: none"> Administer the City's events policy and strategy including liaising with event organisers and external agencies to attract events. Coordinate the processing and approving of event applications. Evaluate 'post event' reports to ensure that sponsorship commitments are met.
Tourism services	Oversee the management of the Kookaburra Caravan Park to provide a quality, affordable short term accommodation facility for tourists.	<ul style="list-style-type: none"> Plan and provide for the strategic direction and management of the Kookaburra Caravan Park such that it provides a sustainable revenue stream. Engage independent on-site managers to manage Park bookings and on-site facilities.

Key Goal Area **4 Economy**: Diverse, resilient, prosperous

Priority Corporate Actions

The following corporate actions and projects support Council's strategies and achievement of the community's objectives.

CORPORATE ACTIONS Supporting Council's adopted strategies are the following priority corporate actions and projects.								
Council strategy link	Corporate action/project	Reporting responsibility	Informing document	External funding	17/18	18/19	19/20	20/21
4.1. An innovative and diversified economy that provides a variety of business and employment opportunities as well as consumer choice.								
4.c 4.d 2.a	Dunsborough Foreshore Café Facilitate private commercial investment in a café and kiosk at the Dunsborough Foreshore.	Economic and Business Development	Economic Development Strategy	✓	•	•		
4.c 4.d 2.a	Busselton Foreshore Commercial Opportunities Facilitate private commercial investment into the Busselton foreshore redevelopment including two hotel sites, restaurant / microbrewery, and a tourist oriented retail site.	Economic and Business Development	Busselton Foreshore Master Plan and Development Guide Plan	✓	•	•	•	•
4.c 4.d 4.e	Economic Development Strategy Lead and facilitate the Economic Development Taskforce to facilitate the implementation of the Economic Development Strategy.	Economic and Business Development		✓	•	•	•	•

Council strategy link	Corporate action/ project	Reporting responsibility	Informing document	External funding	17/18	18/19	19/20	20/21
4.b 4.c	Busselton-Margaret River Airport General Aviation Precinct Develop the general aviation precinct to include opportunities for aircraft hangar and services facilities.	Airport Services	Busselton Margaret River Airport Master Plan	✓	●	●		
4.c 4.d	Regional Centres Development Plan Subject to funding and in partnership with the Department of Regional Development and the South West Development Commission, develop a plan to support economic growth in the District.	Economic and Business Development		✓	●	●		
4.2. A community where local business is supported and in turn drives our economy.								
4.c 4.d	Business Support Continue to work with and support the south west small business centre, local progress associations and chambers of commerce and industry to identify opportunities for programs that support local and small businesses.	Economic and Business Development	Economic Development Strategy		●	●	●	●
4.c 4.d	Seasonal Business Development Encourage and facilitate the establishment of temporary commercial food vendors to enhance the tourism potential and recreational use of strategic locations throughout the City.	Economic and Business Development	Events Strategy / Economic Development Strategy		●	●	●	●
4.3. Events and unique tourism experiences that attract visitors and investment.								
4.a	Marketing and Events Reference Group Strengthen the effectiveness of funding events and marketing initiatives to ensure economic benefit is maximised.	Events Services	Events Strategy		●	●	●	●
4.a	Event Development Review and update the Events Strategy to identify opportunities to develop high profile and hallmark events.	Events Services	Events Strategy		●	●	●	●

Council strategy link	Corporate action/ project	Reporting responsibility	Informing document	External funding	17/18	18/19	19/20	20/21
4.c	Cruise Ship Industry Development Continue to work with the cruise ship industry to grow cruise ship tourism and support land based cruise ship operations.	Economic and Business Development	Economic Development Strategy		●	●	●	●
4.c 1.e	Dedicated Sporting Venue Liaise with stakeholders with regard to identifying a site for a future international standard noisy sport and events venue.	Strategic Planning and Development			●	●	●	
4.a 6.d	Kookaburra Caravan Park Prepare a master plan for the future development of the Kookaburra Caravan Park to provide patrons with cost effective short stay and longer term options.	Tourism Services	Kookaburra Caravan Park Management Plan / Asset Management Plan		●	●	●	

Key Goal Area **5** **Transport:** Smart, connective, accessible

Community Objectives

- 5.1 Public transport services that meet the needs of the community.
- 5.2 Road networks that provide for a growing population and the safe movement of all users through the District.
- 5.3 Cycleways that connect our communities and provide alternative transport choices.

Council strategies supporting community objectives

- a. Work with airlines and peak bodies to provide accessible networks to the east coast of Australia, northern WA and neighbouring South East Asia.
- b. Advocate for improved road infrastructure links to regional centres, including a dual lane road between Busselton and Capel and the Busselton-Bunbury outer bypass road, and Vasse-Dunsborough link.
- c. Continue to advocate for the planning of rail infrastructure linking Busselton with Bunbury and Perth.
- d. Work with key stakeholders to improve the accessibility and promotion of public transport services and facilities.
- e. Provide networks of safe, linked cycleways connecting key destinations.
- f. Continue to investigate the options for improving road design around the Busselton town site, including an alternative entry / exit point.

Key Goal Area **5 Transport:** Smart, connective, accessible

Service Delivery

These Council Services contribute to the achievement of the community objective of this Key Goal Area.

Service	Service Objective	Current level of service
Airport Services	Efficiently manage and maintain the Busselton-Margaret River Airport to provide a safe, compliant, functional and financially viable airport in the region.	<ul style="list-style-type: none"> • Ensure aerodrome operations meet CASA audits and the effects of noise on the community are minimised. • Maintain the airport terminal, car parks, roads, lighting, security and staff amenities. • Provide opportunities for concessions and commercial facilities to meet the needs of local industry, the freight transport sector and interstate passengers. • Facilitate the Airport Advisory Committee.
Design and Survey	Prepare detailed designs and cost estimates for the planning, budgeting and implementation of capital works programs.	<ul style="list-style-type: none"> • Design effective road and transport networks, along with associated civil infrastructure. • Provide engineering advice and surveys to ensure the continuous improvements of civil infrastructure. • Promote road safety and alternative transport choices to reduce private car use.

Key Goal Area **5 Transport**: Smart, connective, accessible

Priority Corporate Actions

The following corporate actions and projects support Council's strategies and achievement of the community's objectives.

CORPORATE ACTIONS Supporting Council's adopted strategies are the following priority corporate actions and projects.								
Council strategy link	Corporate action/project	Reporting responsibility	Informing document	External funding	17/18	18/19	19/20	20/21
5.1. Public transport services that meet the needs of the community.								
5.d	Public Transport Develop a business case for presentation to public transport service providers to support improvements to public bus services within the District.	Design and Survey	Strategic Community Plan		●	●	●	●
5.a 4.b	Busselton-Margaret River Airport Expansion Progress with the expansion of the airport to provide for interstate flights, aviation enterprise opportunities including freight services, and the capacity for international services.	Airport Services	Busselton Margaret River Airport Master Plan / Busselton Margaret River Airport Freight Strategy	✓	●	●		
5.2. Road networks that provide for a growing population and the safe movement of all users through the district.								
5.b 6.d	Roads Program Implement the roads maintenance program to provide a safe and effective road system across the District.	Construction and Maintenance	Asset Management Plan	✓	●	●	●	●

Council strategy link	Corporate action/ project	Reporting responsibility	Informing document	External funding	17/18	18/19	19/20	20/21
5.f	Busselton Traffic Study Undertake detailed design, traffic modelling and agency approvals for local road network upgrades including; the development of the Eastern Link, duplication of Causeway Road and Bridge (Stage 1), modifications to the Victoria Square Intersections, and upgrades to Strelly Street, Barlee Street and West Street.	Design and Survey	Busselton Traffic Study	✓	●	●	●	●
5.b	Links To Regional Centres Advocate for improved road infrastructure links to regional centres, including a four lane dual carriageway between Busselton and Capel, the Bunbury outer ring road, and Vasse-Dunsborough Link.	Strategic Planning and Development	South West Regional Blueprint		●	●	●	●
5.3. Cycle ways that connect our communities and provide alternative transport choices.								
5.e 6.d	Bike Plan Review the City of Busselton Bike Plan within annual resource allocations.	Design and Survey	Bike Plan	✓	●	●	●	●
5.e	Cycle Safety Develop a community education program to encourage the safe use of cycleways.	Design and Survey	Bike Plan		●	●	●	●

Key Goal Area **6 Leadership**: Visionary, collaborative, accountable

Community Objectives

- 6.1 Governance systems, process and practices are responsible, ethical and transparent.
- 6.2 Council engages broadly and proactively with the community
- 6.3 Accountable leadership that is supported by a skilled and professional workforce.
- 6.4 Assets are well maintained and responsibly managed.

Council strategies supporting community objectives

- a. Provide opportunities for the community to participate in decision making processes.
- b. Improve two way communication with the community using a range of accessible communication channels.
- c. Ensure the City's long term financial planning delivers the community goals and aspirations in a sustainable and affordable manner.
- d. Develop, maintain and implement asset management plans that maintain community assets at the appropriate standard.
- e. Actively participate in regional, State and national alliances to return benefit to the community.
- f. Continuously improve organisational performance and service delivery.

Key Goal Area⁶ Leadership: Visionary, collaborative, accountable

Service Delivery

These Council Services contribute to the achievement of the community objective of this Key Goal Area.

Service	Service Objective	Current level of service
Asset Management	Collect, maintain and assimilate asset condition data to identify and plan an integrated approach for managing City infrastructure assets.	<ul style="list-style-type: none"> • Collect and maintain up-to-date asset condition data. • Develop asset management plans in conjunction with long term financial planning to ensure adequate levels of service and longevity of assets.
Business Systems	Support and enhance the delivery of business objectives by advancing digital business systems.	<ul style="list-style-type: none"> • Provide geographical information and mapping services to staff and the community. • Research, scope, implement and support technology solutions that improve organisational efficiency.
Customer Services	Provide a responsive first point of contact for the City and a communication and information service between the community and City staff.	<ul style="list-style-type: none"> • Provide a first point of contact information service. • Receipt all incoming revenue. • Manage bookings for the hire of City owned and City managed community buildings. • Manage cemetery operations at Busselton, Dunsborough and Metricup.
Facilities	Oversee the maintenance and upgrade of City building assets in accordance with asset management plans.	<ul style="list-style-type: none"> • Prepare and manage maintenance plans for City facilities and buildings, including cleaning management. • Oversee the delivery of capital works associated with the upgrade and repair of buildings. • Assist in the preparation of asset management plans.
Finance	Provide statutory and internal financial reporting, management and compliance functions.	<ul style="list-style-type: none"> • Facilitate the development of the annual budget and long term financial plans. • Manage accounts payable and receivable functions, in addition to insurance, investment, purchasing and taxation administration. • Prepare statutory financial statements and administer City Reserve funds.
Fleet	Provide fleet purchasing and management services for all City owned fleet, plant and equipment.	<ul style="list-style-type: none"> • Provide fleet purchasing and management services for all City owned fleet. • Coordinate the selection and purchasing of fleet ensuring value for money, operational efficiency and the minimisation of adverse environmental impacts. • Oversee management of the City's fleet, plant and equipment.

Governance and Inter-Council Relations	Coordinate and support Council processes. Administer corporate relationships with other municipal authorities including Sister City relationships.	<ul style="list-style-type: none"> • Ensure Council activities and services are delivered in accordance with ethical, statutory and contemporary governance standards. • Sugito Sister City relationship liaison and support. • Facilitate and support City participation in groups such as CAPEROC, SWALGA, WALGA, ALGA.
Human Resources and Risk	Facilitate the building of a capable, safe and empowered workforce using effective human resource and risk management practices and procedures.	<ul style="list-style-type: none"> • Facilitate employment processes including staff recruitment, training and development and performance management. • Develop and implement strategic workforce planning strategies. • Provide advice in relation to industrial, safety and employee relations. • Deliver an effective payroll service.
Information and Communications Technology	Manage and maintain the City's information and communication technology infrastructure.	<ul style="list-style-type: none"> • Effectively manage and maintain the City's information networks and hardware. • Provide a help desk service to support the organisation's use of technology and provide staff support. • Research and assess possible the potential use and adoption of emerging technology.
Business Solutions	Deliver business systems improvements that meet business systems requirements and strategic objectives.	<ul style="list-style-type: none"> • Design and implement cost effective business focused solutions that encompass emerging technologies and trends. • Integrate information technologies with core business systems and ensure effective utilisation of internal corporate systems to meet business requirements and standards. • Perform planned maintenance of business systems including upgrades and release updates.
Legal Services	Provide professional internal legal advice services to the City's business units.	<ul style="list-style-type: none"> • Provide advice on administrative, statutory and contractual issues • Develop and review local laws. • Process Freedom of Information applications and provide in-house advice on tendering and procurement policies, processes and systems.
Public Relations	Coordinate City's public relations, community engagement initiatives and media communications.	<ul style="list-style-type: none"> • Administer the Your Say Busselton and City Facebook sites. • Produce Bay to Bay newsletter and media releases. • Coordinate City functions.
Property Management	Provide property management services in relation to City owned or managed property.	<ul style="list-style-type: none"> • Manage the City's leased property assets, ensuring benefit to the community and responsible management of the asset. • Manage the City's aged housing units and administer the joint venture arrangements with the Department of Housing. • Liaise with community and Council about the Port Geographe development.
Organisational Development	Facilitate and actively coordinate the development and review of strategic and corporate plans and Council's Key Performance Indicators.	<ul style="list-style-type: none"> • Develop and review the City's Strategic Community Plan and supporting Corporate Business Plan. • Implement and administer effective business planning and reporting processes, including the City's annual report. • Progress and facilitate broader organisational development programs.

Rates	Administer the levy and subsequent recovery of rates, while maintaining accurate property and financial records according to legislative requirements.	<ul style="list-style-type: none">• Develop, administer and present rating policies, and model scenarios for consideration by Senior Management and the Council, with a focus on maintaining fairness and equity in the rating burden.• Inform ratepayers and the community about annual rates and fees through rates notices and the annual budget.• Maintain accurate property records.
Records	Facilitate and support the City's record and information keeping processes in accordance with the City's Record Keeping Plan.	<ul style="list-style-type: none">• Register and disseminate incoming mail and coordinate outgoing mail.• Administer and continuously seek to improve the City's record keeping system.• Facilitate staff training and education regarding record keeping responsibilities.



Key Goal Area **6 Leadership**: Visionary, collaborative, accountable

Priority Corporate Actions

The following corporate actions and projects support Council's strategies and achievement of the community's objectives

CORPORATE ACTIONS Supporting Council's adopted strategies are the following priority corporate actions and projects.								
Council strategy link	Corporate action/project	Reporting responsibility	Informing document	External funding	17/18	18/19	19/20	20/21
6.1. Governance systems, process and practices are responsible, ethical and transparent.								
6.c 6.f	Financial Audit Conduct an annual audit to ensure financial compliance with legislative requirements.	Finance Services			●	●	●	●
6.f	Statutory Compliance Audit Conduct an annual audit to ensure statutory compliance with legislative requirements.	Governance Services			●	●	●	●
6.f	Organisational Reporting Continue to monitor and measure progress of the City's Strategic Community Plan and corporate performance.	Organisational Development			●	●	●	●
6.d 6.f	Fair Value Continue Fair Value reporting for all asset classes in accordance with legislative requirements.	Finance Services			●	●	●	●
6.c 6.f	Integrated Planning and Reporting Develop improved processes and systems in relation to integrated planning, budgeting and reporting.	Organisational Development	Integrated Planning and Reporting Framework		●			

Council strategy link	Corporate action/ project	Reporting responsibility	Informing document	External funding	17/18	18/19	19/20	20/21
6.2. Council engages broadly and proactively with the community.								
6.b 6.f	Community Satisfaction Survey Conduct a regular survey to assess the level of community satisfaction with City services and facilities.	Public Relations				●		●
6.b	Community Engagement Embed the <i>Your Say Busselton</i> website as the primary community engagement medium to raise awareness of Council projects and encourage community participation and feedback.	Public Relations	Community Engagement Policy		●	●	●	●
6.b 6.f	Customer Service Facilities Continue to investigate the provision of extended customer service facilities to better serve the community, including online options and a facility at the Naturaliste Community Centre in Dunsborough.	Customer Services			●			
6.3. Accountable leadership that is supported by a skilled and professional workforce.								
6.a 6.b 6.f	Strategic Community Plan Reviews Review the Strategic Community Plan to ensure it maintains relevance with the community's visions, aspirations and objectives.	Organisational Development				●		●
6.f	Implement works and assets IT business software Develop a business case for the implementation of works and assets across the organisation and progress the same.	Business Systems	Information and Communications Technology Strategic Framework		●	●		

Council strategy link	Corporate action/ project	Reporting responsibility	Informing document	External funding	17/18	18/19	19/20	20/21
6.3. Accountable leadership that is supported by a skilled and professional workforce.								
6.c	Long Term Financial Plan Maintain a ten year financial plan to assist and guide the City in strategic financial decision making processes.	Finance Services			●	●	●	●
6.c	Annual Budget Prepare an annual budget in alignment with the City's Corporate Business Plan and Strategic Community Plan objectives.	Finance Services	Long Term Financial Plan		●	●	●	●
6.f	Workforce Planning Improve the integration of strategic, operational and workforce planning through the annual review of the Workforce Plan.	Human Resources	Long Term Financial Plan		●	●	●	●
6.f	Enterprise Agreement Renegotiate the City's Enterprise Agreement.	Human Resources	Workforce Plan Long Term Financial Plan		●			
6.4. Assets are well maintained and responsibly managed.								
6.d	Overall Asset Management Plan Review and update the overall Asset Management Plan.	Asset Management	Long Term Financial Plan		●			
6.d	Asset Management Plans Develop and implement an Asset Improvement Plan summarising the current status of assets and upcoming tasks required.	Asset Management	Long Term Financial Plan		●	●	●	●
6.d	Asset Management Standards Implement an integrated asset management system to improve asset data management across the organisation.	Asset Management	Long Term Financial Plan / Asset Management Plan		●	●	●	●

6.d	Fleet Replace the City's fleet in accordance with the 10 year fleet management plan.	Fleet Services	Long Term Financial Plan		•	•	•	•
6.d 5.e	Pathways Program Implement the pathways maintenance and upgrades program to provide a safe and serviceable path network.	Construction and Maintenance	Asset Management Plans		•	•	•	•

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Strategic Risk Management

Risk management is an integral part of good management practice and corporate governance. The table below identifies Strategic Risks; things that could prevent or seriously impede the achievement of the Strategic Community Plan and our Corporate Business Plan priorities.

Risk Category	Risk Description	Existing Key Controls
Political	Change in State government policies in conflict with City of Busselton strategic direction.	Strategic Community Plan Advocacy.
Political	Changes to Local Government rating powers.	Long Term Financial Plan Advocacy.
Political / Management	Breakdown in functional and effective relationship between Council and Administration.	Councillor induction and training. Staff induction and training. Councillor workshops and briefings.
Environment	Climate change.	Coastal Adaptation Strategy Coastal Protection Management Plan Cooperation with external agencies on sustainability projects. Environment Strategy Local Waste Strategy
Environment	Natural disaster.	Local Emergency Management Arrangements Fire management plans. Business Continuity Plan
Environment	Failure to future proof waste management.	Development of regional waste management site. Continue to work with neighbouring local governments.
Financial	Employee cost rises above assumption.	Long Term Financial Plan Workforce Plan Enterprise Agreement
Financial	Revenue Shortfall due to factors such as external funding, fees and charges, and / or economic downturn.	Long Term Financial Plan Budget processes. Asset management plans.
Financial	Increased costs impacting on delivery of capital works program.	Long Term Financial Plan Budget processes. Procurement processes.
Human Resourcing	Lack of available skilled staff. Higher than expected turnover.	Workforce Plan
Technology	Major failure of information technology impacting service delivery.	Continuous upgrade of information technology infrastructure. Disaster Recovery Plan Business Continuity Plan

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Resourcing strategy



This Plan has been significantly informed by three key documents which are part of the integrated planning framework.

They are –

- The Long Term Financial Plan
- Asset Management Plans
- Workforce Plan

The Long Term Financial Plan, Asset Management Plans and the Workforce Plan together form the City's resourcing strategy and inform our capacity to provide services, manage our assets and deliver projects and initiatives.

The City's Long Term Financial Plan sets out the City's financial resourcing requirements to ensure the delivery of services and activities to the community and the responsible management of assets.

The Long Term Financial Plan is predicated on the continuance of existing services and associated service levels. In addition the Long Term Financial Plan provides for the following:

- Workforce Plan funding.
- Asset Management Plan funding requirements.
- Donated assets from developers and associated maintenance costs.
- Maintenance costs associated with new assets and/or improvement of services.
- Redevelopment of the Busselton-Margaret River Regional Airport.

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In developing the Long Term Financial Plan Council considered and balanced deliverables against the level of funding required, with revenue sources identified as either rates, fees and charges or other regular income, reserve funds, loan borrowings, or external funding such as State and Federal government funding. Where projects and services within this Corporate Business Plan rely on external funding it is indicated within the plan.

The following table outlines the key operational assumptions that have been used within the Long Term Financial Plan.

Capital expenditure forecasts are primarily based on the 2017/2018 draft budget (year 1) generally extrapolated in subsequent years by the Consumer Price Index (CPI) (3%).

Population 3. Estimated resident population	37,115
Number of Rateable Properties 2.	21,945
Total Rates Levied 2.	\$39,160,121
Total Revenue 2.	\$84,218,364
Total Operating Expenditure 2.	\$60,121,610
Total Capital Expenditure 2.	\$31,916,303
Number of Employees	337

Operating Income		Operating Expenditure	
Description	Assumption	Description	Assumption
Rates	Local Government Cost Index (LGCI) + Asset Management + New Loans + Coastal Adaptation	Employee Costs	CPI + 1%
Rates Growth	2.05% growth in ratepayer base p.a.	Materials and Contracts	CPI
Operating Grants, Subsidies and Contributions	CPI	Utilities (Gas, Electricity, Water etc.)	Utilities Escalation Factor
Fees and Charges	LGCI	Depreciation on Non-current Assets	Actual
Interest Earnings	CPI + 1%	Interest Expenses	CPI + 3%
Other Revenue	CPI	Insurance Expenses	CPI
Non-operating Grants, Subsidies and Contributions	Actual	Other Expenditure	CPI

Overall the plan is a financially sustainable one, with the City's financial position for the years 2017/2018 through to 2020/2021 set out in the rate setting statement.

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Rate setting statement: Operating activities

Account type	Nature and type	2017/18 forecast	2018/19 forecast	2019/20 forecast	2020/21 forecast
Revenue	Rates	45,368,138	49,469,482	52,992,690	56,779,346
	Operating Grants, Subsidies and Contributions	3,767,272	3,810,204	3,928,436	4,046,289
	Non-Operating Grants, Subsidies and Contributions	34,069,499	17,020,668	14,176,630	16,648,783
	Fees and Charges	15,886,670	17,237,713	18,671,809	20,413,708
	Interest Earnings	2,597,882	2,854,758	3,260,488	3,492,924
	Other Revenue	361,756	370,800	387,699	399,330
	Profit on Asset Disposal	0	0	0	0
Total revenue		102,051,217	90,763,625	93,417,751	101,780,379
Expenditure	Employee Costs – Existing	(28,935,770)	(30,306,301)	(31,402,566)	(32,324,087)
	Employee Costs - Workforce Plan	(250,000)	(650,617)	(1,079,648)	(1,529,906)
	Materials and Contracts	(14,584,162)	(15,807,872)	(16,576,393)	(16,740,654)
	Utilities (Gas, Electricity, Water etc.)	(2,497,701)	(2,703,337)	(2,907,024)	(3,127,507)
	Depreciation on non-current assets	(17,893,179)	(18,259,459)	(18,681,417)	(19,134,305)
	Interest Expenses	(1,617,593)	(1,682,484)	(1,741,801)	(1,735,751)
	Loss on asset disposal	0	0	0	0
	Fair Value Adjustment (Decrease)	0	0	0	0
	Insurance Expenses	(722,287)	(805,282)	(841,318)	(880,116)
	Other Expenditure	(2,885,470)	(2,669,158)	(2,895,567)	(3,4138,520)
	Discretionary Unallocated @ 1.0% of rates	(11,404)	(284,218)	(103,540)	(567,793)
Total expenditure		(69,417,566)	(73,168,726)	(76,229,274)	(79,178,640)
Allocations		2,021,159	2,071,688	2,133,839	2,197,854
Grand total		34,654,810	19,666,588	19,322,317	24,799,593

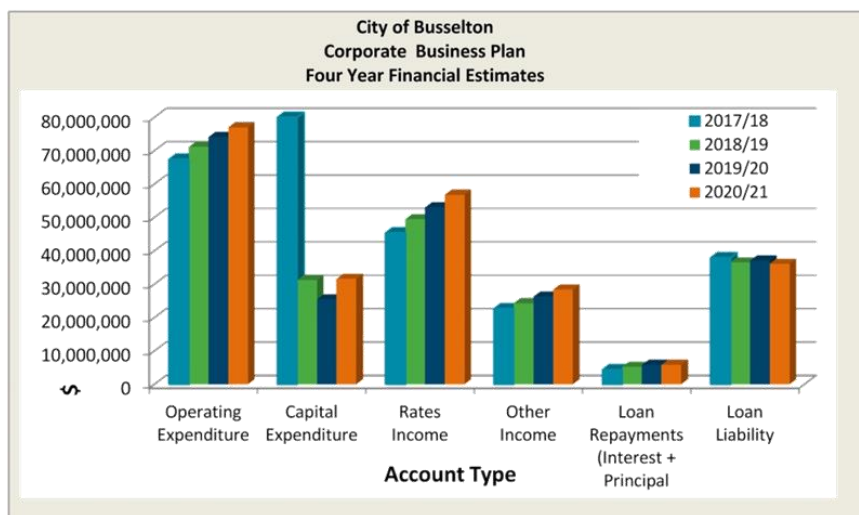
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Account Type	Nature and Type	2017/18 forecast	2018/19 forecast	2019/20 forecast	2020/21 forecast
Adjustments for cash requirements	Profit / (Loss) on Asset Disposal	0	0	0	
	Depreciation on Assets	17,893,179	18,259,459	18,681,417	19,134,305
	Employee Provisions	0	0	0	0
Capital and investing activities	Purchase – Land	(1,700,000)	(100,000)	(100,000)	(100,000)
	Purchase – Buildings	(4,114,000)	(2,893,999)	(3,375,000)	(12,274,792)
	Purchase - Plant & Equipment	(3,948,676)	(2,977,632)	(2,431,705)	(2,615,651)
	Purchase - Furniture & Equipment	(541,441)	(507,422)	(573,883)	(675,839)
	Purchase – Roads	(7,658,800)	(5,813,000)	(5,987,338)	(6,137,318)
	Purchase – Bridges	(1,982,000)	(1,312,000)	(900,000)	0
	Purchase - Car Parks	(350,000)	(453,000)	(509,000)	(515,000)
	Purchase - Footpaths and Cycleways	(641,000)	(660,000)	(1,209,927)	(1,267,793)
	Purchase - Parks, Gardens and Reserves	(12,390,751)	10,088,612)	(9,780,718)	(7,510,139)
	Purchase – Drainage	(327,000)	(337,000)	(347,000)	(357,000)
	Purchase - Regional Airport and Industrial Park Infrastructure	(46,315,000)	(6,025,622)	(185,188)	(96,003)
	Donated Assets	(8,390,884)	(8,600,656)	(8,858,676)	(9,124,436)
	Proceeds From Sale of Assets	879,974	1,054,536	817,360	2,849,692
	Repayment of Loan Principal – Council Existing Loans	(2,231,110)	(2,335,314)	(2,321,849)	(2,049,421)
	Repayment of Loan Principal – Council New Loans	(385,289)	(1,085,000)	(1,625,000)	(1,925,000)
	Repayment of Loan Principal – Self Supporting Loans - New	(15,000)	(30,000)	(45,000)	(60,000)
	Repayment of Loan Principal – Self Supporting Loans - Existing	(54,315)	(57,281)	(53,581)	(39,595)
	Proceeds from Borrowings	10,000,000	2,150,000	4,550,000	3,150,000
	Advances to Community Groups	(150,000)	(150,000)	(150,000)	(150,000)
	Self-Supporting Loan Principal Income	69,315	87,281	98,851	99,595
	Transfers to Restricted Assets - Contributions	(25,365,658)	(6,559,909)	(4,600,787)	(6,785,893)
	Transfers from Restricted Assets	52,350,063	12,729,352	4,107,215	6,272,578
	Transfers to Reserves	(12,979,608)	(18,535,348)	(20,493,604)	(22,524,030)
	Transfers from Reserves	13,693,192	14,575,079	15,971,366	18,071,012
Surplus/(Deficit)		0	0	0	168,865

Draft Corporate Business Plan 2017/2018 – 2020/2021

Rate Setting Statement Summary 1 July 2017 to 30 June 2021

Analysis of Rates Increase	2017/18 forecast	2018/19 forecast	2019/20 forecast	2020/21 forecast
Available funds to cover CPI/LGCI/Yearly Escalation	1.69%	3.21%	2.97%	3.02%
Asset Management - Roads	1.00%	1.00%	0.00%	0.00%
Asset Management - Footpaths and Cycleways	0.00%	0.00%	1.00%	0.00%
Asset Management - Buildings	0.00%	0.00%	0.00%	1.00%
Busseton Foreshore Loans/Barnard Park - Tennis Club Relocation	1.61%	0.54%	0.00%	0.00%
Dunsborough Lakes Purchase of Land (Pt Lot 10 Commonage Road)	0.45%	0.00%	0.00%	0.00%
Performing Arts/Convention Centre - Capital	0.00%	0.00%	0.78%	0.73%
Discretionary Capital Works/Loan Raising	0.00%	0.00%	0.00%	0.00%
Total proposed rates increase	4.75%	4.75%	4.75%	4.75%



Servicing Our Assets *

Roads	\$33.1M
Bridges	\$ 6.2M
Buildings	\$ 7.8M
Footpaths and cycle ways	\$ 0.2M
Parks and gardens	\$ 28.5M
Drainage	\$ 1.7M
Plant and equipment	\$ 14.3M

* Spend on asset renewal over the life of the plan

Draft Corporate Business Plan 2017/2018 – 2020/2021

Tracking progress and performance

Twice a year Council reviews the progress of the Corporate Business Plan and looks for opportunities to improve our performance.

	Key Performance Indicator	Measure	Target / Trend
1	Corporate Business Plan progress report	Percent of actions achieving milestones or targets.	> 90%
2	Financial ratios	“Standard” benchmark achieved as required by the Integrated Planning and Reporting Advisory Standard.	100%
3	Asset ratios	“Standard” benchmark achieved as required by the Integrated Planning and Reporting Advisory Standard.	100%
4	Airport Services	(i) Net cost compared to budget. (ii) Regular Passenger Transport (RPT) numbers.	(i) Achieved (ii) Increasing
5	Geographe Leisure Centre	(i) Net cost compared to budget. (ii) Member numbers. (iii) Member retention: average increase.	(i) Achieved (ii) Increasing (iii) Increasing
6	Kookaburra Caravan Park	Net cost compared to budget.	Achieved
7	Complaints	(i) Number of complaints received per head of population. (ii) Number of complaints responded to.	(i) Decreasing (ii) 100%
8	Waste	(i) Percent of solid waste diverted from landfill (recycled/reused) (ii) Cash cost per tonne of waste processed.	(i) Increasing (ii) Reducing
9	Development assessment	Achievement of statutory and other established targets in respect of application turnaround timeframes.	Achieved
10	Energy Use	Energy plan targets achieved.	Targets to be determined
11	Safety	Lost time injury frequency rate.	Reducing





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15. CHIEF EXECUTIVE OFFICER'S REPORT

15.1 COUNCILLORS' INFORMATION BULLETIN

SUBJECT INDEX:	Councillors' Information Bulletin
STRATEGIC OBJECTIVE:	Governance systems, process and practices are responsible, ethical and transparent.
BUSINESS UNIT:	Executive Services
ACTIVITY UNIT:	Governance Services
REPORTING OFFICER:	Reporting Officers - Various
AUTHORISING OFFICER:	Chief Executive Officer - Mike Archer
VOTING REQUIREMENT:	Simple Majority
ATTACHMENTS:	Attachment A Planning Applications Received 1 June - 30 June ↓ Attachment B Planning Applications Determined 1 June - 30 June ↓ Attachment C Meelup Regional Park Management Committee ↓ Attachment D WALGA June/July Summary ↓

PRÉCIS

This report provides an overview of a range of information that is considered appropriate to be formally presented to the Council for its receipt and noting. The information is provided in order to ensure that each Councillor, and the Council, is being kept fully informed, while also acknowledging that these are matters that will also be of interest to the community.

Any matter that is raised in this report as a result of incoming correspondence is to be dealt with as normal business correspondence, but is presented in this bulletin for the information of the Council and the community.

INFORMATION BULLETIN

15.1.1 Planning Applications

Attachment A is a report detailing all Planning Applications received by the City between 1 June, 2017 and 30 June, 2017. 93 formal applications were received during this period.

Attachment B is a report detailing all Planning Applications determined by the City between 1 June, 2017 and 30 June, 2017. A total of 103 applications (including subdivision referrals) were determined by the City during this period with 102 approved / supported and 1 refused / not supported.

15.1.2 Current Active Tender Updates

2017 TENDERS

RFT01/17 KERBSIDE RECYCLING SERVICES

The City invited tenders for the collection of material from yellow-top recycling bins and related services within the City of Busselton. The tender was advertised on 28 January 2017, with a closing date of 10 March 2017. A total of 3 tenders were received. The evaluation was completed and in accordance with the City's Evaluation Panel recommendation, Council resolved on 10 May 2017 to:

- 1. Endorses the outcomes of the Evaluation Panel's assessment in relation to RFT01/17 for the provision of kerbside recycling services, which has resulted in Cleanaway being ranked as the best value for money tender.*
- 2. Delegates authority to the CEO, following further negotiations, to award a contract for the kerbside recycling services.*

The contract with Cleanaway has now been finalised and awarded.

RFT04/17 DEVELOPMENT AND DETAILED DESIGN OF BUSSELTON FORESHORE JETTY PRECINCT PLAY SPACE

The City of Busselton invited tenders for the detailed design of the Busselton Foreshore Jetty Precinct Play Space. The tender was advertised on 8 April 2017, with a closing date of 5 May 2017. A total of 7 tenders were received. As part of the evaluation process, four preferred tenderers were identified to provide a presentation to Council. The evaluation was completed and the contract awarded by the CEO under delegated authority to Landspace Pty Ltd trading as Plan E.

RFT07/17 BUSSELTON JETTY PRECINCT PROMENADE

The City of Busselton invited tenders for the construction of a new footpath promenade located at the Busselton foreshore, known as the Jetty Precinct Promenade. The tender was advertised on 29 April 2017, with a closing date of 18 May 2017. A total of 3 tenders were received. The evaluation has been completed and the contract awarded by the CEO under delegated authority to Ertech Pty Ltd.

RFT08/17 BUSSELTON FORESHORE GOOSE CAR PARK

The City of Busselton invited tenders for the construction of a new car park located at the Busselton foreshore known as the Busselton Foreshore Goose Car Park. The tender was advertised on 13 May 2017, with a closing date of 30 May 2017. A total of 7 tenders were received. The evaluation has been completed and the contract awarded by the CEO under delegated authority to BCL Group Pty Ltd.

RFT09/17 UPGRADE OF QUEEN STREET (NORTH)

The City of Busselton invited tenders for the upgrade of the northern section of Queen Street, Busselton. The tender was advertised on 13 May 2017, with a closing date of 31 May 2017. A total of 5 tenders were received. The evaluation has been completed and Council resolved at its 14 June 2017 meeting to award the contract resulting from RFT09/17 to BCL Group Pty Ltd.

RFT10/17 GEOGRAPHE LEISURE CENTRE - POOL LINER REPLACEMENT CAMPAIGN/S

The City of Busselton invited tenders for the replacement of the pool liners of the swimming pools at the Geographe Leisure Centre. The tender was advertised on 3 June 2017, with a closing date of 22 June 2017. A total of 5 tenders were received. The total spend is expected to exceed the CEO's delegated authority. The evaluation has been completed and a recommendation report to Council for awarding the contract included under the agenda for this meeting.

RFT11/17 DESIGN AND CONSTRUCTION OF LANDSIDE CIVIL AND SERVICES INFRASTRUCTURE – BUSSELTON-MARGARET RIVER REGIONAL AIRPORT

The City of Busselton invited tenders for the design and construction of the landside civil and services infrastructure at the Busselton-Margaret River Airport. The tender was advertised on 10 June 2017, with a closing date of 29 June 2017, which was later extended to 6 July 2017. The value of the contract is expected to exceed the CEO's delegated authority. It is anticipated the evaluation will be completed and a recommendation report presented to Council in August 2017.

RFT12/17 DESIGN AND CONSTRUCTION OF BUSSELTON JETTY PRECINCT HIGH AMENITY AREA

The City of Busselton invited tenders for the design and construction of the Busselton Jetty precinct high amenity area. The tender was advertised on 1 July 2017, with a closing date of 27 July 2017. The value of the contract is expected to exceed the CEO's delegated authority. It is anticipated that the evaluation will be completed and a recommendation report presented to Council in August 2017.

PQS01/17 ELECTRICAL SERVICES PANEL OF PRE-QUALIFIED SUPPLIERS

The City of Busselton requested applications to join a panel of pre-qualified suppliers (PQS) for the provision of electrical services to the City. The request was advertised on 3 June 2017, with a closing date of 20 June 2017. A total of 12 applications were received. In accordance with delegation LG3M the CEO has authority to appoint applicants to be part of a panel of pre-qualified suppliers for provision of goods and services to the City. It is anticipated that the evaluation will be completed and a recommendation report made to the CEO in July 2017.

RFT13/17 DESIGN AND CONSTRUCTION OF LEACHATE MANAGEMENT CONTROL SYSTEM FOR LANDFILL CELL 1 AND 2, DUNSBOROUGH WASTE FACILITY

The City of Busselton invited tenders for the design and construction of a Leachate Management Control System for Cell 1 and 2 located at the Dunsborough Waste Facility. The tender was advertised on 17 June 2017, with a closing date of 31 July 2017. The value of the contract is not expected to exceed the CEO's delegated authority. It is anticipated the evaluation will be completed and a recommendation report presented to the CEO in August 2017.

RFT14/17 SUPPLY AND DELIVERY OF PRE-MIXED CONCRETE

The City of Busselton invited tenders for the supply and delivery of pre-mixed concrete. The tender was advertised on 1 July 2017, with a closing date of 18 July 2017. The value of the contract is expected to exceed the CEO's delegated authority. It is anticipated that the evaluation will be completed and a recommendation report presented Council in August 2017.

15.1.3 Meelup Regional Park Management Committee

Attachment C shows the Informal Minutes of the Meelup Regional Park Management Committee Meeting held on Monday 26 June 2017.

15.1.4 WALGA June/July Summary

Attachment D shows the WALGA State Council and Zone Agenda Summary and Recommendations.

OFFICER RECOMMENDATION

That the items from the Councillors' Information Bulletin be noted:

- 15.1.1 Planning Applications
- 15.1.2 Current Active Tender Updates
- 15.1.3 Meelup Regional Park Management Committee
- 15.1.4 WALGA June/July Summary

Applications Received (Deemed Complete) Report									
Application Number	Description	Primary Property Address	Primary Property Legal Desc	Application Received Date	Date Application	Estimated Cost	Primary Property Owners	Applicant Name	Clock Days
Development Applications									
DA17/0390	Single House (Reduced Setbacks)	7 Lorna Street~DUNSBOROUGH WA 6281	Lot 131 PLAN 7393	1/06/2017	2/06/2017	600000	Bruce Mckenzie Cameron-Brown & Michelle Cameron-Brown	Bruce Mckenzie Cameron-Brown, Michelle Cameron-Brown	27
DA17/0392	Grouped Dwellings (Three New Grouped Dwellings)	69 Carey Street~BUSSELTON WA 6280	Lot 57 DIAGRAM 28283	1/06/2017	2/06/2017	600000	Christopher Sean Brook	Christopher Sean Brook	5
DA17/0395	Single House (Additions and Alterations with Reduced Setback)	20 Chester Way~DUNSBOROUGH WA 6281	Lot 58 PLAN 14244	1/06/2017	7/06/2017	300000	Barnt Ian Cumming	Barnt Ian Cumming	26
DA17/0400	Single House Additions and Alterations and Rainwater Tank (Landscape Value Area)	29 O'Byrne Road~QUINDALUP WA 6281	Lot 202 PLAN 406421	2/06/2017		205000	David John Patterson & Deborah Jane Patterson	David John Patterson, Deborah Jane Patterson	0
DA17/0401	Overheight Outbuilding (Reduced Setbacks)	25 Country Road~BOVELL WA 6280	Lot 164 PLAN 22717	2/06/2017	7/06/2017	4650	Rosemary Claire Vlam & Tjipke Vlam	Rosemary Claire Vlam, Tjipke Vlam	31
DA17/0406	Outbuilding (Landscape Value Area)	12 Lenamont Court~DUNSBOROUGH WA 6281	Lot 61 PLAN 19168	1/06/2017	6/06/2017	13000	Stephen Hooyberg & Gloria Patricia Ross	Sheds Down South	12
DA17/0407	Outbuilding (Reduced Rear Setback)	48 Everlasting Crescent~AMBERGATE WA 6280	Lot 53 PLAN 69016	1/06/2017	6/06/2017	30000	Terence Andrew Doe	Sheds Down South	5
DA17/0409	Carport (Reduced Setbacks)	35 Jones Way~ABBEEY WA 6280	Lot 62 PLAN 11770	7/06/2017	14/06/2017	5000	Jason Michael Finnigan & Michelle Louise Finnigan	Michelle Louise Finnigan, Jason Michael Finnigan	14
DA17/0410	Single House and Ancillary Dwelling (Landscape Value Area)	Biddle Road~YALLINGUP WA 6282	Lot 56 PLAN 62117	2/06/2017	7/06/2017	400000	Jack Mason	Jack Mason	32
DA17/0411	Ancillary Dwelling (Landscape Value Area)	3671 Caves Road~WILYABRUP WA 6280	Lot 123 PLAN 21582	2/06/2017	19/06/2017	165000	Doumin Holdings Pty Ltd	Leimac Building Pty Ltd	21

DA17/0412	Holiday Home (Single House) 12 People	61 Lanyard Boulevard~GEOGRAPHE WA 6280	Lot 495 PLAN 22274	7/06/2017		0	Maureen Deale	Maureen Deale	9
DA17/0413	Single Dwelling (Landscape Value Area)	31 Mackerel Avenue~KEALY WA 6280	Lot 1107 PLAN 401651	8/06/2017	8/06/2017	0	Perron Developments Pty Ltd & Stawell Pty Ltd	Perron Developments Pty Ltd, Stawell Pty Ltd	1
DA17/0414	Single Dwelling (Landscape Value Area)	13 Calamari Street~KEALY WA 6280	Lot 1309 PLAN 407112	8/06/2017	8/06/2017	0	Tristan Ashley Lambe & Grace Hannah Sykes	Grace Hannah Sykes, Perron Developments Pty Ltd, Stawell Pty Ltd, Tristan Ashley Lambe	1
DA17/0415	Overheight Outbuilding (Landscape Value Area)	584 Caves Road~MARYBROOK WA 6280	Lot 800 PLAN 62564	1/06/2017	8/06/2017	46500	Ian Russell Hill	Busselton Sheds Plus	30
DA17/0416	Single House (Reduced Setbacks)	5 Banks Avenue~DUNSBOROUGH WA 6281	Lot 2 SSPLN 53789	2/06/2017	21/06/2017	416113	Phillip Geoffrey Watson & Stephanie Jane Watson	WA Country Builders Pty Ltd - Busselton	28
DA17/0417	Single House (Reduced Front Setback & Parapet Wall)	4 Dawson Avenue~ABBEY WA 6280	Lot 2 SSPLN 74438	2/06/2017	14/06/2017	250691	Tom Ellis Bowering	WA Country Builders Pty Ltd - Busselton	28
DA17/0418	Single House (Port Geographe Development Area)	4 Windward Green~GEOGRAPHE WA 6280	Lot 95 PLAN 59251	2/06/2017	8/06/2017	246581	Chandan Hassan Visweswar	Tangent Nominees Pty Ltd	11
DA17/0419	Single House (Port Geographe Development Area)	8 Estuary View Drive~GEOGRAPHE WA 6280	Lot 125 PLAN 52662	7/06/2017	8/06/2017	259498	Jayne Maree Reynolds & Ronald James Reynolds	BGC Residential Pty Ltd	8
DA17/0420	Grouped Dwelling (Proposed Strata Lot 12)	48 Harris Road~BUSSELTON WA 6280	Lot 6 SSPLN 73721	7/06/2017		167319	Peel Terrace Pty Ltd	Tangent Nominees Pty Ltd	1
DA17/0421	Grouped Dwelling (Proposed Strata Lot 11)	48 Harris Road~BUSSELTON WA 6280	Lot 6 SSPLN 73721	7/06/2017		167319	Peel Terrace Pty Ltd	Tangent Nominees Pty Ltd	1
DA17/0422	Patio Addition (Special Control Area)	11 Casuarina Drive~GEOGRAPHE WA 6280	Lot 432 PLAN 21786	6/06/2017	16/06/2017	10500	Melvyn Michael Pearsall & Rhonda Faye Pearsall	CPR Outdoor Centre	2
DA17/0423	Restaurant (Alfresco Roof Cover)	68 Queen Street~BUSSELTON WA 6280	Lot 425 PLAN 135060	7/06/2017	29/06/2017	10000	City of Busselton (Management Order), State of WA, Bute Times! Pty Ltd	Bute Times! Pty Ltd	11

DA17/0424	Single House (Reduced Setbacks)	22 Cockatoo Loop~VASSE WA 6280	Lot 44 PLAN 407511	8/06/2017	16/06/2017	293432	Norman Francis McFadden & Judith Alma McFadden	Home Group WA South West Pty Ltd	19
DA17/0425	Chalet	22/1652 Caves Road~DUNSBOROUGH WA 6281	Lot 22 SSPLN 46428	7/06/2017	15/06/2017	200000	Chenoa Lee Wright	Chenoa Lee Wright	14
DA17/0426	Display Home (Single House & Ancillary Dwelling - Vehicle Access)	80 Gurnard Loop~KEALY WA 6280	Lot 1480 PLAN 409125	8/06/2017	13/06/2017	300000	BGC Residential Pty Ltd	BGC Residential Pty Ltd	3
DA17/0427	Single Dwelling (Landscape Value Area)	34 Harbeck Drive~KEALY WA 6280	Lot 1324 PLAN 407112	9/06/2017	9/06/2017	0	Mark Baden Powell	Perron Developments Pty Ltd, Stawell Pty Ltd, Mark Baden Powell	1
DA17/0428	Single Dwelling (Landscape Value Area)	27 Mackerel Avenue~KEALY WA 6280	Lot 1109 PLAN 401651	9/06/2017	9/06/2017	0	Matthew Francis Skipworth	Perron Developments Pty Ltd, Stawell Pty Ltd	1
DA17/0429	Additions to Single House (Landscape Value Area)	13 Quedjinup Drive~QUEDJINUP WA 6281	Lot 102 PLAN 21711	8/06/2017	23/06/2017	100000	Jenaya Claire Scragg	West Coast Designs Pty Ltd	10
DA17/0430	Single House (Landscape Value Area)	Hazelbrook Rise~YALLINGUP WA 6282	Lot 201 PLAN 409262	8/06/2017	16/06/2017	400000	Kyle Edwards & Amanda Louise Edwards	Mark Webster Design	8
DA17/0431	Outbuilding (Reduced Primary Street Setback)	8 Mosswood Court~DUNSBOROUGH WA 6281	Lot 158 PLAN 19113	8/06/2017	12/06/2017	5000	Jamie John Joyce & Gabrielle Wilhelm	Jamie John Joyce, Gabrielle Wilhelm	18
DA17/0432	Holiday Home (Single House) 8 People	9 Earnshaw Road~WEST BUSSELTON WA 6280	Lot 12 PLAN 8321	12/06/2017	12/06/2017	0	Paul Edwin Jones & Tracey Leanne Jones	Paul Edwin Jones, Tracey Leanne Jones	8
DA17/0433	Extension of Masonry Boundary Fence (Port Geographe Development Area)	27 Windward Green~GEOGRAPHE WA 6280	Lot 104 PLAN 59251	9/06/2017	12/06/2017	1500	Michelle Koman & Joshua James Renner	Joshua James Renner, Michelle Koman	16
DA17/0434	Recreation Establishment, Community Centre and Chalet Development (Fresh Start Recovery Programme)	132 Caves Road~SIESTA PARK WA 6280	Lot 5303 PLAN 220583	12/06/2017	12/06/2017	150000	Australian Medical Procedures Research Foundation(Fresh Start Recovery Program)	Australian Medical Procedures Research Foundation (Fresh Start Recovery Program)	13
DA17/0435	Single House (Reduced Rear Setback Port Geographe Development Area)	6 Estuary View Drive~GEOGRAPHE WA 6280	Lot 123 PLAN 52662	12/06/2017	12/06/2017	288000	Emma Jane Brown & Robert Alan Kaczmarczyk	Tangent Nominees Pty Ltd	21

DA17/0436	Masonry Wall (Landscape Value Area)	80 O'Byrne Road~QUINDALUP WA 6281	Lot 42 DIAGRAM 96571	14/06/2017	14/06/2017	2500	Graeme John Davies & Margaret Anne Davies	Graeme John Davies	14
DA17/0437	Extension to Existing Shopping Centre (Rear of Pharmacy)	170 Bussell Highway~WEST BUSSELTON WA 6280	Lot 1 DIAGRAM 80514	12/06/2017	26/06/2017	20000	Lawrence Newton Price & June Adrienne Price	Cotan Pty Ltd	20
DA17/0438	Outbuilding (Landscape Vale Area)	16 The Cove~YALLINGUP WA 6282	Lot 17 PLAN 21893	12/06/2017	19/06/2017	25000	Thomas Ross Miller & Karen Mary Gullick	Busseilton Sheds Plus	6
DA17/0439	Relocated Building Envelope and Single House (Landscape Value Area)	31 Marrinup Drive~YALLINGUP WA 6282	Lot 134 PLAN 21075	13/06/2017	4/07/2017	250000	Robert Bruce Malcolm	Robert Bruce Malcolm	8
DA17/0440	Water Tank (Landscape Value Area)	53 O'Byrne Road~QUINDALUP WA 6281	Lot 204 PLAN 406421	14/06/2017	14/06/2017	11200	Corey Alan Baker & Bethany Baker	Corey Alan Baker, Bethany Baker	11
DA17/0441	Single House (Patio Addition with Reduced Setback)	120A Kent Street~BUSSELTON WA 6280	Lot 2 SSPLN 68148	14/06/2017	14/06/2017	5500	Vasyl Bill Swerlowycz	CPR Outdoor Centre	12
DA17/0442	Single House (Reduced Setback)	353 Bussell Highway~BROADWATER WA 6280	Lot 32 PLAN 8790	14/06/2017	15/06/2017	271881	Damien Ali Colbung & Rebecca Jane Colbung	BGC Residential Pty Ltd	13
DA17/0443	Holiday Home (Single House) 8 people	10 Panoramic Close~QUINDALUP WA 6281	Lot 2 PLAN 41226	19/06/2017	19/06/2017	0	John Barry Wilson & Anne-Marie Therese Wilson	Anne-Marie Therese Wilson, John Barry Wilson	17
DA17/0444	Bed and Breakfast	10 Panoramic Close~QUINDALUP WA 6281	Lot 2 PLAN 41226	15/06/2017	19/06/2017	0	John Barry Wilson & Anne-Marie Therese Wilson	Anne-Marie Therese Wilson, John Barry Wilson	21
DA17/0445	Single House (Reduced Setback)	69A Norfolk Street~DUNSBOROUGH WA 6281	Lot 2 SSPLN 75036	19/06/2017	20/06/2017	315000	Patricia June Battye & David Battye	33 South Building Group Pty Ltd	14
DA17/0446	Signage (Display Home - Dale Alcock)	68 Gurnard Loop~KEALY WA 6280	Lot 1474 PLAN 409125	15/06/2017	16/06/2017	3000	Hayes Developments Pty Ltd	Dale Alcock Homes South West Pty Ltd	4
DA17/0447	Signage (Display Home - Celebration)	72 Gurnard Loop~KEALY WA 6280	Lot 1476 PLAN 409125	15/06/2017	19/06/2017	3000	Hayes Developments Pty Ltd	Dale Alcock Homes South West Pty Ltd	4
DA17/0448	Signage (Display Home - Homebuyers Centre)	6 Amberjack Avenue~KEALY WA 6280	Lot 1421 PLAN 409125	15/06/2017	19/06/2017	3000	Hayes Developments Pty Ltd	Dale Alcock Homes South West Pty Ltd	4
DA17/0449	Outbuilding (Reduced Setback)	13 Clover Crescent~BUSSELTON WA 6280	Lot 17 PLAN 24574	14/06/2017	14/06/2017	2200	Shelley Joy Mary Acham	Shelley Joy Mary Acham	10

DA17/0450	Holiday Home (Single House) 10 People	22 Armstrong Road~BROADWATER WA 6280	Lot 15 PLAN 7178	15/06/2017	16/06/2017	0	Gary Reitsema & Judith Reitsema	Gary Reitsema, Judith Reitsema	13
DA17/0451	Single House (Reduced Setback)	13 Ballard Loop~DUNSBOROUGH WA 6281	Lot 49 PLAN 403468	16/06/2017	16/06/2017	262556	Christopher David Manning	Dale Alcock Homes South West Pty Ltd	11
DA17/0452	Single House (Vehicular Access from Primary Street)	76 Switchback Parade~WEST BUSSELTON WA 6280	Lot 861 PLAN 408159	16/06/2017	19/06/2017	203100	Kenneth Davis & Coral Anne Davis	Tangent Nominees Pty Ltd	5
DA17/0453	Single House (Reduced Setback)	301 Marine Terrace~GEOGRAPHE WA 6280	Lot 301 PLAN 44014	16/06/2017	19/06/2017	266388	Alisder Yalis McSwain & Debra Helen Harbeck	Tangent Nominees Pty Ltd	17
DA17/0454	Grouped Dwelling (Additions in Special Character Area)	2/358 Geographe Bay Road~QUINDALUP WA 6281	Lot 2 STPLN 22377	19/06/2017	28/06/2017	28000	Roland Lovel Hardie	Hardie Developments Pty Ltd	5
DA17/0455	Single House (Landscape Value Area)	6 Keen Chase~DUNSBOROUGH WA 6281	Lot 203 PLAN 404248	20/06/2017	20/06/2017	228234	Leanne Michelle Schlesiger & Robert Schlesiger	Leanne Michelle Schlesiger, Robert Schlesiger	1
DA17/0456	Holiday Home (Grouped Dwelling) 6 people	2/15 Toddy Place~DUNSBOROUGH WA 6281	Lot 2 STPLN 35698	16/06/2017	20/06/2017	1	Marguerite Mary Elza Braeckman & Gary William Day	Marguerite Mary Elza Braeckman	16
DA17/0457	Extension to Single House (Detached Rumpus Room)	1210 Caves Road~QUINDALUP WA 6281	Lot 3 DIAGRAM 17217	19/06/2017	22/06/2017	20000	Joanne Michelle Edmond	Cabins WA	1
DA17/0458	Holiday Home (Single House) 8 People	11 Bayou Court~GEOGRAPHE WA 6280	Lot 212 PLAN 402926	16/06/2017		0	Benedetto Letizia & Angela Letizia	Angela Letizia, Benedetto Letizia	4
DA17/0459	Single House (Patio Addition and Gazebo with Reduced Setbacks)	75A Norfolk Street~DUNSBOROUGH WA 6281	Lot 64 PLAN 42595	20/06/2017	22/06/2017	50000	Callie Clayton	Space Light Order	12
DA17/0460	Single House (Vehicle Access)	1 Hennessey Loop~DUNSBOROUGH WA 6281	Lot 23 PLAN 50804	19/06/2017		345797	Inverloden Pty Ltd	Dale Alcock Homes South West Pty Ltd	1
DA17/0461	Extension to Single House (Port Geographe Development Area)	10 Casuarina Drive~GEOGRAPHE WA 6280	Lot 91 PLAN 20376	19/06/2017	26/06/2017	120000	Stephen Michael Clapp & Anne Patricia Giele	Stephen Michael Clapp, Anne Patricia Giele	9

DA17/0462	Modified Building Envelope to Accommodate Cumulative Oversize Outbuilding (Landscape Value Area)	87 Vintners Drive~QUINDALUP WA 6281	Lot 104 PLAN 66320	20/06/2017	21/06/2017	50000	Christopher Gerard Henderson & Evelyn Margaret Henderson	GN Construction (WA) Pty Ltd	6
DA17/0463	Single House (Reduced Setbacks and Use of Reflective Building Materials in a Landscape Value Area)	546 Caves Road~MARYBROOK WA 6280	Lot 29 PLAN 8009	20/06/2017	22/06/2017	1200000	Cameron Blair Prentice	AK Homes Construction	4
DA17/0464	Medical Centre (Extension to Existing Building)	115 Bussell Highway~WEST BUSSELTON WA 6280	Lot 73 DIAGRAM 25159	20/06/2017	21/06/2017	100000	Telemed Pty Ltd	Telemed Pty Ltd	1
DA17/0465	Single House with Reduced Setbacks (Landscape Value Area)	546 Caves Road~MARYBROOK WA 6280	Lot 29 PLAN 8009	21/06/2017		1200000	Cameron Blair Prentice	AK Homes Construction Pty Ltd	0
DA17/0466	Outbuilding (Port Geographe Development Area)	4 Medusa Way~GEOGRAPHE WA 6280	Lot 258 PLAN 21425	21/06/2017	28/06/2017	9000	Philip Graham Vincent	Outdoor World Busselton	1
DA17/0467	Single House (Garage Width)	16 Waterville Road~DUNSBOROUGH WA 6281	Lot 139 PLAN 405106	21/06/2017		300020	Jennifer Clare McNab & Scott Douglas McNab	Dale Alcock Homes South West Pty Ltd	1
DA17/0468	Single House and Outbuilding (Special Control Area)	23 Campion Way~QUINDALUP WA 6281	Lot 36 PLAN 9047	21/06/2017	26/06/2017	440000	Christopher Mark Harding & Elizabeth Alice Harding	Christopher Mark Harding, Elizabeth Alice Harding	2
DA17/0469	Advertising Signage (Coles)	18 Napoleon Promenade~VASSE WA 6280	Lot 122 PLAN 409834	26/06/2017	26/06/2017	120000	Coles Group Property Developments Ltd	Insight Project Services	2
DA17/0470	Single House (Reduced Setbacks)	60A Geographe Bay Road~DUNSBOROUGH WA 6281	Lot 7 SSPLN 57516	22/06/2017	3/07/2017	750000	Michael Harry Honeybell & Helene Patricia Honeybell	Merge Building Design	4
DA17/0471	Single House (Reduced Setback and Visual Privacy)	108 Adelaide Street~BUSSELTON WA 6280	Lot 2 SSPLN 74333	28/06/2017	29/06/2017	455000	Emma Louise Scott	AK Homes Construction Pty Ltd	8
DA17/0472	Winery (Additions to Existing Building and New Outbuilding with Reduced Setback)	3314 Caves Road~WILYABRUP WA 6280	Lot 13 PLAN 12089	27/06/2017	27/06/2017	160000	Saruman Holdings Pty Ltd	Saruman Holdings Pty Ltd	9

DA17/0473	Holiday Home (Single House) 12 people	107 Kinross Loop~QUINDALUP WA 6281	Lot 236 PLAN 68461	27/06/2017		0	Gillian Elizabeth Rowell	Richard Mitford Rowell	4
DA17/0474	Single House (Reduced Setbacks)	36 King Street~WEST BUSSELTON WA 6280	Lot 1 SSPLN 70316	23/06/2017	3/07/2017	416532	Ivica Kovacevic & Stanka Kovacevic	Redink Homes Southwest Pty Ltd	6
DA17/0475	Single House (Special Control Area)	20 Fern Road~EAGLE BAY WA 6281	Lot 45 PLAN 12895	23/06/2017	30/06/2017	3700000	Paul William McGarry & Meredith Jane McGarry	Dane Design Australia Pty Ltd	4
DA17/0476	Caravan Park and Camping Grounds (Convert Existing Overflow Sites to 7 x Permanent Tent sites and Replace Existing Post and Rail Fence with Chain Mesh)	186 Yallingup Beach Road~YALLINGUP WA 6282	Lot 530 PLAN 74582	28/06/2017		8500	State of WA	Menelle Holdings Pty Ltd	1
DA17/0477	Relocated Building Envelope (To Accommodate an Over Height and Over Sized Outbuilding)	52 Drovers Road~BOVELL WA 6280	Lot 507 PLAN 402928	29/06/2017	29/06/2017	0	Wesley Tomas Zerna-Baker & Maureen Elizabeth Baker	Sheds Down South	7
DA17/0478	Outbuilding (Landscape Value Area, Reduced Setback to Caves Road)	1972 Caves Road~NATURALISTE WA 6281	Lot 6 DIAGRAM 64637	26/06/2017		80000	Kelly Jane Paterson & Hayden Troy Lamp	Busselton Sheds Plus	4
DA17/0479	Aldi & Kmart Signage	80 West Street~WEST BUSSELTON WA 6280	Lot 17 PLAN 1717	26/06/2017		100000	Realview Holdings Pty Ltd	Realview Holdings Pty Ltd	3
DA17/0480	Workshop & Boat Sales Yard	10 Faure Lane~DUNSBOROUGH WA 6281	Lot 919 PLAN 45007	26/06/2017		450000	Ashzone Pty Ltd & Petlin Nominees Pty Ltd	TR MacKinnon & Company	4
DA17/0481	Single House (Vehicular Access)	52 Heritage Drive~VASSE WA 6280	Lot 832 PLAN 52481	26/06/2017		186115	Lorraine Majella Pass-Mathews & Corey John Pass-Mathews	Dale Alcock Homes South West Pty Ltd	3
DA17/0482	Grouped Dwelling	2/13 King Street~WEST BUSSELTON WA 6280	Lot 2 SSPLN 68630	26/06/2017	30/06/2017	270000	Daniele Scafetta & Daniela Rosaria Scafetta	Viva Developments	4
DA17/0483	Modified Building Envelope (Over Height & Oversized Outbuilding, Landscape Value Area)	2 Hayley Close~YALLINGUP WA 6282	Lot 26 PLAN 24326	26/06/2017	29/06/2017	50000	Christopher Wallis Hockey & Julie-Ann Hockey	Busselton Sheds Plus	4
DA17/0485	Single House (Landscape Value Area)	Grasstree Place~YALLINGUP WA 6282	Lot 103 PLAN 39416	27/06/2017	3/07/2017	900000	BSN Holdings Pty Ltd	Holst Design	6

DA17/0486	Bed and Breakfast	55 Kinross Loop~QUINDALUP WA 6281	Lot 228 PLAN 68461	28/06/2017	3/07/2017	0	Philip Norman Burgess & Michelle Margaret Burgess	Michelle Margaret Burgess, Philip Norman Burgess	5
DA17/0487	Grouped Dwelling (Special Control Area)	7A Turner Street~DUNSBOROUGH WA 6281	Lot 2 SSPLN 71416	29/06/2017	3/07/2017	303600	Simon Timothy Bingham & Yvonne Charlotte Bingham	Plunkett Homes (1903) Pty Ltd	4
DA17/0489	Tourist Accommodation	12/700 Caves Road~MARYBROOK WA 6280	Lot 12 SSPLN 46392	29/06/2017	3/07/2017	350682	Marybrook Investments Pty Ltd	Plunkett Homes (1903) Pty Ltd	4
DA17/0490	Single House (Additions and Alterations in a Special Control Area)	14 Gypsy Street~EAGLE BAY WA 6281	Lot 68 DIAGRAM 60374	30/06/2017	3/07/2017	172700	Kevin Frederick Sleight & Helen Jean Sleight	Kevin Frederick Sleight, Helen Jean Sleight	3
DA17/0494	Holiday Home (Grouped Dwelling) 6 People	136A Kent Street~BUSSELTON WA 6280	Lot 1 STPLN 56627	29/06/2017	4/07/2017	1	Charlotte Louise Ward	Charlotte Louise Ward	5
WAPC17/0017	Form 24 (Strata Plan 76680) 10 Lots	21 Napoleon Promenade~VASSE WA 6280	Lot 111 PLAN 403620	16/06/2017		0	Vasse Property Development Pty Ltd	Thompson Surveying Consultants	20
WAPC17/0018	Survey-Strata 2 Lots (342sqm & 503sqm & common property)	114 Kent Street~BUSSELTON WA 6280	Lot 8 PLAN 1707	14/06/2017	14/06/2017	0	Paul Francis Hyland & Glauca Lucia Hyland	Thompson Surveying Consultants	22
WAPC17/0019	Vasse LIA Stage 2 - 95 Lots	Napoleon Promenade~KEALY WA 6280	Lot 9549 PLAN 409125	6/06/2017	6/06/2017	0	Perron Developments Pty Ltd & Stawell Pty Ltd	Roberts Day Group - Town Planning and Design	16
WAPC17/0020	Dunsborough Lakes Golf Course - Subdivision for Sewerage Infrastructure (Lot 200 & 5001)	Clubhouse Drive~DUNSBOROUGH WA 6281	Lot 9049 PLAN 401791	16/06/2017	16/06/2017	0	The Dunsborough Lakes Golf Club Inc	GHD	4
WAPC17/0021	Survey Strata (Lot 1 & 2) to Subdivision Green Title (Lot 1 & 2)	9 Brown Street~BUSSELTON WA 6280	Lot 2 SSPLN 72660	20/06/2017	20/06/2017	0	Sonya Petina Jean Viveash	BSO Development Consultants Pty Ltd	1

Applications Determined Report										
Application Number	Description	Primary Property Address	Primary Property Legal Desc	Determined Date	Determined Result	Decision	Clock Days	Estimated Cost	Primary Property Owners	Applicant Name
Development Applications										
DA16/0916	Signage (35m flagpole with 10.8m x 5.4m Australian flag)	29 Cook Street~BUSSELTON WA 6280	Lot 161 PLAN 20855	13/06/2017	Approved	Approved	195	40000	Gregory Roland Christian, Linda Catherine Christian, Bradley Glen Christian	Bradley Glen Christian
DA16/0964	Signage (facade upgrade and illuminated signage)	1 Bussell Highway~WEST BUSSELTON WA 6280	Lot 34 DIAGRAM 35448	1/06/2017	Refused	Refused	24	200000	Neil Glendon Forster	Pinnacle Planning Services Pty Ltd
DA17/0026	Holiday Home (Grouped Dwelling) 6 People	1/1 Lecaille Court~DUNSBOROUGH WA 6281	Lot 1 STPLN 34314	12/06/2017	Approved	Approved	0	0	RJ and JA Buckley Atf The Buckley Superannuation Fund	Judith Buckley
DA17/0205	Modified Building Envelope (Landscape Value Area)	Mainbreak View~YALLINGUP WA 6282	Lot 114 PLAN 20175	29/06/2017	Approved	Approved	50	50000	Courtenay Jene Heldt, Liam Perry Heldt, Desmond Valentine Heldt, Dianne Elizabeth Heldt	Desmond Valentine Heldt, Dianne Elizabeth Heldt, Courtenay Jene Heldt, Liam Perry Heldt
DA17/0235	Group Dwelling - Single House (Tree removal)	1/4 Harris Street~DUNSBOROUGH WA 6281	Lot 2 SSPLN 52053	2/06/2017	Approved	Approved	51	200000	Fred Lenard Chambers & Sarah Elizabeth Chambers	Dale Alcock Homes South West Pty Ltd
DA17/0237	Single House (Outbuilding)	5 Milne Street~BUSSELTON WA 6280	Lot 10 PLAN 52820	13/06/2017	Approved	Approved	54	3500	Jennifer Jane Haynes	Jennifer Jane Haynes
DA17/0240	Single House (Reduced Setbacks)	22 Chapman Street~DUNSBOROUGH WA 6281	Lot 12 PLAN 51789	9/06/2017	Approved	Approved	57	350000	Geoffrey David Allison & Naomi Witham	Bob Bruce Design
DA17/0245	Additions to Single House (Landscape Value Area)	1112 Caves Road~QUINDALUP WA 6281	Lot 16 DIAGRAM 70066	6/06/2017	Approved	Approved	35	750000	Beverley Gay Hewitt & Mark Ian Hewitt	West Coast Designs Pty Ltd
DA17/0249	Tennis Court (Landscape Value Area)	20 Panoramic Close~QUINDALUP WA 6281	Lot 4 PLAN 41226	7/06/2017	Approved	Approved	58	38000	Linda Jenkins	Linda Jenkins
DA17/0252	Single House, Ancillary Accommodation and Outbuilding (Landscape Value Area)	Veraison Place~QUINDALUP WA 6281	Lot 21 PLAN 28198	6/06/2017	Approved	Approved	39	700000	Kylie Lee Begley & Simon Leigh Begley	Space Light Order

DA17/0255	Overheight Outbuilding	79 Switchback Parade~WEST BUSSELTON WA 6280	Lot 897 PLAN 407130	1/06/2017	Approved	Approved	19	19600	Kerry Anne Demeo & Michael John Demeo	Michael John Demeo
DA17/0257	Single House (Special Character Area)	370 Geographe Bay Road~QUINDALUP WA 6281	Lot 32 PLAN 17005	26/06/2017	Approved	Approved	75	2000000	Sherry Investments Pty Ltd	Dane Marshall Richardson
DA17/0262	Single House (Corner lot with Vehicle Access to Primary Street)	5 Diamante Boulevard~DUNSBOROUGH WA 6281	Lot 203 PLAN 407786	6/06/2017	Approved	Approved	55	246646	Luke Anthony Pearce	Plunkett Homes
DA17/0270	Grouped Dwelling (Port Geographe Development Area)	5/24 Freycinet Drive~GEOGRAPHE WA 6280	Lot 5 SSPLN 37407	8/06/2017	Approved	Approved	2	562000	Alexius Eugene Maria Kok & Mandy Kok	Mandy Kok, Alexius Eugene Maria Kok
DA17/0272	Additions/Alterations to Single House and Outbuilding with Reduced Setback (in Landscape Value Area)	11 Brook Close~QUINDALUP WA 6281	Lot 7 PLAN 36840	19/06/2017	Approved	Approved	48	40000	Karen Millar & David Carlyle Millar	Space Light Order
DA17/0275	Patio (reduced setbacks)	45 Brookland Loop~DUNSBOROUGH WA 6281	Lot 325 PLAN 19117	2/06/2017	Approved	Approved	41	11000	Ben Robert Fursdon	Ben Robert Fursdon
DA17/0279	Single House and Retaining Walls (Reduced Setbacks)	508 Geographe Bay Road~ABBEY WA 6280	Lot 41 PLAN 7400	14/06/2017	Approved	Approved	23	419863	Daly & Shaw Holdings Pty Ltd	Daly & Shaw Holdings Pty Ltd
DA17/0280	Single House (Convert existing Single House into Ancillary Dwelling and new two storey Single House)	43A Gifford Road~DUNSBOROUGH WA 6281	Lot 2 SSPLN 50577	21/06/2017	Approved	Approved	33	218785	Aaron William Lepel Glass & Carolyn Roberts	AK Homes Construction
DA17/0281	Outbuildings (Proposed new carport and replace existing outbuilding - over-height and reduced setbacks)	65 Peppermint Drive~DUNSBOROUGH WA 6281	Lot 176 PLAN 8543	9/06/2017	Approved	Approved	43	38000	Marie Kaye Smith	Terry Hodges West Coast Designs
DA17/0282	Reduced Side Setback (R-Codes)	15 Tortoise Rise~VASSE WA 6280	Lot 46 PLAN 407511	2/06/2017	Approved	Approved	14	289213.64	William George Maxwell & Shenole Arlene Brozicevich	Home Group WA South West Pty Ltd

DA17/0283	New Dwelling and Tourist Accommodation	74 Abbeys Farm Road~YALLINGUP WA 6282	Lot 9 DIAGRAM 58195	20/06/2017	Approved	Approved	34	600000	Sportline Holdings Pty Ltd	James Groom - Infill Property Group
DA17/0285	Single House (Reduced Rear Setback)	15 Boyle Street~BROADWATER WA 6280	Lot 1 SSPLN 64008	9/06/2017	Approved	Approved	30	125000	Patricia Mary Oreo	Dale Alcock Homes South West Pty Ltd
DA17/0294	Modified Building Envelope to contain a Single House, Ancillary Accommodation and Carport (Landscape Value Area)	Gunyulgup Valley Drive~YALLINGUP WA 6282	Lot 46 PLAN 20016	15/06/2017	Approved	Approved	22	1000000	Paul Alan Slade & Simone Louise Slade	Naked Architecture
DA17/0300	Extension to Existing Outbuilding (Oversized) & Amended Building Envelope	7 Klaehn Crescent~YALYALUP WA 6280	Lot 251 PLAN 37205	26/06/2017	Approved	Approved	30	14000	Rodney Darren Johnston & Julianna Johnston	Sheds Down South
DA17/0303	Oversized Outbuilding with Reduced Setback	5 Serenity Grove~AMBERGATE WA 6280	Lot 12 PLAN 69012	22/06/2017	Approved	Approved	44	17200	Regan James & Claire Jane Spijkers	Sheds N Homes Bunbury
DA17/0306	Single House (Verandah and Carport Additions)	145 Butterly Road~YALLINGUP WA 6282	Lot 4 PLAN 33476	2/06/2017	Approved	Approved	28	19000	Clinton John Hulse & Hayley Nicole Hulse	Clinton John Hulse, Hayley Nicole Hulse
DA17/0308	Single House (Second Storey Addition in Special Character Area)	15 High View Road~DUNSBOROUGH WA 6281	Lot 1 SSPLN 41846	22/06/2017	Approved	Approved	46	30000	Vicki Anne Prentice & David Frederik Van Zalm	Fraser McAlpine Design
DA17/0309	Modified Building Envelope (Ancillary Dwelling in Special Control Areas)	11 Waterlily Cove~EAGLE BAY WA 6281	Lot 121 PLAN 18346	21/06/2017	Approved	Approved	45	140000	Ross Charles Sweet & Loris Elizabeth Sweet	Ross Charles Sweet, Loris Elizabeth Sweet
DA17/0310	Display Home including Display Home Sign	4 Cockatoo Loop~VASSE WA 6280	Lot 35 PLAN 407511	16/06/2017	Approved	Processing	4	300000	Heron Lake Investments Pty Ltd & Banyanda Developments Pty Ltd	Tangent Nominees Pty Ltd
DA17/0318	Grouped Dwelling (Special Character Area)	50 Hammond Road~YALLINGUP WA 6282	Lot 25 PLAN 8037	13/06/2017	Approved	Approved	34	150000	Kristian Neil Moore	Kristian Neil Moore
DA17/0322	Single House Extensions (Landscape Value Area)	65 Caprigardi Court~QUEDJINUP WA 6281	Lot 39 PLAN 13139	14/06/2017	Approved	Approved	39	42000	Raymond Keith Steedman & Dianne Patricia Thomson	Resolve Group Pty Ltd

DA17/0325	Grouped Dwelling	6 Knapton Street~WEST BUSSELTON WA 6280	Lot 24 PLAN 8653	21/06/2017	Approved	Approved	39	214000	Todd Anthony Prideaux & Rachael Alyssa Smith	Plunkett Homes
DA17/0327	Outbuilding (Landscape Value Area)	2807 Caves Road~YALLINGUP WA 6282	Lot 1 SSPLN 32218	12/06/2017	Approved	Approved	7	19000	Cedarfield Holdings Pty Ltd & Timothy Simon Hopkins	Sheds Down South
DA17/0329	Single House, Patio Addition and Over-height Outbuilding (with reduced setback)	17 Hawker Approach~YALYALUP WA 6280	Lot 6 PLAN 58883	16/06/2017	Approved	Approved	23	42000	Malcolm John Osborne & Lynette Patricia Osborne	Malcolm John Osborne, Lynette Patricia Osborne
DA17/0330	Grouped Dwelling (Deck Additions in Special Character Area)	2/9 Elsegood Avenue~YALLINGUP WA 6282	Lot 2 STPLN 28700	13/06/2017	Approved	Approved	7	20000	Vivian Lawrie & Jan Marie Lawrie	Vivian Lawrie, Jan Marie Lawrie
DA17/0331	Single House (Reduced Front Setback)	10 Gurnard Loop~KEALY WA 6280	Lot 1444 PLAN 409125	8/06/2017	Approved	Approved	4	235224	Jordan David Palk & Lisa Anne Palk	Ventura Home Group Pty Ltd
DA17/0332	Single House (Reduced average front setback, boundary wall within front setback area and reduced open space)	9 Coobari Grange~WEST BUSSELTON WA 6280	Lot 857 PLAN 407130	14/06/2017	Approved	Approved	31	150000	Aaron John Bell & Kerrie Jane Bell	Aaron John Bell, Kerrie Jane Bell
DA17/0333	Oversized and Over- height Outbuilding	612 Layman Road~WONNERUP WA 6280	Lot 70 PLAN 201556	13/06/2017	Approved	Approved	24	32000	John Maxwell Craig & Darryl Denise King	Sheds Down South
DA17/0334	Single House (Reduced Visual Privacy Setback)	69B Norfolk Street~DUNSBOROUGH WA 6281	Lot 1 SSPLN 75036	15/06/2017	Approved	Approved	17	270000	Graeme Ian Davies & Janice May Davies	33 South Building Group Pty Ltd
DA17/0335	Holiday Home (Single House) 8 People	116 Yelverton North Road~YELVERTON WA 6280	Lots 60 & 61 & 73 & 74	9/06/2017	Approved	Approved	1	0	Susan Margaret Hovell	Susan Margaret Hovell
DA17/0337	Over-height Outbuilding (reduced setback)	34 Bower Road~WEST BUSSELTON WA 6280	Lot 56 DIAGRAM 54192	15/06/2017	Approved	Approved	36	19000	Warren Michael Hancock & Tyra Louise Wainwright	Sheds Down South
DA17/0338	Factory Unit Building (Three Commercial Units)	4 Faure Lane~DUNSBOROUGH WA 6281	Lot 916 PLAN 45007	14/06/2017	Approved	Approved	34	580000	Christine Ann Davies & Gary Clive Berwyn Davies	Gary Clive Berwyn Davies
DA17/0340	Outbuilding (Reduced Setback)	7 Fitzroy Link~VASSE WA 6280	Lot 24 PLAN 56807	20/06/2017	Approved	Approved	40	19500	Joshua David McHaffie & Salina Senihin	Sheds Down South

DA17/0342	Single House in Landscape Value Area with Modified Building Envelope	201 Sheoak Drive~YALLINGUP WA 6282	Lot 16 PLAN 23574	23/06/2017	Approved	Approved	11	408504	Peter Guy Brandenburg & Terri Anne Brandenburg	WA Country Builders Pty Ltd - Busselton
DA17/0343	Single House (Landscape Value Area)	26 Galley Ramble~DUNSBOROUGH WA 6281	Lot 324 PLAN 38816	26/06/2017	Approved	Approved	11	313270	Eden Shawn Bromfield & Ayu Artini	WA Country Builders Pty Ltd - Busselton
DA17/0344	Overheight Outbuilding	110 Pinnacle Avenue~AMBERGATE WA 6280	Lot 118 PLAN 45238	26/06/2017	Approved	Approved	41	24000	Robert George Newbold & Jocelyn Margaret Newbold	Sheds Down South
DA17/0345	Retaining Wall (Port Geopraphe Development Area)	64 Lanyard Boulevard~GEOGRAPHE WA 6280	Lot 91 PLAN 59251	20/06/2017	Approved	Approved	12	11940	Lisa Anne Stott & Bradley Alexander Stott	Bunbury Limestone
DA17/0346	Single House (Reduced Rear Setback)	18 Mill Road~WEST BUSSELTON WA 6280	Lot 75 PLAN 14463	22/06/2017	Approved	Approved	37	360000	Abhijit Mahadeo Wagh & Vijaya Abhijit Wagh	Plunkett Homes (1903) Pty Ltd
DA17/0347	Single House (Vehicular Access from Primary Street)	5 Otway Pass~WEST BUSSELTON WA 6280	Lot 356 PLAN 402935	16/06/2017	Approved	Approved	33	226462	Benjamin Clive Henderson	Tangent Nominees Pty Ltd
DA17/0352	Single House (Special Control Areas)	29A Ella Gladstone Drive~EAGLE BAY WA 6281	Lot 632 PLAN 58323	26/06/2017	Approved	Approved	41	1500000	NHOJ Nominees Pty Ltd	Theo Mathews Architect
DA17/0353	Grouped Dwelling (Balcony Addition in Special Character Area)	8A Gibney Street~DUNSBOROUGH WA 6281	Lot 1 STPLN 18112	20/06/2017	Approved	Approved	30	40000	Stephen Keith Twartz	Byrneside Building Pty Ltd
DA17/0354	Rural Workers Dwelling	199 Gale Road~METRICUP WA 6280	Lot 132 PLAN 32067	13/06/2017	Approved	Approved	6	70000	Peter Clarence Horne & Joan Margaret Horne	Damon Horne
DA17/0355	Single House (Reduced Primary Street Setback)	9 Moorhen Street~BROADWATER WA 6280	Lot 611 PLAN 59384	28/06/2017	Approved	Approved	35	200000	Aimee Louise Burrows	Aimee Louise Burrows
DA17/0356	Single House (Carport Addition with Reduced Setback)	17 Derek Street~WEST BUSSELTON WA 6280	Lot 71 PLAN 8534	27/06/2017	Approved	Approved	34	3200	Sylvia Evelyn Dawson & Emmerich John Puff	Cape Shades
DA17/0358	Additional Dwelling to Form 2 Grouped Dwellings	88 Reynolds Street~WEST BUSSELTON WA 6280	Lot 70 DIAGRAM 24037	26/06/2017	Approved	Approved	39	242103	Denny Schmidt	Tangent Nominees Pty Ltd
DA17/0359	Aged Persons Home (Patio Addition)	20 Ray Avenue~BROADWATER WA 6280	Lot 3 DIAGRAM 15468	22/06/2017	Approved	Approved	34	6730	Ray Village Aged Services Inc	CPR Outdoor Centre

DA17/0366	Patio (reduced rear setback)	1 Kite Court~GEOGRAPHE WA 6280	Lot 2 SSPLN 39941	22/06/2017	Approved	Approved	19	7500	Neil Thomas Honey & Janet Patricia Honey	Cape Shades
DA17/0368	Single House (Port Geographe Development Area)	10 Mainsail Street~GEOGRAPHE WA 6280	Lot 18 PLAN 50929	26/06/2017	Approved	Approved	33	285000	Sylvia Mary Ann Baker & Martin Kenneth Baker	Next Practice
DA17/0369	Restaurant (Alterations and Additions)	252 Eagle Bay Road~NATURALISTE WA 6281	Lot 143 PLAN 24553	22/06/2017	Approved	Approved	30	100000	John Stuart D'Espeissis	PGPM Pty Ltd
DA17/0371	Holiday Home (Grouped Dwelling) 4 People	9/3 Spindrift Cove~QUINDALUP WA 6281	Lot 9 SSPLN 57301	27/06/2017	Approved	Approved	4	0	Denis Everard Hermon & Wendy Margaret Hermon	Denis Everard Hermon, Wendy Margaret Hermon
DA17/0372	Floating Jetty (Port Geographe Development Area)	5/24 Freycinet Drive~GEOGRAPHE WA 6280	Lot 5 SSPLN 37407	15/06/2017	Approved	Approved	14	22506	Alexius Eugene Maria Kok & Mandy Kok	Universal Marina Systems
DA17/0373	Holiday Home (Single Dwelling) 10 persons	254 Geographe Bay Road~QUINDALUP WA 6281	Lot 38 DIAGRAM 21090	27/06/2017	Approved	Approved	28	0	Paul Geoffrey Overall & Gwendolynn Shireen Gill	Private Properties
DA17/0374	Grouped Dwelling (Unauthorised Patio Addition)	2/25 Black Swan Drive~WEST BUSSELTON WA 6280	Lot 2 STPLN 27161	6/06/2017	Approved	Approved	8	1	Estate Of Graham Ernest Chamberlain	Phillip James Chamberlain
DA17/0375	Single House (Reduced Rear Setback)	3 Averil Street~ABBAY WA 6280	Lot 2 SSPLN 57316	20/06/2017	Approved	Approved	16	258890	Betty Jennifer Cugley	Dale Alcock Homes South West Pty Ltd
DA17/0376	Outbuilding (Reduced Setbacks)	22 Penguin Way~VASSE WA 6280	Lot 31 PLAN 76953	20/06/2017	Approved	Approved	25	19000	David Edwin Charles McClymont & Robyn Joyce McClymont	Busseton Sheds Plus
DA17/0378	Single House (Balcony Additions in a Special Character Area)	11B Turner Street~DUNSBOROUGH WA 6281	Lot 2 SSPLN 52036	27/06/2017	Approved	Approved	29	30000	Susan Pamela Margaret Pethick & Benjamin Geoffrey Pethick	Susan Pamela Margaret Pethick, Benjamin Geoffrey Pethick
DA17/0379	Single House (reduced setbacks)	9 MacIntyre Street~ABBAY WA 6280	Lot 35 PLAN 9684	28/06/2017	Approved	Approved	33	395000	Stephen John Burles	Ustyle Homes
DA17/0380	Outbuilding (Reduced Rear Setback)	8 Fernbrook Way~WEST BUSSELTON WA 6280	Lot 360 PLAN 402935	16/06/2017	Approved	Approved	20	7500	Ross David Ligtermoet & Erin Julia Ligtermoet	Ross David Ligtermoet, Erin Julia Ligtermoet
DA17/0381	Single House Additions (Special Control Areas)	31 Dawson Drive~YALLINGUP WA 6282	Lot 73 PLAN 8037	21/06/2017	Approved	Approved	24	288000	Robert Wesley Schlipper	West Coast Designs Pty Ltd

DA17/0386	Holiday Home (Grouped Dwelling) 6 People	5/8 Nicholas Court~DUNSBOROUGH WA 6281	Lot 5 SSPLN 52039	21/06/2017	Approved	Approved	22	0	George Campbell Lumsden & Adrienne Duncan Anderson Lumsden	George Campbell Lumsden, Adrienne Duncan Anderson Lumsden
DA17/0388	Aged Care (Windbreak Structure)	55 Bell Drive~BROADWATER WA 6280	Lot 201 PLAN 404861	13/06/2017	Approved	Approved	5	16000	Aegis Aged Care Group Pty LtdAtf NHM Unit Trust	LB Planning
DA17/0389	Holiday Home (Single House) 8 People	30 Beach Road~DUNSBOROUGH WA 6281	Lot 1 SSPLN 70775	14/06/2017	Approved	Approved	3	1	Mark Francis Collins, Victoria Albertina Collins, Bianca Maree Florenca	Mark Francis Collins, Victoria Albertina Collins, Bianca Maree Florenca
DA17/0390	Single House (Reduced Setbacks)	7 Lorna Street~DUNSBOROUGH WA 6281	Lot 131 PLAN 7393	27/06/2017	Approved	Approved	27	600000	Bruce Mckenzie Cameron-Brown & Michelle Cameron-Brown	Bruce Mckenzie Cameron-Brown, Michelle Cameron-Brown
DA17/0395	Single House (Additions and Alterations with Reduced Setback)	20 Chester Way~DUNSBOROUGH WA 6281	Lot 58 PLAN 14244	26/06/2017	Approved	Approved	26	300000	Brarnt Ian Cumming	Brarnt Ian Cumming
DA17/0398	Single House Additions and Alterations (Landscape Value Area)	35 Shearers Close~QUEDJINUP WA 6281	Lot 219 PLAN 24496	15/06/2017	Approved	Approved	12	102871	Justine Ward & Steven Wayne Dale	Tangent Nominees Pty Ltd
DA17/0403	Recreation Facility (Gymnastics)	16 Burler Drive~VASSE WA 6280	Lot 22 PLAN 52479	28/06/2017	Approved	Approved	23	1	Seariver Holdings Pty Ltd	Joanne Mary Hill
DA17/0406	Outbuilding (Landscape Value Area)	12 Lenamont Court~DUNSBOROUGH WA 6281	Lot 61 PLAN 19168	15/06/2017	Approved	Approved	12	13000	Stephen Hooyberg & Gloria Patricia Ross	Sheds Down South
DA17/0408	Holiday Home (Single House) 8 People	17 Dress Circle~YALLINGUP WA 6282	Lot 27 PLAN 41565	22/06/2017	Approved	Approved	11	0	David Charles Palmer	David Charles Palmer
DA17/0409	Carport (Reduced Setbacks)	35 Jones Way~ABBEEY WA 6280	Lot 62 PLAN 11770	20/06/2017	Approved	Approved	14	5000	Jason Michael Finnigan & Michelle Louise Finnigan	Michelle Louise Finnigan, Jason Michael Finnigan
DA17/0413	Single Dwelling (Landscape Value Area)	31 Mackerel Avenue~KEALY WA 6280	Lot 1107 PLAN 401651	8/06/2017	Approved	Approved	1	0	Perron Developments Pty Ltd & Stawell Pty Ltd	Perron Developments Pty Ltd, Stawell Pty Ltd
DA17/0414	Single Dwelling (Landscape Value Area)	13 Calamari Street~KEALY WA 6280	Lot 1309 PLAN 407112	8/06/2017	Approved	Approved	1	0	Tristan Ashley Lambe & Grace Hannah Sykes	Grace Hannah Sykes, Perron Developments Pty Ltd, Stawell Pty Ltd, Tristan Ashley Lambe

DA17/0418	Single House (Port Geographe Development Area)	4 Windward Green~GEOGRAPHE WA 6280	Lot 95 PLAN 59251	14/06/2017	Approved	Approved	11	246581	Chandan Hassan Visweswar	Tangent Nominees Pty Ltd
DA17/0419	Single House (Port Geographe Development Area)	8 Estuary View Drive~GEOGRAPHE WA 6280	Lot 125 PLAN 52662	16/06/2017	Approved	Approved	8	259498	Jayne Maree Reynolds & Ronald James Reynolds	BGC Residential Pty Ltd
DA17/0426	Display Home (Single House & Ancillary Dwelling - Vehicle Access)	80 Gurnard Loop~KEALY WA 6280	Lot 1480 PLAN 409125	15/06/2017	Approved	Approved	3	300000	BGC Residential Pty Ltd	BGC Residential Pty Ltd
DA17/0427	Single Dwelling (Landscape Value Area)	34 Harbeck Drive~KEALY WA 6280	Lot 1324 PLAN 407112	9/06/2017	Approved	Approved	1	0	Mark Baden Powell	Perron Developments Pty Ltd, Stawell Pty Ltd, Mark Baden Powell
DA17/0428	Single Dwelling (Landscape Value Area)	27 Mackerel Avenue~KEALY WA 6280	Lot 1109 PLAN 401651	9/06/2017	Approved	Approved	1	0	Matthew Francis Skipworth	Perron Developments Pty Ltd, Stawell Pty Ltd
DA17/0429	Additions to Single House (Landscape Value Area)	13 Quedjinup Drive~QUEDJINUP WA 6281	Lot 102 PLAN 21711	23/06/2017	Approved	Approved	10	100000	Jenaya Claire Scragg	West Coast Designs Pty Ltd
DA17/0430	Single House (Landscape Value Area)	Hazelbrook Rise~YALLINGUP WA 6282	Lot 201 PLAN 409262	19/06/2017	Approved	Approved	8	400000	Kyle Edwards & Amanda Louise Edwards	Mark Webster Design
DA17/0431	Outbuilding (Reduced Primary Street Setback)	8 Mosswood Court~DUNSBOROUGH WA 6281	Lot 158 PLAN 19113	29/06/2017	Approved	Approved	18	5000	Jamie John Joyce & Gabrielle Wilhelm	Jamie John Joyce, Gabrielle Wilhelm
DA17/0432	Holiday Home (Single House) 8 People	9 Earnshaw Road~WEST BUSSELTON WA 6280	Lot 12 PLAN 8321	19/06/2017	Approved	Approved	8	0	Paul Edwin Jones & Tracey Leanne Jones	Paul Edwin Jones, Tracey Leanne Jones
DA17/0438	Outbuilding (Landscape Vale Area)	16 The Cove~YALLINGUP WA 6282	Lot 17 PLAN 21893	20/06/2017	Approved	Approved	6	25000	Thomas Ross Miller & Karen Mary Gullick	Busseton Sheds Plus
DA17/0440	Water Tank (Landscape Value Area)	53 O'Byrne Road~QUINDALUP WA 6281	Lot 204 PLAN 406421	26/06/2017	Approved	Approved	11	11200	Corey Alan Baker & Bethany Baker	Corey Alan Baker, Bethany Baker
DA17/0446	Signage (Display Home - Dale Alcock)	68 Gurnard Loop~KEALY WA 6280	Lot 1474 PLAN 409125	27/06/2017	Approved	Approved	4	3000	Hayes Developments Pty Ltd	Dale Alcock Homes South West Pty Ltd

DA17/0447	Signage (Display Home - Celebration)	72 Gurnard Loop~KEALY WA 6280	Lot 1476 PLAN 409125	27/06/2017	Approved	Approved	4	3000	Hayes Developments Pty Ltd	Dale Alcock Homes South West Pty Ltd
DA17/0448	Signage (Display Home - Homebuyers Centre)	6 Amberjack Avenue~KEALY WA 6280	Lot 1421 PLAN 409125	27/06/2017	Approved	Approved	4	3000	Hayes Developments Pty Ltd	Dale Alcock Homes South West Pty Ltd
DA17/0449	Outbuilding (Reduced Setback)	13 Clover Crescent~BUSSELTON WA 6280	Lot 17 PLAN 24574	29/06/2017	Approved	Approved	10	2200	Shelley Joy Mary Acham	Shelley Joy Mary Acham
DA17/0452	Single House (Vehicular Access from Primary Street)	76 Switchback Parade~WEST BUSSELTON WA 6280	Lot 861 PLAN 408159	23/06/2017	Approved	Approved	5	203100	Kenneth Davis & Coral Anne Davis	Tangent Nominees Pty Ltd
DA17/0455	Single House (Landscape Value Area)	6 Keen Chase~DUNSBOROUGH WA 6281	Lot 203 PLAN 404248	20/06/2017	Approved	Approved	1	228234	Leanne Michelle Schlesiger & Robert Schlesiger	Leanne Michelle Schlesiger, Robert Schlesiger
WAPC17/0008	2 Lot Survey Strata	80 Gale Street~WEST BUSSELTON WA 6280	Lot 14 DIAGRAM 18687	14/06/2017	Approve	Approved	41	0	Cohan James Allan	Automated Surveys
WAPC17/0013	2 Lot Subdivision (Boundary Alignment)	1597 Chapman Hill Road~CHAPMAN HILL WA 6280	Lot 4 DIAGRAM 31227	15/06/2017	Support	WaitWAPC	45	0	Dext Pty Ltd, James George Griswolde Wood, Elizabeth Imray Wood	McMullen Nolan Group Pty Ltd
WAPC17/0016	2 Lot Green Title Subdivision	4 Wattle Street~WEST BUSSELTON WA 6280	Lot 32 PLAN 4992	6/06/2017	Support	WaitWAPC	55	0	Frederick Thomas Tuffin & Joan Mary Tuffin	Harley Dykstra
WAPC17/0020	Dunsborough Lakes Golf Course - Subdivision for Sewerage Infrastructure (Lot 200 & 5001)	Clubhouse Drive~DUNSBOROUGH WA 6281	Lot 9049 PLAN 401791	23/06/2017	Support	WaitWAPC	4	0	The Dunsborough Lakes Golf Club Inc	GHD
WAPC17/0021	Survey Strata (Lot 1 & 2) to Subdivision Green Title (Lot 1 & 2)	9 Brown Street~BUSSELTON WA 6280	Lot 2 SSPLN 72660	20/06/2017	Support	WaitWAPC	1	0	Sonya Petina Jean Viveash	BSO Development Consultants Pty Ltd



Meelup Regional Park Management Committee

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Web: www.meeluppark.com

Date: Monday 26 June 2017, commencing 10am.

Venue: Wonnerup Committee Room, Second Floor, City Administration Building

Meet: In the Foyer of the Administration Building- Main Entrance

INFORMAL MEETING- AGENDA

1. ATTENDANCE AND APOLOGIES

2. FINANCIAL SUMMARY - Attachment A

Proposed Direction:

1. That the Committee notes the June 2017 Financial Summary (**Attachment A**).

3. MEELUP VOLUNTEER UPDATE

1. Update from the Volunteer Coordinator-Peter Randerson, Acting Volunteer Coordinator

Proposed Direction:

1. Information for the Committee to note.

4. TOUR OF THE CITY ADMINISTRATION BUILDING

The Manager of Corporate Services, Sarah Pierson, will undertake the tour from 10.30-11am.

5. ACTION SUMMARY PROGRESS UPDATE

The action summary is appended as **Attachment B**.

Proposed Direction:

1. This matter is submitted for discussion.

6. REPORTS

6.1 Completion of Limestone Trail Work in partnership with the Water Corporation

A media opportunity was held on 19th June 2017 in the Wildlife Corridor with staff from the Water Corporation and members of the Meelup Regional Park Management Committee including Councillor's Best and McCallum. Information on the partnership project will feature in the Times

newspaper and in the City's Bay to Bay newsletter. Picton Civil have completed the 1.1 kilometres of limestone sheeting work along the western park boundary and the wildlife corridor to a high standard. Additional limestone was also used to sheet the vehicle track over the Meelup Brook area. Refer to **Attachment C** photos.

Proposed Direction:

1. Information for the Committee to note and discuss.

6.2 Soil Erosion Project - Update

Meelup Regional Park Committee member, Tony Smurthwaite, will provide an update on the Soil Erosion Project.

Proposed Direction:

1. Information for the Committee to note and discuss.

6.3 Mountain Bike Trail Development Zone 6 – Update

The construction of the Brown Street trails in Zone 6 is well underway with this first stage of trail construction scheduled to be completed by the end of June. An onsite meeting was held with City staff, the trail contractor, Cape Mountain Bike member and members of the Meelup Regional Park Management Committee on 13 June 2017 to inspect the works. Refer to **Attachment D** photos.

Proposed Direction:

1. Information for the Committee to note and discuss.

7.0 NEXT MEETING- 31 July 2017, 10am, Dunsborough District Country Club.

Attachment A: Financial Statement (20 June 2017)

NATURAL ACCOUNT	ANNUAL BUDGET	YTD ACTUAL	COMMITMENTS	TOTAL ACTUAL	COMMENTS
Revenue					
1239 - Operating Grants & Subsidies-Other	(47,590)	(56,813)	0	(56,813)	Coastwest coastline (\$17,101) Coastwest dieback (\$26,539) SWCC Corridore \$3,960, SWCC link project \$8,458
1509 - Reimbursement - Insurance Recovered	0	(694)	0	(694)	
1520 - Reimbursement - Sundry	(1,070)	(1,540)	0	(1,540)	
1629 - Other Income	(6,500)	(6,023)	0	(6,023)	Rapid Ascent X Adventure
Revenue subtotal	(55,160)	(65,070)	0	(65,070)	
Operating Expenditure					
3123 - Room Hire Costs	480	135	0	135	
3186 - Recreation Reserves Maintenance	186,770	162,753	15,682	178,435	Budget amendments - Refer to Resolution C1612/167 14/12/16 offset Coastwest dieback grant \$24,940. Transfer to Capital Resolution C1705/122 - \$22,440
3212 - Printing	2,110	2,466	0	2,466	
3260 - Consultancy	5,000	0	0	0	
3280 - Contractors (Inc Contract staff)	100,000	15,092	4,518	19,610	
3386 - Pest & Weed Control	25,340	16,638	4,998	21,636	
3401 - Seminars & Staff Training (not Council)	200	4	0	4	
3498 - Purchase of Materials	0	100	0	100	
3520 - Office Telephones & Faxes	0	126	0	126	
3522 - Mobile Phones	240	301	0	301	
3575 - Public Liability Insurance	510	466	0	466	
3640 - Donations, Contributions & Subsidies	4,500	40	0	40	
3661 - Website Hosting	570	375	0	375	
3664 - Catering	290	759	0	759	
6100 - Plant Charge Allocation	110	912	0	912	
Operating Expenditure -subtotal	326,120	200,168	25,197	225,366	
Capital Expenditure					
B9601 - Meelup Shed	10,000	0	10,949	10,949	
C0044 - Meelup Coastal Nodes - Carpark upgrade	108,110	2,650	1,196	3,843	Refer to Resolution C1705/122 - transfer (25 May 2017) from operating \$22,440
C3014 - Meelup Park - Fire Access Trail	20,000	20,783	0	20,783	
C3127 - Whale Viewing Platform - Point Picquet	19,526	19,526	0	19,526	
C3156 - Meelup Capital Works - Unallocated	40,000	30,971	4,968	35,939	Amenities Point Picquet
Capital Expenditure subtotal	197,636	73,930	17,113	91,040	
Total Revenue	(55,160)	(65,070)	0	(65,070)	
Total Operating Expenditure	326,120	200,168	25,197	225,366	
Total Capital Expenditure	197,636	73,930	17,113	91,040	
Net Revenue/Expenditure	468,596	209,028	42,311	251,336	

ATTACHMENT B - ACTION TABLE (26 June, 2017 Meeting)

Subject	Action	Date of Committee Decision	Progress	Completed
Mountain Bike Trail Development Zone 6 – Update	Committee members to meet at 11.30am on 13 June 2017 at the Endicoot Loop entrance to the Park to inspect the mountain bike trail construction works.	29/05/2017	Onsite meeting held	Done
Equipment Storage Shed	Include photo of the new shed for promotion at the July Meelup Friends group meeting.	29/05/2017		
Funding from Water Corporation for Limestone Trail Work	The Presiding Member to write a thankyou letter to the Water Corporation for the funding of the limestone trail and attend a media photo opportunity.	29/05/2017		
Summary of Works in the Park 2017- School Group Beach Cleanup	To arrange for the best school assignment from the Busselton Senior High School to be placed on the Meelup website.	29/05/2017	EO has informed the teacher	
Weed Control Report	Inform both the Weed contractor and the Dieback contractor of the City's Panel Tender process.	29/05/2017	EO checking the timing of the Panel process with City staff	
Litter Collection contractor	To continue the Litter collection contract role during 2017/18.	29/05/2017	EO has discussed with the current contractor. Waiting on advice re RFQ requirements	
Meelup Beach Tree Condition Report	1. EO to arrange mulching and public/vehicle access control for those areas that require rehabilitation. 2. City horticulture staff to be informed of the report recommendations and action.	29/05/2017	Mulching of the majority of the site has now been undertaken. Some more mulch will be arranged in July. The report has been sent to the City horticulture to see what capacity they have to implement other recommendations.	Done
Point Piquet Whale Platform Signage	EO to finalise the draft signage and present to the Committee.	27/03/2017	Finalising of the sign to be undertaken by a contractor in July 2017.	
Meelup Regional Park Website	1. EO to email suggested changes to the content of the website to the Committee. 2. An update of the website review will be on the May 2017 Agenda for discussion.	27/03/2017, 29/05/17	The contents of the website are currently being written and new maps are being developed with City GIS staff including walk and bike trails maps. A web designer will be updating the content management system set up, designing a new look for the website and uploading new content and redesign. 29/05/17- A meeting is scheduled for 15 June 2017 at Bob Jarvis's residence with Committee members to discuss the Meelup website. Invitation sent to Committee members to attend. Meeting held on the Meelup website.	
Friends of Meelup Regional Park	1.The City to advertise the formation of a Friends of Meelup Regional Park (Incorporated) and seek expressions of interest from the existing Meelup Regional Park volunteer contacts, the Residents of Eagle Bay Association, Dunsborough Progress Association and the wider community. 2. The City to arrange an information evening on the formation of a Friends of Meelup Regional Park Inc. at the Dunsborough Hall. 3. A proposed date for the information evening will be sent out to the Meelup Regional Park Management Committee members.	27/03/2017	Proposed date for 27 July 2017 for an information evening on the formation of a Friends of Meelup Regional Park.	
Dieback Interpretation Report	1. EO to investigate installing the dieback mapping on the City IntraMap system. 2. EO to check with the Dieback consultant regarding the blazing of trees along the dieback boundary. 3. Replace the flagging tape along the dieback boundary with some permanent marker tags.	27/03/2017	The current dieback mapping is now on the IntraMaps. 29/5/17- Aluminium tags or cow tags would be preferable to the flagging tape to mark the dieback boundary on trees. The Meelup volunteers can undertake the tagging of required trees during Spring/ Summer 2017.	Done

Subject	Action	Date of Committee Decision	Progress	Completed
Point Piquet carpark upgrade	1. Meelup Regional Park Management Committee members to meet Engineering staff onsite when the site design has been pegged. 2. The City to install pedestrian crossing signage along Meelup Eagle Bay Road. 3. Meelup volunteers will salvage recently planted seedlings and tree guards in any areas proposed to be cleared for the realignment of the carpark. 4. EO to arrange standard trailer markers through the completed carpark with direction and distance information for walkers. 5. EO to notify FAWNA regarding the proposed minor vegetation clearing and arrange a fauna spotter to be onsite during clearing operations.	27/03/2017	Waiting on engineering staff and work (pegging) to start.	
Proposed Projects- Castle Rock Improvements	28/11/16- EO to progress this project with the Manager, Environmental Services to scope the project and arrange a contractor to undertake the work. Works to include piping gas under the road, fill in the drain and installation of table setting.	27/09/2016, 29/05/17	Drain upgrade and the picnic table settings have been installed. 29/05/17- Piping of gas is still being investigated.	
Training and Events				
Training Needs for the Meelup Regional Park Committee members	Environmental training opportunities, workshop, events. EO to arrange speakers on relevant topics e.g. experts from DPaW.	22/12/2015	Training/ Community Engagement opportunities: The following events may be of interest: Dieback Information Group Conference, Perth- 29 September, WA Threatened Species Form-7-8 September, State NRM and Coastal conference Perth 28-31 August.	Ongoing training as available

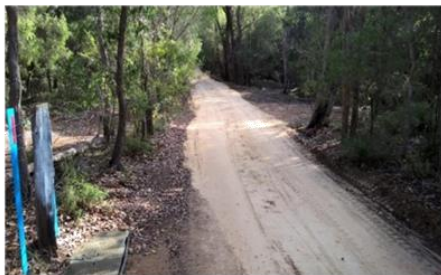
Attachment C- Photos of the Limestone Sheeting Work



View of the Western Park boundary with Water Corporation tank infrastructure



View of works in the Wildlife corridor



View of the additional limestone sheeting through the Meelup Brook area



The completed track with members of Meelup Regional Park Management
Committee and Water Corporation staff

Attachment D- Photos of the Mountain Bike Trails- Zone 6



**WALGA State Council and Zone Agenda
Agenda Summary and Recommendations**

**South West Zone WALGA: 23 June 2017
State Council WALGA: 5 July 2017**

Agenda Summary and Recommendations

The City of Busselton is a member of the WALGA South West Zone which meets approximately five times each year. The SW Zone comprises of twelve local governments being the Shire of Augusta - Margaret River, Shire of Boyup Brook, Shire of Bridgetown-Greenbushes, City of Bunbury, City of Busselton, Shire of Capel, Shire of Collie, Shire of Dardanup; Shire of Donnybrook-Balingup, Shire of Harvey, Shire of Manjimup and the Shire of Nannup.

The Zone meeting was held at the Shire of Nannup on 23 June 2017. The City is represented on the Zone Committee by Councillor Grant Henley with administrative support provided by Cliff Frewing, Director Finance & Corporate Services and Kate Dudley, Governance Administration Officer.

The Zone employs a secretariat to prepare the Zone agenda, take minutes and action Zone adopted resolutions.

Each Agenda is in two parts:

1. Items raised by Zone Members for consideration; and
2. The WALGA State Council Agenda

The reports raised by the Zone Members and those contained in the WALGA State Council Agenda "for decision" are reviewed by City officers and are reported in the following manner for Councillor information:

- A summary of the report is provided;
- The WALGA recommendation is repeated;
- The relevant City officer comments on the report;
- The City Officer comments on the recommendation;
- The Zone decision is recorded; and
- The WALGA State Council decision is recorded.

In this way, Council can track the progress of the report and recommendation as it flows through the system.

**WALGA State Council and Zone Agenda
Agenda Summary and Recommendations**

South West Zone: 23 June 2017

2018-19 State Budget

Each year, WALGA prepares a submission to the State Government outlining the sectors' priorities for the upcoming budget. WALGA is seeking feedback from the Zones on its proposed approach for the 2018-19 State Budget Submission.

Given the State's significant financial challenges, and the McGowan Governments focus on reducing spending, there is a significant risk that funding to the sector will be cut in coming years. It is therefore proposed that the submission primarily focusses on preserving important funding to the sector, rather than seeking any major new spending commitments.

The submission will still reinforce the need for additional funding to support the sector to deliver important community services and infrastructure once the state's finances have improved.

WALGA is specifically seeking the Zones' input to identify the key funding sources and grant programs that are critical for the sector, which must not be cut in an effort to improve the state's financial position.

The submission will be prepared over coming months, and will be provided to State Council for endorsement at the September meeting.

Response:

It is suggested that all State Government funding sources are considered relevant and should not be reduced, in particular there are a number of grants that it is felt should not be reduced as a result of the State Government deliberations.

These include:

- Road Grants
- Sport and Recreation Grants

More likely, however is that the State will focus on increasing revenue at the expense of Local Government as it has done in most budgets in recent years.

These actions include:

- Removal of Stamp Duty Concession
- Imposition of loan Guarantee Fee

Both of which have significant implications for Local Government.

Position:

Emphasis should therefore be made that "enough is enough" and no further impositions should be levied on Local Government.

Zone Recommendation:

The key priorities as identified by WALGA as the the proposed priorities for WALGA's 2018-19 State Budget Submission be endorsed

**WALGA State Council and Zone Agenda
Agenda Summary and Recommendations**

Regional Waste Facility – CLGF Funding Update

The South West Zone notes the update and approach by the Bunbury Wellington Group of Councils to the Department of Regional Development regarding the use of the Country Local Government Funds for progressing with a South West Regional Waste Site.

Response:

Noted. No further action required.

Zone Recommendation:

The South West Zone notes the update and approach by the Bunbury Wellington Group of Councils to the Department of Regional Development regarding the use of the Country Local Government Funds for progressing with a South West Regional Waste Site.

**WALGA State Council and Zone Agenda
Agenda Summary and Recommendations**

WALGA State Council: 5 July 2017

5.1 Local Government Act and Regulations Review

Summary of report:

The Minister for Local Government has announced a review of the Local Government Act and Regulations. The process will be in two (2) stages. The Minister has advised that the first stage will focus on modernising Local Government, with the policy work and consultation to be completed in 2017 with a Bill in 2018. Key topics in this phase will be simplifying the disclosure of gifts, amendments to Regional Subsidiary legislation and regulation, increasing elector participation, electronic disclosure (making information more readily available), and some reducing red tape provisions. The focus for the second phase is delivering for the community, with the policy work and consultation to be completed in 2018 with a Bill in 2019. Key themes for this phase will be improving behaviour and relationships, increasing community participation, enabling Local Government enterprises, improving financial management and reducing red tape.

WALGA Recommendation:

That WALGA

1. Note the Local Government Act Review process announced by the Minister for Local Government.
2. Endorse the consultation process outlined in this report.

City Officer Comment:

The “new” Local Government Act is now over 20 years old and is based on reviews that commenced approximately 30 years ago. On this basis a thorough review of the Act is now overdue and it makes sense to review the Act in stages as proposed.

City Officer Recommendation:

The Zone recommendation is supported.

Zone Recommendation to State Council:

That the recommendations be endorsed.

State Council Decision:

The recommendation was carried.

**WALGA State Council and Zone Agenda
Agenda Summary and Recommendations**

5.2 Heavy Vehicle Cost Recovery Policy Guideline for Sealed Roads

Summary of report:

Western Australian Local Governments face significant costs from road wear as a consequence of unforeseen heavy vehicle traffic triggered by projects, typically in the resources industry. In 2015, WALGA produced a User Guide for estimating the incremental cost impact on sealed local roads from additional freight tasks. Local Governments have requested that WALGA produce a model policy framework for recovering costs associated with unforeseen heavy vehicle transport tasks. The policy covers statutory powers, charging triggers, calculating the charge, negotiation, management of collected charges and guidance for compiling an agreement with the proponent. The policy has been endorsed by the Freight Policy Forum.

WALGA Recommendation:

That the Heavy Vehicle Cost Recovery Policy Guideline for Sealed Roads be endorsed as a model policy for Local Government adoption.

City Officer Comment:

The recovery of costs associated with damage to council controlled roads by heavy vehicles has become increasingly important and relevant as the State Country Rail Network usage has decreased. Effectively this means that heavy haulage vehicles, largely associated with grain haulage, are used on country roads causing unplanned maintenance works.

A model has been developed by the sector which attempts to recover the costs of damage to country roads by heavy haulage vehicles.

City Officer Recommendation:

The Zone recommendation is supported.

Zone Recommendation to State Council:

That the recommendations be endorsed.

State Council Decision:

The recommendation was carried.

**WALGA State Council and Zone Agenda
Agenda Summary and Recommendations**

5.3 Single Use Plastic Bag Ban

Summary of report:

The Municipal Waste Advisory Council (MWAC) developed a Discussion Paper on Plastic Pollution, highlighting the key issues motivating Local Government to take action on plastic bags. These issues included:

1. Reducing litter in the terrestrial and marine environment
2. Reducing plastic bag contamination of alternative waste treatment and composting facilities
3. Reducing overall plastic bag consumption, to encourage waste avoidance.

Using the Discussion Paper, WALGA then consulted Local Governments regarding their support for local or state wide action on plastic bags and the other activities the sector was taking to reduce litter. Responses from 50 Local Governments was received, with 33 (66%) supporting a state wide ban and 9 (18%) opposing a ban. The remaining Local Governments did not have a clear position on a state wide ban. Seven Local Governments are actively considering or progressing a Local Law to ban single use plastic bags.

The Minister for Environment has expressed his support for a ban, and has requested the DER develop a discussion paper on the issue, however the timeline for the development of this Paper is not clear.

At its meeting of 26 April 2017, MWAC recommended that State Council:

- Note the feedback from Local Government
- Support those Local Governments considering implementing a Plastic Bag Ban Local Law
- Advocate for a state wide ban on single use plastic bags.

WALGA Recommendation:

That WALGA:

1. Advocate for a state wide ban for single use plastic bags.
2. Support members seeking to implement a Local Law to ban single use plastic bags.

City Officer Comment:

The topic of banning plastic bags is becoming an increasingly popular subject and attempts have been made by some Local Governments to implement legislation to ban or minimise their use.

As a result WALGA prepared a discussion paper on plastic bags which was discussed at a recent City of Busselton briefing session. The general feeling of the Councillors present was that the Council would be supportive of such action to ban plastic bags but only if there was State Legislation that allowed this action to occur. At the present time there is no authority for Local Governments to ban plastic bags.

The Cities position has already been conveyed to WALGA and no further action is required from the City but there is no harm in supporting the recommendation.

**WALGA State Council and Zone Agenda
Agenda Summary and Recommendations**

City Officer Recommendation:

The Zone recommendation is supported.

Zone Recommendation to State Council:

The South West Zone reiterates position that the South West Zone of WALGA advise the WA Local Government Association that it supports the principle of a ban on one use plastic bags, thin (supermarket) shopping bags, on the basis that a considered State-wide or National implementation and consultation plan is developed which covers issues such as community education, environmental alternatives and an equitable transition period.

State Council Decision:

An amended motion was put and carried.

That WALGA:

1. Advocate for the State Government to introduce a state wide ban of single use plastic bags.
2. Ensure any state wide ban is supported by community education, environmental alternatives and an equitable transition period.
3. Refer the matter of biodegradable products to the Municipal Waste Advisory Council for investigation and determination.
4. Note that while a state-wide approach is preferred some Local Governments are progressing Local Laws and WALGA has a role supporting these Local Governments to ensure consistency of approach.

**WALGA State Council and Zone Agenda
Agenda Summary and Recommendations**

5.4 Interim Submission on the Australian Government's Review of Climate Change Policies

Summary of report:

The Australian Government Department of Environment and Energy released a Review of Climate Change Policies Discussion Paper on 24 March 2017, seeking comments by 5 May 2017.

WALGA's interim submission comprises recommendations consistent with WALGA's State Council endorsed Policy Statement on Climate Change 2009. In addition, the submission notes the absence of a coherent policy framework in relation to adaptation and building resilience to climate change impacts, the importance of making Federal climate change policies accessible to Local Governments and the need to tighten the Emissions Reduction Fund safeguard mechanism baselines, to ensure emissions reductions achieved throughout Australia (including by Local Governments) are not undermined by increased emissions by the nation's largest emitters. WALGA is now seeking State Council endorsement of the interim submission.

WALGA Recommendation:

That the interim submission in response to the Australian Government's Review of Climate Change Policies Discussion Paper be endorsed.

City Officer Comment:

The subject of climate change policies and climate change adaptation are becoming increasingly relevant and topical. The Australian Government Department of Environment and Energy has released a discussion paper reviewing existing policies and WALGA has prepared a submission which is consistent with WALGA's policy statement on Climate Change 2009.

City Officer Recommendation:

The Zone recommendation is supported.

Zone Recommendation to State Council:

That the recommendations be endorsed.

State Council Decision:

The recommendation was carried.

**WALGA State Council and Zone Agenda
Agenda Summary and Recommendations**

5.5 Coordinated Corella Project

Summary of report:

Noise, damage to assets and native wildlife and public health impacts of introduced little and long-billed corellas have become a significant, ongoing issue for many Local Governments. In 2016/17 WALGA was successful in obtaining a one-off grant of \$50,000 from the Department of Parks and Wildlife (DPaW) to pilot a coordinated corella control program among Local Governments in the Perth metropolitan area and surrounds.

The pilot program had two components: on-ground control activity and the development of a Pest Bird Portal. Results of the pilot have been good, with over 2000 birds removed and an increase in coordination and information sharing amongst Local Governments.

Achieving a significant and sustained reduction in introduced corella numbers and their impacts will require an ongoing financial commitment from the State Government and Local Governments across the metropolitan and south west areas. DPaW has agreed to provide a further \$50 000 for the program in 2017/18. In order to expand the program, WALGA will be writing to Local Governments in the Perth, Peel and south west regions to update them on the program and request a financial contribution.

WALGA Recommendation:

That State Council:

1. Note the outcomes of the Coordinated Corella Control pilot program.
2. Endorse WALGA's proposed approach to the continuation and expansion of the Program in 2017/18.

City Officer Comment:

This report identifies the nuisance caused by corellas and recognised that this species of bird causes significant ongoing issues for many Local Governments including the City of Busselton. WALGA received a grant from the Department of Parks and Wildlife in the current financial year which has proved successful in controlling corellas. A further grant will be provided in the coming financial year (17/18).

WALGA will also be writing to Local Government in the Perth/ Peel regions requesting a financial contribution to progress further work in this area.

City Officer Recommendation:

The Zone recommendation is supported.

Zone Recommendation to State Council:

The item be amended by the addition of a further point

- That DPAWS provide adequate funding to support the project, as that is a wildlife control issue

**WALGA State Council and Zone Agenda
Agenda Summary and Recommendations**

State Council Decision:

An amended motion was put and carried.

That State Council

1. Note the outcomes of the Coordinated Corella Control pilot program.
2. Endorse WALGA's proposed approach to the continuation and expansion of the Program in 2017/18.
3. Seek to have the program expanded to the whole of the State, including the provision of adequate resources.

**WALGA State Council and Zone Agenda
Agenda Summary and Recommendations**

5.6 Productivity Commission Inquiry into Horizontal Fiscal Equalisation

Summary of report:

The Productivity Commission is undertaking an Inquiry into Horizontal Fiscal Equalisation (HFE). This is the rationale for the distribution of the GST between the States and Territories. Anything that impacts the economic and financial viability of the State potentially impacts on Local Government as a result of flow on funding decisions. The Inquiry is an opportunity to express the need for better funding consideration for Local Government from the other spheres of government.

WALGA Recommendation:

That State Council endorse WALGA's submission to the Productivity Commission Inquiry into Horizontal Fiscal Equalisation in Australia.

City Officer Comment:

In recent times there has been much publicity about the inequitable distribution of GST by the Commonwealth Grants Commission to the States. In particular the distribution of GST to Western Australia (WA) is at historically low levels and is currently at approximately 34 cents in the dollar. It seems that the Commonwealth acknowledges the inequitable distribution to WA and has now asked the Productivity Commission to conduct an enquiry into the method of the distribution of the grant Australia wide.

In the Cities view the WALGA recommendation doesn't go far enough as it talks in a large part about widening the base on which GST is collected and increasing the rate from the current level of 10%, whilst this may result in more revenue being collected it does not address the analogies associated with the calculation and distribution of the GST. This issue will be taken up with WALGA separately.

It is believed that the focus should be on reviewing existing formulas rather than increasing the amount of tax collected from other sources such as fruit and vegetables, education and health.

City Officer Recommendation:

It is suggested that the following alternate motion be put:

"That WALGA be requested to review its draft submission with a view to focusing on the existing methods of calculation of the GST as a matter of urgency rather than focusing on increasing the level of tax collected."

Zone Recommendation to State Council:

"That WALGA be requested to review its draft submission with a view to focusing on the existing methods of calculation of the GST as a matter of urgency rather than focusing on increasing the level of tax collected."

State Council Decision:

An amended motion was put and carried.

That State Council endorse WALGA's submission to the Productivity Commission Inquiry into Horizontal Fiscal Equalisation in Australia with an amendment to remove the reference to the loss of the vehicle licensing concessions.

**WALGA State Council and Zone Agenda
Agenda Summary and Recommendations**

5.7 WALGA Draft Housing Strategy Guide and Housing and Community Profile Database

Summary of report:

At the request of WALGA members, the Association published a series of research papers examining the provision of both 'affordable' and 'aged' housing. The findings of these reports highlighted the importance of fully understanding the issues and challenges affecting local housing needs in order to develop effective solutions concerning the supply of special needs housing.

In accordance with State Council resolutions and to assist Local Government, the Association has prepared a draft Housing Strategy Guide and accompanying Housing and Community Profile Database.

The Association has invited feedback from the relevant State Government Departments on the draft Housing Strategy Guide and is seeking to gain a commitment that the Guide is a suitable best practice guide for local governments in preparing their Housing Strategies.

WALGA Recommendation:

That WALGA;

1. Note the Draft Housing Strategy Guide and Housing and Community Profile Database currently out for members comment;
2. Liaise with all relevant State Government agencies to seek feedback on the draft Housing Strategy Guide; and
3. Seek a commitment from these agencies that the Draft Housing Strategy Guide is a suitable best practice guide for Local Governments in preparing their Housing Strategies.

City Officer Comment:

Research papers have been prepared by WALGA on the topic of affordable and aged housing. Comment on these is currently being sought from the sector and other relevant Local Government agencies. It is ultimately intended that the final result will assist Local Governments in addressing needs within their individual communities in relation to housing.

City Officer Recommendation:

The Zone recommendation is supported.

Zone Recommendation to State Council:

That the recommendations be endorsed.

State Council Decision:

The recommendation was carried.

President's Report

July 2017



Corruption Claims Not Supported in Evidence

WALGA has defended the integrity of Councils and the Local Government sector against claims by the Corruption and Crime Commission (CCC).

The CCC has extrapolated misconduct at one Local Government to "*structural weakness in the sector*." Any presumption that all regional Councils are mismanaged is unfair and inaccurate.

We extended an invitation to Mr McKechnie to attend a Special Meeting of the WALGA State Council and talk to his report and explain his public statements. Mr McKechnie was essentially unapologetic and it is probably fair to say that State Councillors remained equally unimpressed.

Notwithstanding, it is a timely reminder for all Local Governments to be reviewing their governance obligations and ensuring their compliance. Elected member training is available through WALGA's training service and I encourage you to utilise it.

RSL / WALGA ANZAC Award

A new RSL / WALGA ANZAC Award has been created to recognise Local Government contribution to the promotion and facilitation of community involvement in ANZAC Day commemorative events and initiatives.

The Award Panel, which will consist of senior WALGA and RSLWA representatives, will consider:

- collaboration between the RSL and the Local Government in ensuring a successful commemoration
- innovation by the Local Government in ensuring continued relevance of ANZAC Day commemorations in community life, and
- involvement of the broader community, including young people, in ANZAC Day commemorations.

The Award will be presented during the WALGA Annual General Meeting in August.

Productivity Commission Inquiries

The Commission has been busy of late, in areas that are of significance to local Government and the communities we serve and represent. They are currently conducting inquiries into;

- Australia's productivity;
- Horizontal Fiscal Equalisation – *or in layman's terms, the principles that underpin the GST distribution to the States and Territories* - and something that is close to my own community in the Pilbara;
- Transitioning of regional economies in the face of the resources sector down turn.

CONTACTS

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Improvements in national productivity grow our economy, expand employment, enable people and businesses to pay tax and ultimately enables governments to fund infrastructure and deliver services that benefit the wider community. It's in everyone's interests for us to examine ways to increase productivity to ensure that our standards of living can continue to improve in years to come.

The GST distribution to WA has long been a sore point for our State. We know there are reasons for our low allocation and that the formula will adjust that distribution over time in a way that will improve our lot. But that process is slow and needs review.

We are told that WA's royalty collections mean we have a greater capacity to raise revenue, and we get penalised for that by the Grants Commission process. Yet this same process doesn't take into account the significant investment in infrastructure that is needed to develop these same resources.

At the same time the other states also get to keep their strong gambling revenues, which aren't taken into account in the GST distribution calculations. Both the application of mining royalties and the raising of gambling revenues are policy decisions by respective State governments, yet WA is penalised and the other states are not. Not fair.

The end of the resource investment boom is effecting communities across Australia and whilst some are adapting quickly to their new regional economic circumstances, others are proving less resilient. Whilst each region will have its peculiar set of circumstances, I'm sure that there is much that could be shared between us that might help lift up those who are struggling.

It is great to see the Productivity Commission exploring these issues and we will make sure the Local Government perspective is heard on each of them.

NAIDOC2017

It is NAIDOC Week between 2-9 July. WALGA encourages Local Governments to support national Aboriginal and Islander activities by bringing awareness and holding events to celebrate the history, culture and achievements of Aboriginal and Torres Strait Islander peoples.

Further information is available at: <http://www.naidoc.org.au/>

National Regional Development Innovation Awards

Nominations are now open for this year's Australian Regional Development Innovation Awards. The 2017 Award categories include the following:

- Economic Development Award
- Planning and Building Award
- Environment and Sustainability Award
- Community Development Award
- Leadership

Regional WA is a powerhouse of initiative and creativity and I encourage you to nominate deserving individuals and organisations for this important national recognition.

Vehicle License Fee Concession

The previous State Government removed Local Governments exemption from vehicle licensing fees. Whilst some candidates promised exemptions for Local Government's heavy vehicles during the election campaign, neither the then Premier nor Minister confirmed this as government or party policy.

The Opposition indicated it would "review" the position if elected. As the new State Government they have done so and declined to reverse the situation, due to budget considerations,

CONTACTS

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The new regulations delete clause 69 (b) – *the Local Government exemption* – and add Local Government to 69(c), which effectively restricts any exemption to vehicles used for firefighting. Minister Saffioti has indicated in correspondence that “limited road use vehicles” and vehicles with an “approved wheelchair hoist/ramp” will achieve a concession, but our understanding is that this doesn’t cover the core heavy vehicle fleet. The Association is continuing to advocate to members of Parliament that the existing concession continue after July 1.

A disallowance motion in relation to the regulation change has been tabled in the Legislative Council by Hon Rick Mazza MLC, but is yet to be debated. Following a discussion between the WALGA President and Mr Mazza, the Association has written to all Upper House MPs detailing why this disallowance motion should be supported. It is expected that this will be considered in Parliament during August.

All elected members are encouraged to continue to illustrate the impact of this decision to Members of the Legislative Council with the hope of a successful vote on the disallowance motion. We know that there is a huge financial problem confronting the new State Government, however every effort is being made to bring greater awareness of the significant impact this will have on Council budgets and inevitably on the community.

State Local Government Partnership Agreement

The State Government has committed to a new Partnership Agreement with the Local Government sector. WALGA has been liaising with the Department of Local Government and Communities and the Office of the Minister for Local Government to progress the completion of the new document.

2017 WA Local Government Convention

The 2017 WA Local Government Convention and Trade Exhibition will return to the Perth Convention and Exhibition Centre from Wednesday, 2 August to Friday, 4 August. Themed “Members First”, the program reflects WALGA’s fresh perspective on how to better understand and respond to the needs of Local Government by focusing on improving Member engagement and service.

Copies of the information and registration brochure are available in electronic format and can be downloaded from the WALGA website and registrations can be completed online by visiting the WALGA Registration Portal.

PRESIDENT’S CONTACTS

During the May - July period, contacts that have occurred or are scheduled to take place prior to the December State Council meeting are as follows:

State Government Relations:

- Hon. David Templeman MLA Minister for Local Government; Heritage; Culture and the Arts Leader of the House
- Hon. Paul Papalia Minister for Tourism; Racing and Gaming; Small Business; Defence Issues; Citizenship and Multicultural Interests
- Hon. Simone McGurk Minister for Child Protection; Women’s Interests; Prevention of Family and Domestic Violence; Community Services
- Hon. Mick Murray Minister for Seniors and Ageing; Volunteering; Sport and Recreation
- Hon. Alannah MacTiernan Minister for Regional Development; Agriculture and Food; Minister assisting the Minister for State Development, Jobs and Trade

CONTACTS

T: (08) 9213 2000 www.walga.asn.au

Local Government Relations

- LGIS Board Meeting
- ALGA Board Meeting & National General Assembly
- Visit City of Greater Geraldton, Mayor Shane Van Styne, CEO Ken Diehm
- Visit Shire of Chapman Valley, President John Collingwood, CEO Maurice Battilana
- Visit Shire of Northampton, President Craig Simkin , CEO Garry Keeffe
- Visit Town of Victoria Park, Mayor Trevor Vaughan, CEO Anthony Vuleta
- Kimberley/Pilbara/Northern Territory Local Government Forum
- Mr Eric Lumsden, Chair, WAPC

Conferences / Workshops / Public Relations

- City of Swan Mayoral Dinner
- "Meet the Minister" Breakfast Hon. David Alan Templeman MLA Minister
- Members of Parliament Breakfast

Zone meetings

- North Country Zone

CONTACTS

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16. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

17. CONFIDENTIAL REPORTS

Nil

18. QUESTIONS FROM MEMBERS

19. PUBLIC QUESTION TIME

20. NEXT MEETING DATE

Wednesday, 9 August 2017

21. CLOSURE