

Please note: These minutes are yet to be confirmed as a true record of proceedings

CITY OF BUSSELTON

MINUTES FOR THE POLICY AND LEGISLATION COMMITTEE MEETING HELD ON 12 MARCH 2019

TABLE OF CONTENTS

ITEM NO.	SUBJECT	PAGE NO.
1.	DECLARATION OF OPENING AND ANNOUNCEMENT OF VISITORS.....	2
2.	ATTENDANCE	2
3.	PUBLIC QUESTION TIME.....	2
4.	DISCLOSURE OF INTERESTS	2
5.	CONFIRMATION AND RECEIPT OF MINUTES	2
5.1	Minutes of the Policy and Legislation Committee Meeting held 12 February 2019	2
6.	REPORTS	3
6.1	COUNCIL POLICY: PORTABLE ADVERTISING SIGNS IN PUBLIC PLACES.....	3
6.2	RESCISSION OF COUNCIL POLICY 235 - ACCESS AND INCLUSION.....	7
6.3	PROPOSED POLICY NEUTRAL AMENDMENTS TO THE LOCAL PLANNING POLICY MANUAL	10
7.	GENERAL DISCUSSION ITEMS	16
8.	NEXT MEETING DATE	16
9.	CLOSURE	16

MINUTES

MINUTES OF POLICY AND LEGISLATION COMMITTEE HELD IN THE COMMITTEE ROOM, ADMINISTRATION BUILDING, SOUTHERN DRIVE, BUSSELTON, ON 12 MARCH 2019 AT 2.00PM.

1. DECLARATION OF OPENING AND ANNOUNCEMENT OF VISITORS

The Presiding Member opened the meeting at 2.03pm

2. ATTENDANCE

Presiding Member:

Cr Grant Henley

Members:

Cr Ross Paine

Cr Kelly Hick

Cr Robert Reekie Deputy Member

Officers:

Mr Paul Needham, Director, Planning and Development Services

Mrs Naomi Davey, Community Development Officer

Mr Ian McDowell, Ranger & Emergency Services Coordinator

Ms Lee Reddell, Manager Development Services

Mrs Tanya Gillett, Manager Environmental Services

Mrs Emma Heys, Governance Coordinator

Apologies:

Cr Lyndon Miles

Cr Rob Bennett

3. PUBLIC QUESTION TIME

Nil

4. DISCLOSURE OF INTERESTS

Nil

5. CONFIRMATION AND RECEIPT OF MINUTES

5.1 Minutes of the Policy and Legislation Committee Meeting held 12 February 2019

COMMITTEE DECISION

PL1903/237


Moved Councillor R Paine, seconded Councillor K Hick

That the Minutes of the Policy and Legislation Committee Meeting held 12 February 2019 be confirmed as a true and correct record.

CARRIED 4/0

6. REPORTS

6.1 COUNCIL POLICY: PORTABLE ADVERTISING SIGNS IN PUBLIC PLACES

SUBJECT INDEX:	Council Policy
STRATEGIC OBJECTIVE:	Development is managed sustainably and our environment valued.
BUSINESS UNIT:	Environmental Services
ACTIVITY UNIT:	Ranger and Emergency Services
REPORTING OFFICER:	Ranger & Emergency Services Coordinator - Ian McDowell
AUTHORISING OFFICER:	Director, Planning and Development Services - Paul Needham
VOTING REQUIREMENT:	Simple Majority
ATTACHMENTS:	Attachment A Council Policy - Portable Signs in Public Places 

PRÉCIS

The purpose of this report is to seek the Council's endorsement of a proposed amendment to Council Policy: Portable Advertising Signs in Public Places (the Policy); specifically, clause 5.6 of the Policy that requires businesses or commercial ventures to provide evidence of current public liability insurance to the value of \$10 million and which indemnifies the City against any claims for damages arising from the sign on the public land.

In practice this clause has proven to be unworkable, or at the very least difficult to administer, due to the fact that while most applicants to date provided current Public Liability Insurance Certificates, none specifically indemnified the City as required by the Policy. Further, two of the applicants only had \$2m cover and not the \$10m required by the Policy.

To overcome this, Officers propose to amend this clause so that businesses need only provide evidence of "broad form" cover to the value of at least \$2m with their application for a permit.

BACKGROUND

The Council endorsed the Policy as a new Policy on 9 May 2018 (C1805/090) – see Attachment A.

The new Council Policy was developed as a means of providing a regulatory framework for the design and placement of portable advertising signs within the City of Busselton. The policy, underpinned by the Activities in Thoroughfares and Public Places and Trading Local Law 2015 (the Local Law), is intended to provide clear direction to local business as to where they can display portable advertising signs, the types of signs requiring a permit, and the restrictions with regard to the number of signs and the times they may be displayed

STATUTORY ENVIRONMENT

Pursuant to section 2.7(2)(b) of the *Local Government Act 1995*, a role of the Council is to determine the local government's policies.

Pursuant to clause 3.2 of the *Activities in Thoroughfares and Public Places and Trading Local Law 2015*:

- (1) *A person shall not without a permit, erect, place or maintain an advertising sign:*
- a. *on or above a thoroughfare;*
 - b. *on a path;*

- c. *over a path where the resulting vertical clearance between the sign and the path is less than 2.5 metres (s.45B of the Building Regulations 2012 requires a vertical clearance of 2.75 metres and supercedes this sub-clause of the Local Law);*
 - d. *in any location where the sign is likely to obstruct line of sight along a thoroughfare or cause danger to the person using the thoroughfare; or*
 - e. *on any natural feature including a rock or tree on a thoroughfare, or on any bridge or the structural approaches to a bridge;*
- (2) *Notwithstanding subclauses (1) and (2), a permit is not required in respect of a home open sign or a garage sale sign provided that:*
- a. *the sign neither exceeds 500mm in height or 0.5m² in area;*
 - b. *the sign is placed or erected on a thoroughfare no more than half an hour prior to the garage sale or home open and is removed within half an hour of the close of the garage sale or home open; and*
 - c. *there is no more than one garage sale or home open sign at any road intersection and no more than six separate signs which delineate not more than two alternative routes to the home open or garage sale.*

RELEVANT PLANS AND POLICIES

There are no other relevant plans or policies relating to this matter.

FINANCIAL IMPLICATIONS

There are no financial implications associated with the officer recommendation of this report.

LONG-TERM FINANCIAL PLAN IMPLICATIONS

There are no Long-term Financial Plan implications associated with the officer recommendation of this report

STRATEGIC COMMUNITY OBJECTIVES

The Policy aligns with and supports Key Goal Area 3 – Environment: valued conserved and enjoyed of the City’s Strategic Community Plan 2017; and more specifically Community Objective 3.1 – development is managed sustainably and our environment valued.

The Policy provides a regulatory framework for the design and placement of portable advertising signs within the City of Busselton. In doing so it provides a mechanism for the management of portable advertising signs in the natural and built environment.

RISK ASSESSMENT

An assessment of the potential implications of implementing the officer recommendation has been undertaken using the City’s risk assessment framework.

Although it is proposed to remove the condition that applicants provide evidence of public liability indemnifying the City against claims for damage as the result of portable advertising signs being displayed in public places, the risk of damage occurring is considered low. Portable advertising signs have been used by businesses across Australia as a means of advertising their business, products or services for decades with no known incidents or claims for damages.

Further, it is more likely that a sign being displayed remotely from the business, which under the Local Law and Policy cannot be displayed in a public place except with some exceptions such as home open and garage sale signs, present a greater risk to public safety than a sign that is displayed immediately outside the business and for which conditions to display the sign apply under the Local Law and Policy. These conditions require the signs to be removed from the public place when the business is not occupied, and when there are severe weather warnings in place. There are also restrictions on the placement of the signs so as to provide clear access for pedestrians.

CONSULTATION

Prior to adopting the Policy in May 2018, the draft policy was available for public comment from the end of January 2018 to 19 March 2017. There were minor changes made to the draft Policy prior to the Council adopting it in May 2018.

Given the nature of the amendment which would make it easier for applicants to be granted a permit, there has been no consultation undertaken with regard to the proposed amendment.

OFFICER COMMENT

As at Friday, 22 February 2019 the City had received 55 applications to display portable advertising signs. Of the applications received, 54 provided evidence of public liability insurance with two of these in the amount of \$2m whilst the rest provide between \$10m and \$20m cover. None of the applicants provided evidence of public liability cover indemnifying the City. Further, their ability to obtain such cover is considered highly unlikely and will only increase the time and administrative burden of processing the applications when the risk to the City is low.

Officers propose to amend clause 5.6 of the Policy from:

“The owner of a portable advertising sign advertising a business or commercial venture will be required to provide evidence of current public liability insurance to the value of \$10,000,000, which indemnifies the City of Busselton against any claims for damages arising from the sign on public land”.

to:

“The owner of a portable advertising sign advertising a business or commercial venture will be required to provide evidence of current broad form public liability insurance to the minimum value of \$2,000,000”.

CONCLUSION

To simplify the application process for businesses and to reduce the administrative burden on the City, it is proposed to amend the requirements of clause 5.6 of the Policy so as to remove the requirement for cover that indemnifies the City, and reducing the minimum amount from \$10m to \$2m.

OPTIONS

Should the Council not agree with the proposed changes to the Public Liability Insurance requirements of the Policy they may require the Policy to remain as is, or direct officers to amend it further.

TIMELINE FOR IMPLEMENTATION OF OFFICER RECOMMENDATION

If the officer recommendation is approved by the Council it will take immediate effect.


COMMITTEE RECOMMENDATION AND OFFICER RECOMMENDATION**PL1903/238** Moved Councillor G Henley, seconded Councillor K Hick

That the Council approves changes to clause 5.6 of Council Policy – Portable Advertising Signs in Public Places to read as follows:

“The owner of a portable advertising sign advertising a business or commercial venture will be required to provide evidence of current broad form public liability insurance to the minimum value of \$2,000,000”.

CARRIED 4/0

6.2 RESCISSION OF COUNCIL POLICY 235 - ACCESS AND INCLUSION

SUBJECT INDEX:	Council Policy
STRATEGIC OBJECTIVE:	A friendly safe and inclusive community with a strong community spirit.
BUSINESS UNIT:	Community Services
ACTIVITY UNIT:	Community Development
REPORTING OFFICER:	Community Development Officer - Naomi Davey
AUTHORISING OFFICER:	Director, Community and Commercial Services - Naomi Searle
VOTING REQUIREMENT:	Simple Majority
ATTACHMENTS:	Attachment A Council Policy 235 - Access and Inclusion 

PRÉCIS

In August 2017 the CEO commissioned a high level independent review of the City's governance systems – the Governance Systems Review (GSR). Included in the scope of the review was the City's policy and procedure framework with recommendations made in relation to the nature and intent of Council policies; namely that Council policies should deal with higher level strategies and objectives.

In accordance with the recommendations of the GSR, the purpose of this report is to recommend that Council Policy 235 – Access and Inclusion (the Policy) be rescinded.

BACKGROUND

The Policy, which was originally adopted in June 2006 and subsequently reviewed in March 2011 and May 2015, outlines the purpose, scope, context, principles and values of creating and encouraging accessibility and social inclusive services, facilities and functions for all people within the community. The purpose of the Policy is to recognise that the whole of community are equally valued members of society and make a unique and valuable contribution to community wellbeing, community vibrancy and way of life. The vision for an accessible and inclusive community concentrates on seven key areas:

1. Existing services
2. Access to buildings and facilities
3. Information and communication
4. Advice and services
5. Opportunity to make complaints
6. Opportunity to participate in any public consultation
7. Staff employment and training opportunities

The Policy applies to all activities undertaken within the City of Busselton district and states that its aims and objectives will be realised through the City of Busselton Disability Access and Inclusion Plan.

There is a legislative requirement for all local governments to develop a Disability Access and Inclusion Plan (DAIP) under the *Disability Services Act 1993, Part 5 – Disability Service Plans by Public Authorities*, addressing the same seven outcome areas listed above.

STATUTORY ENVIRONMENT

Part 5 – Disability Service Plans by Public Authorities of the *Disability Services Act 1993* requires all local governments to develop a Disability Access and Inclusion Plan. DAIPs assist public authorities to plan and implement improvements to access and inclusion across seven outcome areas, in regards to services and events, buildings and facilities, information, quality of service, complaints, consultation processes and employment.

RELEVANT PLANS AND POLICIES

The GSR was undertaken over a 3 month period by Mr John Woodhouse LLB Juris and made the following recommendations, including but not limited to, the City's policy and procedure framework:

1. *There should be a review of the Council Policies with the intent that a Council Policy:*
 - a. *Should deal with higher level objectives and strategies;*
 - b. *Should not deal with operational matters, employee matters, or other matters which are the responsibility of the CEO; and*
 - c. *Should, where appropriate provide sufficient direction to the CEO to develop OPPs which deal with the implementation of the Council Policy or other detailed matters.*
2. *As part of that review, any existing Council Policy should be deleted where it could, more sensibly be dealt with by an OPP adopted by the CEO.*

In response a Policy Framework has been developed and endorsed by Council, setting out the intent of Council policies, as opposed to operational documents such as Staff Management Practices and operational procedures.

FINANCIAL IMPLICATIONS

There are no financial implications associated with the officer recommendation.

LONG-TERM FINANCIAL PLAN IMPLICATIONS

There are no long term financial plan implications associated with the officer recommendation.

STRATEGIC COMMUNITY OBJECTIVES

The officer recommendation will not impact adversely on the achievement of any of the community objectives contained within the Strategic Community Plan 2017. The City's DAIP will serve to meet the objectives of Key Goal Area 1, Community Objective 1.1 – A friendly safe and inclusive community with a strong community spirit.

RISK ASSESSMENT

There are no identified risks of a medium or greater level associated with the Officer recommendation.

CONSULTATION

The review and relevance of Council Policy 235 -Access and Inclusion was discussed with the Disability Access and Inclusion Reference Group at their meeting held 11 February 2019. The Reference Group supported the view that the policy was a duplication of the City's DAIP and were in favour of recommending its rescission to Council.

OFFICER COMMENT

The purpose of Council Policy 235 -Access and Inclusion is to recognise that the whole of community are equally valued members of society and make a unique and valuable contribution to community wellbeing, community vibrancy and way of life. The Policy states that its aims and objectives will be realised through the City's DAIP, a legislative requirement of the *Disability Services Act 1993*. The Policy lists the same seven key areas as the DAIP in which access and inclusion for the community will be achieved.

The City's DAIP and supporting annual implementation plan contain similar elements of purpose, scope, definitions and strategic context as the Policy. Given the requirement for a DAIP to be adopted by Council under *Part 5 – Disability Service Plans by Public Authorities* of the *Western Australian Disability Services Act (1993)*, the Policy could be considered a duplication and therefore an unnecessary policy; and, noting the recommendations of the GSR, it is recommended that it be rescinded.

CONCLUSION

It is recommended that the Policy be rescinded, as the City has an existing DAIP (Disability Access and Inclusion Plan 2018-2022) that describes how the City of Busselton will plan and implement improvements to access and inclusion across seven outcome areas, in regards to services and events, buildings and facilities, information, quality of service, complaints, consultation processes and employment.

OPTIONS

Council could instead require that the Policy is maintained and updated to the new template and / or further reviewed.

TIMELINE FOR IMPLEMENTATION OF OFFICER RECOMMENDATION

The Policy will be rescinded immediately upon adoption of the officer recommendation.

COMMITTEE RECOMMENDATION AND OFFICER RECOMMENDATION

PL1903/239 Moved Councillor K Hick, seconded Councillor R Reekie

That the Council rescinds Council Policy 235 – Access and Inclusion.

CARRIED 4/0

Question on Notice: Councillor Hick requested that officer circulate definitions and use of the terms withdraw, rescission and revoke.

6.3 PROPOSED POLICY NEUTRAL AMENDMENTS TO THE LOCAL PLANNING POLICY MANUAL

SUBJECT INDEX:	Development Control Policy
STRATEGIC OBJECTIVE:	Planning strategies that foster the development of healthy neighbourhoods that meet our needs as we grow.
BUSINESS UNIT:	Development Services
ACTIVITY UNIT:	Development Services
REPORTING OFFICER:	Manager Development Services - Lee Reddell
AUTHORISING OFFICER:	Director, Planning and Development Services - Paul Needham
VOTING REQUIREMENT:	Simple Majority
ATTACHMENTS:	Attachment A Published Under Separate Cover Attachments 1 to 39⇒

PRÉCIS

Council is asked to consider a policy neutral review of the City's local planning policies as Stage 1 in a larger review of the policies intended to be undertaken in 2019.

BACKGROUND

A need to undertake a review of the existing local planning policies (LPP) has been identified. While a full review of the content and relevance of the City's LPP's is required, this proposal seeks to undertake a preliminary, policy neutral review with the aim of transferring the policies into a new, easier to read template as well as breaking them out of the existing manual structure into individual policies with the aim of making them easier to distribute and read, and to enable them to be amended more easily as required.

A copy of the new template and the proposed policies are attached under separate cover (Attachment A).

STATUTORY ENVIRONMENT

The key statutory environment is set out in the *Planning and Development Act 2005* (Planning Act) and related subsidiary legislation, including the *City of Busselton Local Planning Scheme No. 21* (Scheme) and the *Planning and Development (Local Planning Schemes) Regulations 2015* (Regulations), especially Schedule 2 (Deemed Provisions) of the Regulations, which form part of the Scheme.

The Deemed Provisions specifies that an LPP must be based on sound town planning principles. Policies may address either strategic or operational matters, apply generally or to a particular class of matters, and may apply to the whole of the Scheme area or particular parts of the Scheme area. While due regard to relevant policies is required in decision making it is noted that an LPP does not hold the same weight as a Scheme provision. LPP's act only as guidelines in land use and development considerations and nothing prevents the City from making a decision contrary to a policy based on the merits of a particular proposal.

It is proposed to use the minor amendment provisions of the Regulations (such that public advertising is not required) to process the changes to the LPP's on the basis that while some text has been removed from the introduction and/or background notes for existing Parts 1 – 9 (which are considered unnecessary) and the order of some of the policies has been modified to fit the new template, there are no significant or material changes to the policies proposed.

RELEVANT PLANS AND POLICIES

The City's Local Planning Policies No.s 1-9.

FINANCIAL IMPLICATIONS

There are no financial implications associated with the recommendations of this report.

LONG-TERM FINANCIAL PLAN IMPLICATIONS

There are no Long-Term Financial Plan implications associated with the recommendations of this report.

STRATEGIC COMMUNITY OBJECTIVES

The officer recommendation primarily aligns Key Goal Area 2: Places and Spaces of the City's Strategic Community Plan 2017 and Community Objective 2.1 – 'planning strategies that foster the development of healthy neighbourhoods that meet our needs as we grow'.

RISK ASSESSMENT

An assessment of the risks associated with the implementation of the officer recommendation has been undertaken using the City's risk assessment framework. No significant risks have been identified.

CONSULTATION

Part 2, Division 2 of the Deemed Provisions requires that a local government undertake consultation before adopting or amending an LPP, unless in the opinion of the local government, the amendment is a minor amendment. No definition of minor amendment is provided. The current proposal however seeks generally to undertake a policy neutral conversion of the City's existing LPP's. While some text has been removed from the background notes for Parts 1-9 and some text has been modified to fit within the new template headings, no material changes to the policies are proposed.

Any further stages of review, which propose to revoke or amend or materially alter the text and objectives of the policies will require public advertising in accordance with the Deemed Provisions. It should also be noted if Council resolves to proceed with any policy, including those considered minor amendments as recommended in this report, the local government must publish notice of the amendments to the policy in a newspaper circulating in the area.

OFFICER COMMENT

This report requires the consideration of a proposed policy neutral conversion of the existing local planning policies. There are essentially two components to the proposal, being the use of a new local planning policy template and a change from the current policy manual structure into individual policies.

The proposed changes to the template, formatting and structure of the policies is recommended as the first stage in a wider review of the content and relevance of all of the City's LPP's. While the shuffling of some text within the existing policies is required to suit the proposed template and sub-headings, no material changes to the text or objectives of any of the policies is proposed.

Separating the policies out of the existing manual structure, which groups all of the policies into nine categories (see list below) is proposed in order to make them easier to read, distribute and amend as required, forward of a full review being completed. It is proposed to maintain the numbers associated with the current policy sub-sections in order to prevent any confusion prior to there being any significant, and advertised, amendments proposed to the current policies.

Existing grouping of Local Planning Policies:

1. Residential Development
2. Traffic and Transport
3. Special Character Areas and Visual Management
4. Urban Centres
5. Rural Areas Land Use and Development
6. Development Contribution
7. Commercial and industrial Development
8. General Development and Process Standards
9. Environment and Heritage Conservation

List of 38 individual policies as proposed to be broken out of the manual structure (as contained within Attachment A):

Existing No.	Proposed No.	Policy	Attachment
N/A	N/A	NEW TEMPLATE	1
1	1a	Canal Lots	2
1	1b	Coastal Setbacks	3
1	1c	Single Dwelling Design	4
1	1d	Lots Adjoining Public Open Space	5
1	1e	Grouped and Multiple Dwellings	6
1	1f	Rear Loaded Lots	7
1	1g	Kalgaritch Estate	8
1	1h	Abbey Green Estate	9
1	1i	Private Jetties and Boat Lifting Structures	10
1	1j	Outbuildings	11
2	2a	Busselton Bypass Access	12
2	2b	Traffic Assessment	13
3	3a	Yallingup Special Character Area	14
3	3b	Eagle Bay Special Character Area	15
3	3c	Old Dunsborough Special Character Area	16
3	3d	Quindalup Special Character Area	17
3	3e	Adelaide Street Special Character Area	18
3	3f	Reflective Building Materials	19
3	3g	Caves Road Visual Management	20
3	3h	Outbuildings Assessment	21
3	3i	Busselton Bypass/Bussell Highway – Setback and Buffer Provisions	22
4	4a	Port Geographe Village Centre – Design Guidelines and Performance Standards	23
4	4b	Busselton Town Centre Urban Design Provisions	24
5	5a	Extractive Industries	25
5	5b	Rural Tourist Accommodation	26
5	5c	Relative (Ancillary Accommodation)	27
5	5d	Food and Wine Sales	28
6	6a	Percent for Art	29
6	6b	Mosquito Control Contribution	30

6	6c	Road, Footpath and Cycle Network Upgrade Contribution	31
6	6d	Drainage Infill Contributions	32
7	7a	Childcare Premises	33
7	7b	Industrial Development	34
7	7c	Holiday Homes	35
8	8a	Car Parking Provisions	36
8	8b	Social Impact Statement Provisions	37
8	8c	Stormwater Management	38
9	9a	Busselton Heritage Conservation Provisions	39

Should the policy neutral conversion be supported, the intent is for officers to undertake a review of the currency of all of the LPP's with a view to identifying which policies should be revoked, require minor changes, require significant changes and any new policies that should be considered. How any such changes are progressed will be dependent on the amount of work required to redraft and consult on any relevant policies, as well as internal resourcing, but it is expected that a further item to Council suggesting which policies should be revoked could be presented within three months of any initial Council decision to support the policy neutral conversion. There are a number of policies, such as the Special Character Area Policies, which have not been reviewed in any meaningful way in many years and are no longer contemporary in their structure, style, language or content. It is expected that such policies will require more substantial efforts to re-draft, appropriately consult and update than more technical policies such as Stormwater Management given differing community interest.

CONCLUSION

It is recommended that the Council support the proposed policy neutral amendments as described in this report.

OPTIONS

The Council could decide to not adopt or amend the local planning policies as recommended, or it could choose to require changes to the proposed template and/or change from the existing manual structure for grouping of the local planning policies.

TIMELINE FOR IMPLEMENTATION OF OFFICER RECOMMENDATION

Implementation of the officer recommendation would involve formalising the new policy format and publication of the new look policies on the City's website. It is expected this would occur within one week of the Council decision.

OFFICER RECOMMENDATION

That the Council adopt the reformatted local planning policies as proposed below and set out in Attachment A (2 – 39):

Existing No.	Proposed No.	Policy	Attachment
1	1a	Canal Lots	2
1	1b	Coastal Setbacks	3
1	1c	Single Dwelling Design	4
1	1d	Lots Adjoining Public Open Space	5
1	1e	Grouped and Multiple Dwellings	6
1	1f	Rear Loaded Lots	7
1	1g	Kalgaritch Estate	8
1	1h	Abbey Green Estate	9
1	1i	Private Jetties and Boat Lifting Structures	10
1	1j	Outbuildings	11
2	2a	Busselton Bypass Access	12
2	2b	Traffic Assessment	13
3	3a	Yallingup Special Character Area	14
3	3b	Eagle Bay Special Character Area	15
3	3c	Old Dunsborough Special Character Area	16
3	3d	Quindalup Special Character Area	17
3	3e	Adelaide Street Special Character Area	18
3	3f	Reflective Building Materials	19
3	3g	Caves Road Visual Management	20
3	3h	Outbuildings Assessment	21
3	3i	Busselton Bypass/Bussell Highway – Setback and Buffer Provisions	22
4	4a	Port Geographe Village Centre – Design Guidelines and Performance Standards	23
4	4b	Busselton Town Centre Urban Design Provisions	24
5	5a	Extractive Industries	25
5	5b	Rural Tourist Accommodation	26
5	5c	Relative (Ancillary Accommodation)	27
5	5d	Food and Wine Sales	28
6	6a	Percent for Art	29
6	6b	Mosquito Control Contribution	30
6	6c	Road, Footpath and Cycle Network Upgrade Contribution	31
6	6d	Drainage Infill Contributions	32
7	7a	Childcare Premises	33
7	7b	Industrial Development	34
7	7c	Holiday Homes	35
8	8a	Car Parking Provisions	36
8	8b	Social Impact Statement Provisions	37
8	8c	Stormwater Management	38
9	9a	Busselton Heritage Conservation Provisions	39

COMMITTEE RECOMMENDATION**PL1903/240** Moved Councillor G Henley, seconded Councillor R Paine

1. That the Council adopt the reformatted local planning policies as proposed below and set out in Attachment A (2 – 39):

Existing No.	Proposed No.	Policy	Attachment
1	1a	Canal Lots	2
1	1b	Coastal Setbacks	3
1	1c	Single Dwelling Design	4
1	1d	Lots Adjoining Public Open Space	5
1	1e	Grouped and Multiple Dwellings	6
1	1f	Rear Loaded Lots	7
1	1g	Kalgaritch Estate	8
1	1h	Abbey Green Estate	9
1	1i	Private Jetties and Boat Lifting Structures	10
1	1j	Outbuildings	11
2	2a	Busselton Bypass Access	12
2	2b	Traffic Assessment	13
3	3a	Yallingup Special Character Area	14
3	3b	Eagle Bay Special Character Area	15
3	3c	Old Dunsborough Special Character Area	16
3	3d	Quindalup Special Character Area	17
3	3e	Adelaide Street Special Character Area	18
3	3f	Reflective Building Materials	19
3	3g	Caves Road Visual Management	20
3	3h	Outbuildings Assessment	21
3	3i	Busselton Bypass/Bussell Highway – Setback and Buffer Provisions	22
4	4a	Port Geographe Village Centre – Design Guidelines and Performance Standards	23
4	4b	Busselton Town Centre Urban Design Provisions	24
5	5a	Extractive Industries	25
5	5b	Rural Tourist Accommodation	26
5	5c	Relative (Ancillary Accommodation)	27
5	5d	Food and Wine Sales	28
6	6a	Percent for Art	29
6	6b	Mosquito Control Contribution	30
6	6c	Road, Footpath and Cycle Network Upgrade Contribution	31
6	6d	Drainage Infill Contributions	32
7	7a	Childcare Premises	33
7	7b	Industrial Development	34
7	7c	Holiday Homes	35
8	8a	Car Parking Provisions	36
8	8b	Social Impact Statement Provisions	37
8	8c	Stormwater Management	38
9	9a	Busselton Heritage Conservation Provisions	39

2. Councillors acknowledge that the reformatting inconsistencies will be addressed in the subsequent review of individual policies.

CARRIED 4/0

7. GENERAL DISCUSSION ITEMS

Nil

8. NEXT MEETING DATE

Tuesday, 9 April 2019

9. CLOSURE

The meeting closed at 2.52pm.

THESE MINUTES CONSISTING OF PAGES 1 TO 16 WERE CONFIRMED AS A TRUE AND CORRECT RECORD ON TUESDAY, 9 APRIL 2019.

DATE: _____

PRESIDING MEMBER: _____