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- NOTE:**
- a) The Council Committee Minutes Item numbers may be out of sequence. Please refer to Section 10 of the Agenda – Information Report - Committee Decisions Under Delegated Authority for these items.
 - b) Declaration of Councillors and Officers Interest is made at the time the item is discussed.

MINUTES OF THE SPECIAL COUNCIL MEETING HELD IN THE COUNCIL CHAMBERS, 6 PATERSON STREET, MUNDIJONG ON TUESDAY, 9th DECEMBER 2008. THE PRESIDING MEMBER DECLARED THE MEETING OPEN AT 3:34PM AND WELCOMED COUNCILLORS, STAFF AND MEMBERS OF THE GALLERY.

1. ATTENDANCE & APOLOGIES:

IN ATTENDANCE:

COUNCILLORS: DL Needham Presiding Member
JE Price
MJ Geurds
M Harris
S Twine
C Randall
WJ Kirkpatrick
EE Brown
Cr K Murphy
C Butfield (from 3.36pm)

OFFICERS: Ms J Abbiss Chief Executive Officer
Mr A Hart Director Corporate Services
Mrs S van Aswegen Director Strategic Community Planning
Mrs A Nolan Manager Executive Services (from 4.04pm)
Mrs N Aiberti Minute Secretary

APOLOGIES: Director Development Services

GALLERY: 7

2. PUBLIC QUESTION TIME:

SCM006/12/08 - Sandra Hawkins (Byford by the Scarp Residents Association)

Q. What is the cost of the feasibility study and is Percy's Place going to be included?

A. The cost of the feasibility study for the whole of the Byford by the Scarp area is not known at this stage. A quote for the cost of renovations to Percy's Place is required before it will be decided whether it is included in the feasibility study or not.

Q. Will we be kept informed and up to date on what is happening?

A. Yes, an integral component of the feasibility study will be community consultation.

SCM006/12/08 - David Bradbury (19 Clifton Street, Byford)

On behalf of the Anglican Parish of Serpentine Jarrahdale, I want to thank the Shire officers and Councillors for considering St Aidan's Community Centre in your deliberations for the allocation of funding which may be available under the Federal Government "Better Regions Funding Grants". Whilst we acknowledge that our project is well into the design stage, we also feel it covers the brief for the grants. Although only attracting five things in its favour in your options report, we believe our project does in fact include most of the things listed as 'pros' that the other three options under consideration have had assigned to them.

Q. Why is it considered by the Shire as unlikely that the funding body would view Option 2 the Anglican Community Centre Project as not fitting the funding body's criteria?

- A. It is not so much that the Anglican Community Centre Project does not fit the funding criteria as much as the criteria set by the election pledge which was for a partnership with the Serpentine Jarrahdale Shire. For the church project, the Shire could not be the applicant.
- Q. Could you explain why it would be concluded as favouritism towards Option 2 the Anglican Community Centre Project compared to Option 1 The Glades project, when the Shire in both cases would be supporting an independent body?
- A. It would be the intent of The Glades project that the community facility would become a Shire owned and operated facility. This is where the difference lies from the Anglican Community Centre Project.

SCM006/12/08 - Athol Wigg (36 Old Brickworks Road, Byford)

- Q. If there was to be a development in The Glades then would it be correct that the Council would be putting an application in for The Glades project prior to any agreement being made with developers?
- A. The Glades proposal is not recommended to be put forward by 1 February 2009 as it still requires planning approval in relation to that land. The Better Region funding requires certainty of tenure over the land. This would all need to be resolved prior to submitting an application to the Better Regions fund.

3. PUBLIC STATEMENT TIME:

SCM006/12/08 - Ric Giblett (President, RSL Serpentine)

We have been asked by numerous people on our intentions regarding Percy's Place. I am here today to clear the air on any misinformation in the community regarding this. The Serpentine RSL are currently looking for a new home. At first we thought that Percy's Place would not be an appropriate option as the extent of damage was quite extreme. After getting in an Architect we were given an assurance that it was an easy thing to do.

If we were to be given permission to have a bar, any proceeds from this would go back into the community for projects such as a Playgroup area, we could hire a trained daycare person to come in and give care to children of young mums while the mums get together for a coffee. It would be a community facility and would not cost the Shire a penny out of their pocket. The Lotteries Commission has also expressed interest in funding part of this project.

To sum up, the RSL would use Percy's Place to enhance public facilities. The RSL does not hold wild parties as has been said by some members of the community. We are seeking to increase our membership base and at present cannot have social members but if we were to be given the go ahead with the Percy's Place project, this would be possible. I hope this has clarified any issues and if you have any questions please feel free to come and ask me. Thank you.

4. PETITIONS & DEPUTATIONS:

Nil

5. PRESIDENT'S REPORT:

Nil

6. DECLARATION OF COUNCILLORS AND OFFICERS INTEREST:

Cr Brown declared an interest of impartiality in Item SCM006/12/08 as she is a member of the RSL as well as the project co-ordinator of St Aiden's Community Centre. Cr Brown requested to remain in the Chamber during discussions and requested permission be given for her to vote on the matter.

COUNCIL DECISION

**Moved Cr Murphy, seconded Cr Kirkpatrick
Cr Brown be given permission to remain in the Chamber during discussion of item
SCM006/12/08 and also be given permission to vote on the matter.
CARRIED 9/0**

**7. RECEIPTS OF MINUTES OR REPORTS AND CONSIDERATION FOR
RECOMMENDATIONS:**

Nil

8. MOTIONS OF WHICH NOTICE HAS BEEN GIVEN

SCM006/12/08	APPLICATION FOR BETTER REGIONS FUNDING – BYFORD COMMUNITY HUB AND CENTRE FOR FAMILY SUPPORT GROUPS (A0108-02)	
Proponent:	Not applicable	In Brief This report reviews the projects available for submission and recommends the preferred option.
Owner:	Not applicable	
Officer:		
Signatures Author:		
Senior Officer:	Joanne Abbiss – Chief Executive Officer	
Date of Report	2 December 2008	
Previously		
Disclosure of Interest	No officer involved in the preparation of this report is required to declare an interest in accordance with the provisions of the Local Government Act	
Delegation	Council	

Background

Immediately prior to the Federal election in October 2007, the Shire of Serpentine Jarrahdale were advised by the Hon Simon Crean MP, then Shadow Minister for Trade and Regional Development, that a Labor Government were committed to providing \$275,000, in partnership with the Serpentine Jarrahdale Shire, for a community hub and centre for family support groups in Byford.

A copy of the election commitment is with attachments marked SCM006.1/12/08 (E07/5455)

In May 2008, the Hon Gary Gray, Member for Brand, advised that the Federal Labor Government remained committed to providing \$275,000 towards the Byford Community Hub project and that the Shire would be advised of the requirements for applying for the funds once they had been determined.

A copy of this correspondence is with attachments marked SCM006.2/12/08 (IN08/6063)

In September 2008, the Hon Gary Gray, Member for Brand, provided details of the requirements for submission of applications to the Federal Government's Better Regions Funding.

A copy of the funding requirements is with attachments marked SCM006.3/12/08 (IN08/11430)

Submissions must be made to the program by 1 February 2009.

Sustainability Statement:

Council needs to decide which project will provide the greatest overall economic, social and environmental outcomes. Council also needs to carefully consider which assets it acquires and manages and that it has the capacity to fund the ongoing operational, maintenance and renewal costs.

Statutory Environment:

Various approvals will be required to comply with planning, building, health and other legislation depending on the option chosen.

Policy/Work Procedure Implications:

There are no work procedures/policy implications directly related to this application/issue.

Financial Implications:

There will be financial implications to Council dependent on the option that is chosen. These are discussed in the comment section of the report.

Strategic Implications:

This proposal relates to the following Key Sustainability Result Areas:-

1. People and Community

Objective 1: Good quality of life for all residents

Strategies:

1. Provide recreational opportunities.
2. Develop good services for health and well being.
3. Retain seniors and youth within the community.
4. Respect diversity within the community.
5. Value and enhance the heritage character, arts and culture of the Shire.
6. Ensure a safe and secure community.

Objective 2: Plan and develop towns and communities based on principles of sustainability

Strategies:

4. Foster a strong sense of community, place and belonging.
5. Protect built and natural heritage for economic and cultural benefits.

Objective 3: High level of social commitment

Strategies:

1. Encourage social commitment and self determination by the SJ community.
2. Build key community partnerships.

2. Environment

Objective 1: Protect and repair natural resources and processes throughout the Shire

Strategies:

4. Governance

Objective 1: An effective continuous improvement program

Strategies:

5. Harness community resources to build social capital within the Shire.

Objective 2: Formation of Active Partnerships to progress key programs and projects

Strategies

1. Improve coordination between Shire, community and other partners.
3. Develop specific partnerships to effectively use and leverage additional resources.

Objective 3: Compliance to necessary legislation

Strategies:

1. Ensure development and use of infrastructure and land complies with required standards.

Community Consultation:

Required: Not at this time.

Comment:

Potential Projects

The four potential projects that could fit within the scope of the election commitment are discussed in detail in ***Attachment SCM006.4/12/08***.

Ranked Projects

After consideration of the pros and cons provided for each potential project the following priority rankings have been assigned:

Number 1 Ranking

Option 3 – Byford Hall

This would be a highly visible project providing renovations and additions to a well utilised and well located facility. It is likely that the necessary approvals and documentation could be in place by the due date.

Number 2 Ranking

Option 1 – The Glades

This is a particularly attractive option as it sends a good message to developers regarding the Shire's willingness and ability to partner on community projects and would be a strategic asset from which community capacity building can occur with new residents. It provides amenities upfront to residents and demonstrates that communities rather than subdivisions are being established. The largest inhibitors for this project are the funding body's assessment of the risks posed by the Shire not currently owning the land and the lack of planning approvals that are currently in place. The ability to provide the level of detail required by the submission date for the application is also a concern.

Number 3 Ranking

Option 4 – Percy's Place

Given the need for lengthy community consultation before any decision could be made regarding the nature of the facility and a potentially complex approvals process, it is unlikely that the timeframes for submission could be met. However, this was the project initially earmarked for receipt of Federal funding.

Number 4 Ranking

Option 2 – The Anglican Parish Project

Although a worthy project that will produce a community hub and centre for family support groups, it is unlikely that the funding body will view the project as fitting the election commitment for a partnership with the Serpentine Jarrahdale Shire. The potential for adverse perceptions of favouritism and the establishment of a precedent are also matters that must be considered in determining the project Council recommends for submission.

Conclusion

The top two ranked projects being Option 3 - Byford Hall and Option 1 - The Glades are difficult to separate as they both have substantial merit. As such it is recommended that the Shire progresses both projects. The Byford Hall is the project that is recommended for submission to the Better Regions program, essentially due to the increased likelihood of the approvals being in place by the due date. To facilitate meeting the submission deadline, appropriate delegations are sought. However, it is also recommended that the Shire commit to developing The Glades proposal to the point where future funding applications can be submitted for this project. In addition, it is recommended that Council indicate its willingness

to partner with other developers on the provision of community facilities and that, initially, facilities in village centre locations should be prioritised.

Manager Executive Services entered the meeting at 4.04pm.

Voting Requirements: ABSOLUTE MAJORITY

SCM006/12/08 COUNCIL DECISION/Officer Recommended Resolution:

**Moved Cr Randall, seconded Cr Twine
That Council:**

A)

- 1. Submit an application for the upgrade of the Byford Hall to the Better Regions program prior to 1 February 2009.**
- 2. Utilise community facility planning funds (CFS 572) to prepare the detailed documentation necessary for the Better Regions funding application. Any additional funds that are required are to come from the Byford allocation of townscape funds (CFSP900).**
- 3. Authorise the Chief Executive Officer to sign the Better Regions funding application and all related applications including planning and building licences.**
- 4. Authorise the Director Development Services to issue all planning and building approvals.**
- 5. Require that councillors and representatives of the Byford community are consulted on the detailed design.**
- 6. Consider an allocation of up to a maximum of \$100,000 in the 2009/2010 budget as the Shire's contribution to the upgrade of the Byford Hall project.**

B)

- 1. Council indicates to LWP Pty Ltd that they wish to partner with them on the development of a community facility for the Village Centre in The Glades.**
- 2. Council officers work with LWP Pty Ltd to prepare detailed documentation necessary for future funding applications to be lodged. Any funds that are required are to come from the Byford allocation of townscape funds (CFSP900).**
- 3. Consider an allocation up to a maximum of \$100,000 in the 2009/2010 budget as the Shire's contribution towards a community facility in The Glades.**

- C) Invite other developers with village centre locations in the Byford Structure Plan area to partner with the Shire in the provision of community facilities.**

CARRIED 7/3

SCM007/12/08		DETAILED FEASIBILITY STUDY FOR A COMMUNITY FACILITY IN BYFORD BY THE SCARP (RS0239)
Proponent:	Not applicable	In Brief Options to be included in a detailed feasibility for a community facility in Byford by the Scarp are considered and recommendations are made regarding the preferred components.
Owner:		
Officer:	Not applicable	
Signatures Author:		
Senior Officer:	Joanne Abbiss – Chief Executive Officer	
Date of Report	4 December 2008	
Previously	SD072/12/05, SD045/10/05	
Disclosure of Interest	No officer involved in the preparation of this report is required to declare an interest in accordance with the provisions of the Local Government Act	
Delegation	Council	

Background

In October 2005 a report was presented to Council recommending demolition of Percy's Place, a home built on the banks of the Cardup Brook in 1914 by a local soldier, Percy Nairn, and located within the current Byford by the Scarp residential development. Council resolved to defer the decision pending further information.

"SD045/10/05 COUNCIL DECISION"

Moved Cr Price seconded Cr Murphy

- A The application for approval to demolish the existing old house on the public open space (Lot 116) located on the northern side of Cardup Brook within the Byford by the Scarp residential estate be deferred pending further information.*
- B The site of this building is to be made secure to prevent public access and any further vandalism and destruction of the building and its materials of construction.*
- C Officers are to undertake investigations of the following matters with respect to the building and the site:-*
- 1. History of the building and its use in the context of the Royal Australian Navy Armaments Depot (RANAD) and earlier land-uses.*
 - 2. An architectural report to be obtained as to the structural integrity of the building, its age, design and style in the context of regional architectural values.*
 - 3. A feasibility assessment made of the potential to incorporate the building into a complimentary facility for recreation and use of the open space of the locality.*
 - 4. A context for assessment of the comparative toxicological implications of the site compared to similar sites in the district.*
- D A report is to be prepared based upon the review and any new information for the December Ordinary Council Meeting.*
- E The Royal Australian Naval Armaments Depot land and any remaining buildings related to the past operation of the depot be included in the next review of the Shire's Municipal Inventory.*

CARRIED 9/0

Council Note: The Committee/Officer Recommended Resolution was changed to further investigate the heritage and utility of this building."

A copy of the Officer's Report and Report Attachments are with attachments marked SCM007.1/12/08 and SCM007.1a/12/08 (E05/5723 & E05/5725)

A subsequent report was prepared and considered by the Sustainable Development Committee in December 2005 where it was determined that the demolition of the building should be refused.

“SD072/12/05 Committee Decision/Officer Recommended Resolution:

Moved Cr Needham, seconded Cr Murphy

- A. *The application for approval to demolish the existing house on the public open space (Lot 116) located on the northern side of Cardup Brook within the Byford by the Scarp residential estate be refused for the following reasons:*
1. *The Nairn homestead building dates from c.1914 and serves as an artefact of past times and link with pioneers of the Byford district.*
 2. *The homestead is situated on land set aside for public open space and therefore its retention and eventual repair represents an opportunity to develop a facility with the potential for sustainable community use and benefit from this site.*
- B. *Upon vesting of the land in Council the building and its curtilage is to be made secure to prevent unauthorised access and arrest any further vandalism and destruction of the building and its materials of construction.*
- C. *The site is to be considered as a part of the Community Facilities and Services Plan. LWP is to be advised that a cash contribution towards the repair of the premises and the preparation of a Repair, Site Development and Management Plan would be offset against the per lot contribution as agreed in the MOU. Should LWP wish that this facility can be repaired in time to be available for new residents of the Byford by the Scarp and nearby urban areas then Council is prepared to accept up-front contribution to expedite works.*
- D. *The Royal Australian Naval Armaments Depot land and any remaining buildings related to the past operation of the depot be subject to further research and be included in the next review of the Shire’s Municipal Heritage Inventory.*

CARRIED 7/0”

A copy of the Officer’s Report and Report Attachments are with attachments marked SCM007.2/12/08 & SCM007.2a/12/08 (E05/7085 & E05/5725).

After being made aware of Percy’s Place by Shire officers, the Byford RSL (the RSL) have examined the potential of the site for providing a community facility in line with Council’s resolution. They have prepared a draft concept plan and conducted some preliminary consultation with other community associations to gauge the level of interest in the concept. The RSL were keen to conduct activities and programs from the facility to benefit all age groups with the management of the facility controlled by a community based committee.

A copy of the concept plan for the site from the RSL is with attachments marked SCM007.3/12/08 (IN08/11807).

The Council has been made aware that there are residents of Byford by the Scarp who object to any facility being operated from the site. They wish to see Percy’s Place demolished and the area left as public open space, which they state is the understanding they had been given from the developer when purchasing the properties.

A copy of public questions and a public statement made by a local representative is with attachments marked SCM007.4/12/08 (E08/3918).

In line with Council’s resolution, the draft Community Facilities and Services Plan to 2020 (the Plan) indicates that Percy’s Place is being considered for use as a community facility within the Byford by the Scarp subdivision. The draft Plan indicates a 270m² facility at a cost of \$550,368 in 2009. However the draft Plan has not been adopted by Council at this time.

Sustainability Statement

Council needs to decide which option will provide the greatest overall economic, social and environmental outcomes. Council also needs to carefully consider which assets it acquires and manages and that it has the capacity to fund the ongoing operational, maintenance and renewal costs.

Statutory Environment:

Various approvals will be required to comply with planning, building, health and other legislation depending on the option chosen.

Policy/Work Procedure Implications:

There are no work procedures/policy implications directly related to this application/issue.

Financial Implications:

In December 2005 the Shire's then Principal Building Surveyor prepared estimates for staged works to make the building safe and secure in the first instance and ultimately to bring the building to a standard suitable for use as a community facility. Estimates were as follows:

<i>Stage</i>	<i>Description of Works</i>	<i>Estimate (Exc GST)</i>
1 – Make building safe and secure	Prop up verandahs, remove debris and outbuildings, clean site, replace broken roof tiles, board up external openings and install cyclone link fence to perimeter of building.	\$10,000
2 – External Repairs	Demolish verandahs, sleep out, wc and laundry, replace verandahs, install new doors, reglaze window sashes, ease all windows and install locks, repair/replace roof tiles.	\$49,000
3 – Internal renovations and ablution facility	Install concrete floors, replace ceiling linings, install floor coverings, replace cornice, architrave and skirting, electrical rewire, repair internal wall finishes, internal paint, construct stand alone toilet facility, connect to power, water and sewer.	\$124,500
4 – Operating Costs	Utilities, insurance, maintenance costs.	\$5,000 pa (Based on Oakford Hall budget allocation)

It is likely that the \$188,500 of works costed in December 2005 would be considerably more in 2009/2010 (which is the earliest possible time works could be commenced as a budget allocation would be required) due to increases in materials and labour charges and further deterioration of the building.

Strategic Implications:

This proposal relates to the following Key Sustainability Result Areas:-

1. People and Community

Objective 1: Good quality of life for all residents

Strategies:

1. Provide recreational opportunities.
2. Develop good services for health and well being.
3. Retain seniors and youth within the community.
4. Respect diversity within the community.
5. Value and enhance the heritage character, arts and culture of the Shire.
6. Ensure a safe and secure community.

Objective 2: Plan and develop towns and communities based on principles of sustainability

Strategies:

2. Develop compatible mixed uses and local employment opportunities in neighbourhoods.
3. Design and develop clustered neighbourhoods in order to minimise car dependency.
4. Foster a strong sense of community, place and belonging.
5. Protect built and natural heritage for economic and cultural benefits.

Objective 3: High level of social commitment

Strategies:

1. Encourage social commitment and self determination by the SJ community.
2. Build key community partnerships.

4. Governance

Objective 1: An effective continuous improvement program

Strategies:

4. Balance resource allocation to support sustainable outcomes.
5. Harness community resources to build social capital within the Shire.

Objective 2: Formation of Active Partnerships to progress key programs and projects

Strategies

1. Improve coordination between Shire, community and other partners.
3. Develop specific partnerships to effectively use and leverage additional resources.

Objective 3: Compliance to necessary legislation

Strategies:

1. Ensure development and use of infrastructure and land complies with required standards.
3. Comply with State and Federal policies and Legislation and the Local Government Act in the most cost-effective way.

Community Consultation:

Required: Not at this time. The purpose of this report is to determine the process for moving the detailed feasibility study forward, of which community consultation is an integral component.

Comment:

In relation to this matter Council needs to make several fundamental decisions:

1. Is Council going to conduct a detailed feasibility study into the provision of a community facility in Byford by the Scarp?
2. If a detailed feasibility study is to be conducted, then what are the essential elements Council would want included in the associated community consultation?
 - a) Does Council still wish for Percy's Place to be examined as part of a detailed feasibility study?
 - b) If Percy's Place is to be examined, does Council wish for:
 - i) the RSL proposal to form part of the feasibility study options? and/or
 - ii) alternate proposals to form part of the feasibility study options?

- c) If Percy's Place is not to be examined as part of the detailed feasibility, then does Council wish to review it's previous decision and require demolition of Percy's Place?

Decision (1)

The estimated lot yield in the Byford by the Scarp subdivision is 630 lots. With an average household size of 2.94, this equates to an anticipated population of 1852 people. Demographic projections for Byford East, which contains the Byford by the Scarp subdivision, indicate a significant increase in the number of young families with children, particularly between the years 2006 to 2016. Within the Byford by the Scarp subdivision is also a portion of land set aside for a primary school and the draft Community Facilities and Services Plan to 2020 indicates the need for a community facility in this area.

A copy of the demographic projections for Byford East are with attachments marked SCM007.5/12/08.

It is recommended that Council undertake a detailed feasibility study into the provision of a community facility in Byford by the Scarp. The detailed feasibility would involve consultation with all residents of Byford by the Scarp.

Decision (2) a)

Council's previous resolution proposed Percy's Place as an appropriate site for a community facility. There is some community opposition to the development of this site and a desire for the area to be set aside as passive public open space in keeping with resident's expectations. The building is in a poor state of repair and actual costs of restoration are not known. In December 2005, the Shire's then Principal Building Surveyor reported that although the homestead building had not been well maintained over the past few years the building, once secured, was structurally sound and could be repaired for future community use. The RSL have received similar advice.

It is recommended that an immediate detailed survey and costings for the repair of Percy's Place, projected to 2009/2010, be conducted to enable Council to make an informed decision as to whether Percy's Place should be included as an option for consideration in a detailed feasibility study for the provision of a community facility in Byford by the Scarp.

Decision (2) b) i

The RSL proposal is for a large, multipurpose facility from which a variety of activities and programs benefiting all age groups could be delivered. The RSL are keen that management of the facility would be controlled by a community based committee and that beautification of the public open space area would be undertaken. There is some community opposition to this proposal, however the RSL have not had the opportunity to outline their proposal to the wider community or council.

It is recommended that the RSL proposal does not form part of the detailed feasibility study as the nature and size of the proposal is not appropriate for the location.

Decision (2) b) ii

There are two options for Council to consider in relation to the decision as to whether alternate proposals are considered for Percy's Place.

Option 1 is to proceed with no restrictions on the alternative proposals that could be considered. However the recommendation for Decision (2)b)i has already placed a restriction.

Option 2 is to proceed with the detailed feasibility and give the community and council officers some guidance as to the nature and size of a facility that Council consider appropriate for Percy's Place. It may be possible that a smaller scale, low impact community facility that involved minimal traffic movements and mainly day time and weekday use could be operated from Percy's Place such as a local playgroup, child health care nurse or landcare group.

It is recommended that Council indicate that if a community facility is to be considered at Percy's Place the feasibility study would be restricted to considering smaller scale, low impact community facilities that involve minimal traffic movements and mainly day time and weekday use such as a local playgroup, toy library, child health care nurse or landcare group.

Decision (2) c)

Should Council wish to review its previous decision and require demolition of Percy's Place the following would need to occur:

- a) A rescission motion revoking the previous decision; and
- b) A budget allocation in 2009/2010 for the cost of demolition and remediation of the site.

If this decision is made it would also be recommended that recyclable materials such as the red Cardup bricks are retained and utilised in the construction of other community facilities, public art and landscaping features.

It is not recommended to demolish Percy's Place at this time. It is recommended that this option be considered on receipt of the detailed restoration costings.

Conclusion

There is a need to progress the detailed feasibility study to determine the nature, size and location of a community facility to be provided to the growing population of Byford by the Scarp. There is also a need to provide the RSL and those community members opposed to any development of Percy's Place with certainty regarding Council's direction and intent.

Voting Requirements: Simple Majority

SCM007/12/08 COUNCIL DECISION/Officer Recommended Resolution:

**Moved Cr Price, seconded Cr Harris
Council resolve:**

- 1. To progress, as a priority, a detailed feasibility study into the provision of a community facility in Byford by the Scarp.**
- 2. That an immediate detailed survey and costings for the repair of Percy's Place, projected to 2009/2010, be conducted. This information is to be presented to the first available Council meeting after receipt of the survey to enable Council to make an informed decision as to whether Percy's Place should be included as an option for consideration in a detailed feasibility study for the provision of a community facility in Byford by the Scarp.**
- 3. That irrespective of the outcome of part 2 of this recommendation, the current proposal from the RSL for Percy's Place is not included as part of any detailed feasibility study as the nature and size of the proposal is not appropriate for the location.**
- 4. That irrespective of the outcome of part 2, Council indicate that if a community facility is to be considered at Percy's Place the feasibility study would be restricted to considering smaller scale, low impact community facilities that**

involve minimal traffic movements and mainly day time and weekday use such as a local playgroup, toy library, child health care nurse or landcare group.
CARRIED 9/1

9. CHIEF EXECUTIVE OFFICER’S REPORT:

Nil

10. URGENT BUSINESS:

Nil

11. COUNCILLOR QUESTIONS OF WHICH NOTICE HAS BEEN GIVEN:

Nil

12. CLOSURE:

There being no further business, the meeting closed at 4.12pm.

I certify that these minutes were confirmed at the
Special Council meeting held on 19 December 2009.

.....
Presiding Member

.....
Date