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1. DECLARATION OF OPENING/ANNOUNCEMENT OF VISITORS:

The President, Councillor Girando, welcomed those present and declared the meeting open at 3.04 p.m.

2. RECORD OF ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE:

Councillor M J Girando	President
Councillor A J Ovens	Deputy President
Councillor J M Stacy	
Councillor J K Waite	
Councillor S A Beswick	
Councillor B J McDonald	
Mr G A Sherry	Chief Executive Officer
Mr D J Alcock	Manager Finance & Administration
Mr G J Agnew	Manager Community Development
Ms D Buckle	Manager North Midlands BEC

Apologies:

Councillor B J O'Callaghan	
Councillor B R McTaggart	
Mr P D Gillis	Manager Works & Services

3. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE:

Nil.

4. PUBLIC QUESTION TIME:

Nil.

5. APPLICATIONS FOR LEAVE OF ABSENCE:

Nil.

6. PETITIONS/DEPUTATIONS/PRESENTATIONS:

6.1 PRESENTATION – MS DEBRA BUCKLE – NORTH MIDLANDS BEC

Ms Debra Buckle, the newly appointed Manager of the North Midlands BEC will make a presentation to Council, focussing on the services provided by the North Midlands BEC that are available to the residents of the Shire of Coorow.

The President, Cr Girando welcomed Ms Debra Buckle to the North Midlands BEC to make a presentation to Council.

Ms Buckle informed Council of the role of the North Midlands BEC and its future.

The President, Cr Girando thanked Ms Buckle for addressing the meeting.

Ms Buckle left the meeting at 3.36 p.m.

7. CONFIRMATION OF MINUTES:

7.1 ORDINARY MEETING HELD WEDNESDAY 17 MARCH 2004 IN THE LEEMAN ADMINISTRATION CENTRE

AUTHOR	Gary Sherry
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	13 April 2004

COMMENT:

Nil

OFFICER RECOMENDATION:

That the Minutes of the Ordinary Meeting held on Wednesday 17 March 2004 in the Leeman Administration Centre be confirmed as a true and correct record.

RESOLUTION: 2004-035

Moved: Ovens **Seconded:** Stacy

That the Minutes of the Ordinary Meeting held on Wednesday 17 March 2004 in the Leeman Administration Centre be confirmed as a true and correct record.

CARRIED 6/0

8. ANNOUNCEMENTS BY THE PERSON PRESIDING WITHOUT DISCUSSION:

At any meeting Council the person presiding may announce or raise any matter of interest or relevance to the business of Council or propose a change to the order of business.

Members may move that a change in order of business proposed by the person presiding not be accepted and if carried the change does not take place.

The President, Cr Girando reminds Councillors and Staff that the Shire of Coorow has a code of conduct that is to be adhered to. The President asked that Councillors and Staff be very careful of comments made about ratepayers.

9. MATTERS FOR WHICH MEETING MAY BE CLOSED:

For the convenience of members of the public Council may identify, by decision, early in the meeting any matter on the agenda to be discussed behind closed doors and that matter is to be deferred for consideration as the last item of the meeting.

10. REPORTS:

10.1 CHIEF EXECUTIVE OFFICER'S REPORT:

10.1.1 LIEBE GROUP – A17

AUTHOR	Gary Sherry
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	8 April 2004

SUMMARY:

The Liebe Group are seeking Council's financial support for the 2004/2005 financial year in the amount of \$2,000.

COMMENT:

Council has received a request from the Liebe Group for an annual contribution.

As part of their request the Liebe Group state that they are recognised as a leading grower group in Australia because the Liebe Group:

1. Is a "grass roots" grower driven group;
2. Researches valuable agricultural sustainability issues that impact on future agriculture;
3. Extends information that increases the technology adoption rate in this area faster than other farming regions;
4. Has a broad based involvement with a membership of over 190 farming families in our region with more than 115 agricultural business' ;
5. Brings together important agricultural stakeholders to work together and
6. Involves local people who are passionate about healthy community development.

The Liebe Group are now employing four permanent staff who live locally. This progress has meant increasing financial responsibilities for the group. These responsibilities are managed and reviewed by a competent sub committee of 7 growers. The Liebe Group maintains financial sustainability through a number of strategies, those being:

1. Substantial membership contribution of \$330/member;
2. Corporate sponsorship;
3. Project grants; and
4. Forming partnerships with agribusiness organisations.

Although all rural business' in the area associated with agriculture have the ability to benefit from the Liebe Groups work they don't all contribute to the financial sustainability of the Group. The Liebe Group suggest a way for the communities to value the contribution of the group is by way of the Shires.

The Liebe Group are asking Council to consider a contribution of \$2,000 in 2003/2004.

POLICY IMPLICATIONS & STATUTORY ENVIRONMENT:

Nil at this time.

FINANCIAL IMPLICATIONS:

Council has previously contributed \$1,000 in 2002/2003 and \$2,000 in 2003/2004.

STRATEGIC IMPLICATIONS:

The claim of the community valuing the contribution of the Liebe Group through Council's contributing is tenuous. Although agriculture businesses in the area can contribute financially but choose not to, may be because they do not see the Liebe Group providing them with value.

Council does not financially support other established industry organisations such as fishing or mining.

VOTING REQUIREMENTS:

Simple Majority

OFFICER RECOMENDATION:

That Council not support the Liebe Group with a financial contribution in 2004/2005 because:

1. the benefits arising from the work of the Liebe Group flow strongly to individual farming businesses and not to the community group as a whole; and
2. those farming businesses who believe they receive worthwhile benefit from the work of the Liebe Group are able to become members for a tax deductible charge.

MOTION:

Moved: Stacy

That Council make a contribution of \$1,000 to the Liebe Group for the 2004/05 financial year.

MOTION LAPSED

RESOLUTION: 2004-036

Moved: Waite

Seconded: McDonald

That Council not support the Liebe Group with a financial contribution in 2004/2005 because:

1. *the benefits arising from the work of the Liebe Group flow strongly to individual farming businesses and not to the community group as a whole; and*
2. *those farming businesses who believe they receive worthwhile benefit from the work of the Liebe Group are able to become members for a tax deductible charge.*

CARRIED 5/1

10.2 MANAGER COMMUNITY DEVELOPMENT:

10.2.1 PLANNING APPLICATION – LEEMAN CARAVAN PARK - T9.4

NAME OF APPLICANT:	I. & L. Cliff
LOCATION	Lot 298 Thomas Street, Leeman
AUTHOR	Garry Agnew
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	1 st April 2004
ATTACHMENT:	10.2.1 Plans of Caravan Park Shop Application

SUMMARY:

Application for Planning Approval to extend the existing Leeman Caravan Park Office.

COMMENT:

Application has been received from I. & L. Cliff, proprietors of the Leeman Caravan Park situated on lot 298 Thomas Street, to extend the Caravan Park Office and to relocate into that extended area the Caravan Park Shop which is currently operated from a small timber framed building at the north east corner of the Caravan Park. Plans of the development are included at Attachment 10.2.1 Plans of the Caravan Park Shop.

It is also proposed that the small framed building currently used for the Caravan Park Shop will be demolished.

Lot 298 Thomas Street Leeman is zoned for “Tourist Accommodation” under the Shire of Coorow Town Planning Scheme No. 2.

Pursuant to Table 1: Zoning Table of the Shire of Coorow Town Planning Scheme No. 2 “Office” and “Shop” have an ‘A’ symbol; which means – that the use is not permitted unless the local government has exercised its discretion by granting planning approval after giving special notice in accordance with Clause 9.4.

STATUTORY ENVIRONMENT:

Town Planning and Development Act 1928

Shire of Coorow Town Planning Scheme No. 2

Clause 9.4 Advertising of Applications

9.4.1 Where an application is made for planning approval to commence a use or commence or carry out development which involves a use which is:

- (a) an ‘A’ use as referred to in clause 4.3.2; or
- (b) a use not listed in the Zoning Table,

the local government is not to grant approval to that application unless notice is given in accordance with clause 9.4.3.

9.4.3 The local government may give notice or require the applicant to give notice of an application for planning approval in one of the following ways:

- (a) notice of the proposed development served on nearby owners and occupiers who, in the opinion of the local government, are likely to be affected by the granting of planning approval, stating that submissions may be made to the local government by a specified date being not less than 14 days from the day the notice is served;
- (b) notice of the proposed use or development published in a newspaper circulating in the Scheme area stating that submissions may be made to the local government by a specified day being no less than 14 days from the day the notice is published;
- (c) a sign or signs displaying notice of the proposed use or development to be erected in a conspicuous position on the land for a period of not less than 14 days from the day the notice is erected.

FINANCIAL, POLICY AND STRATEGIC IMPLICATIONS:

Nil.

CONSIDERATION:

It is the view of the writer that as the proposed re-arrangement of the previously approved Caravan Park office and shop is not a change of use there is no requirement to advertise.

Comparing the existing office & shop floor areas with that proposed shows that there is in fact no increase, rather the proposed extension will allow for better utilisation of space to permit an effective increase to the office counter area.

Notwithstanding, it is essential that the proposed re-arrangement of the Caravan Park Shop activity is not to encourage more patronage from the general public. This would be in contravention of the Planning Scheme as it would be in direct competition with existing "Commercial" operators in town.

VOTING REQUIREMENTS:

Simple majority.

OFFICER RECOMMENDATION:

That Planning Approval is granted to Ian & Lorraine Cliff of the Leeman Caravan Park to re-arrange the existing Office and Shop for the Leeman Caravan Park into a new purpose designed extension to the existing House/Office on site, conditional upon:

1. obtaining a formal Building Licence;
2. that no food preparation is carried out in the shop; and
3. placing "No Parking" signs in front of the building facing Thomas Street.

RESOLUTION: 2004-037

Moved: McDonald **Seconded:** Beswick

That Planning Approval is granted to Ian & Lorraine Cliff of the Leeman Caravan Park to re-arrange the existing Office and Shop for the Leeman Caravan Park into a new purpose designed extension to the existing House/Office on site, conditional upon:

- 1. obtaining a formal Building Licence;*
- 2. that no food preparation is carried out in the shop; and*
- 3. placing "No Parking" signs in front of the building facing Thomas Street.*

CARRIED 6/0

**10.2.2 PLANNING APPLICATION – NEW BUSINESS – SHOP 1 LOT 474
RUDDUCK STREET, LEEMAN**

NAME OF APPLICANT:	Tonia Armstrong
LOCATION	Shop 1 lot 474 Rudduck Street Leeman.
AUTHOR	Garry Agnew
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	2 nd April 2004

SUMMARY:

Application for Planning Approval to operate a “Second Hand Clothing” business from existing shop 1 lot 474 Rudduck Street Leeman.

COMMENT:

Application has been received from Mrs Tonia Armstrong of 488 Tamarisk Street Leeman to operate a “Second Hand Clothing” business from existing shop 1, lot 474 Rudduck Street Leeman. This shop has been vacant for a number of years.

Council is informed that under the Shire of Coorow Town Planning Scheme No. 2 formal prior Planning Approval must first be obtained from Council.

The Shire of Coorow Town Planning Scheme No. 2.

PART 8 – DEVELOPMENT OF LAND.

Clause 8.1 Requirement for Approval to commence Development.

Subject to Clause 8.2, all development on land zoned and reserved under the Scheme requires the prior approval of the local government. A person must not commence or carry out any development without first having applied for and obtained the planning approval of the local government under Part 9.

- Note: 1. The planning approval of the local government is required for both the development of land (subject of this Part) and the use of land (subject of Part 4).*
- 2. Development includes the erection, placement and display of any advertisements.*

In this instance, as the proposed “Second Hand Clothing” activity did not impact on the “Commercial” zoning of the premise in any way it seemed bureaucratic to expect the applicant to wait nearly 6 weeks for formal approval from Council, pursuant to Clause 8.1 of the Shire of Coorow Town Planning Scheme No. 2.

After discussion with the CEO it was agreed that informal approval for the activity be given to Tonia Armstrong and that that action be reported to Council at its April 2004 meeting for endorsement.

It was further agreed that a report also be prepared for presentation at the April 2004 Council Meeting seeking Delegated Authority to address uncomplicated issues in the future. Councillors attention should be drawn to agenda item 10.2.3.

Council is informed that informal approval has been given to Tonia Armstrong to operate a "Second Hand Clothing" business from Shop 1 Lot 474 Rudduck Street Leeman, subject to compliance with the requirements of the Health (Cloth Materials) Regulations 1985.

STATUTORY ENVIRONMENT:

Shire of Coorow Town Planning Scheme No. 2.
Health (Cloth Materials) Regulations 1985.

FINANCIAL, POLICY AND STRATEGIC IMPLICATIONS:

Nil

VOTING REQUIREMENTS:

Simple majority.

OFFICER RECOMMENDATION:

That Council endorse the actions of the Chief Executive Officer in granting Planning Approval to Tonia Armstrong of 488 Tamarisk Street Leeman to commence operation of a "Second Hand Clothing" business at "Commercial" zoned Shop 1, lot 474 Rudduck Street Leeman conditional upon full compliance with the requirements of the Health (Cloth Materials) Regulations 1985.

RESOLUTION: 2004-038

Moved: Beswick ***Seconded:*** Waite

That Council endorse the actions of the Chief Executive Officer in granting Planning Approval to Tonia Armstrong of 488 Tamarisk Street Leeman to commence operation of a "Second Hand Clothing" business at "Commercial" zoned Shop 1, lot 474 Rudduck Street Leeman conditional upon full compliance with the requirements of the Health (Cloth Materials) Regulations 1985.

CARRIED 6/0

10.2.3 DELEGATED AUTHORITY – PLANNING APPROVALS

AUTHOR	Garry Agnew
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	2 nd April 2004
ATTACHMENTS	10.2.3 Delegation 6.6.3 Development Applications

SUMMARY:

That Council provide delegated authority to allow the Chief Executive Officer to issue Planning Approval for uncomplicated planning applications that do not impact in any way on planning requirements under the Shire of Coorow Town Planning Scheme No. 2.

COMMENT:

The Shire of Coorow Town Planning Scheme No. 2 requires that any person wishing to commence a use or carry out any development on land must first obtain approval of the local government (Council).

The Shire of Coorow Town Planning Scheme No. 2.

PART 8 – DEVELOPMENT OF LAND.

Clause 8.1 Requirement for Approval to commence Development.

Subject to Clause 8.2, all development on land zoned and reserved under the Scheme requires the prior approval of the local government. A person must not commence or carry out any development without first having applied for and obtained the planning approval of the local government under Part 9.

- Note: 1. The planning approval of the local government is required for both the development of land (subject of this Part) and the use of land (subject of Part 4).*
- 2. Development includes the erection, placement and display of any advertisements.*

Council is aware of applications for Planning Approval presented to it that receive automatic approval as there are no controversial issues that need determination in terms of the requirements under the Shire of Coorow Town Planning Scheme No. 2.

A case in example is where a person wishes to commence a new commercial business from an existing “Commercial” zoned premise (shop) and that proposed use has no impact on the approved objective of the “Commercial” zoning for the premise.

“Commercial Zone” – to provide for retail shopping, office and commercial development, and social, recreational and community activities servicing the town as a whole.

It would seem expedient for Council to consider the granting of Delegated Authority to the Chief Executive Officer for the issue of Planning Approval where an uncomplicated application is lodged and that the proposal does not compromise any requirement under the Shire of Coorow Town Planning Scheme No. 2 or any other statute or Council policy

The proposed delegation is included at Attachment 10.2.3 Delegation 6.6.3 Development Applications

STATUTORY ENVIRONMENT:

5.42. Delegation of some powers and duties to CEO

(1) A local government may delegate* to the CEO the exercise of any of its powers or the discharge of any of its duties under this Act other than those referred to in section 5.43.

** Absolute majority required.*

(2) A delegation under this section is to be in writing and may be general or as otherwise provided in the instrument of delegation.

STRATEGIC IMPLICATIONS:

This delegation will provide a community benefit in terms of reducing the waiting period for applicants imposed by Clause 8.1 of the Shire of Coorow Town Planning Scheme No.2 in respect to uncomplicated planning applications.

FINANCIAL & POLICY IMPLICATIONS

Nil.

VOTING REQUIREMENT

Absolute Majority

OFFICER RECOMMENDATION:

That Council delegates to the Chief Executive Officer the Powers of Council as outlined in Attachment 10.2.3 Delegation 6.6.3 Development Applications.

RESOLUTION: 2004-039

Moved: Ovens

Seconded: Beswick

That Council delegates to the Chief Executive Officer the Powers of Council as outlined in Attachment 10.2.3 Delegation 6.6.3 Development Applications.

CARRIED BY ABSOLUTE MAJORITY 6/0

Cr McDonald declared a Proximity Interest in Item 10.2.4, being an owner of Lot 402 Cnr Banksia Way and Green Head Road, Green Head, and left the meeting at 3.47 p.m.

10.2.4 PROPOSED ECO-LODGE – LOT 184 GREEN HEAD ROAD – GH 184

NAME OF APPLICANT	Claire and Adrian Prendergast
LOCATION/ADDRESS	Lot 184 Cnr Green Head Road and Bryant Street Green Head
AUTHOR	Garry Agnew
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	2 nd April 2004
ATTACHMENT	10.2.4a Map of Green Head 10.2.4.b Letter of Enquiry

SUMMARY:

An indication as to whether Council would give support for a conceptual Tourist Accommodation (Eco – Lodge) development on vacant UCL lot 184, Cnr Green Head Road and Bryant Street Green Head.

COMMENT:

Council is in receipt of correspondence from Claire and Adrian Prendergast of PMB 8, Cape Leveque Via Broome, WA 6725, seeking Council's view on their concept to develop an Eco-Lodge at UCL lot 184 Green Head – see Attachments 10.2.4a and 10.2.4b.

This inquiry cannot be considered as an Application for Planning Approval as Claire and Adrian Prendergast are not the owners of lot 184. Nevertheless, Council is able to indicate its view as to whether it would support the proposal should an application be made following the granting of free hold title.

Further, as this inquiry cannot be considered as a Planning Application, Council is unable to place conditions on the Prendergast's development.

Lot 184 Green Head Road Green Head is zoned "Commercial" under the current Shire of Coorow Town Planning Scheme No. 2, however Council is reminded that its Omnibus Amendment of the Scheme includes "rezoning Crown Lot 184 cnr Bryant Street and Green Head Road Green Head, from "Commercial" zone to "Tourist Accommodation" zone.

The Omnibus Amendment of the Scheme, when finalised, will clearly permit the development of a tourist development as proposed by the Prendergast's.

STATUTORY ENVIRONMENT:

Shire of Coorow Town Planning Scheme No. 2.

FINANCIAL, POLICY & STRATEGIC IMPLICATIONS:

Nil.

VOTING REQUIREMENTS:

Simple majority

OFFICER RECOMMENDATION:

That it is the view of this Council that it would be generally supportive to a formal Application for Planning Consent to develop Eco – Lodge type tourist accommodation at lot 184 Green Head Road Green Head, in line with the concept presented here by Claire & Adrian Prendergast, once free hold title has been obtained and Claire and Adrian Prendergast to be also informed that:

1. as they do not currently have ownership of UCL lot 184 Green Head Road Green Head their inquiry cannot be considered in terms of a formal planning application therefore Council's above response is to be in no way construed as formal approval for the project; and
2. Council has agreed to an Omnibus Amendment to the Shire of Coorow Town Planning Scheme No. 2 which incorporates rezoning of the currently "Commercial" zoned lot 184 Green Head Road Green Head to "Tourist Accommodation".

RESOLUTION: 2004-040

Moved: Ovens **Seconded:** Stacy

That Council allow Cr McDonald to re-enter the meeting and take part in the debate on item 10.2.4 but not vote since the interest was insignificant as to be unlikely to influence Cr McDonald's conduct in relation to the matter.

CARRIED 4/1

Cr McDonald rejoined the meeting at 3.50 p.m.

RESOLUTION: 2004-041

Moved: Waite **Seconded:** Stacy

That it is the view of this Council that it would be generally supportive to a formal Application for Planning Consent to develop Eco – Lodge type tourist accommodation at lot 184 Green Head Road Green Head, in line with the concept presented here by Claire & Adrian Prendergast, once free hold title has been obtained and Claire and Adrian Prendergast to be also informed that:

1. *as they do not currently have ownership of UCL lot 184 Green Head Road Green Head their inquiry cannot be considered in terms of a formal planning application therefore Council's above response is to be in no way construed as formal approval for the project; and*
2. *Council has agreed to an Omnibus Amendment to the Shire of Coorow Town Planning Scheme No. 2 which incorporates rezoning of the currently*

“Commercial” zoned lot 184 Green Head Road Green Head to “Tourist Accommodation”.

CARRIED 5/0

Under the extent of the limits imposed by Councillors on Cr McDonald’s participation in this matter, Cr McDonald did not vote.

Cr McDonald declared a Financial Interest in Item 10.2.5, being that she was an owner of Lot 402 Cnr Banksia Way and Ocean View Drive, Green Head, and left the meeting at 3.55 p.m.

10.2.5 TOWN PLANNING POLICY No. 3 – GREEN HEAD COMMERCIAL AREA PARKING CONCEPT- T9.16

LOCATION/ADDRESS	Green Head – “Commercial” precinct.
AUTHOR	Garry Agnew
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	5 th April 2004
ATTACHMENT	10.2.5a Interconnected onsite Parking Concept 10.2.5b Street Parking Concept

SUMMARY:

Consideration of a Town Planning Scheme Policy on customer parking for the Green Head “Commercial” zoned lots fronting Ocean View Drive.

COMMENT:

Council is referred to Resolution 2004-030 from the March 2004 ordinary meeting.

RESOLUTION: 2004-030

Moved: Stacy Seconded: O’Callaghan

That:

- 1. Planning Consent is not granted to for Kim and Dianne Wells of 10 Hibiscus Street Leeman to amend the car parking arrangements for the proposed Commercial/Residential development for lot 401 Ocean View Drive Green Head as shown with this Application for Planning Consent;*
- 2. Council develop a Customer Parking Area Concept for the Green Head “commercial” area; and*
- 3. should a future application be made to amend the car parking arrangements for the proposed Commercial/Residential development for lot 401 Ocean View Drive Green Head, as specified in Resolution 2003-152 to be in line with the developed Customer Parking Area Concept, Planning Approval will be forthcoming.*

CARRIED 6/2

Council will recall meeting with Paul Bashall – Council’s Town Planning Consultant - at the Toodyay on Wednesday the 24th March 2004 to discuss a customer parking and streetscape policy for the “Commercial” lots fronting Ocean View Drive Green Head. At that meeting several customer parking and street scape options were discussed with Mr Bashall.

Objectives of Policy

The objectives of the Policy are to:

- Provide an indicative guide to ensure a consistency of design and layout within the precinct.
- Ensure continuity of footpath access, driveway access to parking bays and size and location of the awning over the footpath.
- Coordinate access points and parking areas.
- To provide priority for the needs of shopping rather than residential.
- Provide a basis on which the Council will determine applications for development.
- To clarify the Council's position towards on-street parking.

Two differing policies are presented to Council for selection. They are:
Interconnected On-site Parking concept included Attachment 10.2.5a; or
Street Access Parking concept included at Attachment 10.2.5b.

The benefits of the Interconnected On-site Parking concept include:

- Standard setbacks for all commercial developments;
- Cars not directly entering and exiting parking bays from Ocean View Drive;
- Maintenance of parking bays and interconnected roadway is the responsibility of the owners of the property with Council only responsible for that section that crosses the road verge; and
- A larger amount of road verge is available for streetscape development by Council.

The benefits of the to the Street Access Parking concept include:

- A larger amount of land is available for development by the owner.

STATUTORY ENVIRONMENT:

The Shire of Coorow Town Planning Scheme No. 2.

Clause 2.4 Procedure for making or amending a local planning policy.

POLICY & STRATEGIC IMPLICATIONS:

By adopting this Planning Policy, Council will establish certainty for developers in terms of customer parking and gain a strategic advantage in terms of a community endorsed street scape for the Green Head "Commercial" precinct.

FINANCIAL IMPLICATIONS:

Nil.

VOTING REQUIREMENTS:

Simple majority.

OFFICER RECOMMENDATIONS:

That Council agree to the Town Planning Scheme No. 2 Local Planning included at Attachment 10.2.5a and the CEO is authorised to initiate the appropriate procedures under

Clause 2.4 of the Shire of Coorow Town Planning Scheme No. 2 to inform the community of Council's intention to adopt this policy.

or

That Council agree to the Town Planning Scheme No. 2 Local Planning included at Attachment 10.2.5b and the CEO is authorised to initiate the appropriate procedures under Clause 2.4 of the Shire of Coorow Town Planning Scheme No. 2 to inform the community of Council's intention to adopt this policy.

RESOLUTION: 2004-042

Moved: Ovens

Seconded: Stacy

That Council agree to the Town Planning Scheme No. 2 Local Planning included at Attachment 10.2.5a and the CEO is authorised to initiate the appropriate procedures under Clause 2.4 of the Shire of Coorow Town Planning Scheme No. 2 to inform the community of Council's intention to adopt this policy.

CARRIED 5/0

Cr McDonald rejoined the meeting at 4.04 p.m.

Cr Beswick declared an Impartiality Interest in Item 10.2.6, as she in her capacity of a Real Estate Agent has discussed this matter with the applicant in Item 10.2.6.

10.2.6 PLANNING APPLICATION – SURVEY STRATA – Lot GH 315

NAME OF APPLICANT:	Western Australian Planning Commission
LOCATION	Lot 315 Hutchcraft Court Green Head
AUTHOR	Garry Agnew
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	7th April 2004
ATTACHMENT:	10.2.6a Map of Green Head 10.2.6b Map of Strata Application

SUMMARY:

Application for Planning Approval to Survey Strata of lot 315 Hutchcraft Court Green Head.

COMMENT:

Council is in receipt of correspondence from the Western Australian Planning Commission advising that it has received an application from Geoffrey John Peet to Survey Strata his lot 315 Hutchcraft Court Green Head.

Plans relating to the proposal are attached as Attachment 10.2.6a & 10.2.6b.

The WAPC has requested Council provide any information, comment or recommended conditions pertinent to the application by the 28th April 2004.

The proposal has also been referred to the following organisations for their comments:

- Department of Industrial Resource;
- Ministry of Education;
- Fire & Emergency Services Authority;
- Health Department of WA;
- Western Power;
- Telstra; and
- Water Corporation.

Residential development on survey-strata lots is subject to the grouped dwelling provisions of the Residential Design Codes.

Lot 315 Hutchcraft Court does not have access to Water Corp reticulated deep sewerage therefore must rely on on-site bacteriolytic treatment of sewage (septic tanks and leach drains).

Lot 315 Hutchcraft Court Green Head is a 1295m² “Residential” zoned lot with a R12.5 Low Density Coding under the Shire of Coorow Town Planning Scheme No.2. R12.5 Low

Density Coding means that the minimum area of land for each dwelling is 700m² with an average of 800m². Therefore that Council has no option other than to advise the WAPC that the application to survey-strata existing 1295m² "Residential" zoned lot 315 Hutchcraft Court cannot be supported as the resultant 613m² and 682m² lots will not satisfy the site area per dwelling requirements for the R12.5 Low Density Coding i.e. minimum of 700m² with an average of 800m².

STATUTORY ENVIRONMENT:

Town Planning and Development Act 1928
Shire of Coorow Town Planning Scheme No. 2
Residential Design Codes of Western Australia.

FINANCIAL, POLICY AND STRATEGIC IMPLICATIONS:

Nil.

VOTING REQUIREMENTS:

Simple majority.

OFFICER RECOMMENDATION:

That the Western Australian Planning Commission be advised that as lot 315 Hutchcraft Court Green Head is zoned "Residential" with an R 12.5 Low Density Coding the application for survey strata cannot be supported as the resultant 613m² and 682m² lots will not satisfy the site area per dwelling requirements of the Residential Design Codes of Western Australia.

RESOLUTION: 2004-043

Moved: Waite

Seconded: Stacy

That the Western Australian Planning Commission be advised that as lot 315 Hutchcraft Court Green Head is zoned "Residential" with an R 12.5 Low Density Coding the application for survey strata cannot be supported as the resultant 613m² and 682m² lots will not satisfy the site area per dwelling requirements of the Residential Design Codes of Western Australia.

CARRIED 5/1

10.2.7 SHIRE OF COOROW DOGS LOCAL LAW 2003 - B7.8

AUTHOR	Garry Agnew
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	8 th April 2004
ATTACHMENT	10.2.7 Gazettal-By-Reference Draft Dogs Local Law 2003

SUMMARY:

Making of Shire of Coorow Dogs Local Law 2003.

COMMENT:

Council is referred Resolution 2004-010 of the February 2004 Meeting.

RESOLUTION: 2004-010

Moved: Beswick Seconded: Waite

That the:

- 1. Shire of Coorow Dogs Local Law 2003, as amended, be made – (s. 3.12(4)) Local Government Act 1995; and*
- 2. President and Chief Executive Officer be authorised to sign and seal the document included at Attachment 10.2.4.”*

Carried by special majority 8/0

Council is reminded that the draft Shire of Coorow Dogs Local Law 2003 was based on the Shire of Moora gazetted Dogs Local Law with appropriate amendments to reflect the requirements of the Shire of Coorow.

Advice at the time was that after adopting the full text the proposed Shire of Coorow Dogs Local Law 2003 could be gazetted *by reference* to reduce Government Gazette advertising costs. That advice has since been questioned by another officer in the Local Government Department.

To avoid the possibility of having to re-advertise in the Government Gazette it is suggested that it would be prudent to have Council agree to another resolution that specifically states that the Shire of Coorow Dogs Local Law 2003 is to be adopted by reference.

STATUTORY ENVIRONMENT:

Dog Act 1976

Section 49. Local Laws -

A local government may make local laws:

- for its district and any other area that is to be regarded, for the purposes of this Act, as being within that district;
- in accordance with subdivision 2 of Division 2 of Part 3 of the *Local Government Act 1995*; and
- for the purposes permitted by section 51.

Local Government Act 1995.

3.12. Procedure for making local laws

- (1) In making a local law a local government is to follow the procedure described in this section, in the sequence in which it is described.
- (2) At a council meeting the person presiding is to read aloud, or cause to be read aloud, a summary of the purpose and effect of the proposed local law.
- (3) The local government is to -
 - (a) give Statewide public notice stating that -
 - (i) the local government proposes to make a local law the purpose and effect of which is summarised in the notice;
 - (ii) a copy of the proposed local law may be inspected or obtained at any place specified in the notice; and
 - (iii) submissions about the proposed local law may be made to the local government before a day to be specified in the notice, being a day that is not less than 6 weeks after the notice is given;
 - (b) as soon as the notice is given, give a copy of the proposed local law and a copy of the notice to the Minister and, if another Minister administers the Act under which the local law is proposed to be made, to that other Minister; and
 - (c) provide a copy of the proposed local law, in accordance with the notice, to any person requesting it.
- (3a) A notice under subsection (3) is also to be published and exhibited as if it were a local public notice.
- (4) After the last day for submissions, the local government is to consider any submissions made and may make the local law* as proposed or make a local law* that is not significantly different from what was proposed.
**Special majority required.*
- (5) After making the local law, the local government is to publish it in the *Gazette* and give a copy of it to the Minister and, if another Minister administers the Act under which the local law is proposed to be made, to that other Minister.
- (6) After the local law has been published in the *Gazette* the local government is to give Statewide public notice-
 - (a) stating the title of the local law;
 - (b) summarising the purpose and effect of the local law (specifying the day on which it comes into operation); and
 - (c) advising that copies of the local law may be inspected or obtained from the local government's office.
- (7) The Minister may give directions to local governments requiring them to provide to the Parliament copies of local laws they have made and any explanatory or other material relating to them.

WAMA Local Laws Manual – Guidelines.

FINANCIAL IMPLICATIONS:

Advertising costs will be in the region of \$500 for Statewide public notice and significantly more for publication in the Government Gazette.

Where the local laws of another local government suit the needs of the Council, a gazettal by reference can save significant costs.

POLICY AND STRATEGIC IMPLICATIONS:

Nil.

VOTING REQUIREMENTS:

Special majority.

For a Council of less than eleven Councillors, a Special Majority is equivalent to an Absolute Majority.

OFFICER RECOMMENDATION:

That:

1. The following gazettal-by-reference Shire of Coorow Dogs Local Law 2003, as amended, be made – (s. 3.12(4)) Local Government Act 1995; and
2. The President and Chief Executive Officer be authorised to sign and seal the document as included at Attachment 10.2.7.

RESOLUTION: 2004-044

Moved: Ovens

Seconded: Beswick

That:

1. *The following gazettal-by-reference Shire of Coorow Dogs Local Law 2003, as amended, be made – (s. 3.12(4)) Local Government Act 1995; and*
2. *The President and Chief Executive Officer be authorised to sign and seal the document as included at Attachment 10.2.7.*

CARRIED BY SPECIAL MAJORITY 6/0

10.3 MANAGER WORKS AND SERVICES:

10.3.1 WA POLICE SERVICE – REQUEST TO UTILISE COUNCIL’S TV & RADIO REBROADCASTING MAST

NAME OF APPLICANT	W.A. Police Department
AUTHOR	Peter Gillis
DISCLOSURE OF INTEREST	Nil
ATTACHMENT	10.3.1 Plan of Siting Options 10.3.2 Antenna Configuration Design 10.3.3 Photographs of design options.

SUMMARY:

W.A. Police Service (WAPS) request Council approval to install a Police Radio Repeater using the existing TV and radio rebroadcasting mast located outside the Coorow Administration Centre at Coorow.

COMMENT:

Senior Sergeant Barry Kitson, OIC WAPS Electronics Support Unit, has requested Council consider the use of Councils TV and radio rebroadcasting mast located outside the Coorow Administration Centre at Coorow to install a WAPS radio repeater station.

The repeater station will allow the Police radio coverage in the Coorow area for both hand held and vehicle radios. Currently the WAPS do not have radio communication coverage within the Coorow townsite of Coorow.

The installation of the equipment will be at no cost to Council and an agreement will be entered into to cover running costs.

The diagram included at Attachment 10.3.1 shows three options for the location for equipment storage. However an option not initially considered is the location of the Aluminium Equipment hut at the site of option 1, adjacent to the wall of the Coorow Administration Centre.

STATUTORY ENVIRONMENT:

Nil.

FINANCIAL, POLICY AND STRATEGIC IMPLICATIONS:

Nil.

VOTING REQUIREMENTS:

Simple Majority

OFFICER RECOMMENDATION:

That Council approve the request of the WA Police Service to install a radio repeater station using Council's TV and radio rebroadcasting mast located outside the Coorow Administration Centre at Coorow subject to:

1. Council's radio and television rebroadcasting services not being interrupted or interfered in any way;
2. Installation be at no cost to Council including the reinstatement of concrete paths;
3. An agreement be entered into with the WA Police Service for a contribution to cover future running costs; and
4. The WA Police Service obtain any building licences required for any structure on the site.

RESOLUTION: 2004-045

Moved: Waite

Seconded: Beswick

That Council approve the request of the WA Police Service to install a radio repeater station using Council's TV and radio rebroadcasting mast located outside the Coorow Administration Centre at Coorow subject to:

- 1. Council's radio and television rebroadcasting services not being interrupted or interfered in any way;*
- 2. Installation be at no cost to Council including the reinstatement of concrete paths;*
- 3. An agreement be entered into with the WA Police Service for a contribution to cover future running costs; and*
- 4. The WA Police Service obtain any building licences required for any structure on the site.*
- 5. Siting and style of the installation to be directed by the Chief Executive Officer.*

CARRIED 5/1

10.4 MANAGER FINANCE AND ADMINISTRATION

10.4.1 TRIENNIAL FINANCIAL STATEMENTS FOR THE PERIOD ENDED 29 FEBRUARY 2004

AUTHOR	Dacre Alcock
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	13 April 2004
ATTACHMENTS	10.4.1 Triennial Financial Statements for the Period ended 29 February 2004

SUMMARY:

Approval is sought of Council's Triennial Financial Statement for the Period Ended 29 February 2004.

COMMENT:

The Triennial Statement for the Period Ended 29 February 2004 has been prepared. The statements include some information that is not required by the Local Government Finance Regulations but that may be of interest Councillors and ratepayers.

Council is required to include in its minutes the Operating Statement, Statement of Capital Expenditure and Statements of Significant Variations To Budget. The Operating Statement and Statement of Capital Expenditure are presented at Attachment 10.4.1.

The Statement of Significant Variations to Budget will be provided to Councillors prior to the Council meeting.

STATUTORY ENVIRONMENT:

34. Financial reports to be prepared — s. 6.4

- (2) *A monthly, quarterly or triennial financial report is to be —*
- (a) *presented to the council —*
 - (i) *at the next ordinary meeting of the council following the end of the period to which the report relates; or*
 - (ii) *if the report is not prepared in time to present it to the meeting referred to in subparagraph (i), to the next ordinary meeting of the council after that meeting;*
 - and*
 - (b) *recorded in the minutes of the meeting at which it is presented.*

FINANCIAL, STRATEGIC AND POLICY IMPLICATIONS:

There are no financial, strategic or policy implications regarding this matter.

VOTING REQUIREMENTS:

Simple Majority

OFFICER RECOMMENDATION:

That Council accept the Triennial Financial Statement for the period ended 29 February 2004 as listed at Attachment 10.4.1.

RESOLUTION: 2004-046

Moved: Stacy

Seconded: Beswick

That Council accept the Triennial Financial Statement for the period ended 29 February 2004 as listed at Attachment 10.4.1.

CARRIED 6/0

10.4.2 ACCOUNTS FOR PAYMENT

AUTHOR	Kylie-Sue Yeo
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	14 April 2004
ATTACHMENT	10.4.2 Accounts Due and Submitted To Council Meeting 21 April 2004

SUMMARY:

Council approval is required for payment of accounts made within the months of March 2004 and April 2004 and to approve payments of accounts due in April 2004.

COMMENT:

Approval is sought for the following list of payments of accounts made since Council's last meeting on 17 March 2004 and of accounts that are now due.

A list of all payments submitted for approval is contained at Attachment 10.1.7 Accounts Due and Submitted To Council Meeting on 21 April 2004.

As at 14 April 2004 accounts are on hand to the value of \$0.

STATUTORY ENVIRONMENT:

Local Government (Financial Management) Regulations 1996

13 Lists of Accounts

- (1) If the local government has delegated to the CEO the exercise of its power to make payments from the municipal fund or the trust fund, a list of accounts paid by the CEO is to be prepared each month showing for each account paid since the last such list was prepared:
 - (a) the payee's name;
 - (b) the amount of the payment;
 - (c) the date of the payment; and
 - (d) sufficient information to identify the transaction.
- (2) A list of accounts for approval to be paid is to be prepared each month showing:
 - (a) for each account which requires council authorization in that month:
 - (i) the payee's name;
 - (ii) the amount of the payment; and
 - (iii) sufficient information to identify the transaction; and
 - (b) the date of the meeting of the council to which the list is to be presented.
- (3) A list prepared under subregulation (1) or (2) is to be:
 - (a) presented to the council at the next ordinary meeting of the council after the list is prepared; and
 - (b) recorded in the minutes of that meeting;
- (4) After the lists referred to in subregulations (1) and (2) have been prepared for a month the total of all other outstanding accounts is to be calculated and a statement of that amount is to be presented to the council at the meeting referred to in subregulation (3)
 - (a).

FINANCIAL, POLICY & STRATEGIC IMPLICATIONS:

There are no financial, policy or strategic implications regarding this matter.

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION:

That payments listed at Attachment 10.1.7 Accounts Due and Submitted To Council Meeting on 21 April 2004 including vouchers 13754 to 13860 and payments CEOVISA, MWSVISA, DD-028 to DD-031, T150304C to T080404L totaling \$360,031.07 from Council's Municipal Fund be authorised and passed for payment.

RESOLUTION: 2004-047

Moved: Ovens

Seconded: Waite

That payments listed at Attachment 10.1.7 Accounts Due and Submitted To Council Meeting on 21 April 2004 including vouchers 13754 to 13860 and payments CEOVISA, MWSVISA, DD-028 to DD-031, T150304C to T080404L totaling \$360,031.07 from Council's Municipal Fund be authorised and passed for payment.

CARRIED 6/0

11. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN:

Nil.

12. QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN:

Nil.

13. NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF THE MEETING:

13.1 LATE ITEMS – APPROVAL TO CONSIDER

AUTHOR	Gary Sherry
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	19 April 2004

SUMMARY:

Council is requested to consider a Late Agenda Items for the April 2004 Meeting in respect to:

- 1. State Underground Power Proposals – Localised Enhancement Projects;**
- 2. Planning Approval Amended Plan For Proposed Sub-Division - Lot 720 Lakes Road, Green Head; and**
- 3. Main Street Project – Coorow Townscape Plan**

COMMENT:

The requirement of Council approval of these matters arose after completion of Council's Agenda.

Staff are attempting to have the Agenda prepared at least a week before each Council Meeting. In completing this schedule, business of an urgent nature will arise from time to time in particular where commercial activities within the district would be delayed by Council not considering the item.

STATUTORY ENVIRONMENT:

Shire of Coorow – Standing Orders Local Law 1999 – Section 2.10:

In cases of extreme urgency or other special circumstance, matters may, with the consent of the person presiding, or by decision of the members present, be raised without notice and decided by the meeting.

FINANCIAL, POLICY AND STRATEGIC IMPLICATIONS:

There appear to be no implications in this regard.

OFFICER RECOMENDATION:

That Late Agenda Items, in respect to

1. State Underground Power Proposals – Localised Enhancement Projects;
 2. Planning Approval Amended Plan For Proposed Sub-Division - Lot 720 Lakes Road, Green Head; and
 3. Main Street Project – Coorow Townscape Plan
- be considered.

RESOLUTION: 2004-048

Moved: Stacy

Seconded: McDonald

That Late Agenda Items, in respect to

1. *State Underground Power Proposals – Localised Enhancement Projects;*
 2. *Planning Approval Amended Plan For Proposed Sub-Division - Lot 720 Lakes Road, Green Head; and*
 3. *Main Street Project – Coorow Townscape Plan*
- be considered.*

CARRIED 6/0

13.2 PLANNING APPROVAL AMENDED PLAN FOR PROPOSED SUB-DIVISION - LOT 720 LAKES ROAD, GREEN HEAD – T9.15.

NAME OF APPLICANT: Western Australian Planning Commission.
LOCATION: Lot 720 Lakes Road Green Head.
AUTHOR Garry Agnew
DISCLOSURE OF INTEREST Nil
DATE OF REPORT 19TH April 2004.

SUMMARY:

Application for planning approval for amended plan for subdivision of lot 720 The Lakes Road Green Head for “Residential” purpose.

COMMENT:

Council is referred to Resolution No. 2003-177 from the December 2003 Ordinary Meeting of Council

RESOLUTION: 2003-177

Moved: Ovens Seconded: O’Callaghan

That the proposed subdivision of lot 720 The Lakes Road Green Head for “Residential” purpose, as applied for by Koltasz Smith Development Consultants to the WAPC is supported and the WAPC be appropriately notified.

CARRIED 8/0

Advice from the Western Australian Planning Commission is that it has received an amended plan of the Lot 710 The Lakes Road, Green Head proposed subdivision (second stage South Bay). Staff will table the amended plan at the April Meeting of Council.

This plan supersedes the plan date stamped 27th November 2003.

The amendments show an extension of internal roads to align along the boundary with The Lakes Road such that rear boundaries and uniform fencing do not eventuate along the full length frontage to the major entry road to town.

The net impact of this change has been the reduction by one lot from the original 124 lots and this has involved the conversion of three of the duplex lots into single residential lots.

In terms of the other features of the plan including POS and drainage areas the layout remains largely unaffected.

The WAPC has required that Council forward comments or any information relating to the amended plan to it by the 28th April 2004.

STATUTORY ENVIRONMENT:

Town Planning and Development Act 1928 (as amended)
Shire of Coorow Town Planning Scheme No. 2.

FINANCIAL, POLICY AND STRATEGIC IMPLICATIONS:

Nil.

VOTING REQUIREMENTS:

Simple majority.

OFFICER RECOMMENDATION:

That the Amended Plan dated 1st April 2004 of the proposed subdivision of lot 720 The Lakes Road Green Head for "Residential" purpose, as applied for by Koltasz Smith Development Consultants to the WAPC (Application No.:123945 – The Lakes Road, Green Head) is supported and the WAPC be appropriately notified.

RESOLUTION: 2004-049

Moved: Ovens

Seconded: McDonald

That the Amended Plan dated 1st April 2004 of the proposed subdivision of lot 720 The Lakes Road Green Head for "Residential" purpose, as applied for by Koltasz Smith Development Consultants to the WAPC (Application No.:123945 – The Lakes Road, Green Head) is supported and the WAPC be appropriately notified.

CARRIED 6/0

13.3 STATE UNDERGROUND POWER PROPOSALS – LOCALISED ENHANCEMENT PROJECTS – W10

AUTHOR Gary Sherry
DISCLOSURE OF INTEREST Nil
DATE OF REPORT 19 April 2004

SUMMARY:

Council register their commitment to the State Underground Power Proposals Localised Enhancement Projects (LEP) prior to submission of an Expression of Interest.

COMMENT:

Council has received letters of interest from the Coorow Townscape Committee and the Leeman Ratepayers and Progress Association seeking Council to make a submission under the LEP for areas within the respective townsites:

- Main Street and a section of Bristol Street adjacent to the Coorow District Hall; and
- foreshore on Thomas Street, between Spencer and Dee Streets.

It could be assumed that an indication for an area in Green Head to have underground power installed could be expected to be received as well.

This is the third round of LEP funding. The second round was some four years ago. The third round of LEP's will span two to three financial years. It is expected that two to three projects will be completed per year. Successful applicants will be advised around June 2004.

Projects up to a total of \$500,000 will be accepted. Council will be expected to contribute 50% of any cost (up to \$250,000). This can include inkind works, however with the directional drilling method proposed little restoration work will be available for Council to complete. The directional drilling will have little if any impact on the upgraded Coorow Main Street. The power lines will be located at least one metre underground in this process.

Connection to premises is included in the LEP, although some old switchboards may require upgrades to accept this power supply.

An indicative cost of the installation is \$600 per lineal metre can be used for the grant application. This may be reduced to \$400 for easier installations, however alternatively Council would bear 50% of a higher cost installation.

The application process is a two stage process. Expressions of Interests are to be submitted by Local Governments up until 27 April 2004. From these EOI's the steering committee will invite selected participants to submit a Detailed Proposal. The criteria upon the Steering Committee will review the EOI's includes:

1. Regional location – smaller rural towns will be given a higher weighting than metropolitan areas;
2. Heritage tourism scenic geographical significance;
3. The budget of the project being consistent with the State's guidelines (less than \$500,000);
4. Commitment by the local government authority to fund at least half of the cost of jointly funded works, in cash or in kind;
5. Inclusion of practical proposals for raising the local government authority share of finance and for providing inkind contributions to the project;
6. Preliminary evidence of community support;
7. Power system criteria assessed by Western Power, including age of existing system, vulnerability to cyclones and storm damage and safety improvement potential.

STRATEGIC IMPLICATIONS:

The LEP will have ongoing townscape appeals with benefits flowing from aesthetic enhancements such as decorative street lighting and increased flexibility in planting street trees.

In the case of Coorow, underground power would allow significant redevelopment of the Bristol Street Main Street intersection to remove a power pole that is a significant road hazard.

FINANCIAL IMPLICATION:

The cost of implementing a LEP in the Shire of Coorow will involve a significant financial contribution from Council and/or our communities.

A summary for each proposal is:

Town	Coorow	Leeman	Leeman	Green Head
Street	Main Street	Thomas Street	Thomas Street	Ocean View Drive
From	Poynton Parade	Spencer Street	Spencer Street	Green Head Road
To	Bristol Street	Dee Street	Latham Street	Patton Street
Metres	400	725	400	350
\$ cost per m	\$ 600	\$ 600	\$ 600	\$ 600
Total Cost Estimate	\$ 240,000	\$ 435,000	\$ 240,000	\$ 210,000
Cost with 50% subsidy	\$ 120,000	\$ 217,500	\$ 120,000	\$ 105,000

As part of any EOI submission Council is required to show evidence of commitment by Council to fund at least half of the cost of the jointly funded works, in cash or in kind

POLICY IMPLICATION & STATUTORY ENVIRONMENT:

Nil at this time

CONSIDERATION:

Given that Council has not included expenditure for these projects in previous planning and should Council be successful in its application either:

- *other projects previously identified by Council as worthwhile would be need to be deferred; or*
- *Council would borrow the funds required.*

Activities that Council have to defer to accommodate these projects in Council's Draft Principal Activity Plan 2004-2008 could include:

- *Coorow Aquatic Centre Upgrade – 2004/05 – \$115,000;*
- *Upgrade Leeman Recreation Centre – 2004/05 – \$100,000;*
- *Maley Park Upgrade – 2006/07 –\$37,500;*
- *Disabled Toilets, Green Head Community Centre – 2005/06 – \$70,000; and*
- *Dee Street Boat Ramp – 2006/07 – \$100,000.*

VOTING REQUIREMENT:

Simple Majority

OFFICER RECOMMENDATIONS:

That Council:

1. not proceed at this time with the submission of an Expression of Interest to the State Underground Power Proposals Localised Enhancement Projects because:
 - of the high financial costs involved in participation;
 - a willingness by Council not to fund these projects by debt; and
 - Council's focus on other activities; and
2. Council identifies a staged implementation of projects through Council's Strategic Plan and Principle Activity Plan for the next round of funding for the State Underground Power Proposals Localised Enhancement Projects.

or

That Council:

1. proceed with the submission of an Expression(s) of Interest to the State Underground Power Proposals Localised Enhancement Projects for installation of underground power at a location decided by Council;
2. commits to the expenditure required, currently estimated at (*amount*) to complete this project(s); and
3. indicate how these works will be funded.

RESOLUTION: 2004-050

Moved: Stacy

Seconded: Ovens

That Council:

1. *proceed with the submission of an Expression of Interest to the State Underground Power Proposals Localised Enhancement Projects for installation of underground power at Main Street, Coorow;*
2. *Commits to the expenditure required, currently estimated at \$120,000 to complete this project;*
3. *Council will fund the project by community contributions, supplemented by Council borrowing the remaining funds required;*
4. *Council seek to be included in the third year of the State Underground Power Proposals Localised Enhancement Program; and*
5. *Council identifies a staged implementation of projects through Council's Strategic Plan and Principle Activity Plan for the next round of funding for the State Underground Power Proposals Localised Enhancement Projects.*

TIED 3/3

The President used her casting vote in the affirmative.

CARRIED 4/3

13.4 MAIN STREET PROJECT – COOROW TOWNSCAPE PLAN – W10

AUTHOR Gary Sherry
DISCLOSURE OF INTEREST Nil
DATE OF REPORT 19 April 2004

SUMMARY:

Council is to consider the final plans for the development of the Main Street Project in Coorow.

BACKGROUND:

In conjunction with the Coorow Townscape Committee and Coorow Community Land Inc, Council has received a \$30,000 grant from the Midwest Development Commission for the re-development of the Main Street in Coorow.

The project flows from the Coorow Townscape Plan.

The author of the Coorow Townscape Plan, Mr Chris Antill has prepared a concept design to the specifications requested by Coorow Townscape Committee, Coorow Community Land Inc and Council staff.

The expansive plans will be tabled at the meeting of Council.

COMMENT:

The concept design was displayed in at the Coorow Post Office and in the Coorow Administration Centre to receive public comment.

Comment has been received from the Coorow Townscape Committee and from Coorow resident Mr Ron Bothe.

Mr Bothe writes:

The toilet should be in the north west corner of the park not in the north east corner. The present position is in the sight of the adjoining houses front yard. The old Co-op building is a waste of time and money restoring it and should be demolished having been an eyesore for too long.

Staff Comment

The plan makes an effort to separate all the parks activities from the adjoining house. In particular a screen of trees is planned along the boundary to separate the two blocks and the public toilets entrance is to face Main Street.

Comment from the Coorow Townscape Committee includes:

*Trees The variety of trees to be **Eucalyptus Summer Red** and **Eucalyptus Orange Splendor**. These are grafted varieties with guaranteed growth characteristics. The committee would prefer larger specimens if available. Recommended nursery contacts were passed to the Shire in Nov 2003.*

Staff Comment

Council staff have previously approached the Townscape Committee contacts. The Coorow Townscape Committee has envisaged a pattern of the two colours along the main street. Council initially ordered the *eucalyptus ficafolia* (red flowering gum) trees of the required species but were provided plants without identified varieties.

The Townscape Committee's recommendation differs from the concept plan. The concept plan called for large trees to be planted on the northern side of Main Street to provide shade over the road. The *eucalyptus ficafolia*, although a very bright colour, are much smaller than the *Eucalyptus maculatas* (spotted gum) recommended, growing to only 2/3 metres in height. This species was only recommended for the southern side of Main Street underneath power lines where road shade is not an issue.

Root Directors Mukinbudin Shire has had good success with their tree plantings using root directors from Woodchuck Equipment in SA. Contact details were given to the Shire in Nov 2003. Mukinbudin advised that tree directors like these were not available in WA.

Staff Comment

The contact details of Woodchuck Equipment were provided in Council's Townscape Plan. The root directors cost \$200 per guard. Other methods of root barrier control are available and the Manager Works and Services has experience in using other cheaper methods of control.

Irrigation The committee recommend that irrigation be laid for the new trees. The opportunity is there as existing paving needs to be lifted and new paving laid. Irrigation would drought proof the trees and ensure good growth and a shady environment in our Main Street.

Staff Comment

The street trees planted during the project will require watering. This can be done by irrigation pipe laid under the brick paving surface or by staff watering weekly using a water tank. The trees will require watering for at least three years and for longer in times of particularly hot weather.

The paving on the northern side of Main Street will not be lifted in its entirety, rather only repaired around those areas where trees have lifted the paving or new trees will be planted. Staff also question the reliability of the irrigation method over time, with failure being costly in terms of damage and costs of water lost.

Other issues not raised by public comment.

The project proposes the eventual removal of existing street trees in Main Street, with the exception of two older trees directly in front of the CWA building. The larger river gums along Main Street, including those in front of the Medical Centre and the old Co-op building, will be removed immediately.

FINANCIAL IMPLICATION:

This project is currently expected to achieve its \$90,000 budget.

STRATEGIC & POLICY IMPLICATIONS & STATUTORY ENVIRONMENT:

Nil at this time.

VOTING REQUIREMENT:

Simple Majority

OFFICER RECOMMENDATION:

That Council adopt the Main Street Project as presented with the following amendments or specifics be noted:

1. *eucalyptus ficafolia* varieties Eucalyptus Summer Red and Eucalyptus Orange Splendor be planted on both the north and south sides of Main Street;
2. Woodchuck Equipment root barrier controls be used;
3. irrigation be laid under the brick paving to irrigate each street tree on the south side of main street;
4. brick paving be lifted and Irrigation be laid under the brick paving to irrigate each street tree on the north side of Main Street; and
5. with the exception of the two adult trees adjacent to the CWA building on Main Street, all other street trees will be removed at some point in the project.

RESOLUTION: 2004-051

Moved: Stacy

Seconded: Ovens

That Council adopt the Main Street Project as presented with the following amendments or specifics be noted:

1. *eucalyptus ficafolia* varieties Eucalyptus Summer Red and Eucalyptus Orange Splendor be planted on both the north and south sides of Main Street;
2. *Woodchuck Equipment root barrier controls be used;*
3. *irrigation be laid under the brick paving to irrigate each street tree on the south side of main street;*
4. *brick paving be lifted and Irrigation be laid under the brick paving to irrigate each street tree on the north side of Main Street; and*
5. *with the exception of the two adult trees adjacent to the CWA building on Main Street, all other street trees will be removed at some point in the project.*

CARRIED 6/0

14. MATTERS BEHIND CLOSED DOORS:

Nil.

15. DATE OF NEXT MEETING:

Ordinary Meeting of Council
3pm, Wednesday 19 May 2004 at the Leeman Administration Centre.

16. CLOSURE:

There being no further business, the President, Councillor Girando closed the meeting at 5.21 p.m.