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1. DECLARATION OF OPENING/ANNOUNCEMENT OF VISITORS:

The President, Councillor Girando, welcomed those present and declared the meeting open at 3.00pm

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

Councillor M J Girando	President
Councillor A J Ovens	Deputy President
Councillor B R McTaggart	
Councillor B J McDonald	
Councillor B J O'Callaghan	
Councillor J M Stacy	
Councillor J K Waite	
Councillor S A Beswick	
Mr G A Sherry	Chief Executive Officer
Mr P D Gillis	Manager Works and Services
Mr G J Agnew	Manager Community Development
Mr D J Alcock	Manager Finance and Administration

Visitors

Mrs Fiona Falconer	Honorary Secretary, Waddi Forest LCDC
Mrs Alison Doley	Waddi Forest LCDC

3. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE:

Nil.

4. PUBLIC QUESTION TIME:

Nil.

5. APPLICATIONS FOR LEAVE OF ABSENCE:

Cr Waite requested Leave Of Absence from 14 February to 5 March 2005.

RESOLUTION: 2004-186

Moved: McDonald **Seconded:** Stacy

That Leave of Absence from Council be granted to Cr Waite from 14 February to 5 March 2005.

CARRIED 8/0

6. PETITIONS/DEPUTATIONS/PRESENTATIONS:

Nil.

7. CONFIRMATION OF MINUTES:

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

AUTHOR Gary Sherry
DISCLOSURE OF INTEREST Nil
DATE OF REPORT 1 December 2004

COMMENT:

Nil

OFFICER RECOMMENDATION:

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

RESOLUTION: 2004-187

Moved: Beswick **Seconded:** Ovens

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

CARRIED 8/0

7.2 ANNUAL ELECTOR'S MEETING HELD WEDNESDAY 17 NOVEMBER 2004 AT THE GREEN HEAD COMMUNITY CENTRE

AUTHOR Gary Sherry
DISCLOSURE OF INTEREST Nil
DATE OF REPORT 1 December 2004

COMMENT:

Nil

OFFICER RECOMMENDATION:

That the Minutes of the Annual Electors Meeting held on Wednesday 17 November 2004 at the Green Head Community Centre be confirmed as a true and correct record.

RESOLUTION: 2004-188

Moved: Beswick

Seconded: Stacy

That the Minutes of the Annual Elector's Meeting held on Wednesday 17 November 2004 at the Green Head Community Centre be confirmed as a true and correct record.

CARRIED 8/0

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 requested that Item 10.3.3 be brought forward to accommodate visitors who were in attendance.

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.

Nil.

10. REPORTS:

10.3 MANAGER WORKS AND SERVICES:

10.3.3 REGIONAL ROAD GROUP FUNDING PROJECTS – 2005/06 – R8.6

AUTHOR Peter Gillis
DISCLOSURE OF INTEREST Nil
DATE OF REPORT 2 December 2004
ATTACHMENT 10.3.3 Letter Received

SUMMARY:

Council is required to accept, and include Regional Road Group (RRG) Projects Funding in the 2005/06 Budget.

COMMENT:

Council’s Manager Works and Services has successfully applied to the RRG for funding for the following road projects for the 2005/06 financial year.

Road	Source	Area	Project	Project \$	Grant \$
Coorow/Latham Road	Road Grant	Area of Salmon Gum Trees around site of accident.	Widen & Two Coat Seal to 7m	228,125	152,083
Coorow/Green Head Road	Road Grant	Repair Shoulders west of Launer Road for @ 2km.	Recondition Shoulders & Reseal	71,875	47,917
Gunyidi/Wubin Road/Midlands Road	Blackspot Funding	Realign intersection	Realign intersection to top of crest and away from 4 th leg.	165,257	110,171
TOTAL				413,558	310,171

The total of \$310,171 in RRG grant funds represents an extremely good result for Council and is expected to be added to by Roads to Recovery Stage 2 grant.

Coorow /Latham Road:

Council has already been required to justify to the Hon Minister for Planning and Infrastructure and the Roadside Conservation Committee that Council has no plans to wholesale clear the Salmon Gums along this Flora Road. The lack of any Public Consultation and the withdrawing of the grant has also been mentioned but the fact that a triple fatality occurred on this section of road last year was not mentioned. Council received these enquiries prior to Council receiving final approval of receiving grant funds.

Staff have averted Council losing the grant at this time by explaining the full facts of the situation included:

- That Council has not received the grant at this time;
- That Council had not completed detailed planning at this time and Council did not know how many trees would be required to be removed;
- Details of the triple fatality;
- That Council had not concluded a public consultation process because the works were at least seven months away from occurring and that Council had always intended to fully consult the public in this period.

However Council continues to receive requests for further explanation from conservation groups. Included at Attachment 10.3.3 are letters already received from local and state conservation groups.

The Manager Works and Services has now completed initial planning for these works. An application has been submitted to the Department of the Environment for a permit to clear one hectare. Clearing will be very selective with only 10 Salmon Gums and 25 York Gums be removed.

Given that Coorow Latham Road is a Flora Road, it is a Council requirement that these works are constructed to the Roadside Conservation Committee's Code of Practice.

It is intended to provide copies of this agenda item to local interest groups.

Gunyidi/Wubin Road:

Gunyidi/Wubin Road is a Black Spot Funded Project that was subject to road safety audit which was completed by Mr Peter Moses who has carried out road safety audits throughout the State.

Council has requested a meeting with Mr Jim Scott to discuss the land swap or resumption as the re-alignment of Gunyidi/Wubin Road with the Midlands Road will cross portion of his property. Ms Gina Broun CALM Conservation Officer, Moora District has carried out a study of flora in the area and Council is awaiting her report.

STATUTORY ENVIRONMENT:

Shire of Coorow

Activities on Thoroughfares and Trading in Thoroughfares and Public Places Local Law
Division 2 - Flora Roads

5.3 Declaration of flora road

The local government may declare a thoroughfare which has, in the opinion of the local government, high quality roadside vegetation to be a flora road.

5.4 Construction works on flora roads

Construction and maintenance work carried out by the local government on a flora road is to be in accordance with the 'Code of Practice for Roadside Conservation and Road Maintenance' prepared by the Roadside Conservation Committee.

5.5 Signposting of flora roads

The local government may signpost flora roads with the standard MRWA ‘flora road’ sign.

5.6 Driving only on carriageway of flora roads

(1) A person driving or riding a vehicle on a flora road shall only drive or ride the vehicle on the carriageway.

Penalty \$200

(2) Subclause (1) does not apply where-

- (a) conditions on the thorough fare do not reasonably permit a vehicle to remain on the carriageway;
- (b) there is no carriageway; or
- (c) an exemption form the application of subclause (1) has been obtained from the local government.

FINANCIAL IMPLICATIONS:

These projects will form part of Council’s Budget for 2005/06.

STRATEGIC AND POLICY IMPLICATIONS:

Nil.

VOTING REQUIREMENT:

Simple Majority

OFFICER RECOMMENDATION:

That Council:

1. is committed to completion of the following works in 2005/06:

Road	Source	Area	Project	Project \$	Grant \$
Coorow/Latham Road	Road Grant	Area of Salmon Gum Trees around site of accident.	Widen & Two Coat Seal to 7m	228,125	152,083
Coorow/Green Head Road	Road Grant	Repair Shoulders west of Launer Road for @ 2km.	Recondition Shoulders & Reseal	71,875	47,917
Gunyidi/Wubin Road/Midlands Road	Blackspot Funding	Realign intersection	Realign intersection to top of crest and away from 4 th leg.	165,257	110,171
TOTAL				465,257	310,171

2. accept the \$310,171 RRG road project grants as listed and agree to a Council contribution of \$155,086 to be included in Council’s 2005/06 Budget; and

3. Council undertake a community consultation process in February/March 2005 that fully identifies the trees along Coorow Latham Road to be removed to complete the project.

RESOLUTION: 2004-189

Moved: Beswick **Seconded:** Stacy

That Council:

1. is committed to completion of the following works in 2005/06:

Road	Source	Area	Project	Project \$	Grant \$
Coorow/Latham Road	Road Grant	Area of Salmon Gum Trees around site of accident.	Widen & Two Coat Seal to 7m	228,125	152,083
Coorow/Green Head Road	Road Grant	Repair Shoulders west of Launer Road for @ 2km.	Recondition Shoulders & Reseal	71,875	47,917
Gunyidi/Wubin Road/Midlands Road	Blackspot Funding	Realign intersection	Realign intersection to top of crest and away from 4 th leg.	165,257	110,171
TOTAL				465,257	310,171

2. accept the \$310,171 RRG road project grants as listed and agree to a Council contribution of \$155,086 to be included in Council's 2005/06 Budget; and
3. Council undertake a community consultation process in February/March 2005.

CARRIED 8/0

Mrs Falconer and Mrs Doley left the meeting at 3.27pm.

10.1 CHIEF EXECUTIVE OFFICER'S REPORT:

10.1.1 HARVEST AND MOVEMENT OF VEHICLES BANS – B6.19

AUTHOR	Gary Sherry
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	25 November 2004
ATTACHMENT	10.1.1 Harvest and Movement of Vehicle Bans Information Sheet

SUMMARY:

Council's support of ongoing Bushfire prevention activities is sought.

BACKGROUND:

Council would recall the following resolution from the August 2004 meeting of Council.

RESOLUTION: 2004-128

***Moved:* Beswick *Seconded:* Ovens**

That Council:

- 1. accept the recommendations of the Shire of the Coorow Bush Fire Advisory Committee and adopt the conditions included in the Bush Fire Notice as contained at Attachment 10.3.4b; and*
- 2. Make the following appointments:*

<i>Chief Bush Fire Control Officer -</i>	<i>John Browne</i>
<i>Deputy Chief Bush Fire Control Officer (West) -</i>	<i>Jay Wann</i>
<i>Deputy Chief Bush Fire Control Officer (East) -</i>	<i>Kelvin Bean</i>
<i>Harvest Ban Officer – Western Sector -</i>	<i>James Raffan</i>
<i>Harvest Ban Officer – Western Sector -</i>	<i>Ian Falconer</i>
<i>Harvest Ban Officer – Eastern Sector -</i>	<i>Kelvin Bean</i>
<i>Harvest Ban Officer – Eastern Sector -</i>	<i>Ian Hunt</i>
<i>Special Permit Clover Burning Officers -</i>	<i>Ian Falconer</i>
<i>Fire Control Officers -</i>	<i>Peter Gillis, Gary Sherry, Ian Hunt, Barry Fowler, Jim Scott, Geoff Hortin, Doug Van Bavel, Jay Wann, Danny Johns, Simon Brockman and Alistair Adams.</i>

CARRIED 8/0

With this resolution Council made the appointments required by its obligations under the Bush Fire Act (1954).

COMMENT:

On Saturday 20 November 2004, at 1pm, Council appointed Harvest Ban Officers for both sectors of the Shire believed that, after formally assessing the weather conditions, a Harvest and Movement of Vehicles (with the exception of transporting water for stock and households) was required with a review to be conducted at 3 pm.

Council staff then implemented this ban by advising Fire Control Officers by facsimile, requesting the ABC Radio to broadcast news of the ban and by contacting relevant CBH receival points within and outside the Shire.

In line with their imposition, Council appointed Harvest Ban Officers formally assessed weather conditions at 3pm and lifted the ban. Council staff again implemented this decision and advertised this decision.

The decision to implement the ban was not well received by individual landowners in the eastern division because:

1. Harvesting conditions had not been good for some days previous and farmers were unhappy in having to stop harvesting. High fire risk weather conditions are by nature of the heat and low relative humidity good days for harvesting; and
2. The Marchagee receival point closed at 3pm.

It should be noted that no concerns were raised from the Western sector of the Shire.

The concerns raised by residents of the eastern section of the Shire were, in some respects to be expected, because:

1. unlike the western sector, there is no recent history of serious bush fires involving loss of life or significant property loss, reducing the level of community concern; and
2. there are no effectively functioning fire brigades in the eastern sector of the shire that directly involve farmers.

This is not the case for the rural area of the western sector of the Shire.

Following the imposition of the Harvest and Movement of Vehicles Ban Council's appointed volunteers and staff received a number of telephone calls from Councillors and aggrieved land owners.

Staff subsequently released an information package on land owners responsibilities to comply with Council directions through a letter box drop through the Coorow Post Office and directly to other identified land owners in the eastern sector of the Shire. A copy of this information is included at attachment 10.1.1 Harvest and Movement of Vehicle Bans Information Sheet.

In a letter of apology from one of the farmers who did register complaint on Saturday 20 November 2004, he writes:

In the previous thirty years of my farming career I have attended many fires, none of them have been started by a harvester. Most fires have been started by lightening and a few by SEC poles. I did hear of a harvester in Carnamah starting afire when the hand brake was left on, but this is very rare and the risk extremely low.

It is a fear of mine that FESA will start dictating to us because of 'Duty of Care and fire bans will become common.

For Councillors information Council has now had 3 rural fires this fire season and one was a result of a tractor moving in a paddock.

This farmer's fear of FESA dictating to Local Government about enforcing their legal requirements under the Bush Fire Act (1954) is the current reality. Should a fire result in damage, injury or loss of life Council's actions and the actions of Council's volunteers will be legally scrutinised.

Council has a legal responsibility to take action under the powers given to it under this Act and a moral responsibility to support the volunteers who Council has appointed to enforce these powers.

STATUTORY ENVIRONMENT:

Bush Fires Regulations 1954

38A. Use of engines, vehicles, plant or machinery likely to cause bush fire

- (1) Where a bush fire control officer is of the opinion that the use or operation of any engines, vehicles, plant or machinery during the prohibited burning times or restricted burning times, or both, is likely to cause a bush fire, or would be conducive to the spread of a bush fire, the bush fire control officer may by notice or direction prohibit or regulate the carrying out of any activity or operation in a specified area either absolutely or except in accordance with conditions specified in the notice or direction or without the consent of the local government or bush fire control officer.
- (2) A notice or direction under subregulation (1) —
 - (a) may be given by wireless broadcast or in writing;
 - (b) shall have effect for such period during the prohibited burning times or restricted burning times, or both, as is specified in the notice or direction;
 - (c) may be varied or cancelled by a bush fire control officer by a subsequent notice or direction in the manner set out in that subregulation.
- (3) During any period for which a notice or direction under subregulation (1) has effect a person shall not, in any area specified in the notice or direction, operate or use any engines, vehicles, plant or machinery contrary to the notice or direction.

Penalty: \$5 000.

- (4) A person shall, when required by a local government, provide a plough or other specified machine, appliance or firefighting equipment in or in the vicinity of any land or paddock where harvesting operations are being carried on.

FINANCIAL IMPLICATIONS:

Council has a requirement to enforce powers vested in it. In the case of damage caused by a fire at a time when a harvest and movement of vehicles ban was not enforced when it should have been, Council should expect claims of negligence upon itself and possibly private claims of negligence against its fire control officers.

STRATEGIC IMPLICATIONS:

Given that Council has a requirement to enforce powers vested with Council and this enforcement is currently undertaken by members of a volunteer emergency service, these volunteers must be treated with respect by the community and Council.

Without these volunteers to give their time, effort and risk their safety, Council will be unable to complete their legislative requirements.

POLICY IMPLICATIONS:

Nil at this time.

VOTING REQUIREMENT:

Simple Majority

OFFICER RECOMMENDATION:

That Council:

1. unconditionally support the Council appointed Bush Fire Brigade volunteers in their efforts to complete Council's legislative requirements under the Bush Fire Act (1954), particularly those requirements in relation to the imposition of Harvest and Movement of Vehicle Bans; and
2. support the information regarding Harvest and Movement of Vehicle Bans provided to land owners in the eastern sector of the Shire and included at Attachment 10.1.1 Harvest and Movement of Vehicles Ban Information Sheet.

RESOLUTION: 2004-190

Moved: O'Callaghan **Seconded:** McDonald

That Council:

1. *unconditionally support the Council appointed Bush Fire Brigade volunteers in their efforts to complete Council's legislative requirements under the Bush Fire Act (1954), particularly those requirements in relation to the imposition of Harvest and Movement of Vehicle Bans; and*
2. *support the information regarding Harvest and Movement of Vehicle Bans provided to land owners in the eastern sector of the Shire and included at Attachment 10.1.1 Harvest and Movement of Vehicles Ban Information Sheet.*

CARRIED 8/0

The Manager Finance and Administration, Manager Community Development and Manager Works and Services left the meeting at 3.37 p.m.

10.1.2 MANAGER FINANCE & ADMINISTRATION – PERFORMANCE & SALARY REVIEW – S7.12

AUTHOR	Gary Sherry
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	7 December 2004
ATTACHMENT	10.1.2a MFA Current Salary Package (Confidential Attachment) 10.1.2b MFA Performance Review (Confidential Attachment) 10.1.2c MFA Position Description

SUMMARY:

Council to review the Manager Finance and Administration's performance and salary package.

COMMENT:

Council employed their Manager Finance & Administration Mr Dacre Alcock on 5 April 2004. At that time Mr Alcock was employed on a base Salary of \$48,000 and a total salary package of \$77,500. A summary of Mr Alcock's salary package is included at Confidential Attachment 10.1.2a MFA Current Salary Package.

As a senior employee, Council has an employment contract with Mr Alcock. This contract allows for a review of Mr Alcock's performance, pursuant to the contract, from time to time during the contract's term. A performance review must be conducted by the Council at least once, but not more than twice, in every 12 months.

The current Manager Finance & Administration's salary package is significantly under industry standards for this position. Council's previous employees in a similar position were retained on \$55,000 and Council retains other Executive Staff on significantly higher salary packages.

While Council normally completes an annual performance review of staff in the first half of each calendar year, it has been an understanding that after completion of the major milestones of the Manager Finance & Administration financial year, including Council's Budget, Annual Financial Statements, Audit, Annual Report, Council would review Mr Alcock's performance.

The Chief Executive Officer conducted a performance review with Mr Alcock on Friday 3 December 2004. A summary of that review is included at the confidential attachment 10.1.2b MFA Performance Review. From the Mr Alcock's performance review I have arrived at the following Officer's Recommendation.

STATUTORY ENVIRONMENT:

Nil at this time.

FINANCIAL IMPLICATIONS:

The recommended increase in the Manager Finance and Administration's annual salary and annual salary package will result in \$4,108 of additional, unbudgeted expenditure in 2004/2005.

Mr Alcock has not, and has no intention of, taking up the employer contribution under Council's Superannuation Policy. Council had budgeted \$3,405 for this contribution but this has not been taken up.

STRATEGIC IMPLICATIONS:

Council has, in the recent past, struggled to ensure quality staff have been maintained in the position of Deputy Chief Executive Officer/Manager Finance & Administration. To maintain a professional relationship that offers at least industry standard salary should be Council's minimum offer to secure this objective.

POLICY IMPLICATIONS:

Nil at this time.

VOTING REQUIREMENT:

Absolute Majority

OFFICER RECOMMENDATION:

That Council approve an out of budget, pro rata increase, in the:

1. annual salary of Mr Dacre Alcock, Manager Finance & Administration, from \$48,000 per annum to \$55,000 per annum for the remainder of the 2004/2005;
2. annual salary package of Mr Dacre Alcock, Manager Finance & Administration, from \$75,150 per annum to \$83,250 per annum for the remainder of the 2004/2005; and
3. Council conduct a further review of Mr Dacre Alcock's, performance and review the salary package of the Manager Finance and Administration position in line with other Council employees prior to Council's 2005/06 budget.

RESOLUTION: 2004-191

Moved: Beswick

Seconded: McDonald

That Council approve an out of budget, pro rata increase, in the:

1. *annual salary of Mr Dacre Alcock, Manager Finance & Administration, from \$48,000 per annum to \$55,000 per annum for the remainder of the 2004/2005;*
2. *annual salary package of Mr Dacre Alcock, Manager Finance & Administration, from \$75,150 per annum to \$83,250 per annum for the remainder of the 2004/2005; and*

3. *Council conduct a further review of Mr Dacre Alcock's, performance and review the salary package of the Manager Finance and Administration position in line with other Council employees prior to Council's 2005/06 budget.*

CARRIED BY ABSOLUTE MAJORITY 8/0

The Manager Finance and Administration, Manager Community Development and Manager Works and Services returned to the meeting at 3.41 p.m.

10.1.3 NORTH MIDLANDS HEALTH SERVICE – EMERGENCY
DEPARTMENT – M3.4

AUTHOR	Gary Sherry
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	8 December 2004
ATTACHMENTS	10.1.3a Council Letter to Midwest & Murchison Health Service 10.1.3b Midwest & Murchison Health Service Letter to Council

SUMMARY:

Council to have a position on the availability of the North Midlands Health Services Emergency Department.

COMMENT:

On Saturday 27 November 2004 the North Midlands Health Service's Emergency Department was to be temporarily closed due to the unavailability of qualified staff for the day shift from 7am until 2pm.

At the time of the proposed closure:

- the doctor from the North Midlands Medical Practice was unable to be on call for that weekend; and
- Registered Nurses, who are qualified to take actions based on the communications from a doctor by telephone, were unwilling to be included on the staff roster for that shift.

With temporary closure of the emergency department the Hospital would be closed for all emergency cases and Health Department policy requires ambulances to be diverted to other facilities (Dongara or Morawa) and any cases arriving privately at the hospital are not permitted entry and also referred to another facility.

The temporary closure was avoided when a local registered nurse agreed at late notice to complete the shift.

On behalf of Council, the Chief Executive Officer registered concern over the proposed temporary closure of the emergency department. Copies of Council's letter and the reply from Ms Jan Hall, Manager Health Service Development ad Midwest, are included as Attachments.

POLICY & FINANCIAL IMPLICATIONS & STATUTORY ENVIRONMENT:

Nil at this time.

STRATEGIC IMPLICATIONS:

The continued availability of the North Midlands Health Service's Emergency Department is service that appears to be under increasing threat. The availability of this

service is of extreme importance to the Coorow community and is major factor in attracting a permanent doctor to the North Midlands Medical Practice.

VOTING REQUIREMENT:

Simple Majority

OFFICER RECOMMENDATION:

That Council:

1. remain opposed to any downgrading of the North Midlands Health Service's Emergency Department;
2. support the Chief Executive Officer's actions in expressing Council's concern over the proposed temporary closure of the North Midlands Health Service's Emergency Department on Saturday 27 November 2004; and
3. authorise the Chief Executive Officer to take action that the Chief Executive Officer considers appropriate in the event of a future downgrading of the North Midlands Health Service's Emergency Department, temporary or otherwise.

RESOLUTION: 2004-192

Moved: Waite

Seconded: McTaggart

That Council:

1. *remain opposed to any downgrading of the North Midlands Health Service's Emergency Department;*
2. *support the Chief Executive Officer's actions in expressing Council's concern over the proposed temporary closure of the North Midlands Health Service's Emergency Department on Saturday 27 November 2004; and*
3. *authorise the Chief Executive Officer to take action that the Chief Executive Officer considers appropriate in the event of a future downgrading of the North Midlands Health Service's Emergency Department, temporary or otherwise.*

CARRIED 8/0

10.1.4 OPERATIONAL RESPONSE AGREEMENT - CONTRACTS – B6.9

AUTHOR	Gary Sherry
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	8 December 2004
ATTACHMENT	10.1.4a Operational Response Agreement 10.1.4b Draft Council Policy 4.1.28 Transfer of Control of Bushfires to FESA 10.1.4c Draft Council Delegation 4.1.2 Transfer of Control of Bushfires to FESA

SUMMARY:

Council to support the procedures for transferring control of the management of an incident from Council to The Fire and Emergency Services Authority of Western Australia (FESA).

BACKGROUND:

Council would recall implications arising from the Coroner's Inquest in the death of volunteer fire fighter, Mr Craig Sandy, at a bushfire in the Geraldton. At the inquest the management of bush fire incidents and in particular the efforts of the Shire of Gin Gin appointed, volunteer Chief Bush Fire Control Officer (CBFCO) was harshly scrutinised. The lack of a handover by the CBFCO to FESA during this large bush fire incident was viewed negatively by the Coroner despite the CBFCO's considerable experience and local knowledge.

COMMENT:

As a result of the Coroner's Inquest into the death of Mr Sandy, FESA have developed a pro forma agreement for the transfer of control of bush fire management from Council's to FESA.

In the event of a significant incident, under this agreement, the Chief Executive Officer, CBFCO or Deputy CBFCO is delegated authority to request FESA to take over control of a bush fire incident. Upon this request FESA take control of all matters of incident management including control of bush fire brigades and volunteers at the incident. This agreement identifies the Council appointees with the authority to transfer control of an incident to FESA.

It is anticipated that this transfer of control would only take place at very significant events where management of the incident was beyond Council's volunteers control. In practical terms to have a FESA officer attend an incident and take control would require two hours notice of the incident and that the incident at that time still being out of control. Only very serious fires are of this nature and Council would probably wish to have FESA take control in this situation.

The conditions for FESA taking control include:

- Financial assistance provided for fire fighting activities;

- at least one, and preferably more, senior, experienced local fire volunteer to be a member of the Incident Management Team to provide local knowledge and facilitate effective liaison with local fire fighting resources.

To confirm Council's adoption of the principles of this agreement a draft Council policy and delegated authority are contained at Attachment 10.1.4b Draft Council Policy 4.1.28 Transfer of Control of Bushfires to FESA and Attachment 10.1.4c Draft Council Delegation 4.1.2 Transfer of Control of Bushfires to FESA.

STATUTORY ENVIRONMENT:

Bush Fires Act (1954)

13. Duties and powers of bush fire liaison officers

- (1) A bush fire liaison officer shall exercise such powers and perform such duties as the Authority may direct and may, in addition, exercise all the powers that may be exercised by a bush fire control officer under this Act.
- (2) A bush fire liaison officer shall exercise his powers and perform his duties —
 - (a) subject to such directions as may be given by the Authority;
 - (b) in such part or parts of the State as the Authority may direct.
- (3) Subject to subsection (4), in the exercise or performance of any of the powers or duties conferred or imposed on a bush fire liaison officer he shall co-operate with, and act in an advisory capacity to a bush fire control officer.
- (4) Where a bush fire is burning in the district of a local government the Authority may, at the request of the local government, authorise a bush fire liaison officer to take control of all operations in relation to that fire.
- (5) If a bush fire liaison officer takes control of all operations in relation to a fire, all —
 - (a) bush fire control officers; and
 - (b) officers and members of a bush fire brigade,who are present at the fire are in all respects subject to, and are to act under, the bush fire liaison officer's orders and directions.

POLICY, STRATEGIC, FINANCIAL IMPLICATIONS:

Nil at this time.

VOTING REQUIREMENT:

Simple Majority

OFFICER RECOMMENDATION:

That Council:

1. support the conditions for transferring control of an incident from Council to The Fire and Emergency Services Authority of Western Australia included in the Operational Response Agreement.
2. adopt Attachment 10.1.4b Draft Council Policy 4.1.28 Transfer of Control of Bushfires to FESA; and
3. adopt Attachment 10.1.4c Draft Council Delegation 4.1.2 Transfer of Control of Bushfires to FESA.

RESOLUTION: 2004-193

Moved: Beswick

Seconded: Waite

That Council:

1. *support the conditions for transferring control of an incident from Council to The Fire and Emergency Services Authority of Western Australia included in the Operational Response Agreement.*
2. *adopt Attachment 10.1.4b Draft Council Policy 4.1.28 Transfer of Control of Bushfires to FESA; and*
3. *adopt Attachment 10.1.4c Draft Council Delegation 4.1.2 Transfer of Control of Bushfires to FESA.*

CARRIED 8/0

10.1.5 CBH STRATEGIC PLAN – C.4

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

SUMMARY:

Council to consider a position on CBH's published Strategic Plan.

COMMENT:

CBH is implementing a new strategy which will guide future developments of its grain storage and handling network. This new strategy supersedes the previous Strategic Point concept, and has been developed to maximise the value of the Company's capital investments in rural areas.

Increasing crop yields and improved farming technology is driving CBH to streamline the receival network to enable the most efficient use of infrastructure and improve grain flows. Under the new network strategy, capital expenditure is focused in areas where improved services will create savings for growers along the supply chain.

CBH is committed to capital expenditure in the country. The goal of this strategy is to maximise capital by concentrating investment at designated primary sites. The plan ensures that the sustainability of the network is preserved while delivering a greater range of flexible services that directly meet growers' needs.

This strategy establishes three broad site classifications; primary, secondary and satellite. A total of 61 primary sites, 42 secondary sites and 94 satellite sites have been designated across CBH's four operational zones. These have been classified according to local grain production, grain delivery patterns, transport networks and existing CBH infrastructure.

It is intended that primary sites will attract major capital investment in the future. The benefits of the primary site network are:

1. Storage space is available at larger sites for an increased number of segregations;
2. Operating times reflect local harvest requirements and facilities are able to cater for faster throughput;
3. Capability of attracting and storing between 200,000 and 500,000 tonnes of grain each year; and
4. To attract 85 percent of grain delivered to primary sites.

Secondary sites will continue to be maintained at a high standard to complement the operation of primary sites. Minor capital works on items such as upgrading conveyors, new sample sheds and larger weighbridges will be undertaken at these sites over time.

It is intended that satellite sites will not receive further capital investment under the CBH network strategy; however those with existing robust storage structures will continue to function as part of the network well into the future. Satellite sites which become unsafe or require maintenance beyond their economic return will be closed.

Below is a listing of CBH's primary and secondary sites, grouped by their relevant classification for your information.

Primary Sites

Geraldton Zone	Kwinana Zone	McLevie	Grass Patch
Carnamah	Avon	Merredin	Lake King
Geraldton Terminal	Ballidu	Metro Grain Centre	Lake Varley
Mingenew	Beacon	Miling	Mount Madden
Morawa	Bodallin	Moora	Munglinup
Mullewa	Brookton	Moulyinning	
Northampton	Bruce Rock	Mukinbudin	
Perenjori	Bulyee	Narembeen	
Yuna	Cadoux	Narrakine	
Albany Zone	Caligiri	Nomans Lake	
Albany Terminal	Corrigin	Quairading	
Borden	Cunderdin	Tammin	
Broomehill	Dowerin	Trayning	
Cranbrook	Dudinin	Watheroo	
Gairdner	Kalannie	Wyalkatchem	
Hyden	Kellerberin	York	
Lake Grace	Kondinin	Esperance Zone	
Newdegate	Konnongorring	Beaumont	
Pingrup	Koorda	Cascades	
Wagin	Kulin	Esperance Terminal	

Secondary Sites

Albany Zone	Kwinana Zone		
Darkan	Ainsworth	Nungarin	Maya
Dumblebung	Bencubbin	Piawaning	Esperance Zone
Gnowangerup	Clearly	Regans Ford	Ravensthorpe
Jacup	Doodlakine	Southern Cross	Salmon Gums
Jerramungup	Dulyabin	Shackleton	
Kojaneerup	Goodlands	Warralackin	
Kojonup	Goomalling	Wickepin	
Kukerin	Karlgarin	Yornaning	
Mindarabin	Kwinana Terminal	Geraldton Zone	
Nyabing	Meckering	Arrino	
Ongerup	Moorine Rock	Binnu	
Pingarup	Mount Walker	Canna	
Wellstead	Muntadgin	Coorow	

Staff Comment

The CBH site Network Strategy will have a significant effect on Council operations including:-

1. Roads:

Councils current road network reflects existing receival point structure, with major, sealed roads attracting traffic from feeder roads and running towards Receival Point (eg. Coorow-Latham, Coorow-Green Head, Buntine-Marchagee).

With farmers seeking to access Strategic Receival sites, current transport routes will change and other roads will receive heavy traffic including Railway Road (to Watheroo) and Gunyidi Wubin Road (to Miling/McLevie)

2. Truck Size:

With farmers seeking to access Strategic Receival sites, the size of grain trucks transporting grain from farms within our shire (with farm within our shire being the furthest from CBH's primary sites) using Council roads will increase. These trucks will originate from farm accesses routes that are not designed for large trucks.

3. Economic Effect on Coorow:

The strategy may result in:

- CBH having staff based at larger primary receival sites;
- Farmers having to travel greater distances.

POLICY IMPLICATIONS & STATUTORY ENVIRONMENT:

Nil at this time.

FINANCIAL & STRATEGIC IMPLICATIONS:

Nil at this time. However Council's longer term road construction and maintenance expenditure will be effected with the shift in Council's significant heavy haulage and high traffic road routes moving away from east-west to those routes direct to neighbouring towns of Carnamah and Watheroo and other primary receival points.

Without a primary receival site within the Shire, ratepayers will also be expected to bear the cost of longer routes to primary receival sites located in Carnamah and Watheroo. The focus of CBH on primary sites and away from site in Coorow and Marchagee could be expected to have a deleterious effect on the local economy.

VOTING REQUIREMENT:

Simple Majority.

OFFICER RECOMMENDATION:

That Council:

1. seek to be addressed by a representative of Cooperative Bulk Handling at the March 2005 Ordinary Meeting of Council;
2. from that Meeting Council formulate a policy stance on CBH's restructure; and
3. invite members of the community to attend the March 2005 Ordinary Meeting of Council to hear the CBH representative's address.

RESOLUTION: 2004-194

Moved: Waite

Seconded: Ovens

That Council:

1. *seek to be addressed by a representative of Cooperative Bulk Handling at the March 2005 Ordinary Meeting of Council;*
2. *from that Meeting Council formulate a policy stance on CBH's restructure; and*
3. *invite members of the community to attend the March 2005 Ordinary Meeting of Council to hear the CBH representative's address.*

CARRIED 8/0

10.1.6 AREA PROMOTION – TOURISM DEVELOPMENT –T.8

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

SUMMARY:

Council to consider future tourist promotion direction.

COMMENT:

Council has received the following from the Shire of Dandaragan based Pinnacles Country Promotions Inc (PCP):

With tourism now being the second most important industry in Western Australia, the Shire of Dandaragan have in the 2004 – 2005 year contributed a substantial amount towards tourism promotion.

The main area of promotion is a six month GWN TV campaign with at least 160, 30 second advertisements on the Turquoise Coast region with shots of the Pinnacles, Sea Lions, Stock Yard Gully Caves, wildflowers and historical buildings. This campaign will boost the awareness of our “Turquoise Coast” within regional WA, over a six month period. Jurien Diving and Sea Lion Charters, Waddi Bush Resort, Cervantes Pinnacles Motel and the Turquoise Coast Enviro Tours are contributing \$2,200.00 each for 10 seconds of advertising, with the Shire of Dandaragan contributing the balance. In each of the 30 second advertisements one of the above companies will be advertised. We are endeavouring to obtain more advertisers to enable a further six months of TV Promotion.

We are also currently planning an A2 DL Turquoise Coast Self Drive map with itineraries. One side will contain a map from Perth to Dongara with a similar style or design as the Indian Ocean Way map. There will be 20-30 word texts on the attractions of our wonderful region plus images where possible. Also three, Self Drive Tours from Perth to Perth staying 2-4 nights in the Turquoise Coast Region, along with five Self Drive Itineraries staying one to three nights again in our wonderful Turquoise Coast Region. The Self Drive Itineraries will contain 150 to 200 words plus a small map of the towns, noting you may start and finish at any town on the Self Drive Itinerary. On the sides of the Map and Itineraries will be eighteen small advertisements together with five medium ones. On the reserve side will be the town maps of Leeman, Greenhead, Coorow, Jurien Bay, Cervantes, Dandaragan, Badgingarra, Lancelin, Guilderton and Gingin with their Shires logo and slogan. There will also be business names and phone numbers with the town maps at a small cost of \$88.00 for each business. The town maps will include attractions, accommodation, restaurants etc. This side will also include an attractive front cover with major advertiser on the rear. (A sample of the Self Drive Map will be shown to you within the next two to three weeks)

The Shire of Dandaragan and the Pinnacles Country Promotions Inc. will be having a major input into the new Australia’s Coral Coast Planner. The size of the Turquoise Coast editorials will depend greatly on the amount of advertisers and hopefully between

Dandaragan and the Coorow Shire we can achieve a total of six pages including advertising.

Another major marketing idea for our region is the "Turquoise Coast Experience", the wonderful attractions of the Turquoise Coast. This will be a quality A4 booklet of the many attractions of our region from Lancelin to Leeman and east to New Norcia. The quality images will include a one hundred to three hundred word editorial. Six postcards of the region may be included in the booklet with coupons. Two Edith Cowan students will be assisting in this major marketing scheme as a project and with this in mind the Pinnacles Country Promotions Board are very convinced this marketing idea will be of great value to our region. The booklet will be on sale in most Visitor Centres and News agencies in Western Australia. With an initial cost of approx. \$2.95 per copy, they will then wholesale for approx. \$5.95 and retail for approx. \$9.95.

Turquoise Coast Web Site: www.turquoiseoast.org initiated by the Shire of Dandaragan and set up by Big Deep Blue and Jason Sweeny. The website has massive potential and as the name indicates this website should be utilised through the whole of the Turquoise Coast not just the Shire of Dandaragan. The website should also include the towns of Green Head, Leeman, Coorow, Lancelin, Guilderton and Gingin. Under each town name all the different categories eg. Attractions or Places to Visit, Accommodation, Restaurants & Cafes should be listed.

The Pinnacles Visitor Centre has now dedicated one complete wall for promotional material of the Turquoise Coast Region, the wall being 12 metres long x 2.4 metres high. Advertising space will start 250mm from top of wall with the town names. Below the town names will be quality photos of the attractions within the region. Brochure racks will then be erected at the bottom.

With these major marketing ideas in place the Pinnacles Country Promotions Board are inviting the Shire of Coorow to assist financially towards the funding of these wonderful marketing ideas. The Shire of Dandaragan has increased their direct Tourism Funding from \$4,000 per year to over \$40,000 for the 2004-2005 year.

The amount of funding the Pinnacles Country Promotions Board is seeking from the Shire of Coorow is \$7,500 for these Tourism Marketing Projects.

The PCP board is seeking to discuss the possible increased contribution by Council with Council representatives.

Staff Comment

In recent years Council has expended more funds on tourism development in the Coorow and rural area than in the coastal region. Much of these funds have been directed to Council's participation in the very successful development of the Wildflower Country brand and associated promotion. Council's participation has been budgeted to continue in 2004/2005. Council staff were directly involved in the development of this project.

However much of the active tourism activity and development in the Shire is based in the coastal region where a number of very specific tourism businesses are based. In this area, Council has assisted tourism development activity but not played a leading role. The

Shire of Coorow, unlike the Pinnacles Country Promotion Inc. in the Shire of Dandaragan, does not have a formal and independent group of tourism business operators who advise Council on tourism matters.

Coastal Tourism Businesses include:

- Leeman Caravan Park;
- Green Head Caravan Park;
- Tamarisk Court Holiday Units;
- Macca's Mooring B&B;
- Hi Vallee Farm;
- Sea Lion Charters; and
- general service providers/retailers have indirect interest.

In terms of tourism development in the coastal area in recent years Council has:

- financed Dowerin Field Days stall in conjunction with PCP; and
- financed and developed Turquoise Coast website in conjunction with PCP and the Shire of Dandaragan.

Council would recall that information was provided for Councillors in November upon the receipt of the advice on the release of the Coral Coast Holiday Planner. Council's currently un-budgeted participation will be in the region of \$1,800. Council has not yet agreed to participate.

At this time Council may wish to assess the benefits received from participation with the Pinnacles Country Promotions from the coastal tourism operators. It may be in Council's interest to have the combined coastal tourist operators meet with Council to discuss Council's involvement in the whole area of tourism development prior to the February Meeting.

POLICY IMPLICATIONS & STATUTORY ENVIRONMENT:

Nil at this time

FINANCIAL IMPLICATIONS:

Council’s budget for the Promotion activities this financial year includes:

Activity	Coorow	Coast
Regional Signage	\$4,300	
Web Page Development	0	
Aussie Host Program	0	
Wildflower Country Launch	\$500	
Dowerin Field Day	0	\$600
Wildflower Season Advertising	0	
UBD Country Town Advert	0	\$400
	\$4,800	\$1,000
Total		\$5,800

STRATEGIC IMPLICATIONS:

Tourism is a growing industry within our Shire, particularly in the coastal region. Council’s development and assistance will provide ongoing benefits to Council over the longer term.

CONSIDERATION:

Council has been fortunate that one of their Councillors involved in the tourist industry and able to provide input and participation in fulfilling Council’s involvement. However to provide advice to Council from the whole of the Shire’s tourist industry and to ensure effective use of any increased Council expenditure in tourism development activities an independent organisation of tourist operators and businesses is needed.

VOTING REQUIREMENT:

Simple Majority

OFFICER RECOMMENDATION:

That Council:

1. hold a meeting with Pinnacles Country Promotion Inc representatives to discuss tourism development in the Turquoise Coast region and their request for a financial contribution from Council; and
2. instigate a meeting of tourism businesses based the coastal region of the Shire of Coorow to discuss Council’s future involvement in tourism development activities and the possible formation of an advisory or promotion group based in the Shire of Coorow.

RESOLUTION: 2004-195

Moved: McTaggart **Seconded:** O'Callaghan

That Council:

1. *hold a meeting with Pinnacles Country Promotion Inc representatives to discuss tourism development in the Turquoise Coast region and their request for a financial contribution from Council; and*
2. *instigate a meeting of tourism businesses based the coastal region of the Shire of Coorow to discuss Council's future involvement in tourism development activities and the possible formation of an advisory or promotion group based in the Shire of Coorow.*

CARRIED 8/0

10.1.7 SCOUT HALL – LOT 8 SPAIN STREET – S.4

AUTHOR Gary Sherry
DISCLOSURE OF INTEREST Nil
DATE OF REPORT 7 December 2004

SUMMARY:

Council to purchase Lot 8 Spain Street.

BACKGROUND:

Council would recall the following from the September 2004 Ordinary Meeting:

RESOLUTION: 2004-141

Moved: McTaggart Seconded: O’Callaghan

That Council negotiate purchase of Lot 8 Spain Street Coorow owned by the Scouts Association and currently used as the Coorow Scout Hall.

CARRIED 8/0

Following this meeting Council offered to purchase the building the cost of the land transfer, giving consideration to:

1. The decrepit state of the Scout Hall. This property has not been used or maintained for some considerable time. The state of the hall reduces the possible uses by an existing community group and suggests to Council that a demolition of the building and use of the land for other purposes would be the most likely scenario.
2. The hall is constructed of asbestos which will add significantly to the costs of demolition of the hall. The new regulatory environment requires that only licensed contractors handle asbestos materials in a demolition. The presence of asbestos will increase the cost of demolition by several thousand dollars.
3. Parts of the hall may be able to be sold for erection at another site.
4. In using the property for another purpose Council would be required to rezone the property under Council’s Town Planning Scheme at Council’s expense. The property is located adjacent to residential properties.
5. Vacant residential land in Coorow most recently sold for \$3,000.

COMMENT:

The Western Australian Branch of Scouts Australia in accepting Council’s offer have replied that:

Given the present state of the property and the lack of current activity of Scouting it makes the holding of the property out of sync with the present Branch Policy. We would recommend that should Scouting recommence in the town then the group would operate from community facilities or similar without a need to enter into property development arrangements for which the Association is not intending to proceed in future years.

The estimated cost of transfer of land is \$500.

POLICY IMPLICATIONS & STATUTORY ENVIRONMENT:

Nil at this time.

FINANCIAL IMPLICATIONS:

In the 2004/05 year Council will incur expenses associated with transfer of the title.

In future years Council will incur or receive the following estimates:

	<u>Income</u>	<u>Expenses</u>
Demolition		2,000
Disposal of Asbestos		3,000
Sale of Shed Structure	1,000	
Sale of Property	<u>2,000</u>	<u> </u>
	3,000	5,000

Should Council sell the property, Council would collect rates income for the first time. Council's minimum rate is currently \$400 per annum.

STRATEGIC IMPLICATIONS:

Given Council would rezone this property from *Private Clubs & Institutions* to *Residential*, Council could redevelop this block for sale as a residential property.

Council could consider offering the block for a reduced price with a covenant on construction of a residential property in a certain time frame.

VOTING REQUIREMENT:

Absolute Majority

OFFICER RECOMMENDATION:

That Council:

1. proceed with the transfer of ownership to Council of Lot 8 Spain Street from Scouts Australia;
2. authorize out of budget expenditure for the payment of the costs of land transfer;
3. authorize the President and Chief Executive Officer to sign and seal documents to enable the land transfer;
4. investigate the disposal and demolition of the building on Lot 8 Spain Street; and
5. investigate the change of zoning from *Private Clubs & Institutions* to *Residential* zoning under Council's Town Planning Scheme No 2.

RESOLUTION: 2004-196

Moved: Stacy

Seconded: O'Callaghan

That Council:

1. *proceed with the transfer of ownership to Council of Lot 8 Spain Street from Scouts Australia;*
2. *authorize out of budget expenditure for the payment of the costs of land transfer;*
3. *authorize the President and Chief Executive Officer to sign and seal documents to enable the land transfer;*
4. *investigate the disposal and demolition of the building on Lot 8 Spain Street; and*
5. *investigate the change of zoning from Private Clubs & Institutions to Residential zoning under Council's Town Planning Scheme No 2.*

CARRIED BY ABSOLUTE MAJORITY 8/0

10.1.8 WALGA REPRESENTATION SURVEY – W8

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

SUMMARY:

Council response to a survey on WALGA representation and structural effectiveness of WALGA Zones.

COMMENT:

Following a resolution carried at the 2004 AGM, WALGA is undertaking a comprehensive review of the basis for grouping Councils into metropolitan and country zones, together with examining their functional effectiveness in relation to the interests of Member Councils.

The resolution from the 2004 AGM is:

That the current grouping of Councils together into geographical Zones be reviewed to ensure that sufficient commonalities of interest exist between member Councils and to reduce the potential conflict of interest between member Councils.

On the formation of WALGA in December 2001, the exiting geographically based country and metropolitan zones were retained as forums or bring adjacent Councils together to progress regional issues and provide direct input into policy development for Local Government at the state level by the WALGA State Council. Since that time there has been conjecture about the congruency between Councils in Zones, with a number of local governments questioning whether sufficient commonality of interests exist within the current geographic groupings. Concurrently there have been concerns raised about the effectiveness of Zones in achieving the regional objective of their membership.

The impetus for a review of Zone groupings and functional effectiveness is further supported by contemporary discussions on the relevance of regional cooperation and/or structural reform within Local Government in Western Australia.

To facilitate input from this Council WALGA seeks comment on the following with proposed Council comment included in italics following:

1. Does Council believe that determining the membership of Zones predominantly on the basis of geographic alignment between Councils remains appropriate?

Council believes that the basis of geographic grouping remains appropriate given our zone is most likely to consider policy items and matters that are common to most if not all members of the zone. In those instances where policy items and matters are not common there is an understanding of these issues facing an individual Council by neighbouring Councils.

2. Does Council consider there to be sufficient commonality of interests between members of your Zone: If not is there another Zone to which Council has greater strategic alignment?

Yes, Council has significant commonality of interest between members of our Northern Country Zone.

3. Is there an alternative model that Council believes will provide the geographic relationships and commonality of interest required to accommodate the interests and needs of member local governments?

No.

4. In terms of the roles and functions presently undertaken by Zones does Council consider that these are being performed efficiently and effectively?

Our Northern Country Zone operates effectively, meeting regularly and discussing matters that effect the members of our Zone, matters that effect all Councils and individual or groups of members within the Zone.

5. Has Council identified any particular roles or functions that are not presently undertaken by Zones, but which should otherwise be undertaken?

Not at this time.

STATUTORY ENVIRONMENT & POLICY, STRATEGIC & FINANCIAL IMPLICATIONS:

Nil at this time.

VOTING REQUIREMENT:

Simple Majority

OFFICER RECOMMENDATION:

That Council responds to WALGA's Review of Representation and Structural Effectiveness of WALGA Zones survey in the following manner:

1. Does Council believe that determining the membership of Zones predominantly on the basis of geographic alignment between Councils remains appropriate?
Council believes that the basis of geographic grouping remains appropriate given our zone is most likely to consider policy items and matters that are common to most if not all members of the zone. In those instances where policy items and matters are not common there is an understanding of these issues facing an individual Council by neighbouring Councils.

2. Does Council consider there to be sufficient commonality of interests between members of your Zone: If not is there another Zone to which Council has greater strategic alignment?

Yes, Council has significant commonality of interest between members of our Northern Country Zone.

3. Is there an alternative model that Council believes will provide the geographic relationships and commonality of interest required to accommodate the interests and needs of member local governments?
No.
4. In terms of the roles and functions presently undertaken by Zones does Council consider that these are being performed efficiently and effectively?
Our Northern Country Zone operates effectively, meeting regularly and discussing matters that effect the members of our Zone, matters that effect all Councils and individual or groups of members within the Zone.
5. Has Council identified any particular roles or functions that are not presently undertaken by Zones, but which should otherwise be undertaken?
Not at this time.

RESOLUTION: 2004-197

Moved: Waite

Seconded: McDonald

That Council responds to WALGA's Review of Representation and Structural Effectiveness of WALGA Zones survey in the following manner:

1. Does Council believe that determining the membership of Zones predominantly on the basis of geographic alignment between Councils remains appropriate?
Council believes that the basis of geographic grouping remains appropriate given our zone is most likely to consider policy items and matters that are common to most if not all members of the zone. In those instances where policy items and matters are not common there is an understanding of these issues facing an individual Council by neighbouring Councils.
2. Does Council consider there to be sufficient commonality of interests between members of your Zone: If not is there another Zone to which Council has greater strategic alignment?
Yes, Council has significant commonality of interest between members of our Northern Country Zone.
3. Is there an alternative model that Council believes will provide the geographic relationships and commonality of interest required to accommodate the interests and needs of member local governments?
No.
4. In terms of the roles and functions presently undertaken by Zones does Council consider that these are being performed efficiently and effectively?
Our Northern Country Zone operates effectively, meeting regularly and discussing matters that effect the members of our Zone, matters that effect all Councils and individual or groups of members within the Zone.
5. Has Council identified any particular roles or functions that are not presently undertaken by Zones, but which should otherwise be undertaken?
Not at this time.

CARRIED 8/0

10.1.9 CONFERENCES – C.10

AUTHOR	Gary Sherry
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	11 October 2004
ATTACHMENT	10.1.9 2 nd Regional Economies Conference Program

SUMMARY:

Council to consider having Council representatives attend the 2nd Regional Economies Conference in Mandurah on Tuesday, Wednesday and Thursday 8,9,10 March 2004

BACKGROUND:

Council would recall the following from the October ordinary meeting of Council:

RESOLUTION:2004-158

Moved: McTaggart Seconded: McDonald

That Council has:

1. four delegates, Cr Girando and Cr Waite, the Manager Works and Services and Works Supervisor, attend the WA Roads Forum on Friday 19 November 2004;
2. two delegates, Cr Girando and Cr Beswick, attend the 2004 Rural Health Conference in York on Saturday 13 November 2004;
3. two delegates, Cr O'Callaghan and Cr Stacy, attend the Regional Cooperation and Structural Reform Forum in Perth on Monday 1 November 2004; and
4. two Councillor delegates attend the Regional Economies Conference in Mandurah from 8 to 10 March 2005.

CARRIED BY ABSOLUTE MAJORITY 7/0

Council has now received registration information for the 2nd Regional Economies Conference.

COMMENT:

The 2nd Regional Economies Conference is based on the following four themes:

- Ready - fire – aim – Economic innovation – project approaches that act on opportunities
- Empowering local government and unlocking local creativity. Good governance, clear directions, regional cooperation, shared infrastructure and resources, mergers – do they work.
- Trends – What is driving Australia's future?
- Knowing your product where you are going and being open and ready for business

The conference program is included at Attachment 10.1.9.

FINANCIAL IMPLICATIONS:

Regional Economies Conference – Mandurah – 8-10 March 2005

Registration	\$600 per delegate	\$600	
Accommodation	\$130 per night per delegate (estimated)	\$500	
Travel	(if Council vehicle not available)	\$340	
Total			<u>\$1,440</u>

Council's 2004/05 Budget and Actual

0192	Conference & Seminars	Budget	\$8,500
		Actual (to 30 November 2004)	\$8,304

Council would still be expecting to consider attending other conferences and seminars including having delegates attend the annual Northern Country Zone of WALGA conference and AGM in Geraldton also to be held in March 2005.

POLICY & STRATEGIC IMPLICATIONS:

Council has increasing involvement with this policy areas. Council should be taking a proactive stance to maintain appropriate Council policy development that meets Council's statutory requirements and future needs.

STATUTORY ENVIRONMENT:

Local Government Act (1995):

6.8 Expenditure From Municipal Fund Not Included In Annual Budget

- (1) A local government is not to incur expenditure from its municipal fund for an additional purpose except where the expenditure:
- (a) is incurred in a financial year before the adoption the annual budget by the local government;
 - (b) is authorised in advance by resolution*; or
- * Absolute majority required
- (c) is authorised in advance by the mayor or president in an emergency.
- (1a) In subsection (1) –
“Additional purpose” means a purpose for which no expenditure estimate is included in the local government's annual budget.

VOTING REQUIREMENT:

Absolute Majority

OFFICER RECOMMENDATION:

That Council has one Councillor delegate attend the Regional Economies Conference in Mandurah from 8 to 10 March 2005.

RESOLUTION: 2004-198

Moved: Stacy

Seconded: McTaggart

That Cr McDonald attend the Regional Economies Conference in Mandurah from 8 to 10 March 2005.

CARRIED BY ABSOLUTE MAJORITY 7/1

10.1.10 REGIONAL LOCAL GOVERNMENT CONSULTANCY – V4

AUTHOR	Gary Sherry
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	8 December 2004
ATTACHMENT	10.1.10 Terms of Reference

SUMMARY:

Council to consider involvement in a North Midlands Voluntary Regional Organisation of Council's (VROC) Regional Local Government Consultancy to investigate the benefits of the North Midlands VROC forming a Regional Local Government.

COMMENT:

At the North Midlands VROC meeting of 27 October 2004 it was agreed to investigate a Regional Local Government. This investigation would:

- employ a well credentialed, experience local government professional to embark on the study;
- to seek funding for the initiative
- for the appointed consultant to review the framework, legislation and retention of shire identity and report back to the North Midlands VROC.

The meeting reviewed and then adopted Terms of Reference for the consultancy. The Terms of Reference are included at Attachment 10.1.10 Terms of Reference.

Subsequently the Department of Local Government and Regional Development was approached to assist in funding the consultancy. The DLGRD has agreed to provide \$13,000.

A Regional Local Government is a more formal body than the VROC format. A Regional Local Government is set up under provisions of the Local Government Act (1995) and the voluntary nature of the VROC is removed and a statutory role implemented.

A Regional Local Government is required to meet all of the requirements of a Local Government under the Local Government Act (1995) including financial requirements, governance restrictions and auditing responsibilities. This compliance substantially increases operating costs over VROC.

Current examples of Regional Local Governments are those used by the metropolitan and larger regional Councils to manage their provision of waste management services. The certainty that is given by coming under the auspices of the Local Government Act (1995) gives protection for these local governments in making the large shared investment required for these projects.

Only two local government consultancies responded to request for quotations to complete the Terms of Reference. They are:

- Mr Bruce Wittber – Currently Executive Manager Corporate Services WALGA- \$14,000.
- Mr Stephen Goode – Most Recently CEO of the City of South Perth - \$14,300.

Council has received copies of each consultants ten page submission and these are available for Councillors to view.

STATUTORY ENVIRONMENT:

Local Government Act (1995)

3.62. Constitution and purpose of a regional local government

- (1) A regional local government —
 - (a) is a body corporate with perpetual succession and a common seal;
 - (b) is not a local government and is not a governing body a council established under the establishment agreement and consisting of members of general councils of the participants established
- (2) The purpose for which the regional local government is established (referred to in this Division as the “**regional purpose**”) is as set out in the establishment agreement.

3.64. What the establishment agreement is to contain

The following matters are to be set out or provided for in the establishment agreement for a regional local government —

- (a) the name of the regional local government;
- (b) a description of the region for which the regional local government is established;
- (c) the number of offices of member on the council of the regional local government and, in respect of each participant, the number of members to be appointed by that participant;
- (d) the appointment and tenure of members of the council of the regional local government;
- (e) the election or appointment of a chairman and deputy chairman of the regional local government from amongst members of its council;
- (f) the purpose for which the regional local government is established;
- (g) a means of determining the financial contributions of the participants to the funds of the regional local government;
- (h) procedures for the winding up of the regional local government or for the withdrawal of a participant from the regional local government;
- (i) procedures for the division of assets and liabilities between the participants in the event of the regional local government being wound up or a participant withdrawing from the regional local government;
- (j) a means of resolving disputes between participants as to matters relating to the regional local government; and
- (k) any other prescribed matter.

FINANCIAL IMPLICATIONS:

Grant funding has been received for this project in the amount of \$13,000 and quotations have been received for amounts of \$14,000 and \$14,300. It can therefore be expected that a pro rata contribution will be required from each participating North Midlands VROC Council.

It was initially believed that Council would be required to contribute up to \$1,000 of out of budget expenditure although it was anticipated that this cost could be offset by provision of inkind assistance. Should Council require additional work to be completed outside the Terms of Reference an additional contribution would be required.

STRATEGIC IMPLICATIONS:

Council's efforts to effectively resource share will be benefited by participation in this review of the implementation of a Regional Local Government. In particular Council may apply the findings of this consultancy to other applications outside the North Midlands VROC.

The Shire of Carnamah are not participating in this consultancy believing that the ongoing expenditure involved in a Regional Local Government would outweigh any resource sharing benefits. Further the Shire of Carnamah believe these resource sharing initiatives can be provided in a more cost effective manner. If this view is to be correct, the consultancy would be expected to show this view.

POLICY IMPLICATIONS:

Nil at this time.

VOTING REQUIREMENT:

Absolute Majority

OFFICER RECOMMENDATION:

That Council agree to:

1. participation in the North Midlands Voluntary Regional Organisation of Council's Regional Local Government Consultancy; and
2. out of budget contribution of up to \$1,000.

RESOLUTION: 2004-199

Moved: Waite

Seconded: Ovens

That Council agree to:

1. *participation in the North Midlands Voluntary Regional Organisation of Council's Regional Local Government Consultancy; and*
2. *out of budget contribution of up to \$1,000.*

CARRIED BY ABSOLUTE MAJORITY 8/0

10.1.11 HEALTH SERVICES – MEMORANDUM OF UNDERSTANDING – V4

AUTHOR	Gary Sherry
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	8 December 2004
ATTACHMENT	10.1.11 Memorandum of Understanding

SUMMARY:

Council to consider a draft Memorandum of Understanding between WA Country Health Service, Midwest and Murchison Region and Councils of the North Midlands Voluntary Regional Organisation.

COMMENT:

This Memorandum of Understanding sets out the use of Council owned health facilities in the North Midlands region by the WA Country Health Service Midwest and Murchison Region in their provision of primary health care services.

The Memorandum of Understanding is direct requirement of the Commonwealth Government's Department of Health and Aging Council's ongoing funding arrangement through the North Midlands VROC.

POLICY IMPLICATIONS & STATUTORY ENVIRONMENT:

Nil at this time.

FINANCIAL IMPLICATIONS:

This year Council has budgeted to receive an \$11,000 contribution through the Commonwealth Government's Department of Health and Aging Council's ongoing funding arrangement through the North Midlands VROC towards the maintenance of Council's health facilities.

STRATEGIC IMPLICATIONS:

The draft Memorandum has some basic drafting errors but the direction of the agreement is agreeable to Council's previous policies.

VOTING REQUIREMENT:

Simple Majority

OFFICER RECOMMENDATION:

That Council agree to the basic principles of the Memorandum of Understanding between the North Midlands Voluntary Regional Organisation of Council's and the WA Country Health Service Midwest and Murchison Region as contained at Attachment 10.1.11 Memorandum of Understanding.

RESOLUTION: 2004-200

Moved: McDonald **Seconded:** O'Callaghan

That Council agree to the basic principles of the Memorandum of Understanding between the North Midlands Voluntary Regional Organisation of Council's and the WA Country Health Service Midwest and Murchison Region as contained at Attachment 10.1.11 Memorandum of Understanding.

CARRIED 8/0

10.2 MANAGER COMMUNITY DEVELOPMENT:

10.2.1 PLANNING APPLICATION – TILT PANEL FACTORY - LOT L 639

NAME OF APPLICANT:	Luke Sicree
LOCATION	Lot 639 Taylor Street Leeman
AUTHOR	Garry Agnew
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	6 th December 2004
ATTACHMENT:	10.2.1a Property Layout 10.2.1b Plan 10.2.1c Evaluation Grid

SUMMARY:

Application for Planning Consent to develop a Tilt Panel Factory at Industrial Zoned lot 639 Taylor Street Leeman.

COMMENT:

Council is in receipt of an application from Mr. Luke Sicree of 509 Canning Highway Melville for Planning Approval to develop a Tilt Panel Factory on Industrial Zoned lot 639 Taylor Street Leeman. Details of the application are included at Attachments 10.2.1a, 10.2.1b and 10.2.1c.

Council is informed that the proposed activity satisfies the Objectives of the "*Industrial*" zone, as specified in the Shire of Coorow Town Planning Scheme No. 2, that is *to provide for manufacturing industry, the storage and distribution of goods and associated uses, which by their nature of their operations should be separated from residential areas.*

Notwithstanding the intended activity, the proposed development, as displayed on Attachment 10.2.1a, does not satisfy the site development requirements of Table 2 in terms of side and rear boundary setbacks.

TABLE 2: SITE AND DEVELOPMENT REQUIREMENTS TABLE **

Control Use	Minimum Boundary Setback (metres)			Maximum Plot Ratio	Minimum landscape Area %	Minimum Number of Car Parking Bays
	Front	Rear Average	Sides			
Child Care Premises	7.5	7.5	*	*	*	1 for every 4 children plus 1 per employee.
Consulting Room	*	*	*	0.4 in Res Zone 0.5 elsewhere	30 in Res Zone	3 for every consulting room
Educational Establishment	9.0	7.5	5.0	*	30	1 per full time employee, plus bays for students as determined by the Council.
Fast Food Outlet	*	*	*	1.0	*	1 for every 10 sqm retail floor area
Funeral Parlour	*	*	*	1.0	10	As determined by the Council (minimum 6).
Hospital	9.0	7.5	5.0	0.5	20	1 per 4 beds and 1 per employee.
Hotel	*	*	*	*	10	1 for every bedroom plus 3 per 25 sqm bar and lounge area plus 1 space per 2 employees
Industry General	7.5	10	5	*	15	1 per 2 employees
Industry Light	7.5	10	5	*	10	1 per 2 employees.
Industry Service	7.5	10	5	*	10	1 per 2 employees.
Library	*	*	*	*	*	1 for every 35 sqm floor area
Motel	9.0	7.5	3 per storey	1.0	30	1 per unit, plus 3 spaces per 25sqm of service area plus 1 space per 2 employees
Office	*	*	*	1.0	*	1 for every 40sqm gross lettable area.
Private Clubs and Institutions	*	*	*	0.5	*	1 for every 4 persons accommodated.
Reception Centre	*	*	*	0.5	30	1 for every 4 persons whom the building is designed to accommodate.
Restaurant	*	*	*	1.0	*	1 for every 10sqm of gross lettable area or 1 for every 4 seats provided, whichever is the greater.
Service Station	7.5	7.5	*	*	5	1 for every working bay, plus 1 for each person employed on site.
Shop	*	*	*	1.0	*	1 for every 20sqm of gross lettable area.
Showroom	*	*	*	1.0	10	1 for every 100sqm of gross lettable area.
Veterinary Centre	*	*	*	*	30	1 for every 10msq gross floor area, plus 1 for each person employed.

- ** This table is intended as a guideline and may be varied at the discretion of the Shire Council
- * Means 'to be determined by the Council' in each particular case.
- ⊕ Landscaping to be generally at street frontage.

Please note the double asterisk footnote at the base of the Table.

STATUTORY ENVIRONMENT:

Town Planning and Development Act 1928

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.*

FINANCIAL, POLICY AND STRATEGIC IMPLICATIONS:

Nil.

CONSIDERATION:

It is the recommendation of the officer that the proposed activity for lot 639 will require a component of the process to be carried out externally from the shed therefore it is believed that the side and rear boundary setbacks as specified in Table 2 could have a negative influence on the effective use of the land.

As a consequence, it is recommended that dispensation be granted in respect to the side and rear boundary setbacks and the application be supported.

VOTING REQUIREMENT:

Simple majority.

OFFICER RECOMMENDATION:

That Planning Approval is granted to Mr Luke Sicree of 509 Canning Highway Melville for the development of a Tilt Panel Factory at lot 639 Taylor Street Leeman as per the submitted Application for Planning Approval; conditional upon:

1. a formal Building Licence being obtained before any building work is commenced;
2. the provision of dedicated car parking bays on site for each employee;
3. the carrying out of landscaping to 15% of the lot in front of the building setback line;
4. the building not being used for any industrial purpose until/unless:
 - a. it is completed in full and is serviced by an approved sewage disposal system (combined septic system to 1 x 9m leach drain); and
 - b. a Classification Certificate has been issued by the Building Surveyor in accordance with Part 5 of the Building Regulations 1989;
5. no storage of material for use on the premise is permitted between the building line and the street frontage; and
6. the owner understanding that the building is not approved for any form of living accommodation by any person at any time (includes temporary/short-term).

RESOLUTION: 2004-201

Moved: McTaggart **Seconded:** Waite

That Planning Approval is granted to Mr Luke Sicree of 509 Canning Highway Melville for the development of a Tilt Panel Factory at lot 639 Taylor Street Leeman as per the submitted Application for Planning Approval; conditional upon:

1. *a formal Building Licence being obtained before any building work is commenced;*
2. *the provision of dedicated car parking bays on site for each employee;*
3. *the carrying out of landscaping to 15% of the lot in front of the building setback line;*
4. *the building not being used for any industrial purpose until/unless:*
 - b. it is completed in full and is serviced by an approved sewage disposal system (combined septic system to 1 x 9m leach drain); and*
 - c. a Classification Certificate has been issued by the Building Surveyor in accordance with Part 5 of the Building Regulations 1989;*
5. *no storage of material for use on the premise is permitted between the building line and the street frontage; and*
6. *the owner understanding that the building is not approved for any form of living accommodation by any person at any time (includes temporary/short-term).*

CARRIED 8/0

10.2.2 APPLICATION FOR PLANNING APPROVAL –
COMMERCIAL/RESIDENTIAL DEVELOPMENT, LOT 206 THOMAS
STREET LEEMAN – L206

NAME OF APPLICANT:	Lou Milanko.
LOCATION	Lot 206 Thomas Street Leeman.
AUTHOR	Garry Agnew
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	7 December 2004
ATTACHMENT:	10.2.2a Plans of proposed Complex – Lot 206 Thomas Street, Leeman 10.2.2b Plans of similar approved Complex

SUMMARY:

Application for Planning Consent to develop a Commercial/Residential complex on lot 206 Thomas Street Leeman.

COMMENT:

Application for Planning Approval has been received from Mr. Lou Milanko of 9 Charles Street South Perth for the development of a Commercial/Residential complex on lot 206 Thomas Street Leeman, see Attachments 10.2.2.

Council may recall Council's consideration of a similar complex in August 2001:

Moved: Girando Secoded: Ovens

Planning Approval is granted to Mr Lou Milanko of 9 Charles Street, South Perth to develop a commercial/residential complex on lot 206 Corner of Acacia Way and Thomas Street, Leeman, conditional upon:

- a) the plans, as tabled, being amended by deleting the under cover garage and returning that floor space to commercial use, as displayed on the July 2001 submission; and*
- b) Mr Milanko participating in on-site meetings with Council and Tel-centre representatives to amicably agree on road verge standard and presentation.*

In support of item (a) above dispensation of 5 car parking bays is provided, thereby reducing the minimum number of car parking bays to be provided on-site to 9.

CARRIED 8/0

Attachments 10.2.2b illustrate the plans approved by Council in August 2001.

Lot 206 Thomas Street Leeman is zoned "Commercial" under the Shire of Coorow Town Planning Scheme No.2.

Clause 5.11 of the Shire of Coorow Town Planning Scheme No. 2 –

5.11.2 Upper Floors

Where the ground floor of a multi-storey building is used for the purpose of shops or offices, the upper floors of such buildings may be used for the purpose of shops, offices or residential accommodation provided that:

- The residential use is confined to the upper floor.*

- The residential use is used only by the owner/occupier of the shop or office within the same building.

TABLE 2: SITE AND DEVELOPMENT REQUIREMENTS TABLE **

Control Use	Minimum Boundary Setback (metres)			Maximum Plot Ratio	Minimum landscape Area %	Minimum Number of Car Parking Bays
	Front	Rear Average	Sides			
Child Care Premises	7.5	7.5	*	*	*	1 for every 4 children plus 1 per employee.
Consulting Room	*	*	*	0.4 in Res Zone 0.5 elsewhere	30 in Res Zone	3 for every consulting room
Educational Establishment	9.0	7.5	5.0	*	30	1 per full time employee, plus bays for students as determined by the Council.
Fast Food Outlet	*	*	*	1.0	*	1 for every 10 sqm retail floor area
Funeral Parlour	*	*	*	1.0	10	As determined by the Council (minimum 6).
Hospital	9.0	7.5	5.0	0.5	20	1 per 4 beds and 1 per employee.
Hotel	*	*	*	*	10	1 for every bedroom plus 3 per 25 sqm bar and lounge area plus 1 space per 2 employees
Industry General	7.5	10	5	*	15	1 per 2 employees
Industry Light	7.5	10	5	*	10	1 per 2 employees.
Industry Service	7.5	10	5	*	10	1 per 2 employees.
Library	*	*	*	*	*	1 for every 35 sqm floor area
Motel	9.0	7.5	3 per storey	1.0	30	1 per unit, plus 3 spaces per 25sqm of service area plus 1 space per 2 employees
Office	*	*	*	1.0	*	1 for every 40sqm gross lettable area.
Private Clubs and Institutions	*	*	*	0.5	*	1 for every 4 persons accommodated.
Reception Centre	*	*	*	0.5	30	1 for every 4 persons whom the building is designed to accommodate.
Restaurant	*	*	*	1.0	*	1 for every 10sqm of gross lettable area or 1 for every 4 seats provided, whichever is the greater.
Service Station	7.5	7.5	*	*	5	1 for every working bay, plus 1 for each person employed on site.
Shop	*	*	*	1.0	*	1 for every 20sqm of gross lettable area.
Showroom	*	*	*	1.0	10	1 for every 100sqm of gross lettable area.

Veterinary Centre	*	*	*	*	30	1 for every 10msq gross floor area, plus 1 for each person employed.
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** This table is intended as a guideline and may be varied at the discretion of the Shire Council

* Means 'to be determined by the Council' in each particular case.

⊕ Landscaping to be generally at street frontage.

The gross lettable area for the proposed three shops is 347m² therefore according to Table 2 above the developer is required to provide 17 car parking bays however the proposal specifies 9 only.

Council is informed that:

- There are existing right angle public car parking bays on both sides of Acacia Way;
- There are existing 4 parallel car parking bays on Thomas Street in front of the proposed Commercial/Residential complex; and
- There is an existing general public concrete footpath on the northern side of Acacia Way between Melaleuca Way and Thomas Street.

Clause 5.10.2 of the Shire of Coorow Town Planning Scheme No.2 states:

Council may waive a requirement for parking on a site if it is satisfied that adequate constructed car parking is available in close proximity to the proposed development, and where this is not available, Council may accept a cash payment in lieu of provisions of parking to be applied in accordance with the following sub-clause.

STATUTORY ENVIRONMENT:

Shire of Coorow Town Planning Scheme No. 2.

FINANCIAL, POLICY AND STRATEGIC IMPLICATIONS:

Nil.

CONSIDERATION:

It is the recommendation of the officer that the developer be given dispensation for the provision of the additional 8 car parking bays, conditional upon agreement to incorporate in the development:

- the construction of a concrete public footpath (to Council specifications) commencing from the existing Acacia Way public footpath then running across the front of the proposed shops along Thomas Street then continued to join up with the Telecentre public car park; and
- the provision of and ongoing maintenance of landscaping to the Thomas Street and Acacia Way street verges.

VOTING REQUIREMENT:

Simple majority.

OFFICER RECOMMENDATION:

That Planning Approval is granted to Mr. Lou Milanko of 9 Charles Street South Perth to develop a Commercial/Residential complex at lot 206 Thomas Street Leeman as per the plans submitted; conditional upon:

1. in return for car parking bay dispensation the incorporation into the development at the developer's cost:
 - a. the construction of a concrete public footpath (to Council specifications) commencing from the existing Acacia Way public footpath then running in front of the proposed shops along the Thomas Street road verge joining up with the Telecentre public car park Cnr Thomas Street and Spencer Street;
 - b. the provision of and ongoing maintenance of landscaping to the Thomas Street and Acacia Way street verges; and
 - c. bitumising (to Council specifications) the parallel street car parking bays in front of the development on Thomas Street;
2. the provision of three 2m x 2m enclosed storage sheds at the rear of the building that are dedicated for use by the occupants of each approved upper floor residence;
3. the provision of an on-site storm water disposal system that is capable of accommodating the receipt of all storm water falling on the property and building.
4. the plans being submitted to the Water Corporation, Geraldton for development approval;
5. the plans being submitted to the Fire Brigades Board for approval prior to the submission of a building application;
6. the proponent satisfying any requirement imposed by Western Power or the Water Corporation; and
7. the enclosed refuse bin enclosure concrete floor being graded to a grated and trapped waste water outlet for the effective disposal of enclosure wash down water.

RESOLUTION: 2004-202

Moved: Beswick

Seconded: Waite

That Planning Approval is granted to Mr. Lou Milanko of 9 Charles Street South Perth to develop a Commercial/Residential complex at lot 206 Thomas Street Leeman as per the plans submitted; conditional upon:

1. *in return for car parking bay dispensation the incorporation into the development at the developer's cost:*
 - a. *the construction of a concrete public footpath (to Council specifications) commencing from the existing Acacia Way public footpath then running in front of the proposed shops along the Thomas Street road verge joining up with the Telecentre public car park Cnr Thomas Street and Spencer Street;*
 - b. *the provision of and ongoing maintenance of landscaping to the Thomas Street and Acacia Way street verges; and*
 - c. *bitumising (to Council specifications) the parallel street car parking bays in front of the development on Thomas Street;*
2. *the provision of three 2m x 2m enclosed storage sheds at the rear of the building that are dedicated for use by the occupants of each approved upper floor residence;*

3. *the provision of an on-site storm water disposal system that is capable of accommodating the receipt of all storm water falling on the property and building.*
4. *the plans being submitted to the Water Corporation, Geraldton for development approval;*
5. *the plans being submitted to the Fire Brigades Board for approval prior to the submission of a building application;*
6. *the proponent satisfying any requirement imposed by Western Power or the Water Corporation; and*
7. *the enclosed refuse bin enclosure concrete floor being graded to a grated and trapped waste water outlet for the effective disposal of enclosure wash down water.*

CARRIED 8/0

10.2.3 PLANNING APPLICATION – SUBDIVISION OF RAILWAY LAND -
R 7.1

NAME OF APPLICANT	Western Australian Planning Commission
LOCATION/ADDRESS	Railway Reserve – Poynton Parade Coorow
AUTHOR	Garry Agnew
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	8 December 2004
ATTACHMENT	10.2.3 Proposed Sub division

SUMMARY:

Application for Planning Approval to subdivide 4 lots out of the Railway Reserve on Poynton Parade Coorow.

COMMENT:

The Western Australian Planning Commission has informed that it is in receipt of an Application for Planning Approval from the Public Transport Authority (L Piggot) and the State of Western Australia, Department of Planning and Infrastructure Land Management for the sub-division of 4 lots out of the Railway Reserve for residential purpose - see Attachment 10.2.3.

The Western Australian Planning Commission now seeks Council's comment or recommended conditions pertinent to this application by the 13th January 2005. The Commission will determine the application after the expiry of this time.

The application is to create separate lots for the three houses that are privately owned to give those owners security of tenure, and to create a lot for the remaining house owned by the Public Transport Authority.

Boundaries of the proposed lots have been positioned on existing fence lines, but with a slight extension on the southern side to allow for access to the rear of that lot, and on the northern side to include the extent of the cleared land formally occupied by a dwelling.

The application states that the Shire of Coorow has expressed strong interest in the three houses that are occupied being retained in the community, and supports the Coorow Community Land Inc in its endeavours to acquire and refurbish the derelict house.

It is recommended that the proposal be supported, conditional upon the proponent confirming that each house is serviced by its own dedicated on-site sewage disposal system (septic tanks and effluent disposal) in accordance with the requirements under the Health Act 1911, and that a scaled plan of each system be provided to the Shire of Coorow showing that each system is contained within the boundaries of the appropriate lot.

STATUTORY ENVIRONMENT:

The Shire of Coorow Town Planning Scheme No. 2.

Town Planning and Development Act 1928

POLICY & STRATEGIC IMPLICATIONS:

Nil.

FINANCIAL IMPLICATIONS:

Council is informed that the land in question is currently zoned "Railway Reserve" under the Shire of Coorow Town Planning Scheme No. 2 therefore the subdivision of these 4 lots to "Residential" should be reflected as such in the Shire of Coorow Town Planning Scheme. The cost of this amendment will be borne by Council.

VOTING REQUIREMENTS:

Simple Majority.

OFFICER RECOMMENDATION:

The Western Australian Planning Commission is to be notified that the application to subdivide 4 lots out of the Railway Reserve on Poynton Parade Coorow (WAPC Application No. 127070) is supported, conditional upon:

1. the proponent confirming that each house is serviced by its own dedicated on-site sewage disposal system (septic tanks and effluent disposal) in accordance with the requirements under the Health Act 1911; and
2. a scaled drawing of the apparatus for the treatment of sewage for each of the 4 dwellings is be provided to the Shire of Coorow showing that each septic system is located within the boundaries of each appropriate lot.

RESOLUTION: 2004-203

Moved: O'Callaghan **Seconded:** Stacy

The Western Australian Planning Commission is to be notified that the application to subdivide 4 lots out of the Railway Reserve on Poynton Parade Coorow (WAPC Application No. 127070) is supported, conditional upon:

1. *the proponent confirming that each house is serviced by its own dedicated on-site sewage disposal system (septic tanks and effluent disposal) in accordance with the requirements under the Health Act 1911; and*
2. *a scaled drawing of the apparatus for the treatment of sewage for each of the 4 dwellings is be provided to the Shire of Coorow showing that each septic system is located within the boundaries of each appropriate lot.*

CARRIED 8/0

10.3 MANAGER WORKS AND SERVICES:

10.3.1 TEMPORARY ROAD CLOSURE – R8.3

AUTHOR	Peter Gillis
DISCLOSURE OF INTEREST	Nil
LOCATION/ADDRESS	Main Street, Coorow
DATE OF REPORT	29 November 2004

SUMMARY:

Council to consider request from Coorow Business Houses to temporarily close Main Street Coorow from Landmark to Poynton Parade and Commercial Street at the intersection of Commercial Street and Main Street.

COMMENT:

The Coorow Business Community are holding a Business Houses Sundowner on Wednesday 22 December 2004 from 6.30 pm to 12.00 pm. The evening is in the form of a sausage sizzle and refreshments provided by the businesses wishing to participate, incorporating the Coorow Hotel and the new Town Park.

Council have in the past temporarily closed Main Street, Coorow from Bristol Street to Poynton Parade, and the intersection of Commercial Street and Main Street, for functions such as the Community Christmas Tree.

Mr Stuart Quantock, as an organiser of the Business House Sundowner, will remove signs at midnight to re-open streets.

STATUTORY ENVIRONMENT:

Shire of Coorow - Activities on Thoroughfares and Trading Thoroughfares and Public Places Local Law.

2.3 No Possession and Consumption of Liquor on Thoroughfare

- (1) A person shall not consume any liquor or have in her or his possession any liquor on a thoroughfare unless –
 - (a) that is permitted under the Liquor Licensing Act 1998 or under another law;
 - or
 - (b) the person is doing so in accordance with a permit.
- (2) Subclause (1) does not apply where the liquor is in a sealed container.

Local Government Act 1995

3.50 Closing Certain Thoroughfares to Vehicles

- (1) A local government may, by local public notice, order that a thoroughfare that it manages is wholly or partially closed to the passage of vehicles.
- (1) The order may limit the closure to vehicles of any class, to particular times, or to such other case or class as may be specified in the order and may contain exceptions.

POLICY IMPLICATIONS:

Policy 7.3.4 – Permission to Consume Alcohol at Council Reserves and Streets.

To ensure all organisations, clubs, groups etc apply in writing to the Chief Executive Officer for permission to consume alcohol on all Reserves and Streets under Council control.

Applications must be in writing to the Chief Executive Officer some 7 days prior to the proposed function, event etc and comply with all statutory and other requirements – Office of Liquor and Gaming, Local Police permission, Health , Noise etc.

FINANCIAL AND STRATEGIC IMPLICATIONS:

Nil.

CONSIDERATION:

Being a family orientated evening, I feel the temporary street closure is worthwhile and see no problem with doing so.

VOTING REQUIREMENT:

Simple Majority

OFFICER RECOMMENDATION:

That permission be granted for the temporary closure of Main Street Coorow from Bristol Street intersection to Poynton Parade and the intersection of Main Street and Commercial Street, Coorow for the purpose of the Business House Sundowner from 6 pm to 12 am Wednesday 22 December 2004.

RESOLUTION: 2004-204

Moved: Stacy

Seconded: Waite

That permission be granted for the temporary closure of Main Street Coorow from Bristol Street intersection to Poynton Parade and the intersection of Main Street and Commercial Street, Coorow for the purpose of the Business House Sundowner from 6 pm to 12 am Wednesday 22 December 2004.

CARRIED 8/0

10.3.2 ADDITIONAL 2004/05 REGIONAL ROAD GROUP FUNDS – R8.25

AUTHOR Peter Gillis
DISCLOSURE OF INTEREST Nil
DATE OF REPORT 29 November 2004

SUMMARY:

Council is required to endorse the actions of staff in applying for additional funds for 2004/05 to enable reconstruction of a 2.8 km section of Coorow/Latham.

COMMENT:

Council has submitted a project to reconstruct, seal and improve drainage of 2.8 kms (7.2m wide) of Coorow/Latham Road. This section of road, 7.6 kms to 10.8 kms from Coorow, was constructed in 1965 and is now subject to failure due to the volume of heavy vehicles during the harvest and Ag Lime Season. This very labour intensive project will cost \$334,100 for which Council will receive \$222,733.

However to complete the works prior to 30 June 2005 Council will need to alter its 2004/05 road program to not complete gravel sheeting jobs as per Council's Budget. Works effected will include:

- Launer Road – No significant re-sheeting likely to be completed
- Wubin/Gunyidi Road – No significant re-sheeting likely to be completed
- Penn Road – No significant re-sheeting likely to be completed.
- Woolmulla Road – Completion of Culvert installation and some re-sheeting likely to be completed.
- Tootabardie Road – Completion of some re-sheeting on worst section of a creek crossing likely to be completed.

This will allow Council to complete the Coorow/Latham works and any road maintenance that arises from harvest traffic. Some of the jobs listed above may still have works completed if time allows following completion of Coorow/Latham Road.

Council needed to have their bid for this money entered by Friday 3 December 2004. Council has a very good chance of success with this application.

STATUTORY ENVIRONMENT:

Local Government Act (1995)

6.8 Expenditure From Municipal Fund Not Included In Annual Budget

(1) A local government is not to incur expenditure from its municipal fund for an additional purpose except where the expenditure:

- (d) is incurred in a financial year before the adoption the annual budget by the local government;
- (e) is authorised in advance by resolution*; or

* Absolute majority required

- (f) is authorised in advance by the mayor or president in an emergency.

(1a) In subsection (1) –

“Additional purpose” means a purpose for which no expenditure estimate is included in the local government’s annual budget.

FINANCIAL IMPLICATIONS:

Council will receive \$222,733 in grant funds which cover the \$80,000 material expenditure and labour and overheads. Councillors would be aware that labour and overheads has already been included in Council’s other budgeted works.

POLICY IMPLICATIONS:

Nil.

STRATEGIC IMPLICATIONS:

As this section of road is failing it would be strategically sound management to accept the grant if successful and complete the works this financial year.

Council should remember that further funds for future road construction are not guaranteed and susceptible to the whims of successive governments. Council has a very good chance of this application being successful.

VOTING REQUIREMENT:

Absolute Majority

OFFICER RECOMMENDATION:

That Council:

1. endorse the action of staff in applying for an additional \$222,733 from the Mid West Regional Road Group for the 2004/05 financial year to enable reconstruction of 2.8 Km of Coorow/Latham Road; and
2. acknowledge the likelihood that Council will not complete a significant amount of the budgeted works to:
 - a. Launer Road;
 - b. Wubin Gunyidi Road;
 - c. Penn Road;
 - d. Woolmulla Road;
 - e. Tootbardie Road.

RESOLUTION: 2004-205

Moved: Ovens

Seconded: McDonald

That Council:

1. *endorse the action of staff in applying for an additional \$222,733 from the Mid West Regional Road Group for the 2004/05 financial year to enable reconstruction of 2.8 Km of Coorow/Latham Road; and*
2. *acknowledge the likelihood that Council will not complete a significant amount of the budgeted works to:*

- a. Launer Road;*
- b. Wubin Gunyidi Road;*
- c. Penn Road;*
- d. Woolmulla Road;*
- e. Tootbardie Road.*

CARRIED BY ABSOLUTE MAJORITY 8/0

10.4 MANAGER FINANCE AND ADMINISTRATION

10.4.1 ACCOUNTS FOR PAYMENT

AUTHOR	Dacre Alcock
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	7 December 2004
ATTACHMENT	10.4.1 Accounts Due and Submitted To Council Meeting 15 December 2004

SUMMARY:

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

COMMENT:

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

A list of all payments submitted for approval is contained at Attachment 10.4.1 Accounts Due and Submitted to Council Meeting on 15 December 2004.

As at 8 December 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 10.4.1 Accounts Due and Submitted to Council Meeting on 15 December 2004 including:

1. vouchers 14631 to 14691 and payments CEOVISA, MWSVISA, DCEOVISA, MCDVISA, PRESVISA, DD61 to DD63 T091104C to T071204L totalling \$347,768.38 from Council's Municipal Fund be authorised and passed for payment; and
2. Vouchers 1950 to 1954 totaling \$2,554.32 from Council's Trust Fund be authorised and passed for payment.

RESOLUTION: 2004-206

Moved: O'Callaghan **Seconded:** Stacy

That payments listed at Attachment 10.4.1 Accounts Due and Submitted to Council Meeting on 15 December 2004 including:

1. *vouchers 14631 to 14691 and payments CEOVISA, MWSVISA, DCEOVISA, MCDVISA, PRESVISA, DD61 to DD63 T091104C to T071204L totalling \$347,768.38 from Council's Municipal Fund be authorised and passed for payment; and*
2. *Vouchers 1950 to 1954 totaling \$2,554.32 from Council's Trust Fund be authorised and passed for payment.*

CARRIED 8/0

10.4.2 MONTHLY FINANCIAL REPORT – F8.05

AUTHOR	Dacre Alcock
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	8 December 2004
ATTACHMENTS	10.4.2a Statement of Financial Position 10.4.2b Operating Statement – Function & Activity 10.4.2c Operating Statement – Nature and Type 10.4.2d Cash Flow Graph 10.4.2e Plant Cost Recovery

SUMMARY:

In accordance with the Local Government (Financial Management) Regulations 1996, regulation 34 stipulates that a local authority is to prepare monthly financial reports in such a form, as the local authority considers appropriate.

COMMENT:

The form of the Monthly Financial Statements presented to Council is Statement of Financial Position, Operating Statement Function and Activity, Operating Statement Nature and Type, Cash Flow Graph and Plant Cost Recovery. A copy of all five reports is attached for the month ended 30 November 2004.

Council can amend the form of Council's financial information as required.

STATUTORY ENVIRONMENT:

Local Government (Financial Management) Regulations 1996.

34. Financial reports to be prepared — s. 6.4

- (1) A local government is to prepare –
- (a) monthly financial reports in such form as the local government considers to be appropriate; and
 - (b) subject to subregulation (1a), either -
 - (i) quarterly financial reports for the periods ending on 30 September, 31 December, 31 March and 30 June; or
 - (ii) triannual financial reports for the periods ending on 31 October, 28 February and 30 June,
- (1a) A local government need not prepare a quarterly or triannual report for the period ending on 30 June in any year if, before that date, the council resolves* that such a report is not necessary.

**Absolute majority required.*

- (2) A monthly, quarterly or triannual 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.

(3) A quarterly or triannual report may be presented to a local government in lieu of a monthly report.

FINANCIAL, STRATEGIC AND POLICY IMPLICATIONS:

Nil.

VOTING REQUIREMENT:

Simple Majority

OFFICER RECOMMENDATION:

That Council accepts the Monthly Financial Report as presented for the period ended 30 November 2004.

RESOLUTION: 2004-207

Moved: Stacy

Seconded: O'Callaghan

That Council accepts the Monthly Financial Report as presented for the period ended 30 November 2004.

CARRIED 8/0

Cr O'Callaghan left the meeting at 4.18pm.

10.4.3 DELEGATED AUTHORITY 2.1.2 – AUTHORISATION TO PURCHASE GOODS & SERVICES

AUTHOR	Dacre Alcock
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	7 December 2004
ATTACHMENTS	10.4.3 Delegated Authority 2.1.2 –Authorisation to purchase Goods & Services

SUMMARY:

Council is required to review and update its Delegation Register.

COMMENT:

Delegated Authority 2.1.2 – Authorisation to purchase goods and services allows employees on delegation to issue orders and purchase authorised expenditure as outlined in the delegated authority.

The following employee needs to be added to the delegated authority.

- Sharon McTaggart (Customer Services Officer) office expenditure up to \$200.

In addition to this Yvette Thompson (Customer Services Officer) needs to be deleted from the delegated authority 2.1.2.

STATUTORY ENVIRONMENT:

Local Government Act 1995

5.46. Register of, and records relevant to, delegations to CEO's and employees

- (1) *The CEO is to keep a register of the delegations made under this Division to the CEO and to employees.*
- (2) *At least once every financial year, delegations made under this Division are to be reviewed by the delegator.*
- (3) *A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty.*

FINANCIAL, STRATEGIC AND POLICY IMPLICATIONS:

Nil.

VOTING REQUIREMENT:

Absolute Majority

OFFICER RECOMMENDATION:

That the Delegation Register be amended as per Attachment 10.4.3 Delegated Authority 2.1.2 – Authorisation to Purchase Goods and Services.

RESOLUTION: 2004-208

Moved: Ovens

Seconded: Waite

That the Delegation Register be amended as per Attachment 10.4.3 Delegated Authority 2.1.2 – Authorisation to Purchase Goods and Services.

CARRIED BY ABSOLUTE MAJORITY 7/0

10.4.4 POLICY 3.7.1 – WEBSITE MANAGEMENT

AUTHOR	Dacre Alcock
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	12 October 2004
ATTACHMENT	10.4.4 Policy 3.7.1 – Website Management

SUMMARY:

Council to consider a policy on website management.

COMMENT:

With the launch of the newly updated Shire of Coorow website, Council needs to implement policies and procedures outlining the maintenance, updating and publishing of information on the Shire of Coorow website.

The objective of the policy is to provide a Shire of Coorow website that is frequently updated, providing relevant Council and community information.

Once a policy on website development is adopted all businesses and community groups listed on the website will be written to advising them of the listing and requesting them to verify their details.

STATUTORY ENVIRONMENT:

State Records Act 2000.

STRATEGIC & FINANCIAL IMPLICATIONS:

Nil.

POLICY IMPLICATIONS:

Should Council adopt this policy, it will become part of Councils Policy Manual. This manual is reviewed annually in June.

VOTING REQUIREMENT:

Simple Majority.

OFFICER RECOMMENDATION:

That Council adopt the Policy contained at Attachment 10.4.4 Policy 3.7.1 Website Management.

RESOLUTION: 2004-209

Moved: *Beswick*

Seconded: *McDonald*

That Council adopt the Policy contained at Attachment 10.4.4 Policy 3.7.1 Website Management.

CARRIED 7/0

Cr O'Callaghan returned to the meeting at 4.22pm.

10.4.5 ACCOUNTING SOFTWARE – C21

AUTHOR	Dacre Alcock
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	7 December 2004

SUMMARY:

Council to consider updating accounting software.

COMMENT:

Council's present accounting software Administrator, supplied by ItVSION, was first implemented in 1991. ItVision has indicated that within 12 – 18 months they will stop supporting the Administrator software. This software is not a windows based application and does not integrate easily with Microsoft Excel and Word packages. Many day to day operations would become simpler with a new accounting package.

Council has received two quotes for the upgrade of accounting software from preferred suppliers:

- ItVision
- PSU International

Other software suppliers were reviewed but were not of a suitable standard.

ItVision

ItVision currently supply and support Councils existing accounting software. ItVision has quoted on supplying the SynergySoft accounting software. The Shires of Irwin, Three Springs and Carnamah are currently using SynergySoft.

The cost of upgrading to SynergySoft is \$12,255. The total training cost is \$9,975. The cost of the training could be reduced by utilising training possibilities with the Shires of Carnamah and Three Springs. Council could also access Well Training funds to subsidise the training cost. It is estimated the training cost can be reduced to \$4,000 - \$5,000.

SynergySoft has been in existence for four years now, so the initial teething problems have been ironed out. ItVision have successfully migrated data from Administrator to SynergySoft with other Local Governments.

Annual Fees are currently be \$10,975.

PSU International

PSU International has recently acquired Collier Knyn & Associates (CKA) who was a major supplier of accounting software for Local Governments.

PSU International has quoted on supplying NaVision accounting software. The Shires of Dandaragan, Dalwallinu and Perenjori will be migrating to NaVision in February/March next year from their CKA software.

The cost of migrating to NaVision is \$13,500. The total cost of training is \$13,000. Council could access Well Training funds to subsidise the training cost. The cost of this training would also be reduced significantly if joint training was arranged with the Shires of Dandaragan, Dalwallinu and Perenjori. It is anticipated that we would be able to do this and would estimate the training to be reduced to \$4000 - \$5000.

PSU International is in the process of converting 39 Local Governments to NaVision. A significant percentage of these have come from the CKA client base. They have yet to fully migrate data from ItVision software to NaVision.

Annual fees will be \$11,000.

STATUTORY ENVIRONMENT:

Nil.

STRATEGIC & FINANCIAL IMPLICATIONS:

Council has provided \$11,000 for the software upgrade and \$5,000 for training in the 2004/05 Budget.

All prices are quoted as GST exclusive.

	ItVision Synergy Soft	PSU International Navision
Data Migration and Software Cost	\$12,255	\$13,500

POLICY IMPLICATIONS:

Nil

CONSIDERATIONS:

- Migration of Data
The major consideration is migration of data. ItVision has proven that it can successfully transfer Administrator to SynergySoft. PSU International is an unknown quantity in this regard, as they have yet to transfer Administrator data across to NaVision.
- Software/Migration Cost
ItVision is \$1,245 cheaper than PSU International.
- Training Cost
Training costs are similar.

- Annual Cost
Annual costs are similar.
- Resource Sharing
NaVision is being implemented in the Shires of Dandaragan, Dalwallinu and Perenjori. SynergySoft is used by the Shires of Carnamah, Irwin and Three Springs. Both options have resource sharing possibilities.

VOTING REQUIREMENT:

Simple Majority

OFFICER RECOMMENDATION:

That Council upgrades its accounting software to ItVision's SynergySoft at a cost of \$12,255 (GST exclusive).

RESOLUTION: 2004-210

Moved: Waite

Seconded: McDonald

That Council upgrades its accounting software to ItVision's SynergySoft at a cost of \$12,255 (GST exclusive).

CARRIED 8/0

10.4.6 SALE LOT 119 COMMERCIAL STREET – H5.5

AUTHOR	Dacre Alcock
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	8 December 2004

SUMMARY:

Council to consider a reduced offer from A & M Ferster for the purchase of Lot 119 Commercial Street, Coorow.

COMMENT:

Council will recall that A & M Ferster successfully tendered for the residence at lot 119 Commercial Street.

At the October 2004 Meeting of Council the following was resolved:

Resolution 2004-168

Moved: Beswick Seconded: Stacy

That Council accept the tender from A & M Ferster for the purchase of Lot 119 Commercial Street, Coorow for \$30,000.

CARRIED 7/0

Originally A & M Ferster had organised finance to purchase two country properties. The residence at lot 119 Commercial Street was to be the second of these purchases. After meeting with the finance institution regarding the second purchase A & M Ferster was informed that due to his property purchases being rural purchases they could only access 80% of the original finance. A & M Ferster has advised in writing that they can now only borrow \$27,000 instead of the original \$30,000. A & M Ferster have forwarded a new offer and acceptance form offering to purchase the residence at lot 119 Commercial Street for \$27,000.

A & M Ferster has been advised by the Manager of Finance and Administration that Council will require to have their financial institution to forward a letter to Councils Settlement Agent advising that they could not obtain finance of \$30,000, making the previous offer and acceptance form void.

Council needs to decide whether or not to accept this reduced offer from A & M Ferster. If the offer is not accepted lot 119 Commercial should be readvertised for sale as the other tender received from Coorow Ag Pty Ltd of \$9,000 was well below the budgeted figure of \$20,000.

STATUTORY ENVIRONMENT:

Nil.

STRATEGIC & FINANCIAL IMPLICATIONS:

Council has included the sale of Lot 119 Commercial Street, Coorow for \$20,000 in Council's 2004/05 Budget. The proceeds of sale have been budgeted to go to a Building Reserve.

The original tenders Council received were as follows:

Name	Tender Price
Coorow Ag Pty Ltd	\$9,000
A & M Ferster	\$30,000
Budget	\$20,000

POLICY IMPLICATIONS:

Nil

VOTING REQUIREMENT:

Simple Majority

OFFICER RECOMMENDATION:

That Council:

1. accepts A & M Ferster's revised offer of \$27,000 for the purchase of the residence at lot 119 Commercial Street, Coorow, and;
2. authorize the President and the CEO to sign and seal documentation to process the sale of the property.

RESOLUTION: 2004-211

Moved: Stacy

Seconded: O'Callaghan

That Council:

1. *accepts A & M Ferster's revised offer of \$27,000 for the purchase of the residence at lot 119 Commercial Street, Coorow, and;*
2. *authorize the President and the CEO to sign and seal documentation to process the sale of the property.*

CARRIED 8/0

11. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN:

Nil.

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

Nil.

13 URGENT BUSINESS APPROVED BY THE PERSON PRESIDING OR BY DECISION:

13.1 LATE ITEMS – APPROVAL TO CONSIDER

AUTHOR	Gary Sherry
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	12 November 2004

SUMMARY:

Council is requested to consider a Late Agenda Items for the November 2004 Meeting in respect to a Planning Application for Budget Accommodation.

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 RECOMMENDATION:

That the Late Agenda Item, in respect to a Planning Application for Budget Accommodation, be considered.

The President advised Council that after discussion with the applicant, it was not Cr Girando's intention to have Council consider this matter as Urgent Business approved by the presiding member, and Council would need to resolve to consider the matter.

Council also did not wish to consider the late items and therefore no motion was considered.

**13.2 PLANNING APPLICATION – BUDGET ACCOMMODATION, LOT 39
OCEAN VIEW DRIVE GREEN HEAD - GH39**

NAME OF APPLICANT	Belinda McDonald
LOCATION/ADDRESS	Lot 39 Ocean View Drive Green Head.
AUTHOR	Garry Agnew
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	9 December 2004
ATTACHMENT	13.2a to 13.2l Plans of Proposed Development 13.2m Previous Plan of Proposed Development

SUMMARY:

Application for Planning Approval to develop Budget Accommodation at lot 39 Ocean View Drive Green Head with a request for dispensation in respect to the required front boundary setback and compliance with the Shire of Coorow Local Planning Policy No. 3 – Green Head Commercial Area Guide Plan.

BACKGROUND:

Planning Approval Budget Accommodation Lots 397 & 398

Council may recall consideration of an Application for Planning Approval for Budget Accommodation at lots 397 & 398 Ocean View Drive Green Head at the April 2003 Ordinary Meeting of Council. The Application was refused.

MOTION:

Moved: Girando

Seconded: Ovens

That:

- 1. Mrs Belinda McDonald of 1 Farley Street, Green Head is given approval in principle to develop “Budget Accommodation” over lots 397 and 398 Ocean View Drive, Green Head, as displayed with her Application for Planning Approval dated the 28th March 2003.*
- 2. Formal Planning Consent will not be considered until:*
 - architectural/engineering drawings for the development are submitted and approved by Council;*
 - public notice is given in accordance with Clause 9.4.3 The Shire of Coorow Town Planning Scheme No.2; and*
 - formal application for amalgamation of lots 397 and 398 Ocean View Drive, Green Head is in progress.*

LOST 2/6

The motion was not supported for the following reasons:

- The proposed development does not satisfy the requirements for a “Commercial Zone” under The Shire of Coorow Town Planning Scheme No. 2, nor Council’s local planning strategy objectives for the area in which it is proposed.*
- The proposal is determined to be a tourist accommodation activity; therefore it is to be more appropriately located in a “Tourist Accommodation” zone as specified by the Shire of Coorow Town Planning Scheme no. 2 Scheme Maps.*

In accordance with Part V of the Town Planning Act 1928 the proponent then appealed the decision to the Town Planning Appeals Tribunal.

Council also considered an second application at Council's July 2003 Meeting. This second application was also refused.

RESOLUTION: 2003-088

Moved: Stacy Seconded: McTaggart

That:

- *the proposed development (Budget Accommodation - lots 397 and 398 Ocean View Drive, Green Head) does not satisfy the requirements for a "Commercial Zone" under The Shire of Coorow Town Planning Scheme No. 2, nor Council's local planning strategy objective for the area in which it is proposed; and*
- *the proposal is determined to be a tourist accommodation activity; therefore it is to be more appropriately located in a "Tourist Accommodation" zone as specified by the Shire of Coorow Town Planning Scheme no. 2 Scheme Maps.*

CARRIED 4/3

The Town Planning Tribunal heard the Appeal on 1 August 2003, handing down its decision on the 12 August 2003. The Appeal was allowed for the following reasons:

The Tribunal concludes that:

- (i) The proposed development (Budget Accommodation) is consistent with both the objectives of the "Commercial" zone in the 'Scheme' and the Respondent's local planning strategy; and*
- (ii) That to approve the proposed development (Budget Accommodation) would not jeopardise the long term future development of the town centre.*

For these reasons the appeal is upheld.

The Tribunal also made the following orders –

- 1. The Appeal is allowed;*
- 2. Both parties have 14 days to consider the conditions of appeal; and*
- 3. The Appellant has liberty to apply within 14 days in relation to the conditions imposed.*

At the August 2003 Ordinary Meeting of Council, Council resolved:

RESOLUTION: 2003-108

Moved: O'Callaghan Seconded: McTaggart

That consequent to the orders made by the Town Planning Appeal Tribunal in respect to Appeal No. 168 of 2003, Belinda McDonald v Shire of Coorow, the following conditions are applied to the development of Budget Accommodation proposed for lots 397 and 398 Ocean View Drive Green Head:

- *due to the substandard nature of the plans presented, detailed scaled plans, elevations and sections of buildings and development proposed must be submitted in accordance with Clause 9.2 the Shire of Coorow Town Planning Scheme No. 2;*
- *The application for Planning Consent is to be signed by the Owner of the land;*

- *Formal application to amalgamate lots 397 and 398 Ocean View Drive Green Head must be made to the WA Planning Commission prior to any building work being commenced; and*
- *Pursuant to Table 2 of the Shire of Coorow Town Planning Scheme No. 2:*
 - (1) *The minimum front boundary setback shall be 9 metres;*
 - (2) *The minimum rear setback shall be 7.5 metres;*
 - (3) *The minimum side boundary setback shall be 3 metres;*
 - (4) *The minimum landscaped area shall be 30% of the amalgamated lots;*
 - (5) *A minimum of 11 car parking bays to be provided on site for residents and employees; and*
 - (6) *All storm water is to be retained on site using appropriately sized drains.*

CARRIED 7/0

The Appellant did not apply to the Tribunal in relation to the conditions imposed by Council.

The applicant has subsequently amalgamated Lots 397 and 398 Ocean View Drive, Green Head into one lot, Lot 39 Ocean View Drive, Green Head.

Local Planning Policy No 3

Council will recall a number of meetings and a workshop with its Town Planning Consultant to formulate a Town Planning Policy – Green Head Commercial Parking Concept. At the April 2004 Ordinary Meeting of Council, it was resolved:

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

Consequent to resolution 2004-042, to prepare the Local Planning Policy appropriate procedures to inform the community were carried out in accordance with Clause 2.4 (Procedure for making or amending a Local Planning Policy) of the Shire of Coorow Town Planning Scheme No. 2 with the Shire of Coorow Local Planning Policy No. 3 being formally adopted at the June 2004 Meeting of Council:

RESOLUTION: 2004-085

Moved: Stacy Seconded: O'Callaghan

That Pursuant to Clause 2.4 of the Shire of Coorow Town Planning Scheme No. 2. Local Planning Policy No. 3 as included at Attachment 10.2.7c is adopted without modification and this determination be advertised to the community in accordance with Sub Clause 2.4.2.

CARRIED 4/3

Council's adoption of Local Planning Policy No. 3 'Green Head Commercial Area Guide Plan' was advertised to the community via the SIN on 2 July 2004 and Squawk 1 July 2004.

Council's adopted Local Planning Policy 'Green Head Commercial Area Guide Plan' is included under Policy & Strategic Implications below.

Additional Background Issues -

Council would recall at the March 2004 Ordinary Meeting of Council refusing an Application for Planning Approval from Kim & Dianne Wells for a commercial/residential development at lot 401 Ocean View Drive Green Head due to the proposal not satisfying Council's requirement for customer parking.

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

Kim & Dianne Wells have since sold this property consequent to Council's refusal of their Planning Application due to its non-compliance with the customer parking requirements of Local Planning Policy No. 3.

COMMENT:

Council is in receipt of an Application for Planning Approval from T. M. & B. J. McDonald of 1 Farley Street Green Head for the development of a Budget Accommodation Facility at lot 39 Ocean View Drive Green Head. The appropriate cost of the proposed development is stated at \$700,000 with the estimated completion time being 12 months from commencement – see Attachments 13.2a to 13.2l.

The following letter accompanied the Planning Application; full text:

*Coorow Shire Council
Morcombe Street
Leeman*

Dear Gary

Please find accompanying this letter an Application Form for planning approval, Application Fee and Plans for our proposed Budget accommodation Facility in Green Head.

I am asking Council to consider our alternative parking concept, which is not in line with Council Policy. The reason for this the area in front of the Facility is required for effluent disposal whether it be septic system or filtration system and no parking is allowed on this area. The Health Dept. has also required the same amount of area to be available for more drainage if necessary.

The 7m frontage setback also is not in line with the regulations given to us, which was a 9mt.setback. The reason for this is there simply was just not enough area for our facility and hope 7mts meets your approval.

I am sure commonsense will prevail and these alternatives will meet with your approval.

Regards

Signed

Belinda McDonald

Plans only for this proposed Budget Accommodation Facility were submitted at the Leeman Office on Wednesday 8 December 2004 by the Draft Person, Deborah J. Molgaard (Nordic Builders). Telephone attempts were made to the proponent that day in respect to the required submission of an Application for Planning Approval, Planning Application fee and covering letter. The Planning Application Form, Application Fee and covering letter were not received until Thursday morning which was too late for the matter to be appropriately considered and be included in the Agenda for the December 2004 Meeting.

STATUTORY ENVIRONMENT:

The Shire of Coorow Town Planning Scheme No. 2.

TABLE 2: SITE AND DEVELOPMENT REQUIREMENTS TABLE

**

Control Use	Minimum Boundary Setback (metres)			Maximum Plot Ratio	Minimum landscape Area %	Minimum Number of Car Parking Bays
	Front	Rear Average	Sides			
Child Care Premises	7.5	7.5	*	*	*	1 for every 4 children plus 1 per employee.
Consulting Room	*	*	*	0.4 in Res Zone 0.5 elsewhere	30 in Res Zone	3 for every consulting room
Educational Establishment	9.0	7.5	5.0	*	30	1 per full time employee, plus bays for students as determined by the Council.
Fast Food Outlet	*	*	*	1.0	*	1 for every 10 sqm retail floor area
Funeral Parlour	*	*	*	1.0	10	As determined by the Council (minimum 6).
Hospital	9.0	7.5	5.0	0.5	20	1 per 4 beds and 1 per employee.
Hotel	*	*	*	*	10	1 for every bedroom plus 3 per 25 sqm bar and lounge area plus 1 space per 2 employees
Industry General	7.5	10	5	*	15	1 per 2 employees
Industry Light	7.5	10	5	*	10	1 per 2 employees.
Industry Service	7.5	10	5	*	10	1 per 2 employees.
Library	*	*	*	*	*	1 for every 35 sqm floor area
Motel	9.0	7.5	3 per storey	1.0	30	1 per unit, plus 3 spaces per 25sqm of service area plus 1 space per 2 employees
Office	*	*	*	1.0	*	1 for every 40sqm gross lettable area.
Private Clubs and Institutions	*	*	*	0.5	*	1 for every 4 persons accommodated.
Reception Centre	*	*	*	0.5	30	1 for every 4 persons whom the building is designed to accommodate.
Restaurant	*	*	*	1.0	*	1 for every 10sqm of gross lettable area or 1 for every 4 seats provided, whichever is the greater.
Service Station	7.5	7.5	*	*	5	1 for every working bay, plus 1 for each person employed on site.
Shop	*	*	*	1.0	*	1 for every 20sqm of gross lettable area.
Showroom	*	*	*	1.0	10	1 for every 100sqm of gross lettable area.
Veterinary Centre	*	*	*	*	30	1 for every 10msq gross floor area, plus 1 for each person employed.

** This table is intended as a guideline and may be varied at the discretion of the Shire Council

* Means 'to be determined by the Council' in each particular case.

Φ Landscaping to be generally at street frontage.

PART 10 – PROCEDURE FOR DEALING WITH APPLICATIONS.

10.2. Matters to be considered by Local Government

The local government in considering an application for planning approval is to have due regard to such of the following matters as are in the opinion of the local government relevant to the use or development the subject of the application —

- (a) the aims and provisions of the Scheme and any other relevant town planning schemes operating within the Scheme area;*
- (b) the requirements of orderly and proper planning including any relevant proposed new town planning scheme or amendment, which has been granted consent for public submissions to be sought;*
- (c) any approved statement of planning policy of the Commission;*
- (d) any approved environmental protection policy under the Environmental Protection Act 1986;*
- (e) any relevant policy or strategy of the Commission and any relevant policy adopted by the Government of the State;*
- (f) any Local Planning Policy adopted by the local government under clause 2.4, any heritage policy statement for a designated heritage area adopted under clause 7.2.2, and any other plan or guideline adopted by the local government under the Scheme;*
- (g) in the case of land reserved under the Scheme, the ultimate purpose intended for the reserve;*
- (h) the conservation of any place that has been entered in the Register within the meaning of the Heritage of Western Australia Act 1990, or which is included in the Heritage List under clause 7.1, and the effect of the proposal on the character or appearance of a heritage area;*
- (i) the compatibility of a use or development with its setting;*
- (j) any social issues that have an effect on the amenity of the locality;*
- (k) the cultural significance of any place or area affected by the development;*
- (l) the likely effect of the proposal on the natural environment and any means that are proposed to protect or to mitigate impacts on the natural environment;*
- (m) whether the land to which the application relates is unsuitable for the proposal by reason of it being, or being likely to be, subject to flooding, tidal inundation, subsidence, landslip, bush fire or any other risk;*
- (n) the preservation of the amenity of the locality;*
- (o) the relationship of the proposal to development on adjoining land or on other land in the locality including but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the proposal;*
- (p) whether the proposed means of access to and egress from the site are adequate and whether adequate provision has been made for the loading, unloading, manoeuvring and parking of vehicles;*
- (q) the amount of traffic likely to be generated by the proposal, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety;*
- (r) whether public transport services are necessary and, if so, whether they are available and adequate for the proposal;*
- (s) whether public utility services are available and adequate for the proposal;*

- (t) *whether adequate provision has been made for access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities);*
- (u) *whether adequate provision has been made for access by disabled persons;*
- (v) *whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved;*
- (w) *whether the proposal is likely to cause soil erosion or land degradation;*
- (x) *the potential loss of any community service or benefit resulting from the planning approval;*
- (y) *any relevant submissions received on the application;*
- (z) *the comments or submissions received from any authority consulted under clause 10.1.1;*
- (za) *any other planning consideration the local government considers relevant.*

POLICY & STRATEGIC IMPLICATIONS:

SHIRE OF COOROW
TOWN PLANNING SCHEME No. 2

Under the provisions and powers conferred upon it by the Shire of Coorow Town Planning Scheme No. 2, more particularly Clause 2.4, the Council of the Shire of Coorow resolved on the 23rd June 2004 to adopt the following Local Planning Policy.

LOCAL PLANNING POLICY No. 3

GREEN HEAD COMMERCIAL AREA GUIDE PLAN

POLICY

The Council will determine applications for planning approval within the Green Head Commercial precinct in accordance with the design principles shown in the Indicative Guide Plan.

Shop parking for clients shall be allocated at the main street frontage as shown on the Indicative Guide Plan with staff and residential parking allocated towards the rear (Banksia Way).

Landscaping shall be provided as shown in the Indicative Guide Plan, but where a particular application provides adequate justification, departures from the plan may be approved.

Shopping uses at ground level will be given priority in terms of design and layout of any development.

Approval of residential development on an upper level will only be approved where the Council can be convinced that the application is bona fide and not just a means of developing residential accommodation in a commercial zone.

Council is generally opposed to the provision of on-street parking as it does not believe that the resultant loss in street verge area will complement the amenity of the area.



GREEN HEAD COMMERCIAL AREA INDICATIVE GUIDE PLAN

FINANCIAL IMPLICATIONS:

Nil.

CONCLUSION:

Council is informed that there has been very limited time for this matter to be properly considered by staff for presentation at the December 2004 Meeting, nevertheless an assessment has been made with it being concluded that this Development Application cannot be supported for the following reasons:

1. The area of lot 39 appears to be insufficient in order to easily accommodate the degree and design of development proposed. The proponents were made aware of this concern at the first meeting with the Manager Community Development in 2003.

In particular there is no formal notification from the Department of Health to confirm that the quantity of sewage disposal (septic tanks and leach drains) shown on the plan is adequate to service the development proposed, as required under the Health (Treatment of Sewage and the Disposal of Effluent and Liquid Waste) Regulations 1974. The Health Department will require a formal submission detailing the proposed sewage disposal system, including all plumbing calculations, before making any determination of the suitability of the proposed disposal system to service the development.

2. No attempt has been made to conform to Council's Local Planning Policy No. 3. 407m² of parking bays and access driveway (23.66% of the lot) has been allocated along the northern boundary of lot 39 which is similar to that shown on the original sketch submitted in April 2003, included at Attachment 13.2m.

Plans only for this proposed Budget Accommodation Facility were submitted at the Leeman Office on Wednesday 8 December 2004 by the Draft Person, Deborah J. Molgaard (Nordic Builders). After quickly checking the plans Ms. Molgaard was asked why they did not reflect the requirements of Council's Local Planning Policy No.3. Her response was that she had not been informed by the proponent that there was a Local Planning Policy No. 3 in respect to on-site parking, therefore the plans were not prepared with that in mind;

3. A precedent with respect to Council's requirement for "Commercial" on-site customer parking (Planning Policy No. 3) has been created by the refusal of the Application for Planning Approval for lot 401 Ocean View Drive Green Head at the March 2004 Meeting;
4. The proposed front boundary building setback does not satisfy the requirement of a minimum of 9m as specified in Table 2 of the Shire of Coorow Town Planning Scheme No. 2, and condition dot point 4 (1) from the Town Planning Tribunal Orders; and

5. There is no detail on the plans showing how all storm water is to be contained on the lot using appropriately sized drains as required by condition dot point 4 (6) of the Town Planning Tribunal Orders.

VOTING REQUIREMENT:

Simple Majority.

OFFICER RECOMMENDATION:

Council is not prepared to determine this Application for Planning Approval from T. M. & B. J. McDonald of 1 Farley Street Green Head for the development of a Budget Accommodation Facility at lot 39 Ocean View Drive Green Head, as displayed in the plans accompanying the Application, until the following matters have been addressed:

1. Formal notification being provided by the Department of Health specifying the approved number of sewage treatment apparatus and quantity of effluent disposal systems required under the Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations to service this Accommodation Facility;
2. The proponent providing detailed plans showing how all storm water is to be contained on the site as required by the Town Planning Tribunal Orders;
3. How the minimum 9m front building setback as required by Table 2 of the Shire of Coorow Town Planning Scheme No. 2 and Town Planning Tribunal Orders can be complied with;
4. Compliance with the Shire of Coorow Local Planning Policy No. 3 'Green Head Commercial Area Guide Plan' in respect to on-site client and staff car parking requirements;
5. The plans being submitted to the Fire Brigades Board of WA for assessment in terms of their compliance with the Fire Requirements of the Building Code of Australia; and
6. All parking and vehicle access way to be sealed to Council specification (bitumen, concrete or paving)

14. MATTERS BEHIND CLOSED DOORS

Nil.

15. DATE OF NEXT MEETING:

15.1 FEBRUARY ORDINARY MEETING OF COUNCIL

3.00 pm Wednesday 16 February 2005 at the Leeman Administration Centre.

16. CLOSURE:

There being no further business, the President, Councillor Girando closed the meeting at 4.28pm.