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1. DECLARATION OF OPENING/ANNOUNCEMENT OF VISITORS:

The President, Councillor Girando, welcomed those present and opened the meeting at 3.19pm.

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

Councillor M J Girando	President
Councillor J M Stacy	Deputy President
Councillor G W Eaton	
Councillor G George	
Councillor B J McDonald	
Councillor B J O'Callaghan	
Councillor D A Rackemann	
Councillor J K Waite	

Mr G A Sherry	Chief Executive Officer
Mr D J Alcock	Manager Finance and Administration
Mr J A Randall	Manager Community Development
Mr K L Bean	Acting Manager Works and Services

Leave of Absence

Mr P D Gillis	Manager Works and Services
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Visitors

Lindsay Reed	CEO Aviva
Mark Chatfield	General Manager Power Aviva
Stephen Jones	Chief Financial Officer Aviva
Warrick Hazeldine	Community Relations Aviva
Victoria Syme	Treasurer, Coorow Districts Tennis Club
Jodie Morton	Coorow Netball Club
Caroline Ashby	Coorow Netball Club

Declarations of Interest

Councillor/Officer	Item	Interest	Nature
D J Alcock	10.1.2	Impartiality	In that he is the President of the Coorow Districts Tennis Club.

3. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE:

Nil.

4. PUBLIC QUESTION TIME:

Nil.

5. APPLICATIONS FOR LEAVE OF ABSENCE:

Nil.

6. PETITIONS/DEPUTATIONS/PRESENTATIONS:

6.1 AVIVA COOLIMBA POWER BRIEFING

Mr Lindsay Reed, CEO, Aviva Corporation and Mr Warrick Hazledine made a presentation to Council regarding their project to be publicly launched under the banner of Coolimba Power, centring upon a 400MW baseload power station in the Mid West of WA. This will be fuelled by the Central West Coal deposit 20km south of Eneabba. This is an \$800 million project that has the potential to produce the lowest cost fuel for power generation in the State, and will be a key to unlocking the considerable economic potential of the Mid West region. The Company is also continuing to explore the benefits of oxy-firing for the combustion of coal in a sustainable and environmentally responsible way.

As the baseload power station north of Perth, Coolimba will enhance the delivery of power in the Mid West, directly benefiting residents and businesses in the region, and providing diversity and stability to the state's power network. Coolimba is planned to commission in 2011, subject to environmental and statutory approvals being granted. Aviva has made some recent senior appointments to drive the development of the project.

Aviva is focussed on implementing a widespread community consultation program, and are currently in the process of putting that in place.

Aviva clearly believes there are many exciting opportunities that lie ahead for WA's Mid West and the Coolimba project is the primary company focus as this point in time. Aviva have already made a significant investment in the region through the early stage of this one billion dollar project. Over the coming years, this investment will increase through the development phases. As well as providing reliable and cost competitive power for those in the Mid West, the project will create up to 1,000 construction jobs, and 100 permanent, locally housed jobs once operational.

The meeting adjourned at 3.58pm.

The meeting resumed at 4.03pm.

6.2 COOROW TENNIS CLUB

President Dacre Alcock and Treasurer Vicki Syme of the Coorow Districts Tennis Club addressed Council on their proposed CSRFF Project to resurface the Maley Park Tennis Courts.

The meeting adjourned at 4.10pm for an onsite inspection of the tennis courts.

The meeting resumed at 4.14pm.

6.3 COOROW NETBALL CLUB

President Jodie Morton and Secretary Caroline Ashby of the Coorow Netball Club addressed Council on their proposed CSRFF Project to reconstruct the Maley Park Netball Courts.

The meeting adjourned at 4.30pm for an onsite inspection of the netball courts.

The meeting resumed at 4.40pm.

7. CONFIRMATION OF MINUTES:

7.1 ORDINARY MEETING HELD WEDNESDAY 18 JULY 2007 AT THE LEEMAN ADMINISTRATION CENTRE, LEEMAN

AUTHOR	Gary Sherry
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	1 August 2007

COMMENT:

Nil

OFFICER RECOMMENDATION:

That the Minutes of the Ordinary Meeting held on Wednesday 18 July 2007, at the Leeman Administration Centre, Leeman, be confirmed as a true and correct record.

RESOLUTION: 2007-136

Moved: Eaton

Seconded: Stacy

That the Minutes of the Ordinary Meeting held on Wednesday 18 July 2007, at the Leeman Administration Centre, Leeman, 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 reminded Councillors of the Special Meeting to be held at the Leeman Recreation Centre, Leeman on Wednesday 22 August 2007 at 7.30pm and reminded all Councillors that they must pay attention to the Code of Conduct and the Local Government Act in relation to the support of Council decisions.

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.

Items for which the meeting will be closed include:

Nil.

10. REPORTS:

10.1 CHIEF EXECUTIVE OFFICER:

10.1.1 DEADLINE FOR COUNCIL AGENDA

AUTHOR	Gary Sherry
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	30 July 2007
ATTACHMENT	10.1.1 Draft Policy 1.1.11 Deadline for Agendas
FILE	C8.1 Council - General

SUMMARY:

Council to consider a change in deadlines for preparation of Council's agenda.

BACKGROUND:

Nil.

COMMENT:

Council has requested an earlier preparation of Council agendas to ensure that at least five working days are available between release of the agenda and Council meetings.

To ensure that Staff are given adequate time to prepare Agenda items and therefore that Council is presented with all relevant information, matters that require a Council Resolution will to be received not less than thirteen working days prior to the next Ordinary Council Meeting for inclusion in that meeting's agenda.

This timeline will then allow staff one week to prepare agenda items, two days to compile the agenda and with a target dissemination day for the agenda for one week prior to each Council meeting.

It can be expected that at some time the refusal to include business in a Council agenda, when it would appear that there is a significant amount of time prior to a meeting of Council, will aggrieve the affected ratepayer.

STATUTORY ENVIRONMENT:

Nil.

STRATEGIC IMPLICATIONS:

Nil.

POLICY IMPLICATIONS:

Council's policy as included at Attachment 10.1.1 will be implemented.

FINANCIAL IMPLICATIONS:

Nil.

PUBLIC CONSULTATION:

No consultation has been conducted.

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION:

That Council adopt the draft policy included at attachment 10.1.1 Deadline for Council Agenda.

RESOLUTION: **2007-137**

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

That Council adopt the draft policy included at attachment 10.1.1 Deadline for Council Agenda.

CARRIED 8/0

Attachment 10.1.1

POLICY - MEMBERS OF COUNCIL

Sub Section:	General
Policy No:	1.1.11
Policy Subject:	Deadline for Council Agenda
Policy:	Matters that require a Council Resolution will be received not less than ten twelve working days prior to the next Ordinary Council Meeting for inclusion in that Meeting's agenda.
Objective:	To ensure that Staff are given adequate time to prepare Agenda items so that Council is presented with all relevant information pertaining to that matter.
Guidelines:	<p>For an application that requires a Council Resolution all documents are to be received by Council not less than tentwelve working days prior to the next Ordinary Council Meeting for inclusion in that agenda.</p> <p>An application is considered to be lodged when all documents and information is received by Council.</p> <p>The Chief Executive Officer may accept a late application to be included in any Council agenda if the Chief Executive Officer considers that:</p> <ol style="list-style-type: none">1. the matter is of such importance to Council that Council may approve to consider the matter; and2. adequate time is available to present an agenda item containing all relevant information pertaining to that matter.
Resolution No:	2005-004
Resolution Date:	16 February 2005
Source of Policy:	Council
Review Date:	June annually
Review Responsibility:	Council

Mr Dacre Alcock declared an Impartiality Interest in Item 10.1.2 in that he is the President of the Coorow Districts Tennis Club.

10.1.2 CSRFF GRANT FUNDING

AUTHOR	Gary Sherry
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	6 August 2007
FILE	S7.1 CSRFF Applications

SUMMARY:

Council is to consider its role in possible funding applications of community groups to renovate existing sporting facilities.

BACKGROUND:

The Department of Sport & Recreations (DSR) main community funding vehicle for sport and recreation facilities are grants made through the Community Sporting and Recreation Facilities Fund (CSRFF).

CSRFF grants allow for equal contribution from DSR, the community and the local government. While DSR's contribution is limited to one third, the third allocated to the community and the local government may be subsidised by the other party.

The CSRFF grant will fund 1/3 of a project, including Council in-kind works and community volunteers, although the level of these contributions is limited to \$50,000.

Recent successful CSRFF grants in the Shire of Coorow include:

Year	Applicant	Project	Cost	Council Contribution		Grant \$
				Cash	In Kind	
2006	Maley Park Committee	Maley Park Change Rooms	440,900	90,000	35,000	146,967
2004	Leeman Bowling Club	Bowling Green	148,540	25,000	19,652	49,513
1999	Green Head Tennis Club	Court Lighting	27,000	3,500	3,000	9,000
1999	Coorow Golf Club	Tee Boxes	17,000	-	1,000	5,667

COMMENT:

Council expects to receive at least two grant applications from community sporting organisations seeking Council's financial and in-kind assistance. Council needs to give direction to these clubs to allow them to prepare their applications.

Currently the only clubs that have contacted Council over a prospective application are Coorow based clubs. Both these clubs have requested an opportunity to address Council on the merits of their situation and the benefits of their club and project.

Should any coastal based club request such an opportunity, this can occur at the September meeting.

Coorow District Tennis Club – Court Resurfacing

The Coorow District Tennis Club utilise six courts with a synthetic grass surface at the north end of the Maley Park Recreation Centre. These courts were constructed in 1992 and are now in need of resurfacing.

This resurfacing is now a priority because the three southern courts have been damaged by birds over the last summer, to the point where they are not in a condition for tournament play. The club will play on these damage courts this season, but would like to be in a position to have newly surfaced courts for the club's "Wimbledon Of The Wheatbelt" tennis tournament in March 2009. In this tournament, although the club does use lawn courts on the adjacent oval, the six hard courts are extensively used.

The resurfacing will be a relatively high contract, low volunteer job. Assessment of the cost of the project is currently at \$120,000. The club are still finalising quotations from potential suppliers.

The Coorow District Tennis Club intend to seeking a contribution of \$40,000, being one third of the total cost, from Council. The club have been planning for this replacement for a considerable time and through a constant placement of funds to their court replacement reserve, are in a position to contribute a similar amount to the project.

Coorow Netball Club – Court Replacement

The Coorow Netball Club are seeking to replace the two netball courts Maley Park Coorow. There are currently two netball/basketball courts, but only one court is used for playing but the club would like to add a serviceable second court for training and warm up purposes. Both courts are currently serviced by lights.

The main court only was reconstructed in about 1997 or 1998. At this time only one court was improved with new asphalt and a "walk top" surface. In recent years this court has had considerable cracking and the second has continued to deteriorate. The North Midlands Netball League are concerned about the state of the main court and have considered requiring the league grand final, scheduled for Coorow in 2007, to be played at an alternative location.

It appears that the roots of trees surrounding the courts are disrupting the base of the court, causing the cracking of the court surface. Council has "rolled" the court with a road roller in an attempt to reduce the size of the cracks, but this is only a temporary solution. During the off season Council will put bitumen across the larger cracks in an attempt to keep moisture from worsening the courts.

The project to replace the courts will require considerable involvement from Council. Council will be able to complete considerable works in kind, which can be expected to take up to two weeks. This work will involve complete reconstruction of the base of the two courts, installation of a root barrier around the courts and installation of a geo-

fabric membrane over the court. Then a contractor will lay asphalt and another will install the court surface, lines and netball and basketball poles and backboards.

Although a long way from being finalised the current estimate of the costs is attached below:

	Notes	\$
Expenses		
Council Works	Council staff labour and machinery	24,175
Asphalt	Contractor to lay	28,520
Surface, lines, poles	Contractor to install	27,600
Volunteer	Club labour to remove fences etc	2,500
	Total	82,795
Revenue		
Council In-kind	In-kind cost of labour	24,175
Council Cash	Council \$ (1/3 of total cost less volunteer labour)	3,424
Club In-kind	In-Kind cost of Volunteer labour	2,500
Club Contribution	Club \$ (1/3 of total cost less volunteer labour)	25,098
Grant	Grant \$ (1/3 of total cost)	27,598
	Total	82,795

The Coorow Netball Club normally does not require large financial resources to operate. The Coorow Netball Club recognised the need for the court reconstruction two years ago and began to raise funds to contribute to the project. The club have only a small membership and until recently had no access to ongoing funding through sale of product such as refreshments or alcohol at their matches. In two years the club has built financial reserves of \$10,000 and has requested that Council:

1. provide an additional cash contribution to assist the club. The club would request that the total cash contribution from both Council and the club of \$28,522 (\$3,424 and \$25,098) be equally split between each party. That is a cash contribution of \$14,261 each; and/or
2. provide the club with a loan to assist with their one third contribution.

STATUTORY ENVIRONMENT:

Nil.

STRATEGIC IMPLICATIONS:

The upgrade of these sporting facilities identified by these proposed grants is required to allow the current activities undertaken to continue in the longer term.

POLICY IMPLICATIONS:

Nil.

FINANCIAL IMPLICATIONS:

At this time Council does not need to consider to commit to either project, but both community groups require a frank and open assessment of their projects by Council prior to Council consideration taking place in October.

PUBLIC CONSULTATION:

The availability of the CSRFF grants was advertised. No additional consultation has been completed.

CONSIDERATION:

At the October 2007 Meeting, Council will assess and prioritise applications before submitting them to DSR.

At this time Council does not need to approve involvement in the CSRFF applications, however it is an opportune time for Council to signify what involvement Council will not consider in future.

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION:

That, for the purposes of preparation of CSRFF applications, Council will consider involvement in the following manner:

1. Coorow Tennis Club's Maley Park Tennis Court Resurfacing Project
 - a. A total contribution, including incidental works in kind of up to \$40,000
2. Coorow Netball Club's Maley Park Netball Court Reconstruction Project:
 - a. Works in-kind to complete a reconstruction of both netball courts at Maley Park;
 - b. Provide 50% of the cash contribution required for the project up to \$20,000; and
 - c. Not provide a loan facility for the Coorow Netball Club.

RESOLUTION: **2007-138**

Moved: Eaton

Seconded: Waite

That, for the purposes of preparation of CSRFF applications, Council will consider involvement in the following manner:

3. *Coorow Tennis Club's Maley Park Tennis Court Resurfacing Project:*

- a. *A total contribution, including incidental works in kind of up to \$40,000*

4. *Coorow Netball Club's Maley Park Netball Court Reconstruction Project:*

- a. *Works in-kind to complete a reconstruction of both netball courts at Maley Park;*
- b. *Provide 50% of the cash contribution required for the project up to \$20,000; and*
- c. *Not provide a loan facility for the Coorow Netball Club.*

CARRIED 8/0

10.2 MANAGER COMMUNITY DEVELOPMENT:

10.2.1 TOWN PLANNING SCHEME AMENDMENT 4

AUTHOR	John Randall
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	9 May 2007
FILE:	T9.4 Town Planning – Scheme Amendments

SUMMARY:

Council is to consider further amendments required by the Western Australian Planning Commission (WAPC) to Council's Town Planning Scheme No. 2 Amendment 4.

BACKGROUND:

This matter was last considered at Council's May 2007 Ordinary Meeting where Council considered the amendments to Town Planning Scheme No. 2 Amendment 4, as required by the WAPC before consideration by the Minister for final approval.

The documentation was amended in accordance with Council Resolution 2007-074 and forwarded for acceptance to the WAPC. Whilst the changes previously advised by the WAPC were included, WAPC now request that further changes be made.

The changes relate to the approval of grouped dwellings in the rural zone.

The clause that was inserted in this respect at the May 2007 Ordinary Meeting of Council was as follows;

5.16 RURAL AREAS

5.16.1 Grouped Dwellings in the Rural Zone

- (a) The establishment of Grouped Dwellings in the Rural Zone will not be approved unless it can be demonstrated that the Grouped Dwellings are necessary or desirable for the continuation of a bona fide rural activity or for any other permitted in the Rural Zone.
- (b) Any approval for the establishment of a grouped dwelling in the Rural Zone is to be provided with the notification that State Planning Policy indicates a general presumption against the sub-division of rural land, unless firm planning grounds for such a sub-division can be established

The WAPC have advised that the following wording is preferred:

5.16 RURAL ZONE

5.16.1 Additional Dwellings in the Rural Zone

- (a) Within the Rural Zone, the local government will not generally support the erection of more than one (1) single house per lot unless it can be demonstrated that the additional dwelling(s) is necessary or desirable for the continuation of a bona fide rural activity or for any other use permitted in the Rural Zone.
- (b) The local government may determine the location of the proposed additional dwelling(s) to protect the rural character of the area, minimise constraints on adjoining uses and to avoid future subdivision pressure.
- (c) The existence of more than one dwelling house on a Rural Zoned lot shall not be construed as a basis for the local government 's support for the subdivision of that lot.

COMMENT:

The change required by the WAPC should not present any difficulties.

STATUTORY ENVIRONMENT:

Planning and Development Act
Town Planning Scheme No 2

POLICY IMPLICATION:

Nil.

FINANCIAL IMPLICATIONS:

Nil.

STRATEGIC IMPLICATIONS:

Nil.

VOTING REQUIREMENTS:

Simple Majority.

OFFICER RECOMMENDATION 1:

That the Shire of Coorow under and by virtue of the powers conferred upon it by the Planning and Development Act 2005 (as amended), hereby amends the above Town Planning Scheme as follows:

1. deleting the table of contents and substituting the following;

TABLE OF CONTENTS**PART 1 - PRELIMINARY**

- 1.1 CITATION
- 1.2 RESPONSIBLE AUTHORITY
- 1.3 SCHEME AREA
- 1.4 CONTENTS OF SCHEME
- 1.5 PURPOSES OF SCHEME
- 1.6 THE AIMS OF THE SCHEME
- 1.7 DEFINITIONS
- 1.8 RELATIONSHIP TO OTHER LAWS

PART 2 - LOCAL PLANNING POLICY FRAMEWORK

- 2.1 SCHEME DETERMINATIONS TO CONFORM WITH LOCAL PLANNING STRATEGY
- 2.2 LOCAL PLANNING POLICIES
- 2.3 RELATIONSHIP OF PLANNING POLICIES TO THE SCHEME
- 2.4 PROCEDURE FOR MAKING OR AMENDING A LOCAL PLANNING POLICY
- 2.5 REVOCATION OF PLANNING POLICY

PART 3 - RESERVES

- 3.1 RESERVES
- 3.2 LOCAL RESERVES
- 3.3 USE AND DEVELOPMENT OF LOCAL RESERVES

PART 4 - ZONES AND USE OF LAND

- 4.1 ZONES
- 4.2 OBJECTIVES OF THE ZONES
- 4.3 ZONING TABLE
- 4.4 INTERPRETATION OF THE ZONING TABLE
- 4.5 ADDITIONAL USES
- 4.6 RESTRICTED USES
- 4.7 SPECIAL USE ZONES
- 4.8 NON-CONFORMING USES
- 4.9 EXTENSION AND CHANGES TO NON-CONFORMING USE
- 4.10 DISCONTINUANCE OF NON-CONFORMING USE
- 4.11 TERMINATION OF NON-CONFORMING USE
- 4.12 DESTRUCTION OF NON-CONFORMING USE BUILDINGS

PART 5 - GENERAL DEVELOPMENT REQUIREMENTS

- 5.1 COMPLIANCE WITH DEVELOPMENT REQUIREMENTS
- 5.2 RESIDENTIAL PLANNING CODES
- 5.3 SPECIAL APPLICATION OF RESIDENTIAL PLANNING CODES
- 5.4 RESTRICTIVE COVENANTS
- 5.5 VARIATIONS TO SITE DEVELOPMENT STANDARDS AND REQUIREMENTS
- 5.6 ENVIRONMENTAL CONDITIONS

- 5.7 SITE AND DEVELOPMENT REQUIREMENTS
- 5.8 RELOCATED RESIDENTIAL DWELLINGS AND TRANSPORTABLE RESIDENTIAL DWELLINGS
- 5.9 ACCESS FOR LOADING AND UNLOADING OF VEHICLES
- 5.10 CAR PARKING REQUIREMENTS
- 5.11 COMMERCIAL AREAS
 - 5.11.1 Plot Ratio
 - 5.11.2 Upper Floors
- 5.12 INDUSTRIAL AREAS
 - 5.12.1 Building Setbacks
 - 5.12.2 Site Cover
 - 5.12.3 Landscape Treatment
 - 5.12.4 Open Air Display
 - 5.12.5 Stock Piling and Storage of Materials
 - 5.12.6 Car Parking
- 5.13 HEIGHT AND APPEARANCE OF BUILDINGS
- 5.14 GENERAL APPEARANCE OF BUILDINGS
- 5.15 VISUAL PROTECTION OF SCENIC ROUTES
- 5.16 RURAL AREAS
 - 5.16.1 Grouped Dwellings in the Rural Zone
- 5.17 DETAILED AREA PLANS
 - 5.17.1 Detailed Area Plan may be required
 - 5.17.2 Matters that may be included in a Detailed Area Plan
 - 5.17.3 Consideration of a Detailed Area Plan
 - 5.17.4 Public Notice of Detailed Area Plan
 - 5.17.5 Operation of Certified Detailed Area Plan
 - 5.17.6 Amendment and Revocation of Detailed Area Plan **PART6 -**

SPECIAL CONTROL AREAS

- 6.1 OPERATION OF SPECIAL CONTROL AREAS

PART 7 - HERITAGE PROTECTION

- 7.1 HERITAGE LIST
- 7.2 DESIGNATION OF HERITAGE AREA
- 7.3 HERITAGE AGREEMENTS
- 7.4 HERITAGE ASSESSMENT
- 7.5 VARIATIONS TO SCHEME PROVISIONS FOR A HERITAGE PLACE OR HERITAGE AREA

PART8 - DEVELOPMENT OF LAND

- 8.1 REQUIREMENT FOR APPROVAL TO COMMENCE DEVELOPMENT
- 8.2 PERMITTED DEVELOPMENT
- 8.3 AMENDING OR REVOKING A PLANNING APPROVAL
- 8.4 UNAUTHORISED EXISTING DEVELOPMENTS

PART 9 - APPLICATION FOR PLANNING APPROVAL

- 9.1 FORM OF APPLICATION
- 9.2 ACCOMPANYING MATERIAL
- 9.3 ADDITIONAL MATERIAL FOR HERITAGE MATTERS
- 9.4 ADVERTISING OF APPLICATIONS

PART 10 - PROCEDURE FOR DEALING WITH APPLICATIONS

- 10.1 CONSULTATION WITH OTHER AUTHORITIES
- 10.2 MATTERS TO BE CONSIDERED BY LOCAL GOVERNMENT

- 10.3 DETERMINATION OF APPLICATIONS
- 10.4 FORM AND DATE OF DETERMINATION
- 10.5 TEMPORARY PLANNING APPROVAL
- 10.6 SCOPE OF PLANNING APPROVAL
- 10.7 APPROVAL SUBJECT TO LATER APPROVAL OF DETAILS
- 10.8 DEEMED REFUSAL
- 10.9 APPEALS

PART 11 - ENFORCEMENT AND ADMINISTRATION

- 11.1 POWERS OF THE LOCAL GOVERNMENT
- 11.2 REMOVAL AND REPAIR OF EXISTING ADVERTISEMENTS
- 11.3 DELEGATION OF FUNCTIONS
- 11.4 PERSON MUST COMPLY WITH PROVISIONS OF SCHEME
- 11.5 COMPENSATION
- 11.6 PURCHASE OR TAKING OF LAND
- 11.7 NOTICE FOR REMOVAL OF CERTAIN BUILDINGS

SCHEDULES

SCHEDULE 1 - DEFINED TERMS

SCHEDULE 2 - ADDITIONAL USES SCHEDULE 3 - RESTRICTED USES

SCHEDULE 4 - SPECIAL USE ZONES

SCHEDULE 5 - EXEMPTED ADVERTISEMENTS

SCHEDULE 6 - FORM OF APPLICATION FOR PLANNING APPROVAL

SCHEDULE 7 - ADDITIONAL INFORMATION FOR A ADVERTISEMENTS

SCHEDULE 8 - NOTICE OF PUBLIC ADVERTISEMENT OF PLANNING PROPOSAL

SCHEDULE 9 - NOTICE OF DETERMINATION OF PLANNING APPROVAL

- 2. deleting the use class of “Dwelling” indicated in Table 1: Zoning Table comprised within Part 4 of the Scheme, and inserting the following into Table 1:

Use Classes	ZONES							
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	TOURIST ACCOM	RURAL	RURAL RESIDENTIAL	PLACES OF PUBLIC ASSEMBLY	PRIVATE CLUBS & INSTITUTIONS
Dwelling-Single	P	X	X	D	P	P	X	X
Dwelling-Grouped	D	X	X	D	D	X	X	X
Dwelling-Multiple	D	X	X	D	X	X	X	X

3. inserting after clause 5.15 the following;

5.16 RURAL ZONE

5.16.1 Additional Dwellings in the Rural Zone

- (a) Within the Rural Zone, the local government will not generally support the erection of more than one (1) single house per lot unless it can be demonstrated that the additional dwelling(s) is necessary or desirable for the continuation of a bona fide rural activity or for any other use permitted in the Rural Zone.
- (b) The local government may determine the location of the proposed additional dwelling(s) to protect the rural character of the area, minimise constraints on adjoining uses and to avoid future subdivision pressure.
- (c) The existence of more than one dwelling house on a Rural Zoned lot shall not be construed as a basis for the local government 's support for the subdivision of that lot.

4. inserting after clause 5.16 the following;

5.17 DETAILED AREA PLANS

5.17.1 Detailed Area Plan May Be Required

The Council or the Commission may require a person to prepare and submit to the Council a Detailed Area Plan.

- (a) A Detailed Area Plan is to be consistent with the Scheme.
- (b) A Detailed Area Plan shall be submitted to the Council in quadruplicate or such other quantity specified by the Council.
- (c) A Detailed Area Plan is to relate to a particular lot or lots and may be prepared and submitted:
 - (i) to satisfy a condition of subdivision and/or planning approval;
 - (ii) in place of an application for planning approval required to comply with Clause 2.3.3 of the Residential Design Codes; or
 - (iii) for any other planning purpose.

5.17.2 Matters that may be included in a Detailed Area Plan

A Detailed Area Plan may include details as to:

- (a) building envelopes and setbacks;
- (b) distribution of land uses within a lot;
- (c) private open space;
- (d) services;
- (e) vehicular access, parking, loading and unloading areas, storage yards and rubbish collection closures;
- (f) the location, orientation and design of buildings and the space between buildings;
- (g) advertising signs, lighting and fencing;
- (h) landscaping, site and building levels and drainage;
- (i) protection of sites of heritage, conservation, flora or environmental significance;
- (j) special development controls and guidelines; and
- (k) such other information considered relevant by the Council.

- 5.17.3 Consideration of a Detailed Area Plan
- (a) Upon submission of a Detailed Area Plan to Council for consideration the Council is to assess the Detailed Area Plan within sixty (60) days if advertising is not required and ninety (90) days if advertising is required, and:
 - (i) adopt the Detailed Area Plan with or without conditions and/or modifications which the Council may make or require the proponent to make; or
 - (ii) refuse to approve the Detailed Area Plan.
 - (b) If within sixty (60) days if advertising is not required and ninety (90) days if advertising is required of receiving a Detailed Area Plan under subclause (a), or such longer period as may be agreed in writing between the proponent and the Council, the Council has not made one of the determinations referred to in subclause (a), the Council is deemed to have refused to approve the Detailed Area Plan.
 - (c) If the Council requires modifications under subclause (a) (i), the proponent shall make the modifications in consultation with the Council and resubmit the Detailed Area Plan. The Council may make the modifications required under subclause 12.3.1(a).
 - (c) Following approval by the Council and any modifications required by the Council under subclause 12.3.1(a) being made to the Detailed Area Plan where required, the Detailed Area Plan should be certified by an officer authorised by Council.
 - (d) A copy of the certified Detailed Area Plan is to be sent to the Commission for its adoption within 14 days of certification of the Detailed Area Plan, where such detailed area plans relates to or may have bearing on the sub-division of land.
- 5.17.4 Public Notice of a Detailed Area Plan
- (a) The Council may at its discretion require a Detailed Area Plan to be advertised with or without conditions and/or modifications, prior to Council considering the Detailed Area Plan under Clause 12.3.1.
 - (b) The Council may at its discretion require an Amendment to a Certified Detailed Area Plan to be advertised with or without conditions and/or modifications, prior to Council considering the Amendment to the Agreed Detailed Area Plan under Clause 12.4.1.
 - (c) Such publicity shall be undertaken by the proponent in accordance with the provisions of Clause 9.4 as may be directed by the Council.
- 5.17.5 Operation of a Certified Detailed Area Plan
- (a) A Certified Detailed Area Plan shall come into operation on the date it is certified under Clause 12.3.4.
 - (b) Once a Detailed Area Plan has been approved by Council it shall be used, as the basis for:
 - (i) making recommendations to the Commission on subdivision applications;

- (ii) determining requests to clear a condition of subdivision approval; and
- (iii) determining applications for planning approval.
- (a) Once a detailed area plan has been approved by the Commission the Commission will give due consideration to the requirements of the Detailed Area Plan in relation to its decisions in respect of the development and/or sub-division of land.
- (b) Under a Detailed Area Plan:
 - (i) the standards and requirements applicable to zones and R-Codes under the Scheme shall apply to the same extent to the areas having corresponding designations under the Agreed Detailed Area Plan; however notwithstanding the provisions of subparagraph (c), an Agreed Detailed Area Plan may by a clear statement of intent to do so, make provision for the design standards and requirements applicable to R-Codes and zones to be varied, and the design standard or requirement varied in that way shall apply within the area of the Agreed Detailed Area Plan, or any stipulated part of that area of the Agreed Detailed Area Plan;
 - (ii) provisions duplicating or substantially to the same effect as any provisions of the Scheme shall have the same force and effect in regard to the land in the Detailed Area Plan as if they were provisions of the Scheme;
 - (iii) any other provision, standard or requirement in relation to the R-Codes and zones in the Agreed Detailed Area Plan shall be given the same force and effect as if it was a provision, standard or requirement of the Scheme, but subject to the provision of subclause 12.5.3(a) allowing for a specific variation to the design standards and requirements by a Detailed Area Plan, if there is any other inconsistency or conflict not addressed as an intended variation by the Agreed Detailed Area Plan, the provision, requirement or standard of the Scheme shall prevail.

5.17.6 Amendment or Revocation of an Agreed Detailed Area Plan

- (a) A Detailed Area Plan may be amended provided the process of consideration of such an amendment complies requirements of clauses 5.17.1, 5.17.2, 5.17.3, 5.17.4 & 5.17.5
- (b) The Council may revoke a Detailed Area Plan.
- (c) Following the Council's decision to revoke a Detailed Area Plan, the Council is to advise the Commission of its decision to revoke the Detailed Area Plan; and

OFFICER RECOMMENDATION 2:

That Council authorise the Shire President and CEO to sign and affix the Common Seal onto the amended Town Planning Scheme No. 2 Amendment 4, and submit same for the final approval of the WAPC and the Minister of Planning and Infrastructure.

RESOLUTION: 2007-139**Moved:** Waite**Seconded:** Eaton

That the Shire of Coorow under and by virtue of the powers conferred upon it by the Planning and Development Act 2005 (as amended), hereby amends the above Town Planning Scheme as follows:

1. *deleting the table of contents and substituting the following;*

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- 1.3 SCHEME AREA
- 1.4 CONTENTS OF SCHEME
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SCHEDULE 9 - NOTICE OF DETERMINATION OF PLANNING APPROVAL

- 2. deleting the use class of "Dwelling" indicated in Table 1: Zoning Table comprised within Part 4 of the Scheme, and inserting the following into Table 1:

Use Classes	ZONES							
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	TOURIST ACCOM	RURAL	RURAL RESIDENTIAL	PLACES OF PUBLIC ASSEMBLY	PRIVATE CLUBS & INSTITUTIONS
Dwelling-Single	P	X	X	D	P	P	X	X
Dwelling-Grouped	D	X	X	D	D	X	X	X
Dwelling-Multiple	D	X	X	D	X	X	X	X

3. inserting after clause 5.15 the following;

5.16 RURAL ZONE

5.16.1 Additional Dwellings in the Rural Zone

- (a) *Within the Rural Zone, the local government will not generally support the erection of more than one (1) single house per lot unless it can be demonstrated that the additional dwelling(s) is necessary or desirable for the continuation of a bona fide rural activity or for any other use permitted in the Rural Zone.*
- (b) *The local government may determine the location of the proposed additional dwelling(s) to protect the rural character of the area, minimise constraints on adjoining uses and to avoid future subdivision pressure.*
- (c) *The existence of more than one dwelling house on a Rural Zoned lot shall not be construed as a basis for the local government 's support for the subdivision of that lot.*

4. inserting after clause 5.16 the following;

5.17 DETAILED AREA PLANS

5.17.1 Detailed Area Plan May Be Required

The Council or the Commission may require a person to prepare and submit to the Council a Detailed Area Plan.

- (d) *A Detailed Area Plan is to be consistent with the Scheme.*
- (e) *A Detailed Area Plan shall be submitted to the Council in quadruplicate or such other quantity specified by the Council.*
- (f) *A Detailed Area Plan is to relate to a particular lot or lots and may be prepared and submitted:*
 - (i) *to satisfy a condition of subdivision and/or planning approval;*

- (ii) *in place of an application for planning approval required to comply with Clause 2.3.3 of the Residential Design Codes; or*
 - (iii) *for any other planning purpose.*
- 5.17.2 *Matters that may be included in a Detailed Area Plan*
A Detailed Area Plan may include details as to:
 - (l) *building envelopes and setbacks;*
 - (m) *distribution of land uses within a lot;*
 - (n) *private open space;*
 - (o) *services;*
 - (p) *vehicular access, parking, loading and unloading areas, storage yards and rubbish collection closures;*
 - (q) *the location, orientation and design of buildings and the space between buildings;*
 - (r) *advertising signs, lighting and fencing;*
 - (s) *landscaping, site and building levels and drainage;*
 - (t) *protection of sites of heritage, conservation, flora or environmental significance;*
 - (u) *special development controls and guidelines; and*
 - (v) *such other information considered relevant by the Council.*
- 5.17.3 *Consideration of a Detailed Area Plan*
 - (a) *Upon submission of a Detailed Area Plan to Council for consideration the Council is to assess the Detailed Area Plan within sixty (60) days if advertising is not required and ninety (90) days if advertising is required, and:*
 - (iii) *adopt the Detailed Area Plan with or without conditions and/or modifications which the Council may make or require the proponent to make; or*
 - (iv) *refuse to approve the Detailed Area Plan.*
 - (b) *If within sixty (60) days if advertising is not required and ninety (90) days if advertising is required of receiving a Detailed Area Plan under subclause (a), or such longer period as may be agreed in writing between the proponent and the Council, the Council has not made one of the determinations referred to in subclause (a), the Council is deemed to have refused to approve the Detailed Area Plan.*
 - (c) *If the Council requires modifications under subclause (a) (i), the proponent shall make the modifications in consultation with the Council and resubmit the Detailed Area Plan. The Council may make the modifications required under subclause 12.3.1(a).*
 - (e) *Following approval by the Council and any modifications required by the Council under subclause 12.3.1(a) being made to the Detailed Area Plan where required, the Detailed Area Plan should be certified by an officer authorised by Council.*
 - (f) *A copy of the certified Detailed Area Plan is to be sent to*

the Commission for its adoption within 14 days of certification of the Detailed Area Plan, where such detailed area plans relates to or may have bearing on the sub-division of land.

5.17.4 *Public Notice of a Detailed Area Plan*

- (d) *The Council may at its discretion require a Detailed Area Plan to be advertised with or without conditions and/or modifications, prior to Council considering the Detailed Area Plan under Clause 12.3.1.*
- (e) *The Council may at its discretion require an Amendment to a Certified Detailed Area Plan to be advertised with or without conditions and/or modifications, prior to Council considering the Amendment to the Agreed Detailed Area Plan under Clause 12.4.1.*
- (f) *Such publicity shall be undertaken by the proponent in accordance with the provisions of Clause 9.4 as may be directed by the Council.*

5.17.5 *Operation of a Certified Detailed Area Plan*

- (c) *A Certified Detailed Area Plan shall come into operation on the date it is certified under Clause 12.3.4.*
- (d) *Once a Detailed Area Plan has been approved by Council it shall be used, as the basis for:*
 - (i) *making recommendations to the Commission on subdivision applications;*
 - (ii) *determining requests to clear a condition of subdivision approval; and*
 - (iii) *determining applications for planning approval.*
- (c) *Once a detailed area plan has been approved by the Commission the Commission will give due consideration to the requirements of the Detailed Area Plan in relation to its decisions in respect of the development and/or sub-division of land.*
- (d) *Under a Detailed Area Plan:*
 - (iv) *the standards and requirements applicable to zones and R-Codes under the Scheme shall apply to the same extent to the areas having corresponding designations under the Agreed Detailed Area Plan; however notwithstanding the provisions of subparagraph (c), an Agreed Detailed Area Plan may by a clear statement of intent to do so, make provision for the design standards and requirements applicable to R-Codes and zones to be varied, and the design standard or requirement varied in that way shall apply within the area of the Agreed Detailed Area Plan, or any stipulated part of that area of the Agreed Detailed Area Plan;*
 - (v) *provisions duplicating or substantially to the same effect as any provisions of the Scheme*

- shall have the same force and effect in regard to the land in the Detailed Area Plan as if they were provisions of the Scheme;
- (vi) any other provision, standard or requirement in relation to the R-Codes and zones in the Agreed Detailed Area Plan shall be given the same force and effect as if it was a provision, standard or requirement of the Scheme, but subject to the provision of subclause 12.5.3(a) allowing for a specific variation to the design standards and requirements by a Detailed Area Plan, if there is any other inconsistency or conflict not addressed as an intended variation by the Agreed Detailed Area Plan, the provision, requirement or standard of the Scheme shall prevail.

5.17.6 Amendment or Revocation of an Agreed Detailed Area Plan

- (a) A Detailed Area Plan may be amended provided the process of consideration of such an amendment complies requirements of clauses 5.17.1, 5.17.2, 5.17.3, 5.17.4 & 5.17.5
- (b) The Council may revoke a Detailed Area Plan.
- (c) Following the Council's decision to revoke a Detailed Area Plan, the Council is to advise the Commission of its decision to revoke the Detailed Area Plan; and

CARRIED 8/0

RESOLUTION: 2007-140

Moved: Waite **Seconded:** Eaton

That Council authorise the Shire President and CEO to sign and affix the Common Seal onto the amended Town Planning Scheme No. 2 Amendment 4, and submit same for the final approval of the WAPC and the Minister of Planning and Infrastructure.

CARRIED 8/0

10.2.2 LEASE RENEWAL - LOT 50 NAIRN STREET, LEEMAN

NAME OF APPLICANT:	Government Regional Officers Housing
LOCATION	Lot 50 Nairn Street, Leeman
AUTHOR	John Randall
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	6 August 2007
FILE	L50 - NAI

SUMMARY:

Council is to consider the lease renewal for Lot 50 Nairn Street, Leeman to Government Regional Officers Housing (GROH).

BACKGROUND:

GROH contacted Council staff on 2 July 2007 indicating the lease had expired on the Lot 50 Nairn Street property and requested to renew the lease for three years with a three year option. GROH currently lease this property to the WA Police Service to house the OIC of the Leeman Police Station.

In response, GROH were advised the following:

In terms of immediate response I can advise that we are of the position that the lease rental on the property should increase to \$330 per week from the date of expiry of the lease (this is the rental that we now receive, from GEHA, on an older house with less amenity and less favourably located).

In terms of our position with respect to any secured lease term, we are uncertain of our position, as we may have need of the housing for our own purposes. The position in this respect will become clearer over the next 6 weeks.

Certainly if the Council were to consider further lease to GEHA the lease remuneration would need to be set at a level that it produced a real commercial return to the Council for the property value. Preliminary estimates indicate that a weekly remuneration of around \$650 per week may be appropriate. (\$650 represents a 5.8% return on appraised property value of \$575,000)

We would appreciate confirmation of your acceptance of the immediate increase in rental on the property to \$330 per week.

And further would appreciate comment on whether or not GEHA would be agreeable to a weekly rent on the property of \$650 per week with annual CPI increases. If this is not acceptable could you please make an offer of the lease remuneration you might find acceptable.

To this GROH responded with a rent offer of \$400 per week with the increase not to apply for six months after lease renewal. Council staff advised:

In terms of rental increases and the time restrictions that apply I advise that we hold a different opinion on this matter. It is true that if the previous lease had not expired it would likely be that the six months restriction on rent increase would apply, as the lease contained a clause that made the Residential Tenancies Act apply even though the lease was one that the Residential Tenancies Act did not apply to. Given that this lease no longer applies, and further given that GEHA is not a tenant for the purposes of the Residential Tenancies Act the time embargo on further increases on lease payment has no application.

On the matter of your offer of \$400 per week rent on lease extension I can advise that this is unlikely to be acceptable and if this is the extent of your offer it is felt most likely that Council will not consider a new lease over the premises. Should GEHA have a serious wish to retain the premises it is suggested that you review your offer upward (substantially) to a point nearer our suggested lease rental

No further response was received from GEHA until we sent a please explain advice noting that we had received no response and also noting that members of the police department had become involved in approaching Council.

The response received is as follows:

GROH/Police wish to renew the lease for a 5 year period at an increased rent of \$400 per week. Following the recent agreement to increase the rent to \$330 per week I will agree to increase the rent to \$400 per week from 28 June 2007.

Annual rent reviews will be part of the lease and they will be tied to 2% or CPI (Perth CPI average of all categories) whichever is the greater.

In response to this, they were asked to provide further clarification of GEHA's position, the correspondence, in part, follows:

The offer will be taken to this month's Council meeting for their consideration.

It would assist Council in its deliberations if you could provide some argument to support the offer not exceeding \$400, eg. other rentals availability that are of similar standard and that are possibly available for the term GEHA requests. Plus advice on any other matter that supports GEHA's argument.

The following response was received:

The rent we feel is more than reasonable and in fact above market. I am aware of dwellings (4 x 2) available at the \$250 per week mark so our offer is more than generous. I am not a valuer so your question unfortunately can not be answered!

It would seem that the position is that the \$400 per week lease offered by GEHA may be the highest they will go.

It should be noted that the current annual rental on Lot 50 Nairn Street (\$13,650) does cover the full loan expense (principal and interest) on the premises (\$12,246) however Council does also incur additional maintenance expenses (\$5,320 in 2006/07).

COMMENT:

What return should Council receive for private rentals?

In terms of what return Council should receive for private rentals, no firm position exists.

In terms of the recently concluded lease negotiations on the Tamarisk Street house, the rental achieved to appraised property value was in the vicinity of 3.8% with annual CPI increases. In considering this property it must be remembered that any funds earned on this property is restricted in its application and the purposes to which the house can be put is also restricted. It having been purchased/built with commonwealth housing moneys.

On current information a rental return of 3.8% of property market value is at the higher side of the market.

However it must be noted that the Productivity Commission notes that a 5% rental return is the minimal sustainable return.

With the recent upsurge in property prices, there is pressure for commensurate increases in property rents, whether the short medium or long-term position will result in rental returns of 5% or greater is yet to be seen. Certainly rentals in Perth seem to be moving substantially and it may be within the Perth market at least rental returns of 5% or greater may be achieved within 1-2 years

What is Council's Current housing requirements?

As it would seem that Council will have a requirement for housing within six months, there is a need to balance the returns that Council can get from continuing to rent to GROH (ie. the margin on current loan costs) and the lease costs that Council will incur if it does not use the house for its own purposes.

Currently Council is planning to lease a premises to meet this requirement for around \$270 per week. This actual cost may be higher or lower.

This needs to be balanced with the risk that GROH, if it can not secure the premises at a rent acceptable to them, may seek to house the police officer outside the Shire.

What should Council do?

It is hard to recommend a specific course of action as there are arguments for and against both sides.

If Council is to accept a rent of \$400 per week with annual CPI increase it should not be for the 5 years as requested, given the likelihood that the market rental is still likely to increase in the medium term.

The option exists to accept the rental offer of \$400 per week for a lesser period. I would suggest any lease period not exceed two years.

If Council considers accepting a period of lease greater than two years then there should be a mechanism included in the lease to review the rent to market conditions every two years.

STATUTORY ENVIRONMENT:

Local Government Act

STRATEGIC IMPLICATIONS:

Council may wish to provide housing for Government employees for a return on investment of less than the market rate to ensure a state government services is provided within the Shire of Coorow.

POLICY IMPLICATION:

Nil.

FINANCIAL IMPLICATIONS:

Council has budgeted to continue to receive \$13,650 per annum in rent in 2007/08.

There will be positive impact if Council renews the lease with GROH at \$400 per week (\$20,800 per annum).

Should Council not renew the GROH lease but instead occupy the house with a Council employee this will have a near neutral effect on Council's Budget. A reduction in rent receipts will be offset by a reduction in lease costs.

VOTING REQUIREMENTS:

Simple Majority

OFFICER RECOMMENDATION:

That Council counter offer to lease Lot 50 Nairn Street to GROH for police housing at a weekly lease rental of at least \$400 per week for a period of two years with annual CPI adjustment of lease rental.

RESOLUTION: **2007-141**

Moved: O'Callaghan **Seconded:** Rackemann

That Council counter offer to lease Lot 50 Nairn Street to GROH for police housing at a weekly lease rental of at least \$400 per week for a period of two years with annual CPI adjustment of lease rental.

CARRIED 8/0

10.3 ACTING MANAGER WORKS AND SERVICES:

10.3.1 TENDER 6/07 – SUPPLY OF CEMENT STABILISE ON COOROW LATHAM ROAD

AUTHOR	Kelvin Bean
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	6 August 2007
FILE	T4.3

SUMMARY:

Council is to consider tenders for the provision of contract services to cement stabilise the Coorow Latham Road.

BACKGROUND:

In their 2007/08 Budget, Council allowed for road works on the Coorow Latham Road. The allocated works for this job included cement stabilisation.

COMMENT:

Tender 6/07 – Supply of Cement Stabilise on Coorow Latham Road was advertised on 30 June 2007. This tender closed on 3 August 2007. Three tenders were received and opened by Council's Manager Finance and Administration and myself.

Following is a table of tenders received.

Tenderer	Mix	Price	Estimated Job Duration
Western Stabilizers	Single Mix	\$ 87,521	5 Days
	Double Mix	\$ 106,501	7 Days
Central Earthmoving	Single Mix	\$ 105,920	-
Downer EDI Works	Single Mix	\$ 89,604	7 Days

STATUTORY ENVIRONMENT:

Nil.

STRATEGIC IMPLICATIONS:

Cement stabilising of the Coorow/Latham Road will prove, over the long term, to be more cost effective and will be stronger than normal water binding as it will stop movement in the pavement.

POLICY IMPLICATIONS:

Nil.

FINANCIAL IMPLICATIONS:

Council allowed \$100,000 for the provision of cement stabilisation on the Coorow Latham Road in the 2007/08 Budget.

CONSIDERATION:

Council in the past has only used a single mixed stabilisation and staff do not see the need for a double mix.

It is recommended that Council accept the tender from Western Stabilisers as they are not only the cheapest quote but they will have the job completed within a shorter timeframe compared to the other two tenders received.

OFFICER RECOMMENDATION:

That Council accept the tender of Western Stabilisers for up to \$87,521 (GST Exclusive) for the single mix cement stabilisation on the Coorow Latham Road.

RESOLUTION: 2007-142

***Moved:* Rackemann *Seconded:* George**

That Council accept the tender of Western Stabilisers for up to \$87,521 (GST Exclusive) for the single mix cement stabilisation on the Coorow Latham Road.

CARRIED 8/0

10.4 MANAGER FINANCE AND ADMINISTRATION:

10.4.1 ACCOUNTS FOR PAYMENT

AUTHOR	Dacre Alcock
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	1 August 2007
ATTACHMENT	10.4.1 Accounts Due and Submitted To Council Meeting 15 August 2007

SUMMARY:

Council approval is required for payment of accounts made within the months of July 2007 and August 2007 and to approve payments of accounts due in July 2007.

COMMENT:

Approval is sought for the following list of payments of accounts made since Council's last meeting on 18 July 2007 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 August 2007.

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;

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 August 2007 including EFT393 to EFT461, Vouchers 17439 to 17448, 17449 to 17466, DD71010807 to DD72310707, PRES, MFA, CEO, MCD, MWS VISA CARDS totalling \$591,754.31 from Council's Municipal Fund, be authorised and passed for payment be authorised and passed for payment.

RESOLUTION: 2007-143

Moved: Stacy

Seconded: George

That payments listed at Attachment 10.4.1 Accounts Due and Submitted to Council Meeting on 15 August 2007 including EFT393 to EFT461, Vouchers 17439 to 17448, 17449 to 17466, DD71010807 to DD72310707, PRES, MFA, CEO, MCD, MWS VISA CARDS totalling \$591,754.31 from Council's Municipal Fund, be authorised and passed for payment be authorised and passed for payment.

CARRIED 8/0

Chq/EFT	Name	Description	TRUST	MUNICIPAL	TOTAL
EFT393	BT EQUIPMENT	PLANT HIRE		1100.00	1100.00
EFT394	LGIS PROPERTY	PROPERTY INSURANCE 50%		15127.18	15127.18
EFT395	MUNICIPAL INSURANCE	MOTOR VEHICLE INSURANCE		54545.80	54545.80
EFT396	W A TREASURY CORPORATION	LOAN PAYMENT 77		14425.16	14425.16
EFT397	QUANTOCK S & L ELECTRICS	COOROW TELECENTRE RENOVATIONS		52550.92	52550.92
EFT398	LGIS WORKCARE	LGIS WORKCARE		21770.00	21770.00
EFT399	LGIS LIABILITY	LGIS LIABILITY		13337.50	13337.50
EFT400	LGIS FIDELITY INSURANCE	FIDELITY INSURANCE		603.90	603.90
EFT401	GIRANDO SJ& MJ	EMPLOYEE HOUSE CONSTRUCTION		70994.00	70994.00
EFT402	BT EQUIPMENT	BOMAG ROLLER		129800.00	129800.00
EFT403	ARROWSMITH	LAPTOP COMPUTER		2505.00	2505.00
EFT404	AUSTRALIA POST	POSTAGE		523.43	523.43
EFT405	AVON WASTE	RUBBISH COLLECTION		8556.30	8556.30
EFT406	ATYEO'S HEALTH SERVICE	EHO/BS RELIEF WORK		2569.27	2569.27
EFT407	BILL EXPRESS	BILL PAYMENT FEES		134.53	134.53
EFT408	BOC GASES	CONTAINER SERVICE CHARGES		253.64	253.64
EFT409	BUNNINGS GERALDTON	GARDEN HOSES		57.75	57.75
EFT410	COOROW ROADHOUSE	REFRESHMENTS/FUEL		511.93	511.93
EFT411	COURIER AUSTRALIA	COURIER COSTS		124.22	124.22
EFT412	COVENTRYS	FILTERS		608.17	608.17
EFT413	COOROW HIGHWAY STORE	CLEANING/REFRESHMENTS		34.29	34.29
EFT414	CJD EQUIPMENT	VEHICLE MAINTENANCE		3774.27	3774.27
EFT415	CUNNINGHAMS AG SERVICES	PARTS		1580.25	1580.25
EFT416	DE NEEFE SIGNS	ROADSIDE SIGNS		374.00	374.00
EFT417	DRUMMOND JOE ELECTRICS	LEEMAN FORESHORE LIGHT FITTING		866.80	866.80
EFT418	DAVE GOODBODY MAINTENANCE	BUILDING MAINTENANCE		539.00	539.00
EFT419	FESA	ESL LEVY		12.52	12.52
EFT420	FAMILY SHOPPING CENTRE	REFRESHMENTS AND GAS		483.68	483.68
EFT421	GREEN HEAD PLUMBING & GAS	TANK REPAIRS		1200.75	1200.75
EFT422	GERALDTON EXTINGUISHERS	EXTINGUISHER SERVICES		383.90	383.90
EFT423	GREEN HEAD PLUMBING & GAS	NEW HWS AND MTCE		2133.14	2133.14
EFT424	GERALDTON MOWER & REPAIRS	CHAINS & CATCHER BAG		264.40	264.40
EFT425	GREEN HEAD GENERAL STORE	FUEL		193.59	193.59
EFT426	HONDA SHOP	CABLE/ELEMENT AIR CON		100.15	100.15
EFT427	HERSEY JR & A	PROTECTIVE CLOTHING		706.31	706.31
EFT428	IT VISION	ACCOUNTING SUBSCRIPTION		440.00	440.00
EFT429	LEEMAN HARDWARE	VARIOUS		973.54	973.54
EFT430	LEWIS MOTORS	PARTS		236.57	236.57
EFT431	LANDMARK	CHEMICALS		957.00	957.00
EFT432	ML COMMUNICATIONS	PHONE MAINTENANCE		1773.50	1773.50
EFT433	MIDALIA STEEL PTY LTD	NEETA SCREEN FENCING		1129.64	1129.64
EFT434	MIDVALE DISCOUNT TYRES	TYRES		1265.00	1265.00
EFT435	MASTER BUILDERS ASSOCIATION	CONTRACTS		102.50	102.50
EFT436	OFFICEWORKS	STATIONARY		293.89	293.89
EFT437	POVERS RURAL TRADERS	STORES AND PARTS		254.86	254.86
EFT438	PB & SC INGRAM	AIR CON REPAIRS		447.85	447.85
EFT439	PURCHER-INTERNATIONAL	PARTS		2202.85	2202.85
EFT440	PAPER PLUS OFFICE NATIONAL	STATIONARY		278.01	278.01
EFT441	PRITCHARD BOOKBINDERS	BINDING		51.70	51.70
EFT442	PHS PTY LTD	PLANT HIRE		6325.00	6325.00
EFT443	RBC-RURAL	INK CARTRIDGES		1269.51	1269.51
EFT444	REYNOLDS NW & S & SONS	VARIOUS		75.11	75.11
EFT445	RUMBOLD FORD	STORES		1350.00	1350.00
EFT446	RICOH FINANCE	COPIER LEASE		968.77	968.77
EFT447	SNAG ISLAND ROADHOUSE	POSTAGE		157.35	157.35
EFT448	SUNNY SIGN COMPANY PTY LTD	STREET SIGNS		517.55	517.55

Chq/EFT	Name	Description	TRUST	MUNICIPAL	TOTAL
EFT449	SEASIDE SUPPLIES	POSTAGE LEEMAN		686.97	686.97
EFT450	STAR TRACK EXPRESS	COURIER COSTS		99.77	99.77
EFT451	RELIANCE PETROLEUM	FUEL		2831.46	2831.46
EFT452	SNAP PRINT	STATIONARY		3588.31	3588.31
EFT453	SHIRE OF THREE SPRINGS	DOCTOR EXPENSES		50.91	50.91
EFT454	TRACOMMS	REPEATER REPAIRS AND CHECKS		1017.50	1017.50
EFT455	VALUER GENERAL'S OFFICE	GRV CHARGES		1365.75	1365.75
EFT456	WALGA	ADVERTISING		190.48	190.48
EFT457	WESTRAC EQUIPMENT	PARTS		434.58	434.58
EFT458	WINCHESTER INDUSTRIES	CONCRETE & MESH		146.30	146.30
EFT459	WAITE JAN	TRAVEL & MEETING FEES		766.20	766.20
EFT460	WA RANGERS ASSOCIATION	RANGERS CONFERENCE		390.00	390.00
EFT461	WCRC	ANNUAL CONTRIBUTION		22000.00	22000.00
17439	PAYROLL DEDUCTION	LOTTO		210.00	210.00
17440	AMP LIFE LIMITED SUPER	SUPER		663.86	663.86
17441	PAYROLL DEDUCTION	SUPER		22124.01	22124.01
17442	PAYROLL DEDUCTION	CSA		545.98	545.98
17443	PAYROLL DEDUCTION	LOTTO		210.00	210.00
17444	SHIRE OF COOROW	CW0023 VEHICLE LICENSE		231.25	231.25
17445	SHIRE OF COOROW	PETTY CASH RECOUP		173.05	173.05
17446	AUSTRALIAN TAXATION OFFICE	JULY BAS 07		6795.00	6795.00
17448	AUST COMMUNICATIONS AUTH.	APPARATUS LICENCE RENEWAL		68.00	68.00
17449	BAY GLASS	REPLACE WINDOW		613.00	613.00
17450	DEERING WF	MOUNTING OF BOLTS		150.00	150.00
17451	GREEN HEAD COMM CENTRE	ELECTRICITY		426.08	426.08
17452	GREEN HEAD CARAVAN PARK	ANNUAL CYLINDER RENTAL		45.00	45.00
17453	HILLE THOMPSON & DELFOS	ROAD WORK		5153.50	5153.50
17454	HUGGETT BC & MG	PLUMBING		357.50	357.50
17455	HALF WAY MILL ROADHOUSE	REFRESHMENTS/FUEL		270.50	270.50
17456	IN MEDIA	PROVISION OF TV HUT		6889.30	6889.30
17457	LEEMAN SENIORS	BUS HIRE /FUEL REIMBURSEMENT		444.33	444.33
17458	STATE LIBRARY OF WA	LOST BOOK		18.70	18.70
17459	LEISURE INSTITUTE OF WA	CONFERENCE POOL MANAGER		380.00	380.00
17460	MCDONALDS	GARBAGE BAGS		9.55	9.55
17461	PINNACLES COUNTRY PROMOT	TCSDMAP/PC&C EXPO/DOWERIN		2343.00	2343.00
17462	ROYAL LIFE SAVING SOCIETY	REQUAL-POOL LIFEGUARD		100.00	100.00
17463	SYNERGY	ELECTRICITY		7275.45	7275.45
17464	TOOLTIME CONSTRUCTION	50% CLAIM COOROW HALL		38667.50	38667.50
17465	TELSTRA	PHONE CHARGES AND CALLS		2778.22	2778.22
17466	WATER CORPORATION	ANNUAL WATER RATES		878.35	878.35
71010807	TRANSPORT DEPT OF	TRANS LICENSING		1753.80	1753.80
71020807	TRANSPORT DEPT OF	TRANS LICENSING		35.90	35.90
71050707	TRANSPORT DEPT OF	TRANSPORT LICENSING		46.40	46.40
71060707	TRANSPORT DEPT OF	TRANSPORT LICENSING		843.60	843.60
71090707	TRANSPORT DEPT OF	TRANSPORT LICENSING		213.90	213.90
71100707	TRANSPORT DEPT OF	TRANSPORT LICENSING		661.30	661.30
71110707	TRANSPORT DEPT OF	TRANSPORT LICENSING		492.70	492.70
71120707	TRANSPORT DEPT OF	TRANS LICENSING		872.45	872.45
71120707	TRANSPORT DEPT OF	TRANS LICENSING		557.20	557.20
71130707	TRANSPORT DEPT OF	TRANS LICENSING		278.10	278.10
71160707	TRANSPORT DEPT OF	TRANS LICENSING		529.80	529.80
71170707	TRANSPORT DEPT OF	TRANS LICENSING		437.60	437.60
71200707	TRANSPORT DEPT OF	TRANS LICENSING		3191.40	3191.40
71230707	TRANSPORT DEPT OF	TRANS LICENSING		685.00	685.00
71240707	TRANSPORT DEPT OF	TRANS LICENSING		239.55	239.55
71250707	TRANSPORT DEPT OF	TRANS LICENSING		841.95	841.95
71260707	TRANSPORT DEPT OF	TRANS LICENSING		1319.35	1319.35

Chq/EFT	Name	Description	TRUST	MUNICIPAL	TOTAL
71270707	TRANSPORT DEPT OF	TRANS LICENSING		443.85	443.85
71300707	TRANSPORT DEPT OF	TRANS LICENSING		2085.95	2085.95
71310707	TRANSPORT DEPT OF	TRANS LICENSING		2592.35	2592.35
72010807	TRANSPORT DEPT OF	TRANS LICENSING		321.70	321.70
72020807	TRANSPORT DEPT OF	TRANS LICENSING		1318.65	1318.65
72060707	TRANSPORT DEPT OF	TRANS LICENSING		1327.45	1327.45
72090707	TRANSPORT DEPT OF	TRANS LICENSING		375.80	375.80
72100707	TRANSPORT DEPT OF	TRANS LICENSING		169.30	169.30
72110707	TRANSPORT DEPT OF	TRANS LICENSING		1306.15	1306.15
72130707	TRANSPORT DEPT OF	TRANS LICENSING		1436.90	1436.90
72160707	TRANSPORT DEPT OF	TRANS LICENSING		272.45	272.45
72170707	TRANSPORT DEPT OF	TRANS LICENSING		3695.00	3695.00
72180707	TRANSPORT DEPT OF	TRANS LICENSING		189.95	189.95
72190707	TRANSPORT DEPT OF	TRANS LICENSING		63.60	63.60
72190707	TRANSPORT DEPT OF	TRANS LICENSING		688.40	688.40
72200707	TRANSPORT DEPT OF	TRANS LICENSING		1222.60	1222.60
72230707	TRANSPORT DEPT OF	TRANS LICENSING		1433.50	1433.50
72240707	TRANSPORT DEPT OF	TRANS LICENSING		233.50	233.50
72250707	TRANSPORT DEPT OF	TRANS LICENSING		475.00	475.00
72260707	TRANSPORT DEPT OF	TRANS LICENSING		1254.40	1254.40
72300707	TRANSPORT DEPT OF	TRANS LICENSING		2160.70	2160.70
72310707	TRANSPORT DEPT OF	TRANS LICENSING		481.80	481.80
				591,754.31	591,754.31

10.4.2 MONTHLY STATEMENT OF FINANCIAL ACTIVITY – JULY 2007

AUTHOR	Dacre Alcock
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	1 August 2007
ATTACHMENT	10.4.2 Statement of Financial Activity to 31 July 2007
FILE	F8.07 – Finance – 2007/08

SUMMARY:

In accordance with the Local Government (Financial Management) Regulations 1996, regulation 34 stipulates that a local government is to prepare each month a statement of financial activity reporting on the sources and applications of funds, as set out in the annual budget under regulation 22(1)(d), for that month.

COMMENT:

The form of the Monthly Financial Statements presented to Council is a Statement of Financial Activity, which also includes supplementary information including an Operating Statement Function and Activity, Balance Sheet, Cash Flow Graph and Plant Cost Recovery Report. A copy of the Statement of Financial Activity for the month ended 31 July 2007 is included at Attachment 10.4.2 for Councillor's information.

Council is required to prepare the Statement of Financial Activity as per Local Government (FM) Reg 36, but can resolve to have supplementary information included 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 each month a statement of financial activity reporting on the sources and applications of funds, as set out in the annual budget under regulation 22(1)(d), for that month in the following detail -
 - (a) annual budget estimates, taking into account any expenditure incurred for an additional purpose under section 6.8(1)(b) or (c);
 - (b) budget estimates to the end of the month to which the statement relates;
 - (c) actual amounts of expenditure, revenue and income to the end of the month to which the statement relates;
 - (d) material variances between the comparable amounts referred to in paragraphs (b) and (c); and
 - (e) the net current assets at the end of the month to which the statement relates.
- (2) Each statement of financial activity is to be accompanied by documents containing -
 - (a) an explanation of the composition of the net current assets of the month to which the statement relates, less committed assets and restricted assets;
 - (b) an explanation of each of the material variances referred to in subregulation (1)(d); and

- (c) such other supporting information as is considered relevant by the local government.
- (3) The information in a statement of financial activity may be shown -
 - (a) according to nature and type classification;
 - (b) by program; or
 - (c) by business unit.
- (4) A statement of financial activity, and the accompanying documents referred to in subregulation (2), are to be -
 - (a) presented to the council -
 - (i) at the next ordinary meeting of the council following the end of the month to which the statement relates; or
 - (ii) if the statement 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.
- (5) Each financial year, a local government is to adopt a percentage or value, calculated in accordance with AAS 5, to be used in statements of financial activity for reporting material variances.

FINANCIAL, STRATEGIC AND POLICY IMPLICATIONS:

Nil.

VOTING REQUIREMENTS:

Simple Majority

OFFICER RECOMMENDATION:

That Council accepts the Monthly Statement of Financial Activity as included at Attachment 10.4.2 for the period ended 31 July 2007.

RESOLUTION: 2007-144

Moved: McDonald Seconded: Stacy

That Council accepts the Monthly Statement of Financial Activity as included at Attachment 10.4.2 for the period ended 31 July 2007.

CARRIED 8/0

10.4.3 REPORTING MATERIAL VARIANCES

AUTHOR	Dacre Alcock
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	24 July 2007
FILE	F8.08 – Finance – 2007/08

SUMMARY:

Council is to adopt a percentage or value to be used in statements of financial activity for reporting material variances.

COMMENT:

Section 34 (5) of the Local Government (Financial Management) Regulations 1996 requires each financial year, a local government is to adopt a percentage or value, calculated in accordance with AAS 5, to be used in statements of financial activity for reporting material variances.

The percentage or value that is adopted will require any variances under or over this figure to be reported in the Monthly Statement of Financial Activity.

It is proposed that Council uses the value of \$2,000 and percentage of 10% for reporting material variances.

STATUTORY ENVIRONMENT:

Local Government (Financial Management) Regulations 1996.

34. Financial reports to be prepared — s. 6.4

(5) Each financial year, a local government is to adopt a percentage or value, calculated in accordance with AAS 5, to be used in statements of financial activity for reporting material variances.

FINANCIAL, STRATEGIC AND POLICY IMPLICATIONS:

Nil.

VOTING REQUIREMENTS:

Simple Majority

OFFICER RECOMMENDATION:

That Council adopts a value of \$2,000 and a percentage of 10% for reporting material variances as per Local Government (Financial Management) Regulations 34 (5).

RESOLUTION: **2007-145**

Moved: Waite

Seconded: Rackemann

That Council adopts a value of \$2,000 and a percentage of 10% for reporting material variances as per Local Government (Financial Management) Regulations 34 (5).

CARRIED 8/0

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

Nil.

12. URGENT BUSINESS APPROVED BY THE PERSON PRESIDING OR BY DECISION:

Nil.

13. MATTERS BEHIND CLOSED DOORS:

Nil.

14. DATE OF NEXT MEETING:

14.1 ORDINARY MEETING OF COUNCIL

3.00 pm Wednesday 19 September 2007 at the Leeman Administration Centre, Leeman.

15. CLOSURE:

There being no further business the President, Cr Girando, closed the meeting at 5.20pm.