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1. DECLARATION OF OPENING/ANNOUNCEMENT OF VISITORS:

The President, Cr Girando, welcomed those present and opened the meeting at 3.02pm.

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

Councillor M J Girando
Councillor A K Williams
Councillor M R Bothe
Councillor G George
Councillor B J McDonald
Councillor D J McTaggart
Councillor D R Rackemann
Councillor J K Waite

President
Deputy President

Mr M J Hook
Mr D R Hadden
Mr P D Gillis
Ms S Donohue

Chief Executive Officer
Manager Regulatory Services
Manager Works and Services
Minutes Clerk

Visitors

Sgt Paul World
Marilyn Bowden

OIC, Leeman Police Station

Declarations of Interest

Councillor/Officer	Item	Interest	Nature
M R Bothe	12.2	Impartiality	Being that he is Chairman of CCLI.

Leave of Absence

As per Resolution 2008-145

Cr Williams Leave of Absence from 22 September 2008 to 30 September 2008, 29 October 2008 to 18 November 2008 and 11 December 2008 to 17 February 2009.

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 28 October 2008 to 2 November 2008.

RESOLUTION: **2008-156**

Moved: Cr Williams **Seconded:** Cr George

That Council grant Councillor Waite Leave of Absence from 28 October 2008 to 2 November 2008.

CARRIED 8/0

6. PETITIONS/DEPUTATIONS/PRESENTATIONS:

Sgt Paul World, Officer in Charge at Leeman Police Station addressed Council on police matters affecting Leeman and Green Head.

Sgt World left the meeting at 3.08pm.

7. CONFIRMATION OF MINUTES:

7.1	ORDINARY MEETING HELD WEDNESDAY 17 SEPTEMBER 2008 AT THE COOROW DISTRICT HALL, COOROW
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AUTHOR	Mark Hook
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	1 October 2008

COMMENT:

Nil

OFFICER RECOMMENDATION:

That the Minutes of the Ordinary Meeting held on Wednesday 17 September 2008, at the Coorow District Hall, Coorow, be confirmed as a true and correct record.

RESOLUTION: 2008-157

Moved: Cr Williams

Seconded: Cr Bothe

That the Minutes of the Ordinary Meeting held on Wednesday 17 September 2008, at the Coorow District Hall, Coorow, 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.

Cr Girando thanked Cr Williams for the running of the September 2008 Meeting whilst she was on leave of absence.

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 POLICY – PLAQUES CLIFF PARK MEMORIAL WALL

AUTHOR	Mark Hook
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	6 October 2008
ATTACHMENT	10.1.1 Policy 7.3.7 Plaques on Cliff Park Memorial Wall
FILE	Policy Manual

SUMMARY:

Council is to consider a policy regarding the placement of commemorative plaques on the Cliff Park Memorial Wall.

BACKGROUND:

At the July 2008 Ordinary Meeting, Council resolved the following:

RESOLUTION: 2008-122
Moved: Girando Seconded: Waite
That Council:

1. approve the structural plans for the Wall of Remembrance as included at Attachment 10.3.2;
2. advise staff to prepare a Building Licence for the construction of the Wall of Remembrance on Reserve 46507, Cliff Park, Green Head; and
3. develop a policy with guidelines, with community consultation.

CARRIED 7/0

COMMENT:

A Draft Policy has been included at Attachment 10.1.1 for Council's consideration.

The Green Head Community Association has constructed the Memorial Wall at Cliff Park, Green Head. Council staff inspected the wall and it has been constructed to the supplied specifications and agreed location.

Following is a photo of the Memorial Wall at Cliff Park Green Head.



STATUTORY ENVIRONMENT:

Local Government Act 1995
Councils Policy Manual

STRATEGIC IMPLICATIONS:

Clear administrative guidelines for dealing with plaques on the Cliff Park Memorial Wall.

POLICY IMPLICATIONS:

New policy if adopted by Council the policy will be included in Councils Policy Manual.

FINANCIAL IMPLICATIONS:

No cost to Council as the cost will be born by the applicant for the plaque.

PUBLIC CONSULTATION:

The Policy has been forwarded to the Green Head Community Association for comment and their comments have been provided within the report.

VOTING REQUIREMENT:

Simple Majority

OFFICER RECOMMENDATION:

That Council adopt Policy 7.3.7 – Plaques on Cliff Park Memorial Wall as included at Attachment 10.1.1.

RESOLUTION: **2008-158**

Moved: Cr George

Seconded: Cr Williams

That Council adopt Policy 7.3.7 – Plaques on Cliff Park Memorial Wall as included at Attachment 10.1.1 with the amendment that ‘be no greater than’ be removed and ‘150mm x 210mm’ be changed to read ‘210mm x 150mm’.

CARRIED 8/0

POLICY – PLAQUES ON CLIFF PARK MEMORIAL WALL

Sub Section: Parks and Garden Areas

Policy Number: 7.3.7

Policy Subject: **Memorials on Cliff Park Memorial Wall**

Policy Statement: POLICY APPLICATION

This policy has no application to Memorials which serve a wide community purpose such as war memorials, or signage erected indicating place names that have been approved by the nomenclature advisory board of WA or to Policy 7.3.6.

MEMORIAL PLAQUES

The installation of memorial plaques on the Cliff Park Memorial Wall is not supported unless it is of a type and style approved by Council and the donor is to meet all costs associated with its purchase, delivery and installation.

The inscription plaque shall be 210mm x 150mm and be made of Marine Grade Stainless Steel 3mm thick. Council reserves the right to reject the wording on plaques if it is considered that such wording is inappropriate, offensive or inaccurate.

All care will be taken to maintain and care for the wall, but if the wall is vandalised or damaged, no responsibility will be taken for damage to plaques. The purchaser of the plaque will be notified of the damage. It is the purchaser's responsibility to repair or purchase another plaque.

Personal items are not to be fixed to the Memorial Wall or placed at the base of the wall.

PERMISSION FOR MEMORIAL PLAQUES

Memorial plaques will only be considered where they satisfy the following criteria:

- a. Commemorating a deceased individual or individuals who were members of the Community and contributed significantly to the Community.

No plaques are to be erected on the Cliff Park Memorial Wall without Council approval. Any plaques erected without

Council approval will be removed without reference to the person erecting the memorial.

MAINTENANCE OF MEMORIALS

Council bears no responsibility for the maintenance of the Plaques, except to the extent of its general obligation in relation to maintenance of its property and the improvements thereon.

If the plaques are stolen, replacement will be at the expense of the original donor.

Definition For the purposes of this policy and its related procedure, the following definition applies:

Plaque - A flat tablet of metal which includes text and/or images which commemorate a person and/or family.

Objectives: To provide clear administrative guidelines for dealing with plaques on the Cliff Park Memorial Wall.

Guidelines: Memorials serve an important role for sections of the community, however unless a memorial serves a broad community interest (e.g. war memorials) it is not appropriate that the Community take on responsibility for the installation, maintenance and upkeep of such installations.

Further, any approval to have any form of memorial on public land does not infer any ongoing rights for proprietorship. A memorial generally will be able to remain whilst it does not interfere with the broader community interest.

Resolution No:

Resolution Date:

Source: Council

Date of Review: June Annually

Review Responsibility: Council

RESOLUTION: 2008-159**Moved:** Cr George**Seconded:** Cr Williams

That the order of business be changed to deal with Item 10.1.2 directly after Item 12.2.

CARRIED 8/0**10.1.3 SHIRE OF DANDARAGAN – DOCTOR SERVICES**

AUTHOR	Mark Hook
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	3 October 2008
ATTACHMENT	10.1.3 Minute Extract Shire of Dandaragan
FILE	M3.1 Medical Services – Leeman Medical Centre

SUMMARY:

Council is being requested by the Shire of Dandaragan to consider some level of funding to the Shire of Dandaragan doctor services.

BACKGROUND:

Council received the following letter from the Shire of Dandaragan:

As you are aware Gemini Medical Services has recently advised of changes to the delivery of doctor services, to which the Shires of Coorow and Dandaragan have historically contributed I have attached for your information a Shire of Dandaragan minute detailing Council's consideration of this issue. The Shire of Dandaragan has reluctantly agreed to contribute to a reduced doctor service arrangement with Gemini Medical Services, whilst working on alternate strategies to attract doctors. Whilst acknowledging that the loss of the Leeman clinic service is a significant set back for your communities the Shire of Dandaragan hopes your Council will consider some level of contribution to maintaining doctor services for the benefit of your coastal towns.

COMMENT:

The Chief Executive officer is undertaking discussions with the North Midlands Medical Practice Committee to see if they may be able to include the Leeman Medical Centre as part of the Shire of Coorow's contribution. This may mean lifting the amount of Councils contribution but it is only a short term solution to the problems of attracting a full time Doctor to Leeman. Council needs to hold discussions with the Australian Medical Association and possibly Gemini Medical Services to see how a full time or at least three days a week doctor services can be delivered to the towns of Leeman and Green Head.

STATUTORY ENVIRONMENT:

Local Government Act 1995

STRATEGIC IMPLICATIONS:

Medical Services to the residents of Leeman and Green Head.

POLICY IMPLICATIONS:

Nil.

FINANCIAL IMPLICATIONS:

Additional cost to the North Midland Medical Practice should be covered from the contribution to the Shire of Dandaragan that is no longer required.

PUBLIC CONSULTATION:

Nil.

VOTING REQUIREMENT:

Simple Majority.

OFFICER RECOMMENDATION:

That:

1. Council advise the Shire of Dandaragan that until medical services are provided at the Leeman Medical Centre The Shire of Coorow is unable to contribute to Gemini Medical Services through the Shire of Dandaragan;
2. the Chief Executive Officer continue with endeavouring to have the NMMP providing Medical services to the Leeman Medical Centre.
3. the Chief Executive Officer commence discussion with the AMA to see how Council can endeavour to have full time Medical Services at the Leeman Medical Centre.

RESOLUTION: **2008-160**

Moved: Cr George

Seconded: Cr Rackemann

That:

1. *Council advise the Shire of Dandaragan that until medical services are provided at the Leeman Medical Centre The Shire of Coorow is unable to contribute to Gemini Medical Services through the Shire of Dandaragan;*
2. *the Chief Executive Officer continue with endeavouring to have the NMMP providing Medical services to the Leeman Medical Centre; and*
3. *the Chief Executive Officer commence discussion with the AMA to see how Council can endeavour to have full time Medical Services at the Leeman Medical Centre.*

CARRIED 8/0

MINUTE EXTRACT MEMORANDUM

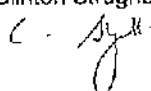
Extract of Minutes of: ORDINARY MEETING OF COUNCIL

Meeting Date: 18 September 2008

Memo To: Clinton Strugnell - Chief Executive Officer

Action Required:

9.5.1 DOCTOR SERVICES

Location:	Shire of Dandaragan
Applicant:	N/A
File Ref:	Health 8
Disclosure of Interest:	None
Date:	9 September 2008
Author:	Clinton Strugnell, Chief Executive Officer
Signature of Author:	

PROPOSAL

To consider an extension of arrangements with Gemini Medical for the delivery of doctor services.

BACKGROUND

In 2004 the Shires of Dandaragan and Coorow commenced an arrangement with Gemini Medical Services for the delivery of 24 / 7 doctor services. At that time the Shires provided \$60,000 pa plus a house and leased vehicle and Gemini Medical provided for a doctor, located in Jurien Bay, to be on-call 24 / 7.

In May 2005, Gemini Medical made submission to the Shire of Dandaragan for the cash funding to be increased to \$85,000 pa. Gemini Medical withdrew this submission as a result of having successfully secured Commonwealth Government funding through the 'Round the Clock - After Hour GP Program'. This funding provided for \$100,000 over two years.

As a result the contribution from the Shires was reduced to \$50,000 pa plus house and leased vehicle. This contribution was serviced by Shire of Dandaragan 75% plus house and Shire of Coorow 25%.

Gemini Medical have recently advised that the 'Round the Clock - After Hour GP Program' funding has ceased and they have been unable to source any other funds to support the service. Gemini have advised that

they would not be prepared to continue a 24 / 7 unless \$100,000 was available from external sources. Additionally, Gemini have advised that irrespective of the funding availability they would be unable to continue the 24 / 7 service due to the availability of a locum. The service has benefited from having Dr Nedunuri as the locum filling four days of a 14 day cycle for the past two years, however, Dr Nedunuri ceased servicing Jurien Bay and Leeman at the end of August.

In light of the changes to funding and the lack of availability of locum services Gemini Medical have proposed a new arrangement whereby the Shires provide \$60,000 cash funding, plus house, for on-call doctor service for 26 weekends per year and eight of 10 weeknights per fortnight. This effectively provides a full on-call service for 10 days of a 14 day fortnight cycle. The new proposal does not provide for the fortnight Leeman clinic previously provided by Dr Nedunuri.

The basis of the \$60,000 request is that Gemini Medical provide the doctor with a weekly on-call payment of \$1,200 to ensure availability outside of regular hours.

COMMENT

The decision as to whether or not to fund doctor services and to what extent has traditionally been difficult, firstly because it is not perceived to be a local government service, and secondly because the service provider, Gemini Medical, has never been willing to support its funding request with the financial performance of the service.

These issues aside, it is clear that the community has strong expectations of a doctor being available at all times.

Staff recommend that the proposal put forward by Gemini Medical be accepted and that the Shire of Dandaragan agree to fund the \$60,000 cash contribution and the house. It is proposed that the funds be met in full by the Shire of Dandaragan and that a contribution be requested from the Shire of Coorow. It should be noted that the Shire of Coorow are likely to reconsider their position as in addition to the loss of the 24 / 7 service they have also lost the fortnightly Leeman clinic. It is however, hoped that the Shire of Coorow will still recognise the benefit, to their coastal residents in particular, of the proposed new arrangements and make some level of contribution.

Although recommending support for the Gemini Medical proposal it is suggested that this arrangement is a short to medium term solution, and Council will need to develop alternate strategies to facilitate doctor services in the long term.

The recent inspection of medical facilities in Dongara and Kalbarri demonstrated that whilst doctor services delivered from a medical centre are effective, the model is also restrictive in that it creates a monopoly situation and becomes a deterrent to other doctors establishing in the town.

Staff note that in the past six months, three informal inquiries have been received by doctors interested in establishing in Jurien Bay. In all three instances the doctors expressed concern at the current arrangements with Gemini Medical.

It is evident that the ideal scenario is to have a number of doctors in the community with enough collective capacity to provide after hours service, however, the transition to this scenario from the existing model needs to be carefully facilitated to avoid the risk of reduced or no service.

It would appear that one of the means that the Shire of Dandaragan can facilitate bringing more doctors into Jurien Bay is to provide a building capable of housing a number of doctors. Initial investigations suggest some Commonwealth funding may be available for these facilities, and a number of options for the location of such a facility, within close proximity to the Medical Centre and retirement village, are available.

It is recommended that some preliminary investigations be undertaken into the development of such a facility in order for Council to consider.

CONSULTATION

- Gemini Medical
- Mr Tim Free, Manager Wheatbelt Health

STATUTORY ENVIRONMENT

There are no statutory implications relevant to this item.

POLICY IMPLICATIONS

There are no policy implications relevant to this item.

FINANCIAL IMPLICATIONS

The Shire of Dandaragan's 2008 / 2009 budget provides for a net contribution to doctor services of \$44,402. Under the new arrangements, the contribution required would be \$57,366 less any contribution received from the Shire of Coorow. The difference between the budgeted amount and the required amount will need to be endorsed as over-budget expenditure.

STRATEGIC IMPLICATIONS

3.2 HEALTH SERVICES

Goal:

To ensure the community has access to the appropriate level of health services and encourage Commonwealth and State Governments to forward plan the delivery of health services into the Shire to meet the needs of strong population growth.

Actions:

- | | |
|-------|--|
| 3.2.1 | ▪ Continue financial support for the provision of doctor services to the Shire until such time as the service is |
|-------|--|

	<i>considered self-sustainable.</i>
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ATTACHMENTS

Nil

VOTING REQUIREMENT

Absolute majority

OFFICER RECOMMENDATION

That Council;

1. agree to fund Gemini Medical \$60,000 per annum and provide the doctor's residence, on the basis that on-call doctor services are available eight week nights per fortnight and 26 weekends per annum;
2. endorse \$12,964 over-budget expenditure to the doctor services account;
3. request the Shire of Coorow to consider a contribution towards the provision of on-call doctor services; and
4. commence preliminary investigations into the establishment of a building suitable for servicing a number of doctors.

COUNCIL DECISION

Moved Cr Nelson, seconded Cr Short

That Council;

1. agree to fund Gemini Medical \$60,000 per annum until 30 June 2009 and provide the doctor's residence, on the basis that on-call doctor services are available eight week nights per fortnight and 26 weekends per annum;
2. endorse \$12,964 over-budget expenditure to the doctor services account;
3. request the Shire of Coorow to consider a contribution towards the provision of on-call doctor services; and
4. commence preliminary investigations into the establishment of a building suitable for servicing a number of doctors.

CARRIED BY ABSOLUTE MAJORITY 7 / 0

Notation: Council did not adopt the Officer Recommendation as it wanted to allow funding to be reviewed at June 30th 2009

COUNCIL DECISION 2

Moved Cr Love, seconded Cr Smith

That the Chief Executive Officer be authorised to negotiate up to the amount of \$50,000.00 to attract a second doctor to service Jurien Bay.

CARRIED BY ABSOLUTE MAJORITY 7 / 0

COUNCIL DECISION

Moved Cr Nelson, Seconded Cr McGlew

That Council seek to engage with the Department of Health at a high level in discussions on alternative models such as "Nurse Practitioners" in which we could partner them.

CARRIED BY ABSOLUTE MAJORITY 7 / 0

10.1.4 TAXI SERVICE LEEMAN TOWN SITE

AUTHOR	Mark Hook
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	6 October 2008
FILE	D1 – DPI Licensing Services etc

SUMMARY:

Council is being requested to support an application for a Taxi service in the Leeman Town site.

BACKGROUND:

RD and MV Crake have written to Council requesting support to start a Taxi service in the Leeman Town Site.

COMMENT:

This would only add to the services being provided for the residents and should be supported by Council.

STATUTORY ENVIRONMENT:

DPI Licensing requirements.

STRATEGIC IMPLICATIONS:

Improvement of services for the Leeman residents and visitors to the area.

POLICY IMPLICATIONS:

Nil.

FINANCIAL IMPLICATIONS:

Nil.

PUBLIC CONSULTATION:

Not required.

VOTING REQUIREMENT:

Simple Majority

OFFICER RECOMMENDATION:

That Council advise R D and M V Crake that it supports their application to the Department of Planning and Infrastructure for a Taxi Licence for the Leeman townsite subject to it meeting all the State and Local Government requirements.

RESOLUTION: 2008-161

Moved: Cr Williams

Seconded: Cr Bothe

That Council advise R D and M V Crake that it supports their application to the Department of Planning and Infrastructure for a Taxi Licence for the Leeman townsite subject to it meeting all the State and Local Government requirements.

CARRIED 8/0

10.1.5 COOROW ROADHOUSE – FUEL SUPPLY

AUTHOR	Mark Hook
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	7 October 2008
FILE	F3 Fuel Supplies

SUMMARY:

Council is being requested to provide a fuel supply for the local residents of Coorow by leasing the fuel tanks etc from the Coorow Roadhouse and installing an Ezyserve Fuel system.

BACKGROUND:

The Coorow Road house closed its doors to trading some weeks ago and the CEO has had discussions with various fuel suppliers to see if they were able to lease the fuel pumps etc. so that there was a fuel supply in town for the local residents.

COMMENT:

The Chief Executive Officer has endeavoured to contact the owners of the road house but has been unsuccessful. However, Mr Ian Burrows of Geraldton Fuel Company has been able to hold discussions with the owners who advised them that they would be willing to lease the fuel tanks, etc. for \$200 per month but does not want to be involved with the fuel. Geraldton Fuel is able to supply a Caltex Ezyserve system that accepts credit cards, EFTPOS and Star cards as long as they have a PIN. The quote to install a Caltex Ezyserve at the Coorow Roadhouse is \$28,700 (GST Exclusive).

The Ezyserve system will also need to have 2 phone lines which need to be run across to the card machine. There should already be 1 line connected to the existing machine. The Quote does not include electrical as it involves disconnecting the power to the current card machine and connecting the new card machine. The quote is also based on the assumption that existing communications lines from bowlers to card machine will be sufficient.

Although it may seem that the town does not have a fuel supply with the closure of the Roadhouse I believe it is hard to argue that the Shire of Coorow should be supplying this service out of Council funds.

Council would need to do a business plan to ensure that the project was financially viable with the amount of fuel that would go through the pump. Unfortunately at the moment these figures are not available. It is understandable that the community feel that they need a fuel supply in town along with a roadhouse; however I don't believe this to be a core service of Local Government.

STATUTORY ENVIRONMENT:

Local Government Act 1995

STRATEGIC IMPLICATIONS:

Unknown at this stage.

POLICY IMPLICATIONS:

Nil.

FINANCIAL IMPLICATIONS:

The amount of \$28,700 would be an unbudgeted item as there is no budget provision in the 2008/09 adopted budget.

PUBLIC CONSULTATION:

Nil.

VOTING REQUIREMENT:

Simple Majority.

OFFICER RECOMMENDATION:

That Council advise:

1. the owners of the Coorow Roadhouse that it does not wish to lease the fuel tanks etc from the owner of the Coorow Roadhouse; and
2. the Geraldton Fuel Company that council will not contribute to the installation of a Caltex Ezyserve system to the Coorow Roadhouse.

RESOLUTION: 2008-162

Moved: Cr Bothe

Seconded: Cr McDonald

That Council advise:

1. *the owners of the Coorow Roadhouse that it does not wish to lease the fuel tanks etc from the owner of the Coorow Roadhouse; and*
2. *the Geraldton Fuel Company that council will not contribute to the installation of a Caltex Ezyserve system to the Coorow Roadhouse.*

CARRIED 8/0

10.2 MANAGER REGULATORY SERVICES:

10.2.1 PLANNING APPLICATION- REQUEST FOR CONCESSION TO REAR AND SIDE SETBACKS, TOTAL FLOOR AREA, AND OVERALL HEIGHT AT LOT 387/ 19 HEALES WAY GREEN HEAD

AUTHOR	Kirrilee Warr
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	2 October 2008
ATTACHMENT	10.2.1 Original Application
FILE	Lot File

SUMMARY:

Council is requested to approve a concession to rear and side setbacks, total floor area and overall height at Lot 387 Heales Way, Green Head.

BACKGROUND:

A building application has been received by officers for a 10 metre by 7.5 metre garage/shed that is indicated on the site plan to exceed the prescribed rear and side setbacks under the Residential Design Codes. The total floor area and overall height are also over the maximum prescribed measurements as specified by the Shire of Coorow Town Planning Scheme No.2. To this end the applicant is requesting a concession to the building setbacks from 2.2 metres at the rear to 1 metre, and from 2.2 metres at the side to 1.5 metres, an increase in the overall height from 4 metres to 4.2 metres, and a concession to the total floor area from 72m² to 75m².

Pursuant to the Residential Design Codes a variation to the minimum boundary setback distances is required to be advertised with neighbouring landowners for 14 days, which is yet to be done. However, in order to expedite the process this proposal is being presented to the Council in the first instance.

Given the concessions as assessed are effectively negligible and are unlikely to present any amenity issues it is recommended the Council afford delegation to the CEO to planning consent for the proposed development should there be no objections or concerns forthcoming from the neighbouring landowners.

The Council in September 2008 received an application for a building licence to erect a garage shed on Lot 387/ 19 Heales Way, Green Head which is currently zoned R12.5 as included at Attachment 10.2.1.

For ease of reference Figure 1 provides an understanding of the location and nature of the subject property:

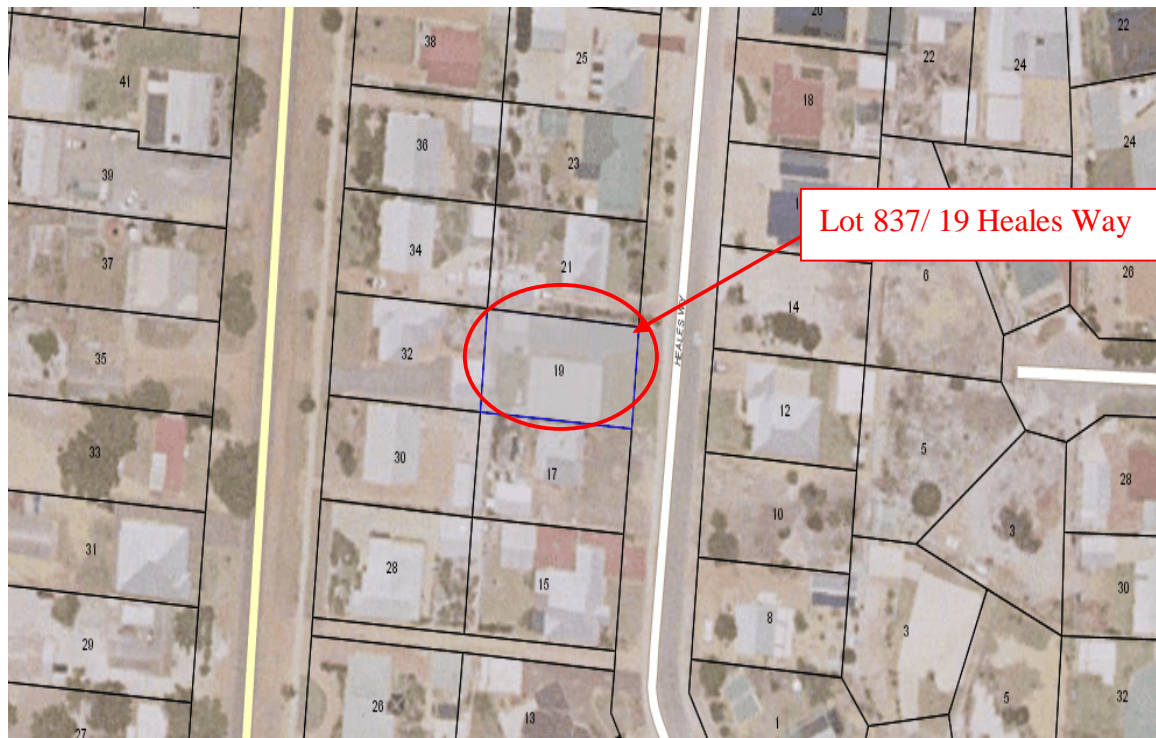


Figure 1- Location Plan

Effectively the applicant is proposing to build a shed 10m x 7.5m, 4.2m in height, with a concrete floor totalling 75m². The assessment of the application determined the proposed development to be non-compliant with the Town Planning Scheme and the Residential Design Codes. The Council is required to give consideration to the Town Planning Scheme No.2 in determining concessions to height and total floor area, and give consideration to the R-Codes in relation to setback concessions.- refer to statutory section below.

Therefore the applicant is requesting a concession on three aspects, being;

1. Setbacks from 2.2 metres at the rear to 1 metre, and from 2.2 metres at the side to 1.5 metres, to allow for the erection of the garage/shed;
2. Floor area from 72m² to 75m²;
3. Overall height from 4m to 4.2m.

As shown in figure 1 the property has existing development being a dwelling and small garage believed to have been removed in preparation for the erection of the proposed shed in this application- refer to figure 2.

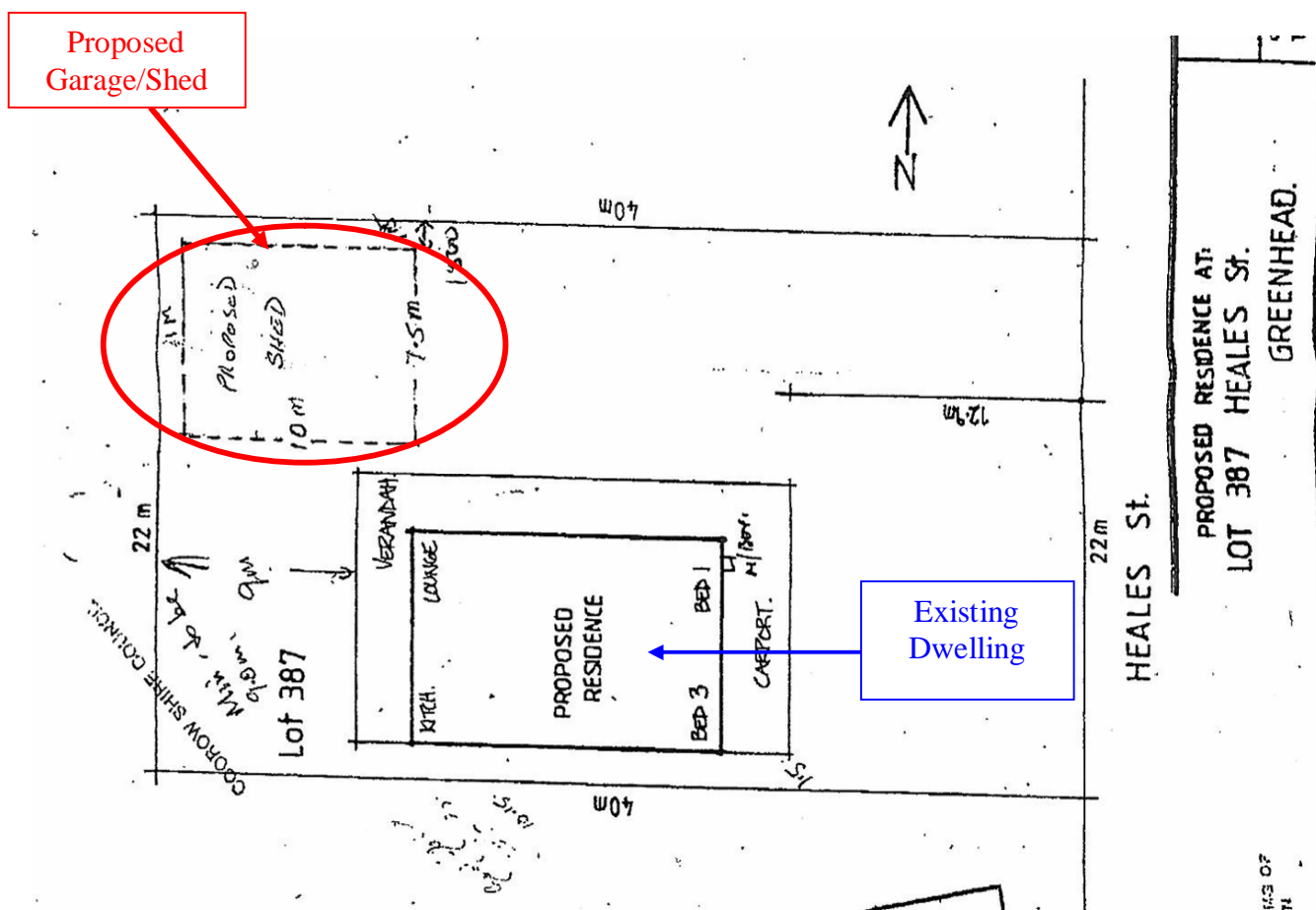


Figure 2- Site Plan

The Applicant's reasons for requesting concessions on the boundary setbacks, total floor area, and height are:

1. Locating the proposed garage/shed at the 2.2 metre setback as prescribed by the R-Codes, will encroach on existing developments;
2. The concession to allow a total floor area of 75m² will allow for the accommodation of vehicles, boat, and miscellaneous storage;
3. A height of 4.2 metres is required to accommodate a boat;
4. Existing boundary fencing will assist in screening the appearance of the 10m x 7.5m x 4.2m clad garage/shed.

COMMENT:

In considering the merits of this application the following comments are offered:

1. With a boundary setback concession of 1.2 metres and 0.7 metres, effectively from 2.2 metres to 1 metres at the rear, and 2.2 metres to 1.5 metres from the side, there is no apparent impact on either road, access to the site, fire hazard perceptions, or

apparent impact on neighbouring landholders considering the location and close proximity of neighbouring outbuildings to the rear and side boundaries, and the forward siting of dwellings on neighbouring lots to Lot 387/19 Heales Way. However, a 14 day neighbour consultation period will need to be conducted pursuant to the R-Codes to determine the sentiment of the neighbours;

2. In consideration of the proposed garage/shed being 4.2 metre in height, 0.2m above the maximum permissible height for an outbuilding, and 75m² in total floor area, 3m² above the maximum permissible total floor area, it is not considered this would prove unsightly due to the overall size/bulk of the shed being negligible. Additionally, the existing landscaping and boundary fencing, together with any further landscape screening should effectively mitigate this issue of concern by a neighbouring owner;
3. The concessions requested for the total floor area, and the overall height is minimal and is not perceived to generate any significant impact on the local residential amenity.

Therefore, in consideration of the reasons given by the applicant and based on the comments provided above, it is recommended the Council support the requested concessions and grant delegated authority to the CEO to issue Planning Consent in the event there are no objections or concerns raised by the neighbouring landowners during the required 14 day consultation period.

Should an objection or concern be raised then the application will be referred by to the Council for further consideration and determination.

STATUTORY ENVIRONMENT:

Pursuant to the Residential Design Codes and the Shire of Coorow Town Planning Scheme No.2 (TPS) a Shed/Garage is a permitted development in the 'Residential' zone subject to compliance with Residential Design Codes and the Scheme.

Specifically, Clause 5.5.1 of the TPS grants the Council discretionary power to vary the prescribed height and total floor area pursuant to Clause 8.2.b.(v) of the TPS providing the proposal accords with:

- Stated purpose and aims of the Town Planning Scheme;
- Any relevant Local Planning Policy; and
- The proper and orderly planning of the locality.

Additionally, Clause 2.5.2 of the R Codes grants the Council discretionary power to vary the prescribed standards under Table 2b of the Codes (with the exception of minimum site areas) providing the Council is satisfied the proposal accords with the criteria stated above.

With regards to consultation, Part 4 of the R Codes specifically describes the 14 day consultation requirements with neighbouring landowners, considering the Council has discretionary power to vary the prescribed setback, but should not do so without first having considered the neighbours comments/concerns.

STRATEGIC IMPLICATIONS:

Nil

POLICY IMPLICATIONS:

Due consideration may need to be given to the preparation of Local Planning Policies to provide specific direction and guidance suited to setbacks and size of outbuildings for specifically zoned land. In this regard the Shire of Chapman Valley Planning Department is intending to review and formulate a number of Local Planning Policies to be presented to the Council in the near future for consideration.

FINANCIAL IMPLICATIONS:

Nil.

VOTING REQUIREMENT:

Absolute Majority for Officer Recommendation 1.
Simple Majority for Officers' Recommendation 2 and 3.

OFFICER RECOMMENDATIONS:

Recommendation 1

That Council:

1. conduct a 14 day consultation period with neighbouring land owners to Lot387/19 Heales Way, Greenhead to scope the sentiment to the reduced setbacks.
2. delegate to the CEO the capacity to grant formal Planning Consent (following a 14 day neighbour consultation period and no objections/concerns being raised) for a garage/shed to be constructed on Lot 387/19 Heales Way Green Head, subject to the following:

Conditions

- (a) The development shall be in accordance with the attached approved plan(s) and subject to any modifications required as a consequence of any condition(s) of this approval. The endorsed plans shall not be modified or altered without the prior written approval of the local government.
- (b) All storm-water runoff from impervious surfaces (roof and paved areas) shall be contained within the property boundaries, and re-used or disposed of through an acceptable drainage system such underground soak wells.

Notes

- This approval is valid for a period of two (2) years from the date of approval and will be deemed to have lapsed if the development has not substantially commenced before the expiration of this period.
- Should the applicant be aggrieved by the decision of the Council (in part or whole) a right of appeal exists to the State Administrative Tribunal within twenty eight (28) days from the date of the decision.

RESOLUTION: 2008-163**Moved:** Cr Williams**Seconded:** Cr George*That Council:*

1. *conduct a 14 day consultation period with neighbouring land owners to Lot 387/19 Heales Way, Greenhead to scope the sentiment to the reduced setbacks.*
2. *delegate to the CEO the capacity to grant formal Planning Consent (following a 14 day neighbour consultation period and no objections/concerns being raised) for a garage/shed to be constructed on Lot 387/19 Heales Way Green Head, subject to the following:*

Conditions

- (a) *The development shall be in accordance with the attached approved plan(s) and subject to any modifications required as a consequence of any condition(s) of this approval. The endorsed plans shall not be modified or altered without the prior written approval of the local government.*
- (b) *All storm-water runoff from impervious surfaces (roof and paved areas) shall be contained within the property boundaries, and re-used or disposed of through an acceptable drainage system such as underground soak wells.*

Notes

- *This approval is valid for a period of two (2) years from the date of approval and will be deemed to have lapsed if the development has not substantially commenced before the expiration of this period.*
- *Should the applicant be aggrieved by the decision of the Council (in part or whole) a right of appeal exists to the State Administrative Tribunal within twenty eight (28) days from the date of the decision.*

CARRIED 8/0 BY ABSOLUTE MAJORITY

Recommendation 2

That should objections/concerns be raised during the neighbour consultation period, the matter be referred back to Council for further consideration and determination.

RESOLUTION: 2008-164**Moved:** Cr Wiata**Seconded:** Cr McDonald

That should objections/concerns be raised during the neighbour consultation period, the matter be referred back to Council for further consideration and determination.

CARRIED 8/0**Recommendation 3**

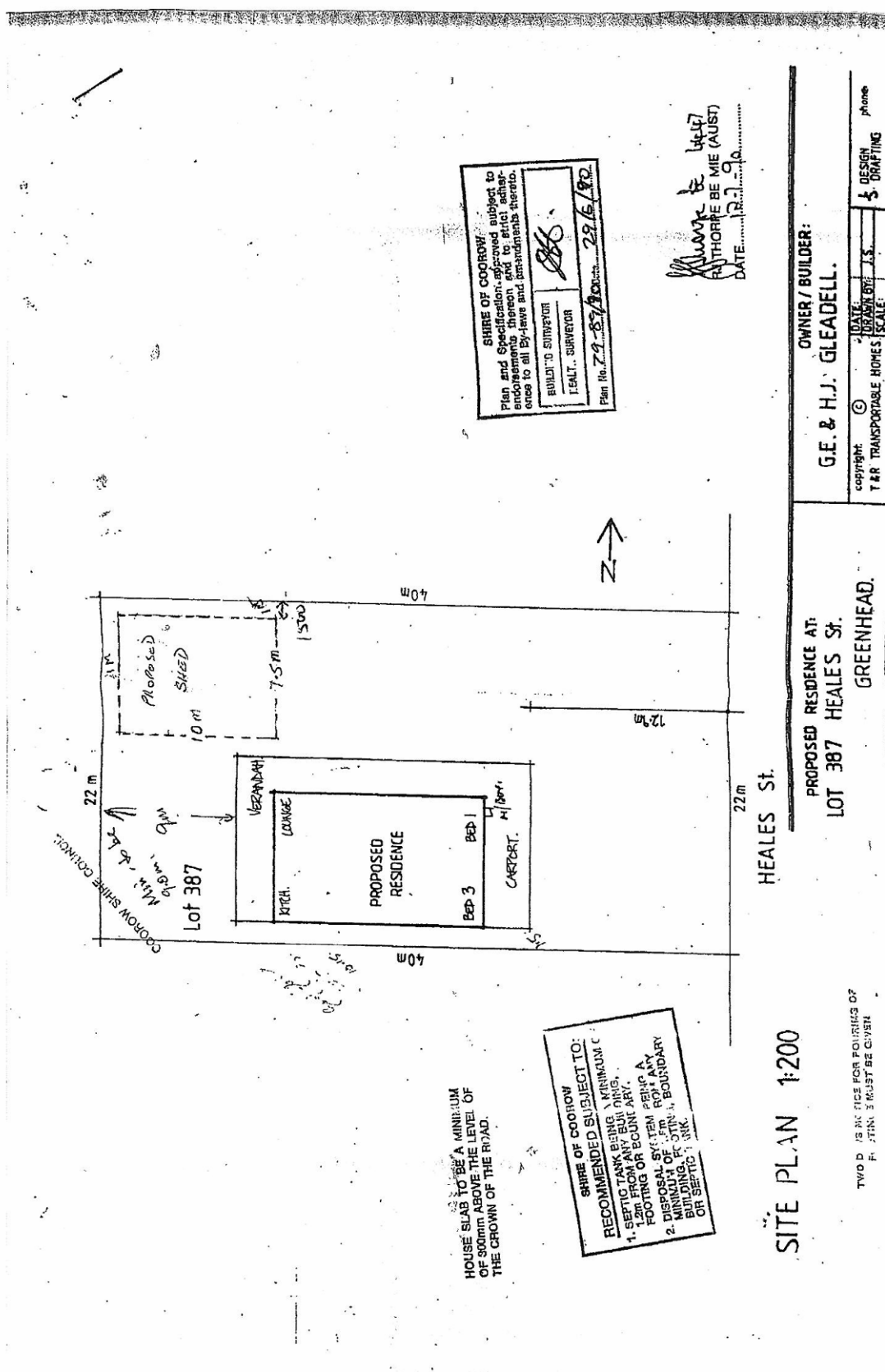
That Council further request the Shire of Chapman Valley Planning Department prepare a local planning policy for outbuildings inclusive of clarification on minimum setback requirements and maximum size requirements for specifically zoned land.

RESOLUTION: 2008-165**Moved:** Cr Waite**Seconded:** Cr McDonald

That Council further request the Shire of Chapman Valley Planning Department prepare a local planning policy for outbuildings inclusive of clarification on minimum setback requirements and maximum size requirements for specifically zoned land.

CARRIED 8/0

Attachment 10.2.1



LAYOUT PLAN

SIDE ELEVATION

MODEL LGTH	'A'	'B'	'C'
46	4630	2280	3040
54	5390	2860	3040
62	6150	3040	3420
69	6910	3420	3420
77	7670	3800	3800

2 BAY

LAYOUT PLAN

SIDE ELEVATION

MODEL LGTH	'A'	'B'	'C'
84	8430	2660	3040
92	9190	3040	3040
100	9950	3230	3420
107	10710	3420	3800
115	11470	3800	3800

3 BAY

LAYOUT PLAN

SIDE ELEVATION

MODEL LGTH	'A'	'B'	'C'
122	12230	3040	3040
130	12990	3230	3230
138	13750	3420	3420
145	14510	3800	3800
153	15270	3800	3800

4 BAY

LAYOUT PLAN

SIDE ELEVATION

MODEL LGTH	'A'	'B'	'C'
130	12990	3230	3230
138	13750	3420	3420
145	14510	3800	3800
153	15270	3800	3800

5 BAY

LAYOUT PLAN

SIDE ELEVATION

MODEL LGTH	'A'	'B'	'C'
130	12990	3230	3230
138	13750	3420	3420
145	14510	3800	3800
153	15270	3800	3800

6 BAY

LAYOUT PLAN

SIDE ELEVATION

MODEL LGTH	'A'	'B'	'C'
130	12990	3230	3230
138	13750	3420	3420
145	14510	3800	3800
153	15270	3800	3800

7 BAY

LAYOUT PLAN

SIDE ELEVATION

MODEL LGTH	'A'	'B'	'C'
130	12990	3230	3230
138	13750	3420	3420
145	14510	3800	3800
153	15270	3800	3800

8 BAY

LAYOUT PLAN

SIDE ELEVATION

MODEL LGTH	'A'	'B'	'C'
130	12990	3230	3230
138	13750	3420	3420
145	14510	3800	3800
153	15270	3800	3800

9 BAY

LAYOUT PLAN

SIDE ELEVATION

MODEL LGTH	'A'	'B'	'C'
130	12990	3230	3230
138	13750	3420	3420
145	14510	3800	3800
153	15270	3800	3800

10 BAY

LAYOUT PLAN

SIDE ELEVATION

MODEL LGTH	'A'	'B'	'C'
130	12990	3230	3230
138	13750	3420	3420
145	14510	3800	3800
153	15270	3800	3800

11 BAY

LAYOUT PLAN

SIDE ELEVATION

MODEL LGTH	'A'	'B'	'C'
130	12990	3230	3230
138	13750	3420	3420
145	14510	3800	3800
153	15270	3800	3800

12 BAY

LAYOUT PLAN

SIDE ELEVATION

MODEL LGTH	'A'	'B'	'C'
130	12990	3230	3230
138	13750	3420	3420
145	14510	3800	3800
153	15270	3800	3800

13 BAY

LAYOUT PLAN

SIDE ELEVATION

MODEL LGTH	'A'	'B'	'C'
130	12990	3230	3230
138	13750	3420	3420
145	14510	3800	3800
153	15270	3800	3800

14 BAY

LAYOUT PLAN

SIDE ELEVATION

MODEL LGTH	'A'	'B'	'C'
130	12990	3230	3230
138	13750	3420	3420
145	14510	3800	3800
153	15270	3800	3800

15 BAY

LAYOUT PLAN

SIDE ELEVATION

MODEL LGTH	'A'	'B'	'C'
130	12990	3230	3230
138	13750	3420	3420
145	14510	3800	3800
153	15270	3800	3800

16 BAY

LAYOUT PLAN

SIDE ELEVATION

MODEL LGTH	'A'	'B'	'C'
130	12990	3230	3230
138	13750	3420	3420
145	14510	3800	3800
153	15270	3800	3800

17 BAY

LAYOUT PLAN

SIDE ELEVATION

MODEL LGTH	'A'	'B'	'C'
130	12990	3230	3230
138	13750	3420	3420
145	14510	3800	3800
153	15270	3800	3800

18 BAY

LAYOUT PLAN

SIDE ELEVATION

MODEL LGTH	'A'	'B'	'C'
130	12990	3230	3230
138	13750	3420	3420
145	14510	3800	3800
153	15270	3800	3800

19 BAY

LAYOUT PLAN

SIDE ELEVATION

MODEL LGTH	'A'	'B'	'C'
130	12990	3230	3230
138	13750	3420	3420
145	14510	3800	3800
153	15270	3800	3800

20 BAY

LAYOUT PLAN

SIDE ELEVATION

MODEL LGTH	'A'	'B'	'C'
130	12990	3230	3230
138	13750	3420	3420
145	14510	3800	3800
153	15270	3800	3800

21 BAY

LAYOUT PLAN

SIDE ELEVATION

MODEL LGTH	'A'	'B'	'C'
130	12990	3230	3230
138	13750	3420	3420
145	14510	3800	3800
153	15270	3800	3800

22 BAY

LAYOUT PLAN

SIDE ELEVATION

MODEL LGTH	'A'	'B'	'C'
130	12990	3230	3230
138	13750	3420	3420
145	14510	3800	3800
153	15270	3800	3800

23 BAY

LAYOUT PLAN

SIDE ELEVATION

MODEL LGTH	'A'	'B'	'C'
130	12990	3230	3230
138	13750	3420	3420
145	14510	3800	3800
153	15270	3800	3800

24 BAY

LAYOUT PLAN

SIDE ELEVATION

MODEL LGTH	'A'	'B'	'C'
130	12990	3230	3230
138	13750	3420	3420
145	14510	3800	3800
153	15270	3800	3800

25 BAY

LAYOUT PLAN

SIDE ELEVATION

10.2.2 PLANNING APPLICATION- REQUEST FOR CONCESSION TO TOTAL FLOOR AREA AT LOT 532/ 12 ILLYARRIE STREET LEEMAN

AUTHOR	Kirrilee Warr
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	3 rd October 2008
ATTACHMENT	10.2.2 Building Application
FILE	Lot File

SUMMARY:

A building application has been received by officers for a shed extension measuring 4 metres by 7.5 metres to an existing 6 metre x 7.5 metre garage/ shed. The proposed extension will increase the total floor area to 75m². This will exceed the maximum total floor area permissible (72m²) which is prescribed under the Shire or Coorow Town Planning Scheme No.2. The applicant is requesting a concession to the total floor area from 72m² to 75m² to allow for the erection of the extension to the existing shed/garage.

BACKGROUND:

Council in October 2008 received an application for a building licence to erect an extension to an existing garage/shed on Lot 532/12 Ilyyarrie Street, Leeman which is currently zoned R15, the Building Application is included at Attachment 10.2.2.

Figure 1 provides an understanding of the location and nature of the subject property:



Figure 1 - Location Plan

Effectively the applicant is proposing to build an extension- 4m x 7.5m, 2.45 in height, with a concrete floor, to an existing shed/garage, equating the entire shed floor area to 75m².

Based on an assessment of the application it has been determined that the proposed development complies with the exception of the total floor area, which exceeds the total permissible area as prescribed under the Town Planning Scheme- refer to statutory section below.

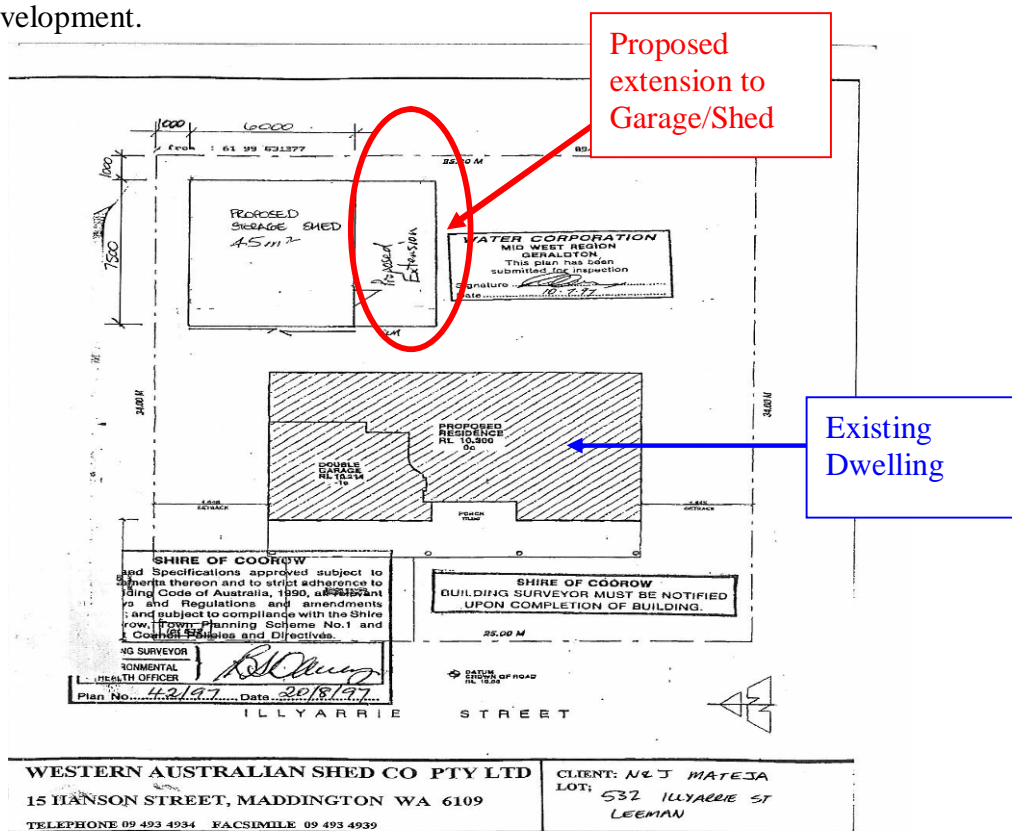
Therefore the applicant is requesting a 3m² concession for total floor area from 72m² to 75m².

As shown in figure 2 below the property has existing development comprising of a dwelling and a shed.

Figure 2- Site Plan

The Applicant's reasons for requesting concession on the total floor area are:

1. The concession to allow a total floor area of 75m² to accommodate additional miscellaneous storage and use;
2. Existing boundary fencing will assist in screening the bulk of the completed development.



COMMENT:

In considering the merits of this application the following comments are offered:

1. The extension elevates the existing garage/shed to 75m² in total floor area, 3m² above the maximum permissible total floor area, which may be considered unsightly due to the overall size/bulk of the shed. Existing landscaping, approved developments, and existing boundary fencing, together with any further landscape screening should effectively alleviate this issue;
2. The concession requested for the total floor area, is minimal and is not perceived to generate any major concerns.

Therefore, in consideration of the reasons given by the applicant, and based on the comments provided above, it is recommended;

1. A 3m² floor area concession is granted to permit the erection of an extension measuring 4m x 7.5m x 2.45m to the existing 6m x 7.5mx 2.45m shed/garage at Lot 532/12 Illyarrie Street, Leeman.

STATUTORY ENVIRONMENT:

Pursuant to the Residential Design Codes and the Shire of Coorow Town Planning Scheme (TPS) a Shed/Garage is a permitted development in the 'Residential' zone subject to compliance with the Residential Design Codes and the Scheme.

Specifically, Clause 5.5.1 of the TPS grants the Council discretionary power to vary the prescribed height and total floor area prescribed in clause 8.2.b.(v) of the TPS providing the proposal accords with:

- Stated purpose and aims of the Town Planning Scheme;
- Any relevant Local Planning Policy; and
- The proper and orderly planning of the locality.

In response to these requirements it is viewed the requested concession (greater total floor area) under the circumstances will not adversely affect the local amenity nor compromise the streetscape presentation.

STRATEGIC IMPLICATIONS:

Nil.

POLICY IMPLICATIONS:

Nil.

FINANCIAL IMPLICATIONS:

Nil.

VOTING REQUIREMENT:

Simple majority.

OFFICER RECOMMENDATION:

That Council grant formal planning consent for an extension to an existing garage/shed to be constructed on Lot 532/12 Illyarrie Street, Leeman based on the plans in Attachment 1 subject to the following:

Conditions

- (a) The development shall be in accordance with the attached approved plan(s) dated 15th October 2008 and subject to any modifications required as a consequence of any condition(s) of this approval. The endorsed plans shall not be modified or altered without the prior written approval of the local government.
- (b) The garage/shed shall be sited on the lot in accordance with the site plan endorsed 15th October 2008.
- (c) All storm-water runoff from impervious surfaces (roof and paved areas) shall be contained within the property boundaries, and re-used or disposed of through an acceptable drainage system such underground soak wells.

Notes

- This approval is valid for a period of two (2) years from the date of approval and will deemed to have lapsed if the development has not substantially commenced before the expiration of this period.
- Should the applicant be aggrieved by the decision of the Council (in part or whole) a right of appeal exists to the State Administrative Tribunal within twenty eight (28) days from the date of the decision.

RESOLUTION: 2008-166**Moved:** Cr Williams**Seconded:** Cr McDonald

That Council grant formal planning consent for an extension to an existing garage/shed to be constructed on Lot 532/12 Illyarrie Street, Leeman based on the plans in Attachment 1 subject to the following:

Conditions

- (a) The development shall be in accordance with the attached approved plan(s) dated 15th October 2008 and subject to any modifications required as a consequence of any condition(s) of this approval. The endorsed plans shall not be modified or altered without the prior written approval of the local government.*
- (b) The garage/shed shall be sited on the lot in accordance with the site plan endorsed 15th October 2008.*
- (c) All storm-water runoff from impervious surfaces (roof and paved areas) shall be contained within the property boundaries, and re-used or disposed of through an acceptable drainage system such underground soak wells.*

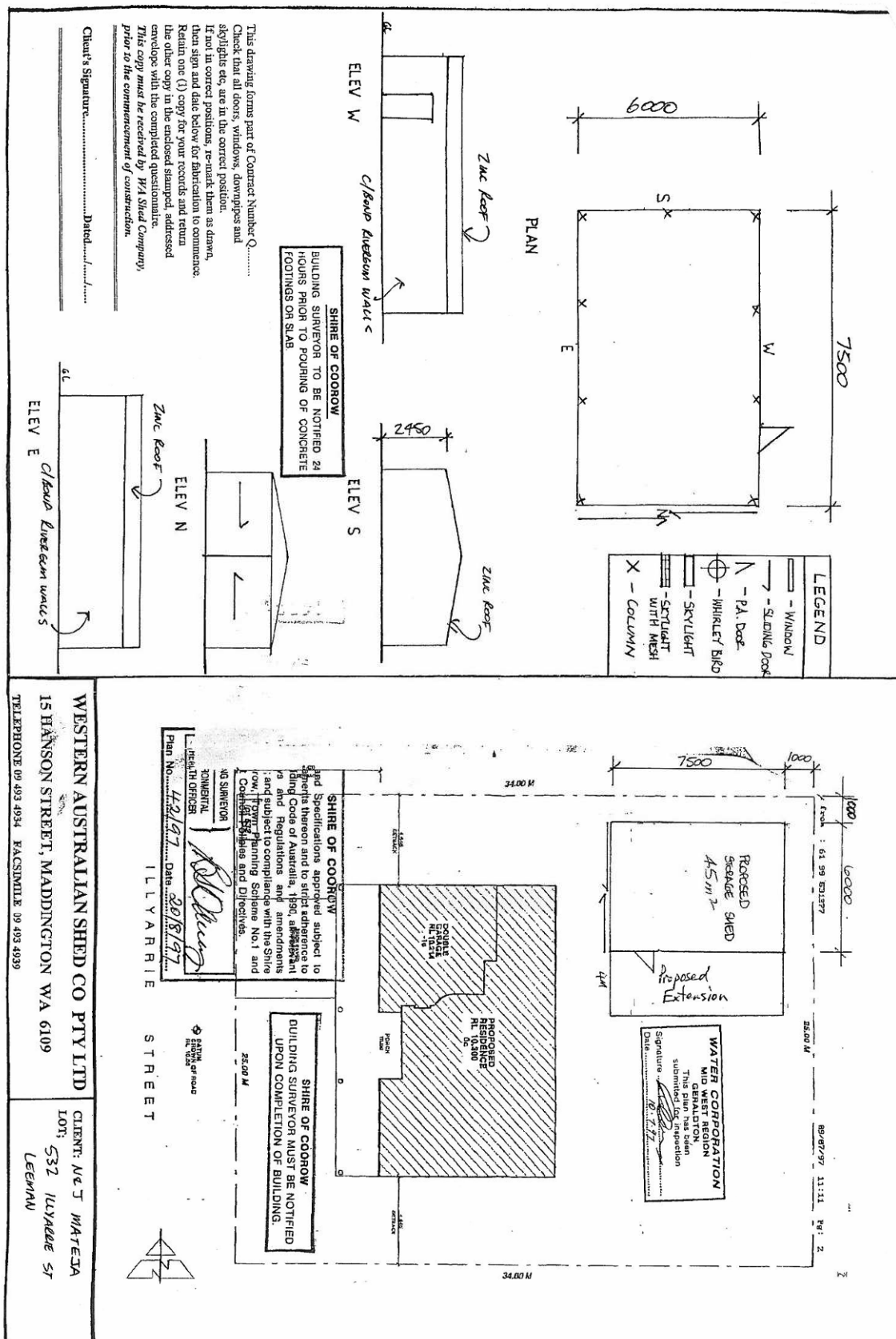
Notes

- This approval is valid for a period of two (2) years from the date of approval and will deemed to have lapsed if the development has not substantially commenced before the expiration of this period.*
- Should the applicant be aggrieved by the decision of the Council (in part or whole) a right of appeal exists to the State Administrative Tribunal within twenty eight (28) days from the date of the decision.*

CARRIED 8/0

Attachment 10.2.2

SHIRE OF COOROW BUILDING APPLICATION		APPLICATION NO	FILE NO	
PROPERTY ADDRESS Lot/Loc: <u>532</u> Street No: <u>12</u> Street/Road: <u>ELLYBORAE ST</u> Locality: <u>LEEMAN</u>		BUILDING WORK DETAILS Additions / Alterations / New Building <small>(State not for application work)</small> TO: <u>CHARLIE</u> <small>(eg House, Factory, Warehouse, Shop, Garage, Pool, Swimming Pool, Building Work, Fence etc.)</small> FLOOR AREA: <u>30 sq/mts</u> FLOOR MATERIAL: <u>Concrete / Sandstone / Timber / Brick</u>		FEES AND CHARGES LICENCE \$85.00 BRB LEVY \$35.00 BCIF LEVY \$ SEPTIC \$ TOTAL \$124.00
OWNER DETAILS Name: <u>Geoff Perry</u> Postal Address: <u>Box 213</u> <u>LEEMAN</u> Tel: _____ Fax: _____ Mob: <u>0400531195</u> Email: _____		BUILDER DETAILS <small>(If Owner and Builder are the same, provide the Builder's details)</small> Name: <u>AS ABOVE</u> Postal Address: _____ Tel: _____ Fax: _____ Mob: _____ Email: _____ Builder's Reg No: _____		
OTHER APPROVALS WATER CORPORATION APPROVAL: In Sewered or Main's Water Areas their approval of the siting of buildings needs to be obtained before works are commenced. For Details Contact them on 131395. FESA For any commercial work plans are to be submitted to them for assessment of provision of fire services, exits etc. IT IS THE OWNER'S AND/OR BUILDER'S RESPONSIBILITY TO ENSURE THAT THE ABOVE REQUIREMENTS ARE CARRIED OUT		ESTIMATED VALUE \$ <u>5624</u> VALUE OF WORKS IS TO INCLUDE GST, AND MUST REFLECT THE TRUE MARKET VALUE FOR THE WORKS INCLUSIVE OF LABOUR, MATERIALS, SERVICES, FEES PAYABLE, OVERHEADS AND PROFIT MARGIN.		
APPLICANT SIGNATURE OWNER / BUILDER / OCCUPIER <small>(Print out name and sign)</small> (PRINT NAME OF APPLICANT) (SIGNATURE OF APPLICANT) DATE: _____		OCCUPIER DETAILS <small>(If Occupier)</small> Name: _____ Postal Address: _____ Tel: _____ Fax: _____ Mob: _____ Email: _____ PUT CROSS THROUGH THIS BOX IF OCCUPIER THE SAME AS OWNER		
SHIRE CONTACT DETAILS POSTAL PO BOX 238 ADDRESS LEEMAN WA 6514 TELEPHONE (08) 9953 1388 MOBILE 0428 521 101 EMAIL leeman@coorow.wa.gov.au		OFFICE USE ONLY VGO TOWN PLANNING APPROVAL AMT PD \$124.00 DATE 21/10/08 RCPD No 14537		



10.2.3 PLANNING APPLICATION- REQUEST FOR CONCESSION TO REAR AND SIDE SETBACKS AT LOT 629 LAKE STREET LEEMAN

AUTHOR	Kirrilee Warr
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	3 October 2008
ATTACHMENT	10.2.3 Building Application
FILE	Lot File

SUMMARY:

A building application has been received by officers for a 36.5 metre by 7.5 metre storage unit development that is indicated on the site plan to not be within the prescribed rear and side setbacks under the Shire of Coorow Town Planning Scheme No.2. The applicant is requesting a concession to the building setbacks from 10 metres at the rear to 5.9 metres and from 5 metres at the side to 3 metres to allow for the erection of the storage units.

BACKGROUND:

It has been noted a discrepancy exists with the prescribed minimum setback distances for development with the 'Industrial' zone with it suggested the Council amend the Town Planning Scheme to provide clarity on this issue.

In relation to the proposed development, upon assessment of the proposal, it is recommended the Council grant conditional approval.

Council, in September 2008 received an application for a building licence to erect storage units on Lot 629 Lake Street, Leeman which is currently zoned industrial. This application is included at Attachment 10.2.3

Figure 1 provides an understanding of the location and nature of the subject property:

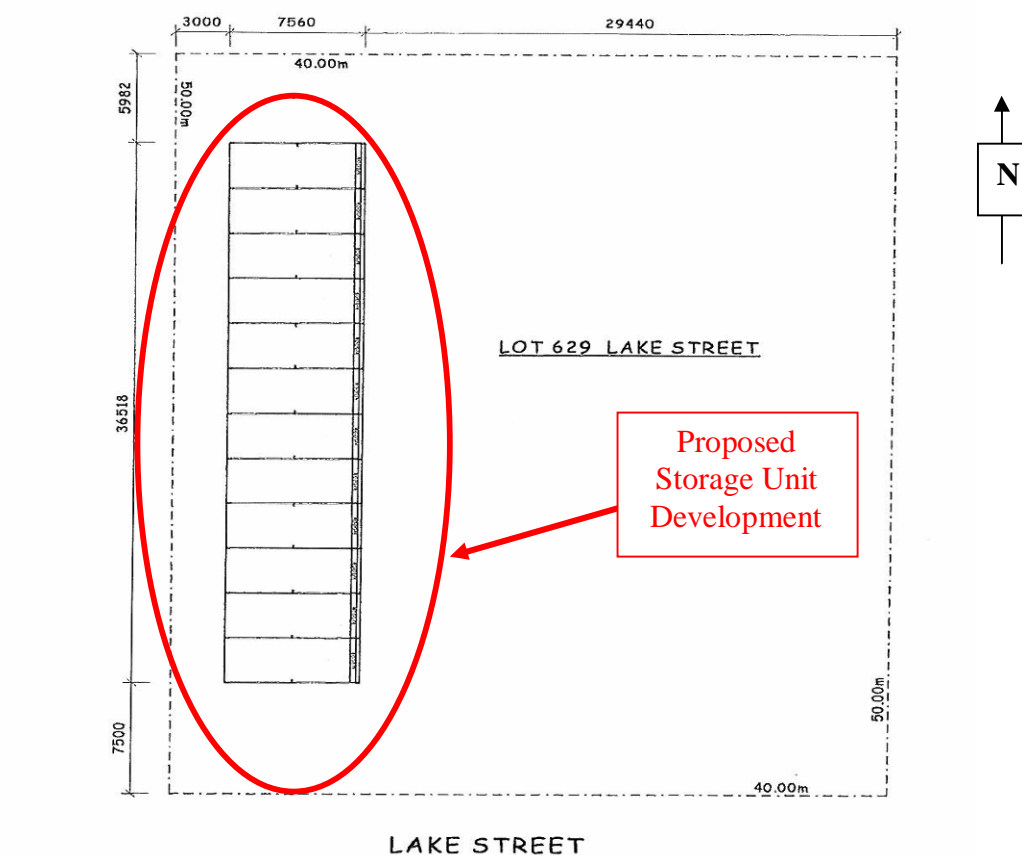


Figure 1- Location Plan

Effectively the applicant is proposing to build a storage unit development 36.5m x 7.5m (12 units in total), 3.5m in height, with a concrete floor, and has requested a concession to the building setbacks from 10 metres at the rear to 5.9 metres and from 5 metres at the side to 3 metres, to allow for the erection of the units.

With the exception of the boundary setbacks, the building complies with the Town Planning provisions- refer to statutory section below.

The site plan below depicts the storage unit development.



COPYRIGHT Copyright remains the property of the engineer/draftsman. This document was issued for a limited purpose and may only be used for the purpose for which it was commissioned and in accordance with the Terms of Engagement for the Commission. Unauthorised use of this document in any form whatsoever is prohibited.				STORAGE UNITS For: DAVID BELLEVILLE <i>lcm</i> AT Lot: 629 LAKE ST, JURIEBAY 1:250 A3 30/07/08 2100 BA-DB2-SP1 A SITE			
REV	BY	DATE	DESCRIPTION	ISSUED FOR APPROVAL	DATE	BY	DESCRIPTION
A		30/07/08					

Figure 2- Site Plan

As shown in Figures 1 and 2 the property is a vacant lot with no existing development.

The Applicant's reasons for requesting a boundary setback concession are:

1. The concession to the rear and side boundary will allow for the sufficient room to place any future development.

2. The positioning of the storage units allows for a driveway, and associated turning cycles of vehicles.
3. Existing vegetation adjacent to lot 629 assists in screening the appearance of the 7.5 metre x 36.5 metre clad side of the development.

COMMENT:

In considering the merits of this application the following comments are offered:

1. With a boundary setback concession of 4.1 metres and 2 metres, effectively from 10 metres to 5.9 metres at the rear, and 5 metres to 3 metres from the side, there is no apparent impact on either road, access to the site, fire hazard perceptions, or apparent impact on neighbouring landholders.
2. There are a number of previously approved buildings on industrial zoned land in Leeman that have been approved with reduced setbacks consistent with this application. In considering the number of approvals granted for reduced setbacks it would be adverse to refuse this application.

Therefore, based on the applicant's reasoning and the comments provided above, it is recommended a concession of 4.1 metres and 2 metres be granted to the rear and side boundary setback respectively for the erection of the storage units.

STATUTORY ENVIRONMENT:

Pursuant to the Shire of Coorow Town Planning Scheme No.2 (TPS) Zoning Table 1 a shed is a permitted use in the 'Industrial' zone subject to compliance with the standards of the Scheme, as provided in Table 2 and Clause 5.12.1. However, it is noted a discrepancy exists in the setback distances between the Scheme Zoning Table 2 and Clause 5.12.1, where one provision contradicts the other. To address this anomaly it is recommended a Scheme Amendment or a Local Planning Policy is prepared to provide clarification and certainty on this issue. Presently the Scheme stipulates in contradiction:

Boundary	Under Table 2	Under Clause 5.12.1
Front	7.5 metres	7.5 metres
Side	5.0 metres	As determined by Council
Rear	10.0 metres	Nil

However notwithstanding the above, Clause 5.5.1 of the TPS grants the Council discretionary power to vary the prescribed setbacks under Table 2 of the TPS providing the proposal accords with:

- Stated purpose and aims of the Town Planning Scheme;
- Any relevant Local Planning Policy; and
- The proper and orderly planning of the locality.

In response to these requirements it is viewed the requested concession (reduction in rear and side boundary setback) under the circumstances will not adversely affect the local amenity nor compromise the streetscape presentation.

STRATEGIC IMPLICATIONS:

Nil.

POLICY IMPLICATIONS:

As previously mentioned, due consideration may need to be given to the preparation of a Local Planning Policy to provide specific direction and guidance suited to setbacks on 'Industrial' zoned land should the Council not proceed with a Scheme Amendment to achieve the same outcome. From an officer perspective amending the Town Planning Scheme is the preferred course of action to ensure the Scheme, being a statutory document, is not ambiguous and inconsistent in specifying the minimum standards for development in the 'Industrial' zone. To this end, it is recommended revised minimum setback distances be prescribed for the 'Industrial' zone (either through amendment or policy) as follows:

Front	- 7.5 metres
Secondary Street	- 7.5 metres
Side	- 5.0 metres for one boundary (Nil for the other)
Rear	- 7.5 metres

(Note the front and secondary street setbacks are the same as prescribed in Table 2 and Clause 5.12.1 at present)

Therefore, given most of the lots sizes in the industrial areas in the Shire are 2,000 m² (half an acre) in area, the above minimum setback distances will provide increased opportunity for development whilst maintaining a relatively consistent approach to existing industrial development.

FINANCIAL IMPLICATIONS:

There will be a cost to the Council should an amendment to the Town Planning Scheme or a Local Planning Policy. These costs will mainly be through officer time, although there will be an additional expense for advertising in the local newspaper that could amount to \$500 - \$1,000 depending on the approach taken.

VOTING REQUIREMENT:

Simple majority.

OFFICER RECOMMENDATIONS:

Recommendation 1

That Council grant formal planning consent for the construction of 12 storage units on Lot 629 lake Street, Leeman subject to the following:

Conditions

- (a) The development shall be in accordance with the attached approved plan(s) dated 15th October 2008 and subject to any modifications required as a consequence of any condition(s) of this approval. The endorsed plans shall not be modified or altered without the prior written approval of the local government.
- (b) An area measuring 20 metres to the east of the approved storage units shall be paved (as a minimum) to a compacted gravel standard and suitably drained to the Local Government specifications to allow for sufficient parking and manoeuvring of vehicles.
- (c) A crossover shall be provided to bitumen seal standard to the local government engineering specifications, unless otherwise approved by the CEO.
- (d) All storm-water runoff from impervious surfaces (roof and paved areas) shall be contained within the property boundaries, and re-used or disposed of through an acceptable drainage system, such underground soak wells to the local government specifications.
- (e) An area not less than 10% of the land between the front building line and the street frontage shall be landscaped with 12 months of the date of approval. A landscaping plan shall be submitted to and endorsed by the CEO of the local government prior to the issue of a building licence.

Notes

- This approval is valid for a period of two (2) years from the date of approval and will be deemed to have lapsed if the development has not substantially commenced before the expiration of this period.
- Any proposed change in use for the storage units is subject to a further application to and approval from the local government.
- All signage for the storage units is subject to the standards prescribed by the local government's signage provisions and is subject to further application to and approval from the local government.
- The applicant is encouraged to liaise with the Local Government officers in regard to conditions of approval should clarification be required.
- Should the applicant be aggrieved by the decision of the Council (in part or whole) a right of appeal exists to the State Administrative Tribunal within twenty eight (28) days from the date of the decision.

RESOLUTION: 2008-167**Moved:** Cr George**Seconded:** Cr Rackemann

That Council grant formal planning consent for the construction of 12 storage units on Lot 629 lake Street, Leeman subject to the following:

Conditions

- (a) The development shall be in accordance with the attached approved plan(s) dated 15th October 2008 and subject to any modifications required as a consequence of any condition(s) of this approval. The endorsed plans shall not be modified or altered without the prior written approval of the local government.*
- (b) An area measuring 20 metres to the east of the approved storage units shall be paved (as a minimum) to a compacted gravel standard and suitably drained to the Local Government specifications to allow for sufficient parking and manoeuvring of vehicles.*
- (c) A crossover shall be provided to bitumen seal standard to the local government engineering specifications, unless otherwise approved by the CEO.*
- (d) All storm-water runoff from impervious surfaces (roof and paved areas) shall be contained within the property boundaries, and re-used or disposed of through an acceptable drainage system, such underground soak wells to the local government specifications.*
- (e) An area not less than 10% of the land between the front building line and the street frontage shall be landscaped with 12 months of the date of approval. A landscaping plan shall be submitted to and endorsed by the CEO of the local government prior to the issue of a building licence.*

Notes

- This approval is valid for a period of two (2) years from the date of approval and will deemed to have lapsed if the development has not substantially commenced before the expiration of this period.*
- Any proposed changing is use for the storage units is subject to a further application to and approval from the local government.*
- All signage for the storage units is subject to the standards prescribed by the local government's signage provisions and is subject to further application to and approval from the local government.*
- The applicant is encouraged to liaise with the Local Government officers in regard to conditions of approval should clarification be required.*

- Should the applicant be aggrieved by the decision of the Council (in part or whole) a right of appeal exists to the State Administrative Tribunal within twenty eight (28) days from the date of the decision.

CARRIED 8/0

Recommendation 2

That Council initiate a Scheme Amendment pursuant to Section 75 of the *Planning and Development Act 2005* to:

- Delete Clause 5.12.1 of the Town Planning Scheme removing all reference to building setbacks for the 'Industrial' zone;
- Amend Table 2: Site and Development Requirements Table by changing the minimum rear and side boundary setbacks to read:

Use	Rear Setback (average)	Side Setback
Industry General	7.5 metres	5 metres*
Industry Light	7.5 metres	5 metres*
Industry Service	7.5 metres	5 metres*

* Applies to one side boundary only (Nil setback for the other)

RESOLUTION: 2008-168

Moved: Cr Williams

Seconded: Cr McDonald

That Council initiate a Scheme Amendment pursuant to Section 75 of the *Planning and Development Act 2005* to:

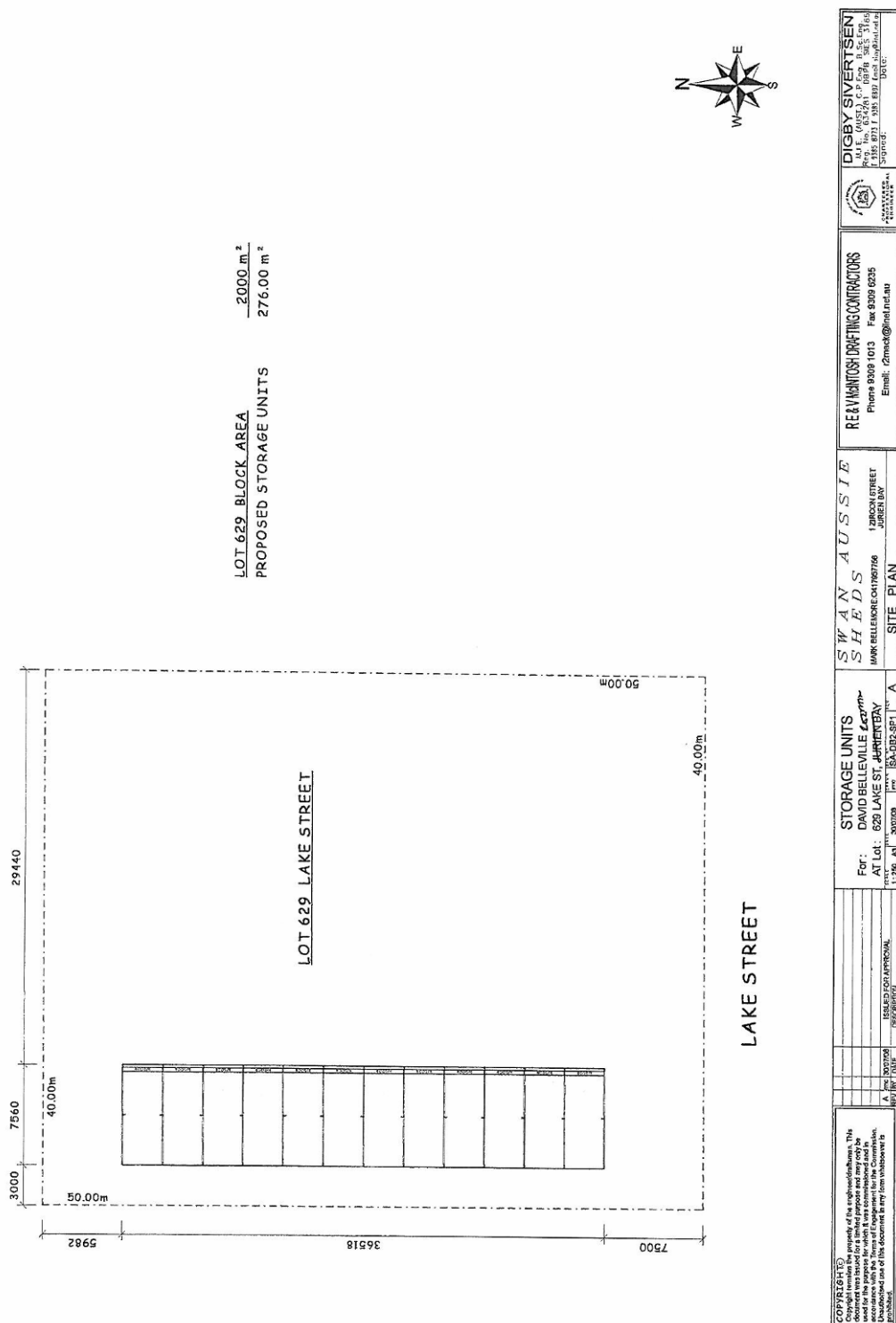
- Delete Clause 5.12.1 of the Town Planning Scheme removing all reference to building setbacks for the 'Industrial' zone;
- Amend Table 2: Site and Development Requirements Table by changing the minimum rear and side boundary setbacks to read:

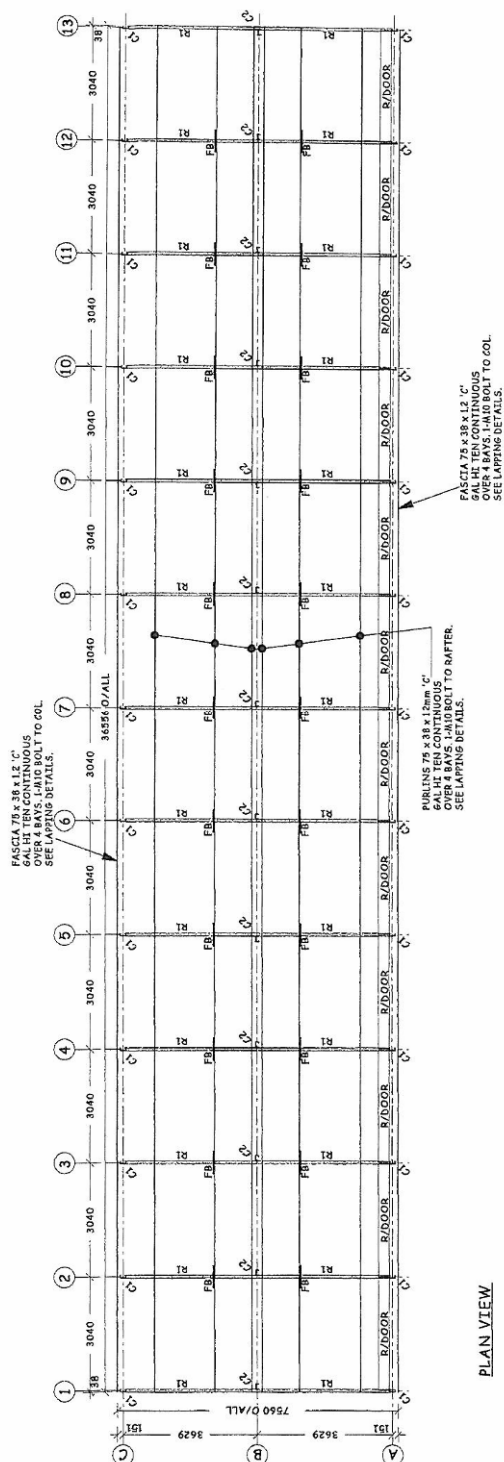
Use	Rear Setback (average)	Side Setback
Industry General	7.5 metres	5 metres*
Industry Light	7.5 metres	5 metres*
Industry Service	7.5 metres	5 metres*

* Applies to one side boundary only (Nil setback for the other)

CARRIED 8/0

Attachment 10.2.3





PLAN VIEW

GENERAL NOTES

[illegible]

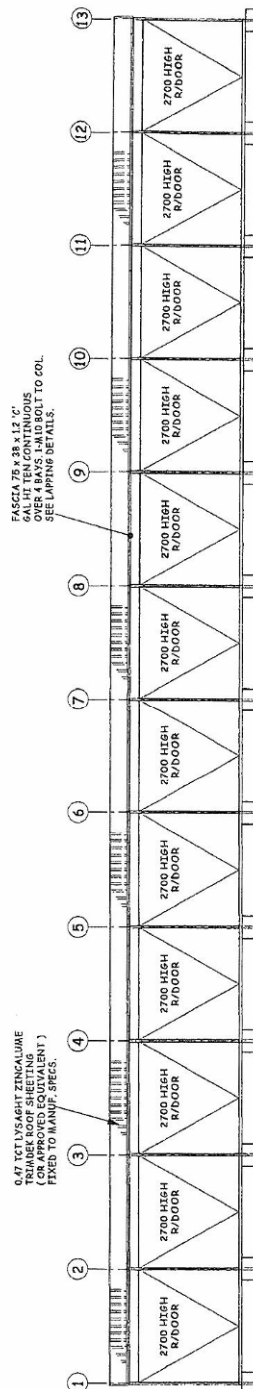
LEGEND

C1 - C16015	WALLS - DEEP OCEAN
C2 - C16015	ROOF - ZINCALUME
R1 - C20019	GUTTERS AND D/PIPS - DEEP OCEAN
C8 - FLYBRACE	BARGES/RIDGE CAP - DEEP OCEAN

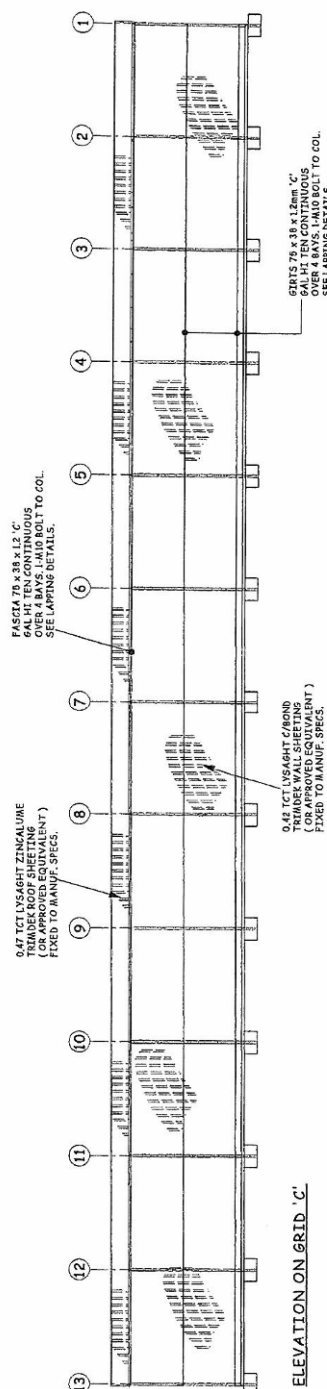
COLOURS

WALLS - DEEP OCEAN
ROOF - ZINCALUME
GUTTERS AND D/PIES - DEEP OCEAN
BARGES/RIDGE CAP - DEEP OCEAN

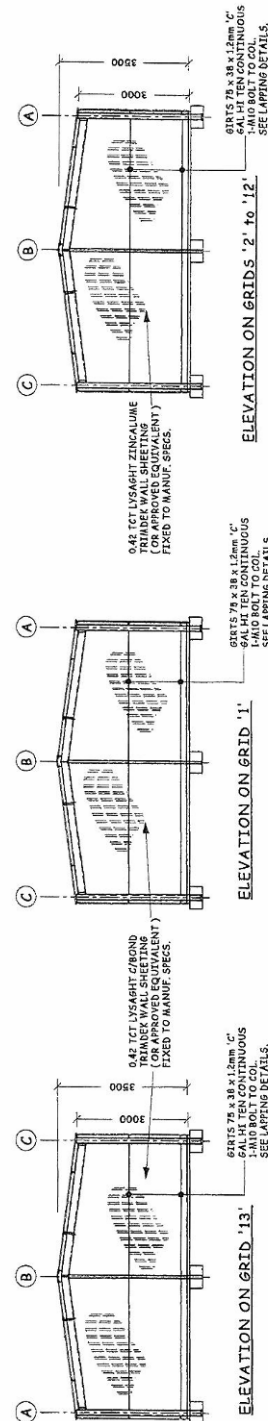
<p>COPYRIGHT © Copyright remains the property of the engineering firm. This drawing is not to be reproduced, stored in a retrieval system, or used for the purpose for which it was commissioned and in accordance with the Terms of Engagement for the Commission. All rights are reserved. No part of this drawing may be reproduced in any form without the written permission of the engineering firm.</p>	<p>DATE OF APPROVAL: _____ DRAWN BY: _____ CHECKED BY: _____ DESIGNED BY: _____</p>	<p>STORAGE UNITS DAVID BELLEVILLE <i>L3</i> For: _____ AT Loc: 629 LAKE ST. JERSEY CITY, NJ 07310</p>	<p>SWAN AUSSIE SHEDS MARK BELLEVILLE 1597706 12000 LAURET JERSEY CITY, NJ 07310</p>	<p>RC & HANCOCK DRAFTING CONTRACTORS Phone 908 910 1013 Fax 908 9225 Email: rambco@ind.net</p>	<p>DIGBY SIVERTSEN M.E. (WET) C.E. Eng. 8 E. Eng. 1000 N. 10th St. D946 563 160 1000 N. 10th St. D946 563 160 1000 N. 10th St. D946 563 160 1000 N. 10th St. D946 563 160</p>
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ELEVATION ON GRID 'A'



ELEVATION ON GRID 'C'



ELEVATION ON GRID '13'

ELEVATION ON GRID '1'

ELEVATION ON GRID '12'

FOR THE CLIENT: David Bellville 629 LAKE ST. JARRAH-WA 6200 WA 08 9437 0000 08 9437 0000		FOR THE ARCHITECT: David Bellville 629 LAKE ST. JARRAH-WA 6200 WA 08 9437 0000 08 9437 0000		FOR THE ENGINEER: David Bellville 629 LAKE ST. JARRAH-WA 6200 WA 08 9437 0000 08 9437 0000	
STORAGE UNITS DAVID BELLEVILLE 629 LAKE ST. JARRAH-WA 6200 WA 08 9437 0000 08 9437 0000		SHEDS DAVID BELLEVILLE 629 LAKE ST. JARRAH-WA 6200 WA 08 9437 0000 08 9437 0000		RECYCLING DRAFTING CONTRACTORS DAVID BELLEVILLE 629 LAKE ST. JARRAH-WA 6200 WA 08 9437 0000 08 9437 0000	
FOR THE ARCHITECT: David Bellville 629 LAKE ST. JARRAH-WA 6200 WA 08 9437 0000 08 9437 0000		FOR THE ENGINEER: David Bellville 629 LAKE ST. JARRAH-WA 6200 WA 08 9437 0000 08 9437 0000		FOR THE ARCHITECT: David Bellville 629 LAKE ST. JARRAH-WA 6200 WA 08 9437 0000 08 9437 0000	

10.2.4 PLANNING APPLICATION – PROPOSED CARETAKERS DWELLING – LOT 640 TAILOR STREET LEEMAN

AUTHOR	Kirrilee Warr
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	3 October 2008
ATTACHMENT	10.2.4 Email Correspondence
FILE	Lot File

SUMMARY:

This application relates to the conversion of an office area to a caretakers dwelling within an existing warehouse in the Leeman Industrial Area, and advocates this form of accommodation is needed to house an employee of a new gas/plumbing business to be operated from the premises, with justification offered by the applicant that the need has arisen due to the cost of residential accommodation in Leeman.

This report takes into account the intended purpose of caretaker's dwellings in 'general' industrial areas and the potential conflicts/long term implications from approving this form of use.

On assessment it is the officers recommendation this proposal not be supported, and further, that the Shire of Coorow Town Planning Scheme be amended to preclude the development and use caretaker dwellings in industrial areas in the Shire.

BACKGROUND:

The Council is in receipt of an application seeking planning consent to convert an existing shed/warehouse office area for the development on Lot 640 Tailor Street, Leeman to a caretaker's residence.

An aerial photo showing the location of the subject property is offered as Figure I below.

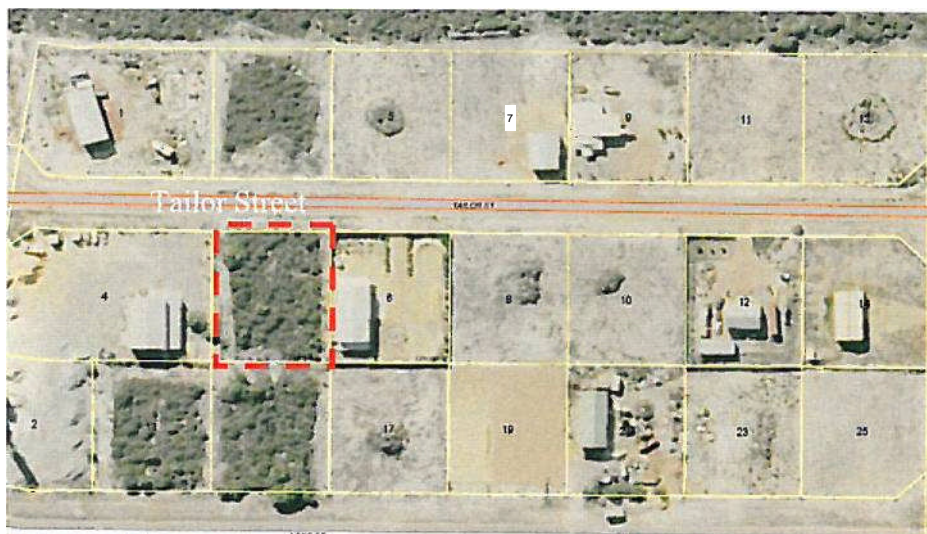


Figure 1 - Aerial photo of Leeman Industrial Area (Source - Landgate 2008)

Lot 640 is 2000m² in area and currently zoned 'Industrial' under the Shire of Coorow Town Planning Scheme No.2. The property presently accommodates 4 colourbond storage units and a separate shed incorporating a workshop, mezzanine storage area and office with verandah provided to the front of the building - refer to Figures 2 and 3.

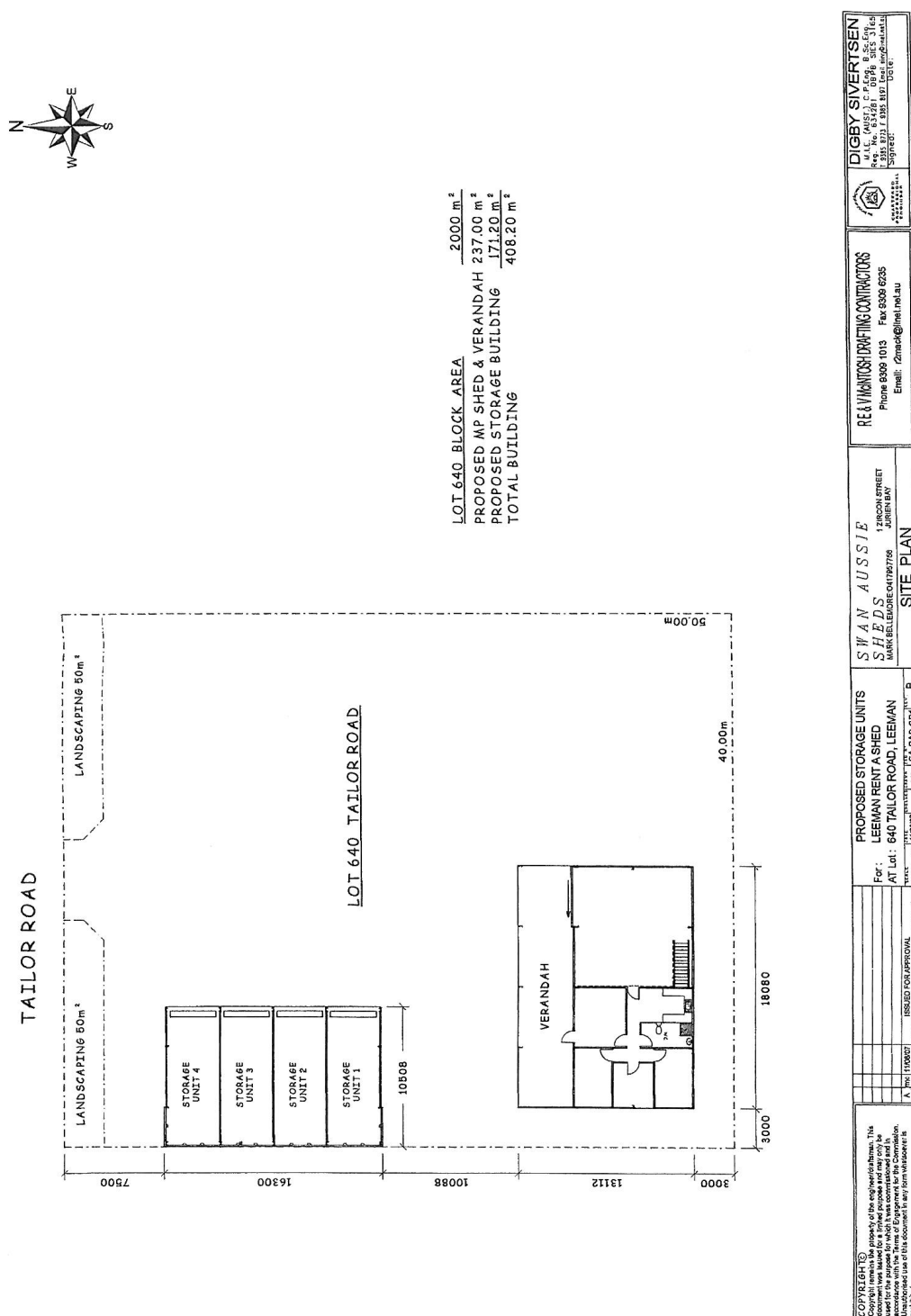
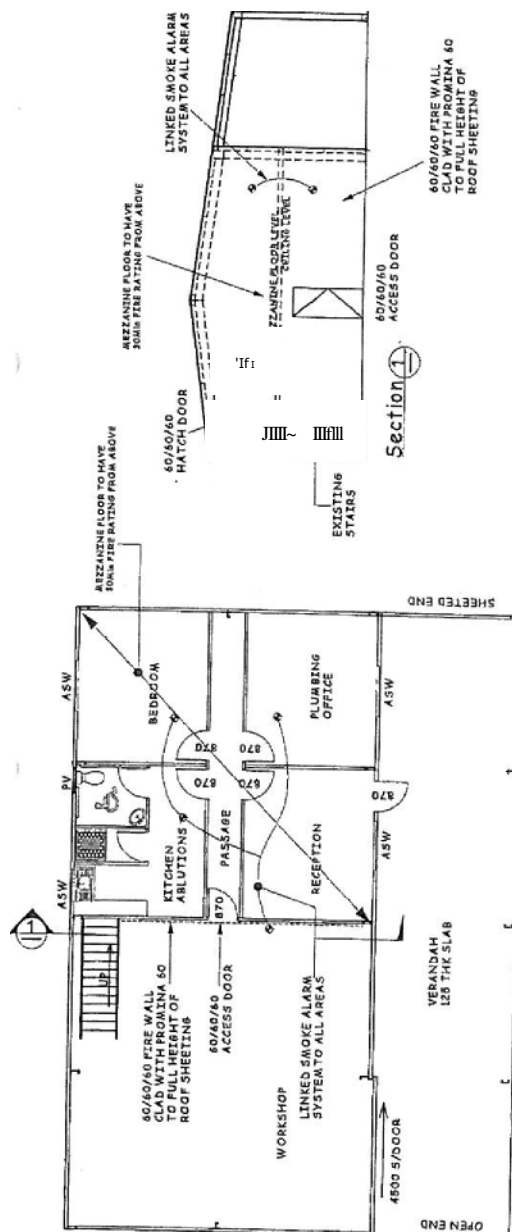




Figure 3 - Photographs of existing development

As detailed in the application the proposed caretakers dwelling is to consist of a kitchen/meals area, bathroom/wc, 2 bedrooms, a living room and separate office - refer to Figure 4.



The application also states:

- a) The caretakers use is needed to accommodate an employee for one of the property owner's plumbing and gas business, who is seeking to locate in Leeman to provide a plumbing, earthmoving and limestone services to the surrounding district and capitalise on business opportunities associated with the proposed Coolimba Power Plant project;
- b) The caretakers use is also needed given the cost of residential property in Leeman to house an employee that would make the business proposal unviable;
- c) There are already three other caretakers residences located in Tailor Street; and
- d) The requirement for a transportable building (as required by previous Council minutes of June 2006) is also considerably more costly than converting the existing office area of the warehouse building to accommodation.

For Council reference a copy of the complete application is provided as Attachment 10.2.4.

In researching the June 2006 minutes it was noted the following resolution had been past by the Council:

RESOLUTION: 2006-1 0 7

Moved: Beswick Seconded: O'Callaghan

That Council, under and by virtue of the powers conferred upon it in that behalf by the Planning and Development Act, 2005(as amended), hereby amends the above Town Planning Scheme by amending the:

1. zoning table by making the rows containing reference to "Caretaker's Dwelling" and "Industry General" to read "A" in the column title "Industrial" as shown below,

	<i>Residential</i>	<i>Commercial</i>	<i>Industrial</i>	<i>Tourist Accon</i>	<i>Rural</i>	<i>Rural Residential</i>	<i>Places Public Assembly</i>	<i>Private Clubs</i>
<i>Use Classes</i>								
<i>Caretaker' Dwelling</i>	<i>P</i>	<i>D</i>	<i>A</i>	<i>D</i>	<i>D</i>	<i>I)</i>	<i>D</i>	<i>D</i>
<i>Industrial General</i>	<i>X</i>	<i>X</i>	<i>4</i>	<i>X</i>	<i>X</i>	<i>X</i>	<i>X</i>	<i>X</i>

2. Town Planning Scheme Text by inserting after clause 5.12.6 the following:
5.12.7 CARETAKER 'S DWELLINGS

The provisions of this clause are to apply for a Caretaker's Dwelling in the Industrial Zone

- a. A Caretaker's Dwelling is to be incidental to the predominant approved use on a lot.
- b. The continued use of the Caretaker's Dwelling is contingent on the continuation on the lot of an industrial activity for which the Caretaker's' Dwelling was approved to be incidental to.
- c. The mode of occupancy of the Caretaker's Dwelling must be concurrent with an approved business activity.
- d. Only one Caretaker's Dwelling is permitted on a lot and that dwelling is to be on the same lot as the use to which it is incidental.
- e. A Caretaker's Dwelling is to be designed to be transportable in a substantially assembled state off the lot upon which its erection has

been approved.

- f. The floor area of the Caretaker's Dwelling is not to exceed 100m² measured from the external walls, or such lesser area as determined by Council, provided however that it may have open verandahs or the like that are not permitted to be enclosed.

CARRIED 7/0

In effect this resolution is to amend the Town Planning Scheme to ensure an application for a caretakers dwelling in the industrial zone:

- a) is advertised in the first instance to obtain comment from surrounding landowners prior to the Council determining the proposal; and
- b) meets a prescribed standard of development, including the building being transportable in nature.

COMMENT:

The Proposed Use

This proposal is not supported at an officer level as:

1. The applicant's sole reason for seeking Council approval is based on concern regarding the cost of residential accommodation in Leeman, which is not considered sufficient justification to warrant planning consent being issued. Furthermore, the application fails to provide any substantiated justification for a caretaking residence, such as a demonstrated need for on-site security due to a high level of crime in the area;
2. The subject property is located well within the 300 - 500m setback/buffer distance as prescribed by the EPA for sensitive land-uses. In this situation Lot 640 adjoins the existing concrete batching plant in Leeman; and
3. The approval for further caretaker residences will erode the primary purpose and function of the Leeman Industrial Area, and over time may compromise a range of existing and future industrial uses and businesses resulting in serious conflict issues arising between residential and industrial uses. This is particularly relevant as existing general industry businesses (such as the concrete batching plant) may want expand or new businesses establish in the Leeman Industrial Area should the Coolimba Power Plant Project progress as proposed;
4. The continued promotion of caretaker dwellings in industrial areas without sufficient justification will basically result in the development of these areas as de-facto residential estates that are likely to generate on-going conflict and compounding enforcement issues. For example should a resident in a caretakers dwelling raise a complaint about an activity or pollution from a business, a stronger emphasis will be placed on the protection of amenity for the resident than the right of operation of the business in an industrial area. if a problem is found to exist, and for that matter persist, then a notice will likely be issued on the industrial premises to abate the nuisance or pollution issue.

5. The Western Australian Planning Commissions Planning Bulletin No. 70 generally does not support the establishment of caretaker residences in industrial areas unless acceptable justification has been provided, and specific planning controls are applied to regulate the use. The following extract has been taken from the Planning Bulletin:

5. Objectives

The objectives of this policy are:

- a) To discourage the establishment of residential uses in industrial areas which may compromise the integrity of industrial areas and create unacceptable residential environments.
- h) To provide for caretakers dwellings in industrial areas in limited circumstances and subject to appropriate planning controls.

The Previous Resolution of Council

As outlined in the background section the Council has resolved to amend Town Planning Scheme No.2 to in still a higher level of regulation on the approval process and subsequent establishment of a caretakers dwelling in industrial areas, although, it does not appear the Council's motion in this regard has been acted upon to date.

However, notwithstanding the lack of action in this regard, it is opportune for the Council to give further consideration to caretaker dwellings in the 'Industrial' zone in light of this application and the position taken by the Western Australian Planning Commission to oppose this form of use in general and strategic industrial areas. To this end, it is considered appropriate the Council still proceed to amend its Town Planning Scheme, but not as currently resolved. More over, it is recommended the Council rescind the current motion and move to amend the Town Planning Scheme to designate a caretakers dwelling as an 'X' (not permitted) use in the 'Industrial' zone for the reasons already outlined in this report.

STATUTORY ENVIRONMENT:

A caretakers dwelling is a 'PS' (discretionary) use under the 'industrial' zone as detailed in Table 1 - Zoning Table of the Shire's Town Planning Scheme No.2.

The Council may approve the proposed use with or without conditions, or refuse planning consent pursuant to Clause 10.7 of Town Planning Scheme No.2.

STRATEGIC IMPLICATIONS:

There is potential for caretaker dwellings in industrial areas to compromise the establishment and on-going operations of mainly general industry uses due to possible conflict issues primarily associated with health and safety. For this reason the Council needs to be mindful the approval of residential uses in these areas could have implications for the strategic placement of industry within the Shire.

POLICY IMPLICATIONS:

Council's Local Planning Policy 6.6.7 - Residential Living in Industrial Zoned Areas states:

- Objectives: To maintain good town planning principles and protect the objectives of the 'Industrial zones as defined in the Scheme, is "To provide for manufacturing industry, the storage and distribution of goods and associated uses, which by the nature of their operations should be separated from residential areas.

In consideration of this statement it is viewed that the application of a caretakers dwelling on Lot 640 is inconsistent with Council's Policy and the objective of the 'Industrial' zone as stated in the Town Planning Scheme.

FINANCIAL IMPLICATIONS:

Should Council refuse the application as recommended and the applicant may exercise a right of appeal with the State Administrative Tribunal that could result in a cost to Council for representation pertinent to subsequent appeal proceedings.

VOTING REQUIREMENT:

- a) Simple majority of Council required for determination of the Application for a caretakers dwelling on Lot 640 Tailor Street Leeman.
- b) Absolute majority of the Council required for rescission of a previous motion.
- c) Simple majority of the Council required for initiation a Town Planning Scheme Amendment.

OFFICER RECOMMENDATIONS:

Recommendation 1:

That Council refuse the application for planning consent to convert the existing office area and establishment of a caretakers dwelling use on Lot 640 Tailor Street Leeman for the following reasons:

- a) Council is not satisfied justification offered in support of the a caretakers dwelling is sufficient to warrant planning consent being issued;
- b) The application fails to provide any substantiated justification for a caretaking residence, such as a demonstrated need for on-site security due to a high level of crime in the area;
- c) Lot 640 is located within the 300 500m setback distance from the existing concrete batching plant, deemed to be a required buffer for a sensitive land use to a residential development as prescribed by the Environmental Protection Authority.
- d) Council is of the view the grant of planning consent for the caretaker residences will erode the primary purpose and function of the Leeman Industrial Area, and over time may compromise a range of existing and future industrial uses and businesses resulting in serious conflict issues arising between residential and industrial uses.

- e) Council is concerned the continued promotion of caretaker dwellings in the Leeman Industrial Area without sufficient justification will basically result in the development of the area as a defacto residential estate that is likely to generate on-going conflict and compounding enforcement issues for the Shire.
- f) application is contrary to the Council's Local Planning Policy 6.6.7 - Residential Living in Industrial Zoned Areas and the Western Australian Planning Commissions Planning Bulletin No.70, whereby both Policy documents discourage the establishment of residential uses in industrial areas which may compromise the integrity of industrial areas and create unacceptable residential environments.

RESOLUTION: **2008-169**

Moved: Cr Williams

Seconded: Cr McDonald

That Council refuse the application for planning consent to convert the existing office area and establishment of a caretakers dwelling use on Lot 640 Tailor Street Leeman for the following reasons:

- a) *Council is not satisfied justification offered in support of the caretakers dwelling is sufficient to warrant planning consent being issued;*
- b) *The application fails to provide any substantiated justification for a caretaking residence, such as a demonstrated need for on-site security due to a high level of crime in the area;*
- c) *Lot 640 is located within the 300 500m setback distance from the existing concrete batching plant, deemed to be a required buffer for a sensitive land use to a residential development as prescribed by the Environmental Protection Authority.*
- d) *Council is of the view the grant of planning consent for the caretaker residences will erode the primary purpose and function of the Leeman Industrial Area, and over time may compromise a range of existing and future industrial uses and businesses resulting in serious conflict issues arising between residential and industrial uses.*
- e) *Council is concerned the continued promotion of caretaker dwellings in the Leeman Industrial Area without sufficient justification will basically result in the development of the area as a defacto residential estate that is likely to generate on-going conflict and compounding enforcement issues for the Shire.*
- f) *application is contrary to the Council's Local Planning Policy 6.6.7 - Residential Living in Industrial Zoned Areas and the Western Australian Planning Commissions Planning Bulletin No.70, whereby both Policy documents discourage the establishment of residential uses in industrial areas which may compromise the integrity of industrial areas and create unacceptable residential environments.*

CARRIED 8/0

Recommendation 2

That Council rescind previous motion 2006-107 to amend the zoning table of the Shire of Coorow Town Planning Scheme No.2 by making the rows containing reference to "Caretaker's Dwelling" and "Industry General" to read "A" in the column title "Industrial".

RESOLUTION: 2008-170**Moved:** Cr Girando**Seconded:** Cr Williams

That Council rescind previous motion 2006-107 to amend the zoning table of the Shire of Coorow Town Planning Scheme No.2 by making the rows containing reference to "Caretaker's Dwelling" and "Industry General" to read "A" in the column title "Industrial".

CARRIED 8/0 BY ABSOLUTE MAJORITY**Recommendation 3**

That Council initiate the Scheme Amendment pursuant to Section 75 of the *Planning and Development Act 2005* to amend the Shire of Coorow Town Planning Scheme No.2 by changing the symbols for "Caretaker's Dwelling" under the 'Industrial' zone column in Table I - Zoning Table from "D" to "X" symbol.

RESOLUTION: 2008-171**Moved:** Cr Girando**Seconded:** Cr Bothe

That Council initiate the Scheme Amendment pursuant to Section 75 of the Planning and Development Act 2005 to amend the Shire of Coorow Town Planning Scheme No.2 by changing the symbols for "Caretaker's Dwelling" under the 'Industrial' zone column in Table I - Zoning Table from "D" to "X" symbol.

CARRIED 8/0

Attachment 10.2.4

Page 1 of 2

Ian D'Arcy

From: Dave Hadden [daveh@coorow.wa.gov.au]
Sent: Monday, 1 September 2008 1:00 PM
To: Ian D'Arcy
Subject: FW: Caretakers residence applicaton, Lot 640 Tailor st Leeman
Importance: High

Ian. Here is the further written information regarding Lot 640 Tailor Road.
Dave

From: David Belleville [mailto:mrbrown3@bigpond.net.au]
Sent: Monday, 1 September 2008 11:29 AM
To: daveh@coorow.wa.gov.au
Subject: Caretakers residence applicaton, Lot 640 Tailor st Leeman
Importance: High

Hi Dave,

thanks for your time & assistance in relation to this matter, please advise if the following is what you need for this application,
I have faxed the site plans showing the parking area.

Since I submitted the attached application in March a few items have changed.

You should soon be receiving a development application from Swan Aussie Sheds in relation to Lot 629 (no. 15) Lake st Leeman which I also own, this will be for a further 12 storage units, 7.5 x 3 x 3 metres in size for Leeman Rent a Shed. This block directly adjoins Lot 640 Tailor st. Leeman Rent a Shed has all the large units leased & a waiting list for the new units when constructed. the business is listed in the Coorow shires business directory. I will be offering the services of customised unit fitouts, customised units for long term lease & am considering a valet launch / retrieve / wash / detail service for boats stored there. I am currently working in mining on a 2 week on & 1 week off roster so this service would be initially intermittent but expand when the demand is there.

Lot 640 tailor st Leeman is jointly owned by myself & Phil Johnson, who owns Phil Johnson Plumbing & Gas. Phil wishes to base one of his employees full time in Leeman to provide plumbing, earthmoving & limestone services to the surrounding district, including Leeman, Greenhead, Jurien bay & Eneabba. This employee has extensive experience in large commercial, industrial & mining operations including accomodation camps & we wish to have him & the workshop in place in plenty of time for the Coolimba Power station & associated works. He will perform all residential & smaller scale commercial works as well. The cost of purchasing a residential property in Leeman would make this proposal unviable due to current property prices, I believe that there are 3 similar approved caretakers residences already in Tailor st.

The proposed shed office area is already FESA approved & BCA compliant for the proposed caretakers residence.

Phil Johnson can be contacted on 0418 946 174 & myself on 0448 488 069 in case of any queries

Here is a copy of the application I submitted in March;

To Manager Development Services
Coorow Shire
PO Box 238 Leeman 6514

Dear Sir / Madam.

1/09/2008

14 Strickland St
Mt Claremont
6010
0448 488 069
Fax 9286 1416

To Manager Development Services
Coorow Shire
PO Box 238 Leeman 6514

Dear Sir / Madam.

Please find enclosed the plans which propose a modification to an existing building, approval / building license number 07044, Lot 640 Tailor st Leeman. The modification is to apply for a Caretakers Residence and is very similar to 2 existing approved caretakers residences in Tailor st, one of which is next door to this application.

The application is for the caretakers residence to be inside the existing approved warehouse shed at the rear of the block and as such is behind the building line of the existing storage units. The business, Leeman Rent a Shed is active with 2 of the storage units already leased. The warehouse building will also be the workshop for Phil Johnson Plumbing & Gas with useage increasing as demand for these services grow in the district.

In the June 2006 Council minutes John Randall presented the following;

"3. Should it be a requirement that the Caretaker's Dwelling be Transportable? All Caretakers that have been built to date have been site built and are fixed to the site. This does not present a problem until a need arises to enforce the land use requirements of the Town Planning Scheme. For site built (non-transportable) caretaker's dwellings the issue of non-conformity with the Town Planning Scheme would be further complicated by arguments about the capital that has been invested in the Caretaker's accommodation. This argument can be somewhat avoided by requiring Caretaker's Dwellings to be designed as transportable structures.

The costs of making the existing office area BCA compliant as a caretakers residence are less than \$2000 so I believe that the intent of the above is fully met as \$2000 is much cheaper than even bring a transportable to site, let alone purchasing it & setting it up. The only modification involved is the addition of fire rated gyprock & fire rated doors.

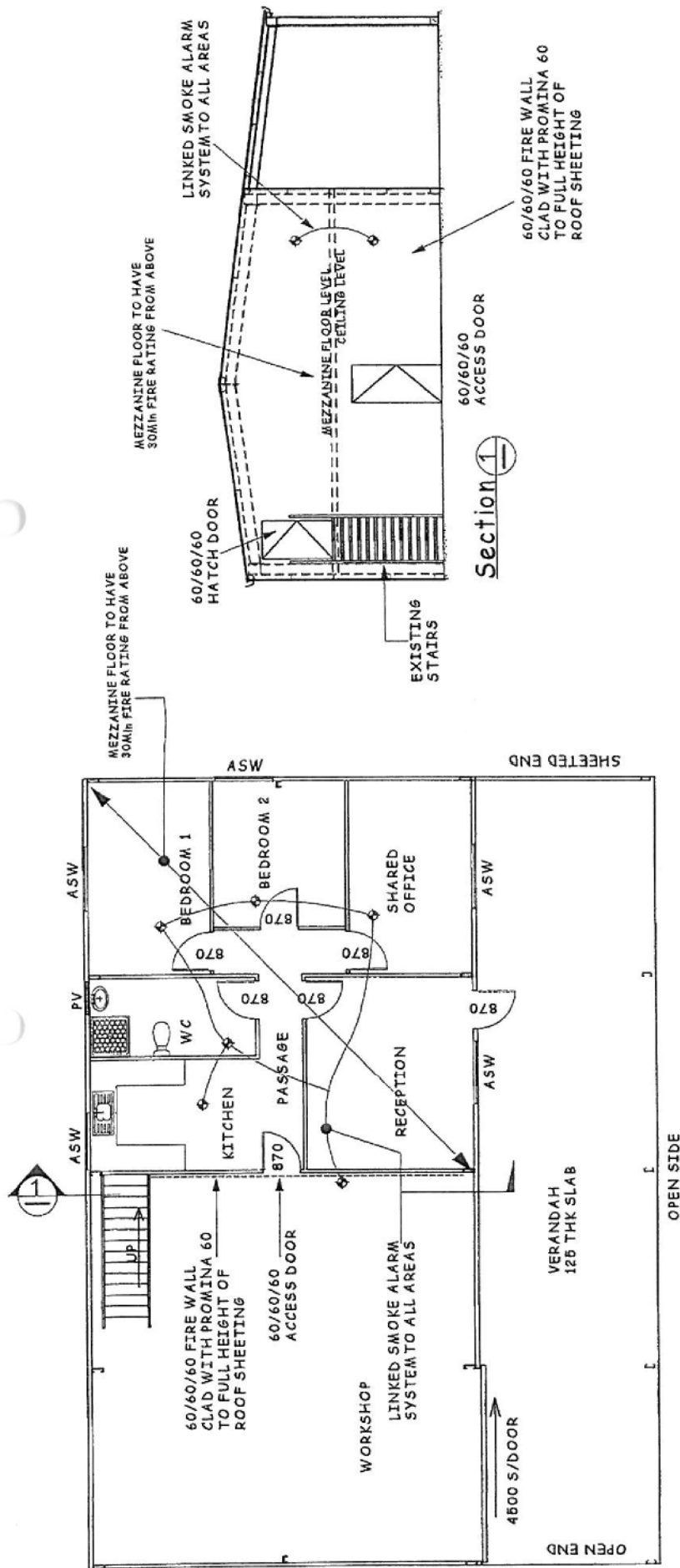
I have enclosed the FESA approval for this proposal.

The land area loss by adding a transportable on site would also affect the future viability of the storage units operation as it would reduce the land available area for more units.

Please contact me if you require any further information.

Yours sincerely

David Belleville



NOTE:
 PROPOSED CHANGE OF USE OF EXISTING BUILDING.
 CARETAKERS RESIDENCE REQUIRED.
 DIVIDING WALL TO BE SHEETED WITH PROMINA 60
 TO ROOF HEIGHT TO OBTAIN A (FRL) OF 60 Mins.
 DOOR TO BE ADDED TO PASSAGE WITH A 60 Min (FRL)
 HATCH DOOR TO MEZZANINE TO BE 60 Min (FRL)
 ALL TO COMPLY WITH PART C OF THE BCA CLASS 2 & 3.

PLAN VIEW

COPYRIGHT
 Copyright remains the property of the engineer/draftsman. This document was issued for a limited purpose and may only be used for the purpose for which it was commissioned and in accordance with the Terms of Engagement for the Commission. Unauthorised use of this document in any form whatsoever is prohibited.

REV	DATE	DESCRIPTION
D	06/08/20	BEDROOM ADDED KITCHEN CHANGED
C	26/02/20	CHANGES REQUIRED BY FEED
A	17/02/20	ISSUED FOR APPROVAL

MULTI PURPOSE PORTAL BUILDING
 For: DAVID BELLEVILLE
 PHIL JOHNSON
 AT Lot: 940 TAILOR ROAD LEEMAN
 1:100 AS1320200 DWG DBPLA01

PROPOSED CHANGE OF USE OF EXISTING BUILDING
PLAN AND SECTION

RE & VINCENT DRAFTING CONTRACTORS
 Phone 9309 1013 Fax 9309 8235
 Email: 2march@reandvincent.com.au

10.2.5 ROAD SIDE ADVERTISING – LEEMAN HARDWARE

APPLICANT	Leeman Hardware & Agencies
LOCATION	Lot 41, 43 Nairn Street Leeman
AUTHOR	Dave Hadden
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	1 October 2008
	10.2.5a. Main Roads Correspondence
	10.2.5b Map – sign locations
ATTACHMENTS	10.2.5c Sign Design
FILE	T9.2

SUMMARY:

An Application has been received from the Leeman Hardware seeking Council approval to locate two advertising signs at the north and south entries of Leeman on Indian Ocean Drive.

BACKGROUND:

An Application was initially made to Main Roads, Western Australia who advised the Applicant that the Coorow Shire Council has accepted delegation to approve advertising signs in accordance with the Guide to Management of Roadside Advertising.

COMMENT:

The two sign locations as indicated on the attached map are able to be approved. However, staff feel that advertising signs would be better located at a roadside Information Bay rather than being erected along the entry roads to our townsites.

Eventually you will have a conglomeration of signs as businesses develop that can become unsightly at townsite entries. Staff believe that Council should commence working with Mains Roads WA to locate appropriate sites to enable Information Bays to be created where local businesses can advertise their locations as well as providing Tourist Information.

Once Information Bays are created as an alternative to roadside advertising businesses could be requested to re-locate their roadside advertising to Information Bay sites thus reducing sign numbers along entry roads.

Further to the above comments, staff feel that the current delegation from Main Roads WA to enforce their Guide to the Management of Roadside Advertising is a responsibility that Council does not need. When the sign Guidelines were first created many Councils refused the delegation when requested by Main Roads WA.

STATUTORY ENVIRONMENT:

Town Planning Scheme No. 2
Guide to the Management of roadside Advertising.

FINANCIAL IMPLICATIONS:

If Council determines to investigate the creation of Information Bays there would be financial implications through design and construction.

POLICY IMPLICATIONS:

Not applicable.

STRATEGIC IMPLICATIONS:

Not applicable

VOTING REQUIREMENTS:

Simple majority

OFFICER RECOMMENDATIONS:

Recommendation 1

That Council approve the location and design of two signs, as indicated on Attachments 2 and 3, subject to the Applicant being made aware that the signs may require relocation to an Information Bay site when completed.

RESOLUTION: 2008-172

Moved: Cr George **Seconded:** Cr Williams

That Council approve the location and design of two signs, as indicated on Attachments 2 and 3, subject to the Applicant being made aware that the signs may require relocation to an Information Bay site when completed.

CARRIED 8/0

Recommendation 2

That Council request staff to initiate consultation with Main Roads WA to locate suitable sites for the creation of Information Bays along entry roads accessing the townsites of Coorow, Green Head and Leeman.

RESOLUTION: 2008-173

Moved: Cr Williams **Seconded:** Cr Rackemann

That Council request staff to initiate consultation with Main Roads WA to locate suitable sites for the creation of Information Bays along entry roads accessing the townsites of Coorow, Green Head and Leeman.

CARRIED 8/0

Recommendation 3

That Council advise Main Roads WA that the Shire of Coorow no longer wish to hold delegation for the Guide to the Management of Roadside Advertising.

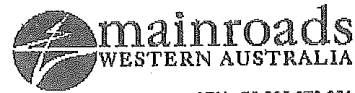
RESOLUTION: 2008-174

Moved: Cr George

Seconded: Cr Williams

That Council advise Main Roads WA that the Shire of Coorow no longer wish to hold delegation for the Guide to the Management of Roadside Advertising.

CARRIED 8/0



ABN: 50 860 678 021

Fax

TO: Brent - Leeman Hardware
cc Shire of Coorow

FROM: Judi Blood
A/Technical Officer Traffic

EMAIL: judith.blood@mainroads.wa.gov.au

YOUR REF: N/A

DATE: 8 September 2008

SUBJECT: **ADVERTISING SIGNS ON INDIAN OCEAN DRIVE (COAST ROAD)**

FAX N°: 9953 1075
9952 1173

TEL N°: (08) 9956 1209
FAX N°: (08) 9956 1240

OUR REF: N/A

PAGES (including this): 5

Please find attached Application for approval to display an advertising sign on or in the vicinity of a Highway or Main Road.

The Shire of Coorow has accepted delegation to install advertising signs as per the Guide to the Management of Roadside Advertising. Could you please forward the attached application form to the Shire for approval.

For your information the advertising signs are allowed conditional to the following:-

- The attached application form is completed – including full details of sign locations.
- Approval is given by the Local Authority (Shire of Coorow).
- The size of the sign is to be less than 4.5m².
- Design of the sign is attached – showing letter heights and colours.
- The minimum height of the text is to be 150 mm.
- The sign must be of a professional standard, similar to Main Roads signs.
- Structural certification showing post breakaway details or frangible posts suitable for the posted speed.
- The owner shall indemnify Main Roads against any claim and forward a public liability insurance policy to the value of one million dollars (\$1 000 000.00).
- The receipt of an application fee of one hundred and sixty five dollars (\$165.00) GST inclusive.
- General conditions of approval within the application form are maintained.

Please be aware that the removal of vegetation within the road reserve is not permitted, clearing or maintenance can only be conducted by Main Roads Western Australia or our Term Network Contractor.

If you require any further information please contact Judi Blood on (08) 9956 1209.

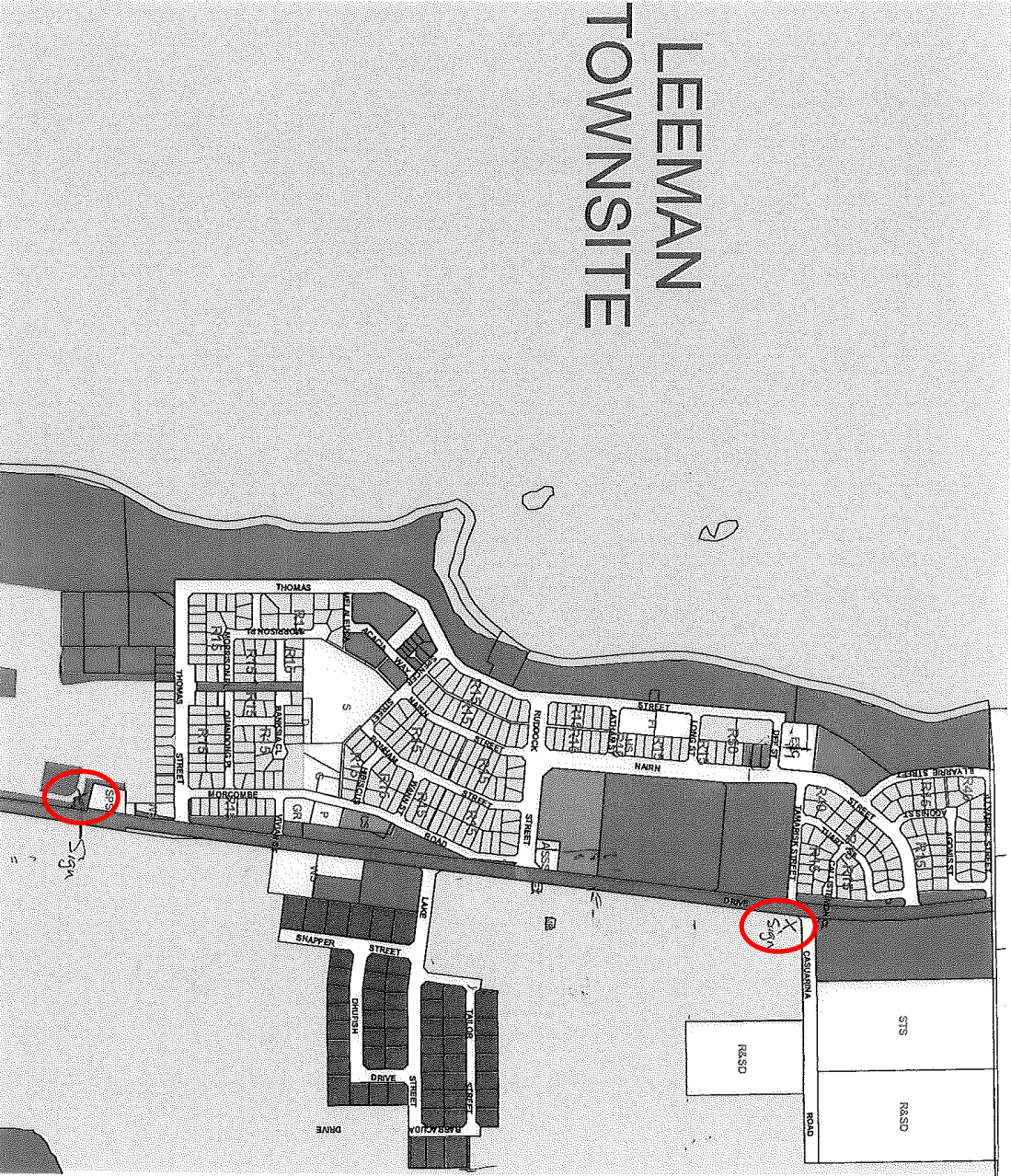
Regards,

Judi Blood



Australian Business
Excellence Awards
Bronze Award 2007

PO Box 105, Geraldton WA 6531 ☎ (08) 9956 1200
Road Condition Report ☎ 1800 013 314





10.2.6 APPLICATION FOR NIL SETBACK – LOT 226 THOMAS STREET, LEEMAN

LOCATION	Lot 226 Thomas Street Leeman
AUTHOR	Dave Hadden
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	7 October 2008
ATTACHMENTS	10.2.6 Block Plan Lot 226 Thomas Street, Leeman
FILE	T10.4 Town Site – Leeman General

SUMMARY:

Council is to consider a building application has been received by Officers for a 10m x 7m Garage that is indicated on the plan (as included at Attachment 10.2.6) as having a nil side setback and with a wall height of 4.2m.

BACKGROUND:

As the amenity issues affect primarily one neighbour, it is recommended that Council afford delegation to the Chief Executive Officer to issue planning consent for the proposed development, should there be no objections or concerns forthcoming from the affected neighbour.

Effectively the applicant is proposing to build a 10m x 7m, 4.2m in height shed with nil setbacks to the eastern side boundary with a 2m rear boundary setback. Council is required to give consideration to the Town Planning Scheme No 2 in determining concessions to height and side setback provisions.

COMMENT:

In consideration of the proposed garage/shed being 4.2m in height, 0.2m above the maximum permissible height for an outbuilding and proposed nil side boundary setbacks, a 14 day neighbour consultation period will need to be conducted pursuant to the R-Codes to determine the sentiment of the neighbour.

STATUTORY ENVIRONMENT:

Pursuant to the Residential Design Codes and Shire of Coorow 'Town Planning Scheme No 2' a shed/garage is a permitted development in the residential zone subject to compliance with the Residential Design Codes and the TPS No 2.

With regards to consultation, Part 4 of the R-Codes specifically describes the 14 day consultation requirements with neighbouring landowners, considering Council has discretionary power to vary the prescribed setback, but should not do so without first having considered the neighbours comments/concerns.

STRATEGIC IMPLICATIONS:

Nil.

POLICY IMPLICATIONS:

The Shire of Chapman Valley Planning Department is intending to review and formulate a number of Local Planning Policies to be presented at a future meeting of Council.

FINANCIAL IMPLICATIONS:

Nil.

PUBLIC CONSULTATION:

Pursuant to the Residential Design Codes (R-Codes) a variation to the minimum boundary setback distance is required to be advertised with neighbouring land owners for 14 days, which is currently being undertaken. However, in order to expedite the process, this proposal is being presented to Council in the first instance.

VOTING REQUIREMENTS:

Simple Majority for Officer Recommendation 1.
Absolute Majority for Officer Recommendation 2.

OFFICER RECOMMENDATIONS:**Recommendation 1**

That Council conduct a 14 day consultation period with neighbouring land owners to Lot 226 Thomas Street, Leeman to seek comments to the reduced setback and 4.2m wall height.

RESOLUTION: 2008-175

Moved: Cr Williams

Seconded: Cr Bothe

That Council conduct a 14 day consultation period with neighbouring land owners to Lot 226 Thomas Street, Leeman to seek comments to the reduced setback and 4.2m wall height.

CARRIED 8/0

Recommendation 2

That Council delegate to the CEO the capacity to grant formal planning consent (following a 14 day consultation period and no objections/concerns being raised) for a garage/shed to be constructed on Lot 226 Thomas Street, Leeman subject to the following conditions:

- a) The development shall be in accordance with the attached approved plans and subject to any modifications required as a consequence of any conditions of this approval. The endorsed plans shall not be modified or altered without the prior written approval of the local government; and

- b) All storm-water run off from impervious surfaces (roof and paved areas) shall be contained within the property boundaries, and disposed of through an acceptable drainage system such as underground soak wells.

Notes:

- This approval is valid for a period of two (2) years from the date of approval and will be deemed to have lapsed if the development has not substantially commenced before the expiration of this period.
- Should the applicant be aggrieved by the decision of the Council (in part or whole) a right of appeal exists to the State Administration Tribunal within twenty eight (28) days from the date of the decision.

RESOLUTION: 2008-176

Moved: Cr George

Seconded: Cr McTaggart

That Council delegate to the CEO the capacity to grant formal planning consent (following a 14 day consultation period and no objections/concerns being raised) for a garage/shed to be constructed on Lot 226 Thomas Street, Leeman subject to the following conditions:

- a) *The development shall be in accordance with the attached approved plans and subject to any modifications required as a consequence of any conditions of this approval. The endorsed plans shall not be modified or altered without the prior written approval of the local government; and*
- b) *All storm-water run off from impervious surfaces (roof and paved areas) shall be contained within the property boundaries, and disposed of through an acceptable drainage system such as underground soak wells.*

Notes:

- *This approval is valid for a period of two (2) years from the date of approval and will be deemed to have lapsed if the development has not substantially commenced before the expiration of this period.*
- *Should the applicant be aggrieved by the decision of the Council (in part or whole) a right of appeal exists to the State Administration Tribunal within twenty eight (28) days from the date of the decision.*

CARRIED 8/0 BY ABSOLUTE MAJORITY

Recommendation 3

Should objections/concerns be raised during the neighbour consultation period, the matter be referred back to Council for further consideration and determination.

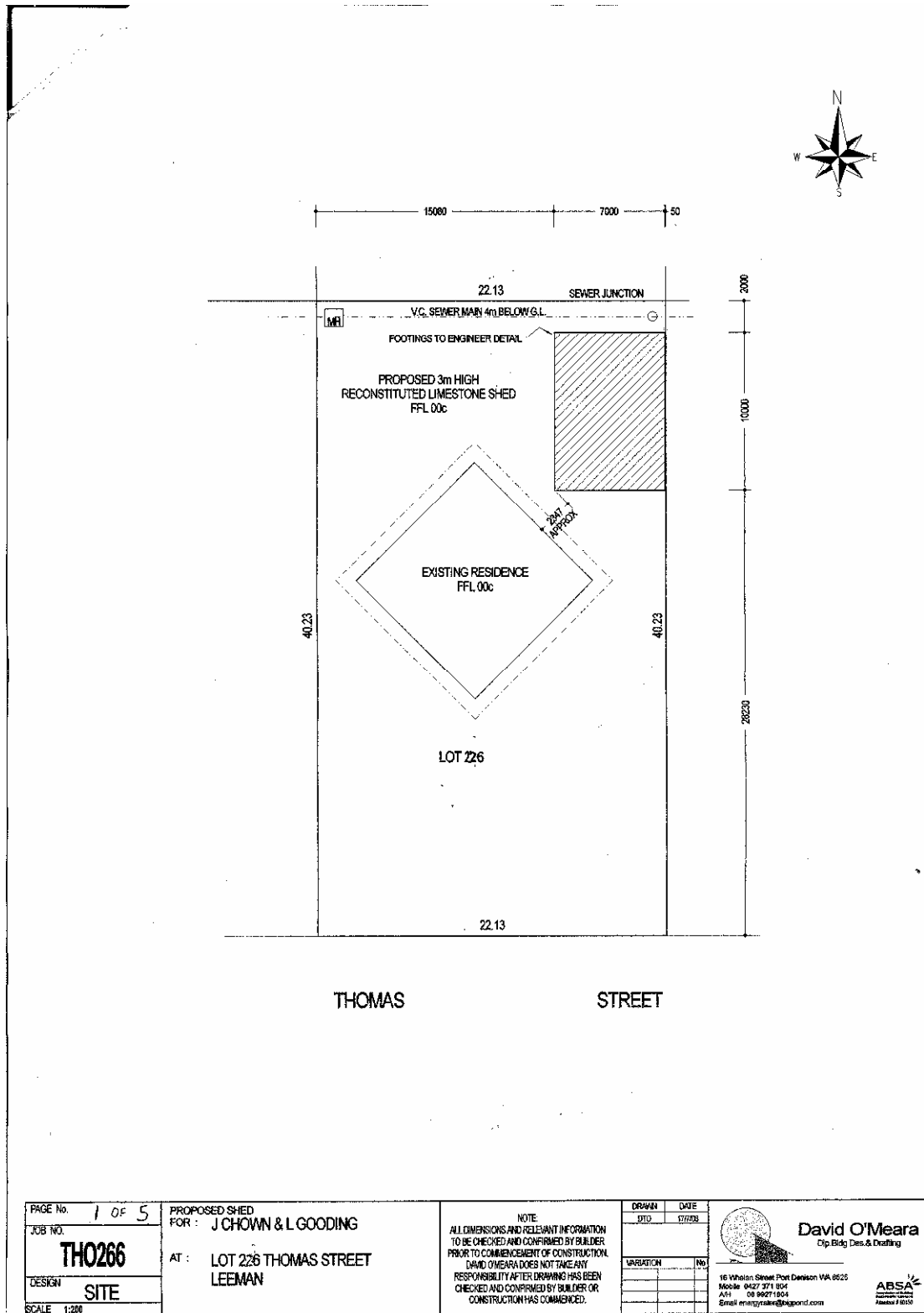
RESOLUTION: **2008-177**

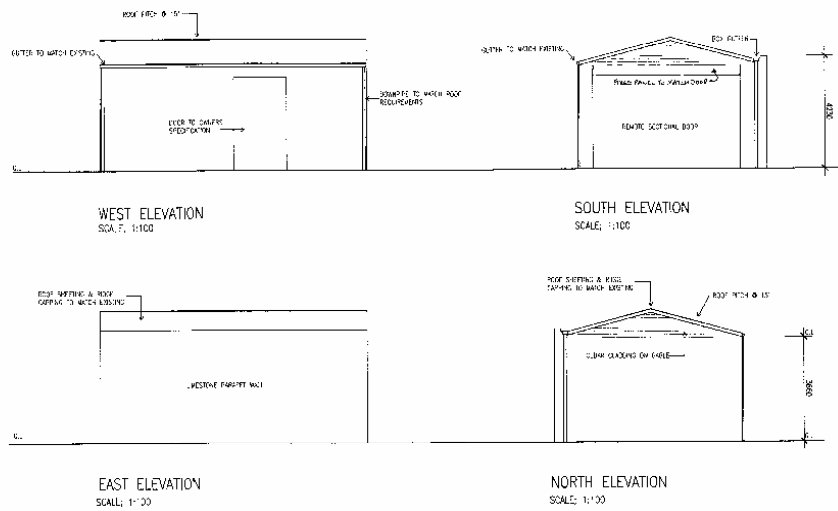
Moved: Cr Bothe

Seconded: Cr George

Should objections/concerns be raised during the neighbour consultation period, the matter be referred back to Council for further consideration and determination.

CARRIED 8/0





PAGE NO. 3 OF 5		PROPOSED RESIDENCE	
JOB NO.		LOT 226 THOMAS ST	
THC-226		JEFMAN	
DESIGN		ONE OF FIVE	
SCALE: 1/100			

NOTE:
ALL DIMENSIONS AND ELEVATION INFORMATION
SHOWN ON THESE DRAWINGS ARE TO BE
CHECKED AND CONFIRMED BY THE OWNER
PRIOR TO COMMENCEMENT OF CONSTRUCTION.
THESE DRAWINGS HAVE BEEN PREPARED
AND COMPILED BY THE ARCHITECT
AND ARE NOT TO BE USED FOR ANY OTHER
CONSTRUCTION OR CONSTRUCTION.

DATE	DESCRIPTION
01/11/2024	100% COMPLETE

Architect: JEFMAN
Engineer: JEFMAN
Surveyor: JEFMAN
Inspector: JEFMAN

10.3 MANAGER WORKS AND SERVICES:

10.3.1 POLICY 8.1.3 – ISSUING OF LONG VEHICLE PERMITS

AUTHOR	Peter Gillis
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	8 October 2008
ATTACHMENT	10.3.1a Extract of September 2007 Minutes 10.3.1b Policy 8.1.3 Issuing of Long Vehicle Permits 10.3.1c Map of Heavy Vehicle approved roads in the Shire of Coorow
FILE	R 8.12 Roads – Road Train Permits

SUMMARY:

Council is being requested to review Policy 8.1.3 Issuing of Long Vehicle Permits to allow vehicles over 27.5m to use roads within the Shire of Coorow.

BACKGROUND:

In September 2007, Main Roads WA (MRWA) audited all roads within the Shire of Coorow for heavy vehicle haulage. As a result of this, many roads were found to be substandard and unable to accommodate certain heavy vehicle configurations. An extract of the minutes from September 2008 are included at Attachment 10.3.1a.

Council has received a number of requests, in the lead up to harvest, to allow heavy vehicle combinations of up to 36.5m in length on roads within the Shire of Coorow. Council Policy 8.1.3 Issuing of Long Vehicle Permits, as included at Attachment 10.3.1b, states that no vehicle over 27.5m is to be on roads within the Shire.

COMMENT:

Council staff have received requests from farmers in the eastern portion of the Shire requesting that Council revisit Policy 8.1.3, and revise the combination length of heavy vehicles.

Roads requested to be used by heavy vehicles over and above Council policy are:

Coorow Latham Rd; Maya Coorow Rd; Chatfield Clarke Rd; Brand Mudge Rd; Buntine Marchagee Rd; Coorow Green Head Rd; South Waddy Rd; Waddy Forrest South Rd; Rose Thompson Rd and Lampard Road up to the Belpa Road intersection.

Policy 8.1.3 Issuing of Long Vehicle Permits was altered after Main Roads WA completed a safety audit on secondary roads within the Shire. Council resolved to amend the policy to conform with the findings of the audit.

Staff are of the opinion that Policy 8.1.3 should remain as is, as Main Roads WA inspected the road network in September 2007 and advised Council of roads suitable for heavy vehicle combinations which Policy 8.1.3 was based upon.

STATUTORY ENVIRONMENT:

Nil.

STRATEGIC IMPLICATIONS:

Nil.

POLICY IMPLICATIONS:

Policy 8.1.3 Issuing of Long Vehicle Permits

FINANCIAL IMPLICATIONS:

Nil.

PUBLIC CONSULTATION:

Nil required.

VOTING REQUIREMENTS:

Simple Majority.

OFFICER RECOMMENDATION:

That Council does not change Policy 8.1.3 – Issuing of Long Vehicle Permits.

RESOLUTION: 2008-178

Moved: Cr George

Seconded: Cr Williams

That Council delegate to the CEO to allow Policy 8.1.3 be altered to allow vehicles of up to 36.5m on specified roads subject to roads being classified by MRWA.

CARRIED 8/0 BY ABSOLUTE MAJORITY

Council's resolution differed from the Officer's Recommendation as Council's CEO and MWS informed Council that roads will need to be inspected and classified by Main Roads WA before a permit is issued to ensure that roads are up to standard.

Council adjourned at 4.03pm.

Council resumed at 4.17pm.

10.3.1	POLICY- TRANSPORT/ENGINEERING
--------	-------------------------------

AUTHOR	Kelvin Bean
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	4 th September 2007
ATTACHMENT	Draft Policy 8.1.3 – Road Train Permits
FILE	R8.12 Roads – Road Train Permits

SUMMARY:

Council is to consider changes to Policy 8.1.3 – Road Train Permits, from secondary roads to Low volume roads type A and B and the prohibition of long vehicles on roads.

BACKGROUND:

Main Roads WA (MRWA) have recently audited the Shire of Coorow's secondary roads to review the ability of these roads to safely carry long vehicles up to 27.5 metres.

This audit has resulted in three different types of secondary roads, as follows:

1. Type A – have the capacity for two overtaking long vehicles with two-way contact at a maximum speed of 60kms;
2. Type B – have the capacity for only one long vehicle at a time at a maximum speed of 40kms; and
3. Failed – will not permit long vehicles due to small turning circles and poor vision.

Road Name	MRWA Audit Result
Chapman Road South of Macpartland	General
Carger Road	General
McPartland Road	General
Cockleshell Gully Road – North of <i>Woolmulla Road</i>	Type "A" to 0.80SLK then Fail
Campbell White Road	Type "A" 60KPH
Shaw Road	Type 'A' 40KPH
Banovich Road	Type 'A' 40KPH
Willmott Road	Type "A" 60KPH
Winchester South Road	Type 'A' 40KPH
Davies Road	Type "A" 60KPH
Green Road	Type "A" 60KPH <i>if wanted</i>
Jones Road	Type 'A' 40KPH
Raffan Road	Type "A" 60KPH
Read Road	Type "A" 60KPH
White Road	Type "A" 60KPH
Fennell Road	Type "A" 60KPH
Keighley Road	Type "A" 60KPH

Road Name	MRWA Audit Result
Marchagee Track	Type "A" 60KPH
Mason Road	Type "A" 60KPH
Noble Road	Type "A" 60KPH
Randell Road	Type "A" 60KPH
Vanzetti Road	Type "A" 60KPH to SLK 4.40, Node 021592, Randell Road. Then Type 'B' 40KPH to end of Road, Node 110582
Belper - Shenton Road	Type 'B' 40KPH for each section.
Kau Road	Type 'B' 40KPH
Sprigg Road	Type 'B' 40KPH
Tomkin Road	Type 'B' 40KPH (if wanted Type 'A' 60KPH if cleaned up, Badly over grown.)
Chapman Road North of Macpartland	Type 'B' 40KPH
Woolmulla Road – West of <i>Cockleshell Gully Road</i>	FAIL
Grover Road	FAIL
Battersby Road	FAIL <i>Intersection Geomerty of Garranya Road</i>
Garranya Road	FAIL <i>Intersection Geomerty</i>
Junjun Road	FAIL <i>Intersection Geometry</i>
Touche Road	FAIL
Hunt Road	FAIL <i>Narrow Track Only</i>
Martin Road	FAIL <i>Intersection Geometry</i>
Walton Road	FAIL <i>To narrow and too long</i>
Miles Rudduck Road	FAIL <i>Farm track only</i>
Battersby Road	FAIL <i>Intersection Geomerty of Garranya Road</i>

COMMENT:

The MRWA report, as outlined above, will allow for Council's road infrastructure to fall in line with current state wide standards. Long vehicle users will have to apply in writing through MRWA and Council for permission to use Type A and Type B roads.

Due to the standard of some of Council's roads, and the failure to meet MRWA guidelines, Council's Transport/Engineering Policy needs to be amended. A copy of Draft Policy 8.1.3 – Road Train Permits, is included at Attachment 10.3.1. This policy will give staff an accurate understanding of vehicle movements on minor roads within the shire, which in turn will enable staff to effectively utilise Council's resources with regards to road management.

FINANCIAL IMPLICATIONS

Council may choose to upgrade roads that have failed, Martin Road and Touche Road, may be considered for out of budget works. These roads currently service a gypsum mine and multiple farmers.

STRATEGIC IMPLICATIONS:

A better overview of the roads and usage within the Shire will enable Council to upgrade and or maintain road infrastructure to a higher standard.

PUBLIC CONSULTATION:

Nil at this time. Council will advise the effected road users of the change in policy.

VOTING REQUIREMENTS:

Simple Majority.

OFFICER RECOMMENDATION:

That Council adopt Draft Policy 8.1.3 – Road Train Permits as included at Attachment 10.3.1.

RESOLUTION: 2007-162

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

That Council adopt Draft Policy 8.1.3 – Road Train Permits as included at Attachment 10.3.1.

POLICY - TRANSPORT/ENGINEERING

Sub Section: Road Train Permits

Policy Number: 8.1.3

Policy Subject: **Issuing of Long Vehicle Permits**

Policy Statement: That Council will issue permission for vehicles to use Council's roads subject to the following conditions:

General Roads (Marked in Blue on Attached Map)

1. Vehicle length is not exceed 27.5 metres;
2. Gross Combined Mass not to exceed 100 tonne;
3. 80 km maximum speed limit on gravel roads.
4. Council may close roads to heavy traffic in times of unfavourable road conditions. Long Vehicles will not operate on wet gravel roads; and
5. Consideration is given to the passage of school buses.

Low Volume Roads Type A

(Marked in Yellow on Attached Map)

1. Access is limited to farm access only. (ie deliveries of stock, grain or fertilizer from/to an address on a secondary road)
2. Vehicle length is not exceed 27.5 metres;
3. Gross Combined Mass not to exceed 100 tonne;
4. 60 km maximum speed limit on gravel roads;
5. Council may close roads to heavy traffic in times of unfavourable road conditions. Long Vehicles will not operate on wet gravel roads;
6. Consideration is given to the passage of school buses; and
7. Two-way contact to be made with other road users prior to entering road.

Low Volume Roads Type B

(Marked in Pink on Attached Map)

1. Access is limited to farm access only (ie deliveries of stock, grain or fertilizer from/to an address on a secondary road)
2. Vehicle length is not exceeding 27.5 metres;
3. Gross Combined Mass not to exceed 100 tonne;
4. 40 km maximum speed limit on gravel roads;
5. Council may close roads to heavy traffic in times of unfavourable road conditions. Long Vehicles will not operate on wet gravel roads;

6. Consideration is given to the passage of school buses;
and
7. Only one way use is permitted by long vehicles at any
one time. Two-way radio clearance from other
possible road users is required before entering road.

Council will not permit long vehicles on the following Roads
(Marked in Orange on Attached Map)

1. Marchagee Track
2. Woolmulla Road after Cockleshell Gully Road.
3. Grover Road
4. Battersby Road.
5. Carranya Road.
6. Junjun Road.
7. Touche Road.
8. Hunt Road.
9. Martin Road.
10. Walton Road.
11. Miles Rudduck Road.
12. Stacey Road.
13. Noble South Road.
14. Gronaw Road.
15. Williams Road.

Objectives:

Guidelines: Refer Delegation Register 8.1.1

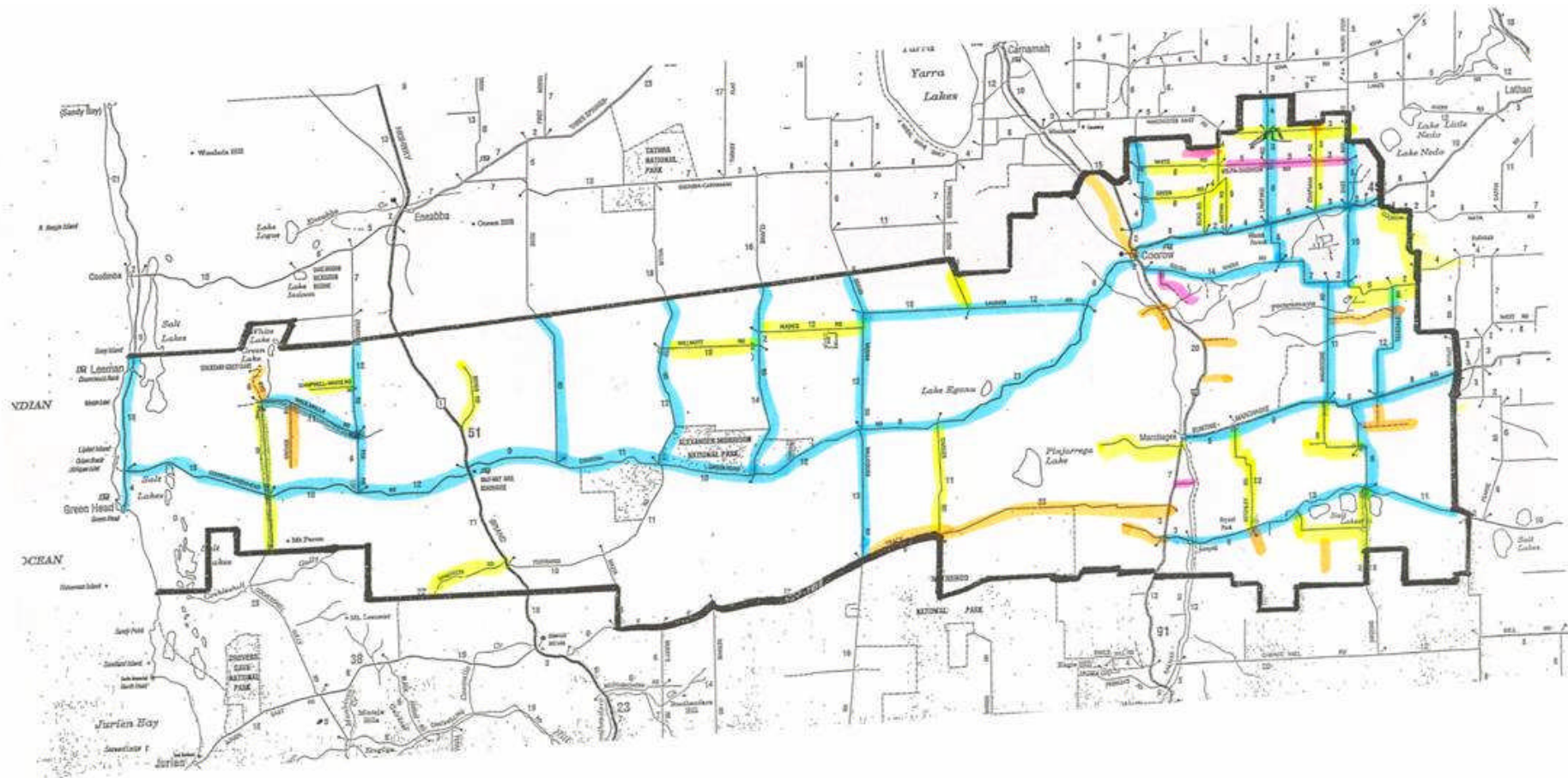
Resolution No: 2003- 153

Resolution Date: 17 June 1997, 19 November 2003

Source: Engineering

Date of Review: June Annually

Review Responsibility: Chief Executive Officer



Note: These minutes are yet to be confirmed

10.4 DEPUTY CHIEF EXECUTIVE OFFICER:

10.4.1 ACCOUNTS FOR PAYMENT

AUTHOR	Erika Clement
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	7 October 2008
ATTACHMENT	10.4.1 Accounts Due and Submitted To Council Meeting 15 October 2008 10.4.1b **Tabled at meeting held 15 October 2008 – Accounts List **

SUMMARY:

Council approval is required for payment of accounts made within the months of September 2008 and October 2008 and to approve payments of accounts due in October 2008

COMMENT:

Approval is sought for the following list of payments of accounts made since Council's last meeting on 17 September 2008 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 October 2008.

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;

STRATEGIC, POLICY & FINANCIAL 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 October 2008 including:

1. Vouchers 17815, 17839-17842, 17844-17845, 17847-17858, PR71011008 to PR72300908, DD170908 to DD011008, EFT1415 to EFT1565, PRES, DCEO, CEO, MCD, MWS VISA CARDS totalling \$407,082.59 from Council's Municipal Fund; and
2. Vouchers 71, 72 and EFT1414 totalling \$6,000 from Council's Trust Fund;

be authorised and passed for payment.

NOTE: Due to an error discovered in Attachment 10.4.1 – Accounts Due and Submitted, an updated Accounts list was tabled as Attachment 10.4.1b.

RESOLUTION: 2008-179

Moved: Cr Bothe

Seconded: Cr Waite

That payments listed at Attachment 10.4.1 Accounts Due and Submitted to Council Meeting on 15 October 2008 including:

1. *Vouchers 17815, 17839-17842, 17844-17845, 17847-17858, PR71011008 to PR72300908, DD170908 to DD011008, EFT1415 to EFT1563 and EFT1565, PRES, DCEO, CEO, MCD, MWS VISA CARDS totalling \$319,099.65 from Council's Municipal Fund; and*
2. *Vouchers 71, 72 and EFT1414 totalling \$6,000 from Council's Trust Fund;*

be authorised and passed for payment.

CARRIED 8/0

Attachment 10.4.1

Chq/EFT	Date	Name	Description	Trust	Muni
71	23/09/08	SWAN AUSSIE SHEDS	M WHITFORD-SMITH - LOT 637 TAILOR ST LEEMAN	\$ 5,000.00	
72	23/09/08	CRAIG O'NEIL	LOT 649 BARRACUDA DRIVE LEEMAN - MUCHEA SHEDS	\$ 500.00	
EFT1414	22/09/08	GREEN HEAD PLUMBING & GAS	KERBING DEPOSIT REFUND	\$ 500.00	
EFT1415	3/10/08	ROBERT VAUPOTIC	PAINTING INTERIOR OF DCEO HOUSE		\$ 4,250.00
EFT1416	8/10/08	AUSTRALIA POST-LPO	POSTAGE		\$ 82.36
EFT1417	8/10/08	AUSSIE TREE SERVICES	TREE REMOVAL & STUMP GRINDING, GREEN HEAD		\$ 583.00
EFT1418	8/10/08	ALLIED PICKFORDS	REMOVAL EXPENSES DCEO		\$ 4,559.50
EFT1419	8/10/08	AVP COMMERCIAL POOLS	DEPTH MARKERS POOL		\$ 462.00
EFT1420	8/10/08	BOC GASES	MONTHLY INVOICE FOR GAS		\$ 174.16
EFT1421	8/10/08	BINDOON TRACTORS	BLADE KITS - GRADER		\$ 674.53
EFT1422	8/10/08	BROADBANDNET PTY LTD	INTERNET CONNECTION		\$ 305.75
EFT1423	8/10/08	COVENTRY GROUP LTD	FILTERS,MUDGUARDS,LIGHTS,HEAT GUN		\$ 1,680.84
EFT1424	8/10/08	CUNNINGHAMS AG SERVICES	JUMPER LEADS & HOSE		\$ 280.80
EFT1425	8/10/08	CUTTING EDGES	TOOTH & INSERTS		\$ 821.30
EFT1426	8/10/08	COOROW AG PTY LTD	POOL REPAIRS,MECHANICS HOUSE,OFFICE GROUNDS		\$ 436.49
EFT1427	8/10/08	DR Y INOUE	PRE-PLACEMENT MEDICAL PETER STANES		\$ 165.00
EFT1428	8/10/08	FARMWORKS	TIN SNIPS & SCREWS		\$ 35.45
EFT1429	8/10/08	GH COUNTRY COURIERS	FREIGHT-GERALDTON CERAMICS		\$ 133.21
EFT1430	8/10/08	GREEN HEAD COMMUNITY CENTRE	CLEANING		\$ 125.00
EFT1431	8/10/08	HYDRAMET PTY LTD	SERVICE TO CHLORINATOR & INJECTOR		\$ 1,459.32
EFT1432	8/10/08	HERSEY JR & A PTY LTD	WORK BOOTS		\$ 278.30
EFT1433	8/10/08	HITACHI CONST MACHINERY (AUST) P/L	FILTERS		\$ 880.85
EFT1434	8/10/08	KEBODA STONE CONSRUCTION	REPAIRS TO CLIFF PARK MEMORIAL		\$ 2,200.00
EFT1435	8/10/08	LEEMAN HARDWARE	HARDWARE SUPPLIES SEPTEMBER 08		\$ 2,446.35
EFT1436	8/10/08	LOCAL GOVERNMENT MANAGERS AUST	ANNUAL STATE CONFERENCE- CEO & DCEO		\$ 1,304.00
EFT1437	8/10/08	LANDMARK	GREASE GUN		\$ 60.45
EFT1438	8/10/08	LEEMAN HOLIDAY UNITS	ACCOMODATION CEO		\$ 75.00
EFT1439	8/10/08	LEANDER TREE LOPPING & HIRE	TREE LOPPING ANZAC PARK		\$ 125.00
EFT1440	8/10/08	ML COMMUNICATIONS	REPAIRS TO TELEPHONE SERVICE COOROW		\$ 1,636.96
EFT1441	8/10/08	LGIS LIABILITY	LIABILITY POLICY		\$ 11,528.55
EFT1442	8/10/08	NEAT N' TRIM UNIFORMS PTY LTD	UNIFORMS-RATES OFFICER		\$ 329.00
EFT1443	8/10/08	NORTH MIDLANDS AG SOCIETY	ART AWARD NMAS		\$ 150.00
EFT1444	8/10/08	NORTH MIDLANDS MOTORS	SERVICE OF AIR CONDITIONER		\$ 566.70
EFT1445	8/10/08	PERRELLA AUTO ELECTRICS	STARTER MOTOR		\$ 803.00

Note: These minutes are yet to be confirmed

Attachment 10.4.1

Chq/EFT	Date	Name	Description	Trust	Muni
EFT1446	8/10/08	PURCHER-INTERNATIONAL PTY LTD	FILTERS-TRUCK		\$ 520.76
EFT1447	8/10/08	PAPER PLUS OFFICE NATIONAL	STATIONARY		\$ 95.63
EFT1448	8/10/08	RBC-RURAL	METERPLAN CHARGES PHOTOCOPIER		\$ 698.72
EFT1449	8/10/08	RUMBOLD FORD	FUEL FILTER		\$ 67.89
EFT1450	8/10/08	RICOH FINANCE	LEASE CHARGES PHOTOCOPIERS		\$ 663.49
EFT1451	8/10/08	RURAL PRESS REGIONAL MEDIA (WA)	ADVERTISING COASTAL DIRECTORY		\$ 132.00
EFT1452	8/10/08	SHERIDANS FOR BADGES	BADGES & DESK PLATES		\$ 258.65
EFT1453	8/10/08	SNAG ISLAND ROADHOUSE	POSTAGE		\$ 72.50
EFT1454	8/10/08	SIGMA CHEMICALS	TESTING KITS POOL		\$ 1,163.40
EFT1455	8/10/08	STAR TRACK EXPRESS	FREIGHT - WESTRAC		\$ 182.90
EFT1456	8/10/08	RELIANCE PETROLEUM	DIESEL		\$ 64,940.70
EFT1457	8/10/08	SNAP PRINT	BUSINESS CARDS - DCEO		\$ 136.00
EFT1458	8/10/08	THE PAPER COMPANY OF AUSTRALIA	PAPER - LEEMAN		\$ 1,067.00
EFT1459	8/10/08	T-QUIP	BRAKE CALIPER		\$ 397.25
EFT1460	8/10/08	VAC INDUSTRIES	CUTTING DISKS,MIG WIRE,REGULATOR		\$ 796.40
EFT1461	9/10/08	WATTLEUP TRACTORS	FUEL PUMP & WATER PUMP		\$ 216.45
EFT1462	9/10/08	WALTONS STORES	FILTERS FOR CW0025		\$ 823.04
EFT1463	9/10/08	WESTRAC EQUIPMENT	EDGE-GRADER		\$ 6,486.91
EFT1464	9/10/08	W A TREASURY CORPORATION	FINAL PAYMENT CCLI ROADHOUSE LOAN		\$ 87,982.94
EFT1465	9/10/08	W A TREASURY CORPORATION	REPAYMENT LOAN #69		\$ 20,812.49
17815	17/09/08	PAYROLL DEDUCTION - SUPERANNUATION	SUPERANNUATION CONTRIBUTIONS		\$ 18,634.43
17839	17/09/08	SHIRE OF COOROW - LOTTO	PAYROLL DEDUCTIONS		\$ 190.00
17840	17/09/08	PAYROLL DEDUCTION - CSA	PAYROLL DEDUCTIONS		\$ 717.46
17841	1/10/08	SHIRE OF COOROW - LOTTO	PAYROLL DEDUCTIONS		\$ 190.00
17842	3/10/08	AUSTRALIAN TAXATION OFFICE	JULY BAS 2008		\$ 35,634.00
17844	9/10/08	BRIANS CARPET CLEANING SERVICE	MALEY PARK CARPET CLEANING		\$ 250.00
17845	9/10/08	CROFT BA & SD	BOBCAT HIRE MALEY PARK		\$ 280.50
17847	9/10/08	ESPLANADE HOTEL FREMANTLE	ACCOMODATION MRS		\$ 716.10
17848	9/10/08	EFFICIENT CLEANING SERVICES	CARPET CLEANING		\$ 336.00
17849	9/10/08	GRONOW'S MECHANAIR	HYDRAULIC HOSES		\$ 84.92
17850	9/10/08	JASON SIGNMAKERS	ROAD SIGNS - WARRADARGE CREEK		\$ 154.00
17851	9/10/08	JURIEN BAY GENERAL PRACTICE	PRE-PLACEMENT MEDICAL DAVE HADDEN		\$ 308.00
17852	9/10/08	LANDGATE	MINING TENEMENTS CHARGE		\$ 30.30
17853	9/10/08	MIDWEST AFFILIATED AG SOCIETIES	DONATION MIDWEST AG SOCIETIES		\$ 100.00

Note: These minutes are yet to be confirmed

Attachment 10.4.1

Chq/EFT	Date	Name	Description	Trust	Muni
17854	9/10/08	MOMAR AUSTRALIA PTY LTD	CLEANING SUPPLIES		\$ 1,615.63
17855	9/10/08	SYNERGY	ELECTRICITY ACCOUNTS SEPTEMBER 08		\$ 7,285.70
17856	9/10/08	SHIRE OF CHAPMAN VALLEY	TOWN PLANNING CHARGES - AUGUST		\$ 1,013.55
17857	9/10/08	TELSTRA	PHONE ACCOUNTS SEPTEMBER		\$ 2,409.66
17858	9/10/08	WATER CORPORATION	WATER ACCOUNTS SEPTEMBER 08		\$ 12,998.15
71011008	1/10/08	TRANSPORT DEPT OF	TRANS LICENSING		\$ 2,220.85
71021008	2/10/08	TRANSPORT DEPT OF	TRANS LICENSING		\$ 1,571.40
71031008	3/10/08	TRANSPORT DEPT OF	TRANS LICENSING		\$ 617.70
71110908	11/09/08	TRANSPORT DEPT OF	TRANS LICENSING		\$ 36.20
71120908	12/09/08	TRANSPORT DEPT OF	TRANS LICENSING		\$ 680.85
71150908	15/09/08	TRANSPORT DEPT OF	TRANS LICENSING		\$ 1,038.90
71160908	16/09/08	TRANSPORT DEPT OF	TRANS LICENSING		\$ 623.70
71170908	17/09/08	TRANSPORT DEPT OF	TRANS LICENSING		\$ 2,363.55
71180908	18/09/08	TRANSPORT DEPT OF	TRANS LICENSING		\$ 755.55
71190908	19/09/08	TRANSPORT DEPT OF	TRANS LICENSING		\$ 2,225.35
71220908	22/09/08	TRANSPORT DEPT OF	TRANS LICENSING		\$ 1,919.95
71230908	23/09/08	TRANSPORT DEPT OF	TRANS LICENSING		\$ 282.05
71240908	24/09/08	TRANSPORT DEPT OF	TRANS LICENSING		\$ 603.45
71250908	25/09/08	TRANSPORT DEPT OF	TRANS LICENSING		\$ 364.90
71260908	26/09/08	TRANSPORT DEPT OF	TRANS LICENSING		\$ 698.05
71300908	30/09/08	TRANSPORT DEPT OF	TRANS LICENSING		\$ 3,241.15
72011008	1/10/08	TRANSPORT DEPT OF	TRANS LICENSING		\$ 493.40
72021008	2/10/08	TRANSPORT DEPT OF	TRANS LICENSING		\$ 358.25
72031008	3/10/08	TRANSPORT DEPT OF	TRANS LICENSING		\$ 1,172.50
72110908	11/09/08	TRANSPORT DEPT OF	TRANS LICENSING		\$ 1,309.95
72120908	12/09/08	TRANSPORT DEPT OF	TRANS LICENSING		\$ 535.45
72150908	15/09/08	TRANSPORT DEPT OF	TRANS LICENSING		\$ 364.65
72160908	16/09/08	TRANSPORT DEPT OF	TRANS LICENSING		\$ 421.35
72170908	17/09/08	TRANSPORT DEPT OF	TRANS LICENSING		\$ 508.75
72180908	18/09/08	TRANSPORT DEPT OF	TRANS LICENSING		\$ 1,082.75
72190908	19/09/08	TRANSPORT DEPT OF	TRANS LICENSING		\$ 840.90
72220908	22/09/08	TRANSPORT DEPT OF	TRANS LICENSING		\$ 1,124.05
72230908	23/09/08	TRANSPORT DEPT OF	TRANS LICENSING		\$ 697.00
72260908	26/09/08	TRANSPORT DEPT OF	TRANS LICENSING		\$ 550.40

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Attachment 10.4.1

Chq/EFT	Date	Name	Description	Trust	Muni
72300908	30/09/08	TRANSPORT DEPT OF	TRANS LICENSING		\$ 249.20
PAYROLL	17/09/08	PAYROLL	PAYROLL		\$ 34,241.00
PAYROLL	1/10/08	PAYROLL	PAYROLL		\$ 34,813.00
TOTALS				\$ 6,000.00	\$ 407,082.59

Attachment 10.4.1b

**as Tabled at 15 October 2008 Ordinary Meeting

Chq/EFT	Date	Name	Description	Trust	Muni
71	23/09/08	SWAN AUSSIE SHEDS	M WHITFORD-SMITH - LOT 637 TAILOR ST LEEMAN	\$ 5,000.00	
72	23/09/08	CRAIG O'NEIL	LOT 649 BARRACUDA DRIVE LEEMAN - MUCHEA SHEDS	\$ 500.00	
EFT1414	22/09/08	GREEN HEAD PLUMBING & GAS	KERBING DEPOSIT REFUND	\$ 500.00	
EFT1415	3/10/08	ROBERT VAUPOTIC	PAINTING INTERIOR OF DCEO HOUSE		\$ 4,250.00
EFT1416	8/10/08	AUSTRALIA POST-LPO	POSTAGE		\$ 82.36
EFT1417	8/10/08	AUSSIE TREE SERVICES	TREE REMOVAL & STUMP GRINDING, GREEN HEAD		\$ 583.00
EFT1418	8/10/08	ALLIED PICKFORDS	REMOVAL EXPENSES DCEO		\$ 4,559.50
EFT1419	8/10/08	AVP COMMERCIAL POOLS	DEPTH MARKERS POOL		\$ 462.00
EFT1420	8/10/08	BOC GASES	MONTHLY INVOICE FOR GAS		\$ 174.16
EFT1421	8/10/08	BINDOON TRACTORS	BLADE KITS - GRADER		\$ 674.53
EFT1422	8/10/08	BROADBANDNET PTY LTD	INTERNET CONNECTION		\$ 305.75
EFT1423	8/10/08	COVENTRY GROUP LTD	FILTERS,MUDGUARDS,LIGHTS,HEAT GUN		\$ 1,680.84
EFT1424	8/10/08	CUNNINGHAMS AG SERVICES	JUMPER LEADS & HOSE		\$ 280.80
EFT1425	8/10/08	CUTTING EDGES	TOOTH & INSERTS		\$ 821.30
EFT1426	8/10/08	COOROW AG PTY LTD	POOL REPAIRS,MECHANICS HOUSE,OFFICE GROUNDS		\$ 436.49
EFT1427	8/10/08	DR Y INOUE	PRE-PLACEMENT MEDICAL PETER STANES		\$ 165.00
EFT1428	8/10/08	FARMWORKS	TIN SNIPS & SCREWS		\$ 35.45
EFT1429	8/10/08	GH COUNTRY COURIERS	FREIGHT-GERALDTON CERAMICS		\$ 133.21
EFT1430	8/10/08	GREEN HEAD COMMUNITY CENTRE	CLEANING		\$ 125.00
EFT1431	8/10/08	HYDRAMET PTY LTD	SERVICE TO CHLORINATOR & INJECTOR		\$ 1,459.32
EFT1432	8/10/08	HERSEY JR & A PTY LTD	WORK BOOTS		\$ 278.30
EFT1433	8/10/08	HITACHI CONST MACHINERY (AUST) P/L	FILTERS		\$ 880.85
EFT1434	8/10/08	KEBODA STONE CONSRUCTION	REPAIRS TO CLIFF PARK MEMORIAL		\$ 2,200.00
EFT1435	8/10/08	LEEMAN HARDWARE	HARDWARE SUPPLIES SEPTEMBER 08		\$ 2,446.35
EFT1436	8/10/08	LOCAL GOVERNMENT MANAGERS AUST	ANNUAL STATE CONFERENCE- CEO & DCEO		\$ 1,304.00
EFT1437	8/10/08	LANDMARK	GREASE GUN		\$ 60.45
EFT1438	8/10/08	LEEMAN HOLIDAY UNITS	ACCOMODATION CEO		\$ 75.00
EFT1439	8/10/08	LEANDER TREE LOPPING & HIRE	TREE LOPPING ANZAC PARK		\$ 125.00
EFT1440	8/10/08	ML COMMUNICATIONS	REPAIRS TO TELEPHONE SERVICE COOROW		\$ 1,636.96
EFT1441	8/10/08	LGIS LIABILITY	LIABILITY POLICY		\$ 11,528.55
EFT1442	8/10/08	NEAT N' TRIM UNIFORMS PTY LTD	UNIFORMS-RATES OFFICER		\$ 329.00
EFT1443	8/10/08	NORTH MIDLANDS AG SOCIETY	ART AWARD NMAS		\$ 150.00
EFT1444	8/10/08	NORTH MIDLANDS MOTORS	SERVICE OF AIR CONDITIONER		\$ 566.70

Note: These minutes are yet to be confirmed

Attachment 10.4.1b

**as Tabled at 15 October 2008 Ordinary Meeting

Chq/EFT	Date	Name	Description	Trust	Muni
EFT1445	8/10/08	PERRELLA AUTO ELECTRICS	STARTER MOTOR		\$ 803.00
EFT1446	8/10/08	PURCHER-INTERNATIONAL PTY LTD	FILTERS-TRUCK		\$ 520.76
EFT1447	8/10/08	PAPER PLUS OFFICE NATIONAL	STATIONARY		\$ 95.63
EFT1448	8/10/08	RBC-RURAL	METERPLAN CHARGES PHOTOCOPIER		\$ 698.72
EFT1449	8/10/08	RUMBOLD FORD	FUEL FILTER		\$ 67.89
EFT1450	8/10/08	RICOH FINANCE	LEASE CHARGES PHOTOCOPIERS		\$ 663.49
EFT1451	8/10/08	RURAL PRESS REGIONAL MEDIA (WA)	ADVERTISING COASTAL DIRECTORY		\$ 132.00
EFT1452	8/10/08	SHERIDANS FOR BADGES	BADGES & DESK PLATES		\$ 258.65
EFT1453	8/10/08	SNAG ISLAND ROADHOUSE	POSTAGE		\$ 72.50
EFT1454	8/10/08	SIGMA CHEMICALS	TESTING KITS POOL		\$ 1,163.40
EFT1455	8/10/08	STAR TRACK EXPRESS	FREIGHT - WESTRAC		\$ 182.90
EFT1456	8/10/08	RELIANCE PETROLEUM	DIESEL		\$ 64,940.70
EFT1457	8/10/08	SNAP PRINT	BUSINESS CARDS - DCEO		\$ 136.00
EFT1458	8/10/08	THE PAPER COMPANY OF AUSTRALIA	PAPER - LEEMAN		\$ 1,067.00
EFT1459	8/10/08	T-QUIP	BRAKE CALIPER		\$ 397.25
EFT1460	8/10/08	VAC INDUSTRIES	CUTTING DISKS,MIG WIRE,REGULATOR		\$ 796.40
EFT1461	9/10/08	WATTLEUP TRACTORS	FUEL PUMP & WATER PUMP		\$ 216.45
EFT1462	9/10/08	WALTONS STORES	FILTERS FOR CW0025		\$ 823.04
EFT1463	9/10/08	WESTRAC EQUIPMENT	EDGE-GRADER		\$ 6,486.91
EFT1464	9/10/08	W A TREASURY CORPORATION	FINAL PAYMENT CCLI ROADHOUSE LOAN -CANCELLED		\$ 87,982.94
EFT1465	9/10/08	W A TREASURY CORPORATION	REPAYMENT LOAN #69		\$ 20,812.49
17815	17/09/08	PAYROLL DEDUCTION - SUPERANNUATION	SUPERANNUATION CONTRIBUTIONS		\$ 18,634.43
17839	17/09/08	SHIRE OF COOROW - LOTTO	PAYROLL DEDUCTIONS		\$ 190.00
17840	17/09/08	PAYROLL DEDUCTION - CSA	PAYROLL DEDUCTIONS		\$ 717.46
17841	1/10/08	SHIRE OF COOROW - LOTTO	PAYROLL DEDUCTIONS		\$ 190.00
17842	3/10/08	AUSTRALIAN TAXATION OFFICE	JULY BAS 2008		\$ 35,634.00
17844	9/10/08	BRIANS CARPET CLEANING SERVICE	MALEY PARK CARPET CLEANING		\$ 250.00
17845	9/10/08	CROFT BA & SD	BOBCAT HIRE MALEY PARK		\$ 280.50
17847	9/10/08	ESPLANADE HOTEL FREMANTLE	ACCOMODATION MRS		\$ 716.10
17848	9/10/08	EFFICIENT CLEANING SERVICES	CARPET CLEANING		\$ 336.00
17849	9/10/08	GRONOW'S MECHANAIR	HYDRAULIC HOSES		\$ 84.92
17850	9/10/08	JASON SIGNMAKERS	ROAD SIGNS - WARRADARGE CREEK		\$ 154.00
17851	9/10/08	JURIEN BAY GENERAL PRACTICE	PRE-PLACEMENT MEDICAL DAVE HADDEN		\$ 308.00
17852	9/10/08	LANDGATE	MINING TENEMENTS CHARGE		\$ 30.30

Note: These minutes are yet to be confirmed

Attachment 10.4.1b

**as Tabled at 15 October 2008 Ordinary Meeting

Chq/EFT	Date	Name	Description	Trust	Muni
17853	9/10/08	MIDWEST AFFILIATED AG SOCIETIES	DONATION MIDWEST AG SOCIETIES		\$ 100.00
17854	9/10/08	MOMAR AUSTRALIA PTY LTD	CLEANING SUPPLIES		\$ 1,615.63
17855	9/10/08	SYNERGY	ELECTRICITY ACCOUNTS SEPTEMBER 08		\$ 7,285.70
17856	9/10/08	SHIRE OF CHAPMAN VALLEY	TOWN PLANNING CHARGES - AUGUST		\$ 1,013.55
17857	9/10/08	TELSTRA	PHONE ACCOUNTS SEPTEMBER		\$ 2,409.66
17858	9/10/08	WATER CORPORATION	WATER ACCOUNTS SEPTEMBER 08		\$ 12,998.15
71011008	1/10/08	TRANSPORT DEPT OF	TRANS LICENSING		\$ 2,220.85
71021008	2/10/08	TRANSPORT DEPT OF	TRANS LICENSING		\$ 1,571.40
71031008	3/10/08	TRANSPORT DEPT OF	TRANS LICENSING		\$ 617.70
71110908	11/09/08	TRANSPORT DEPT OF	TRANS LICENSING		\$ 36.20
71120908	12/09/08	TRANSPORT DEPT OF	TRANS LICENSING		\$ 680.85
71150908	15/09/08	TRANSPORT DEPT OF	TRANS LICENSING		\$ 1,038.90
71160908	16/09/08	TRANSPORT DEPT OF	TRANS LICENSING		\$ 623.70
71170908	17/09/08	TRANSPORT DEPT OF	TRANS LICENSING		\$ 2,363.55
71180908	18/09/08	TRANSPORT DEPT OF	TRANS LICENSING		\$ 755.55
71190908	19/09/08	TRANSPORT DEPT OF	TRANS LICENSING		\$ 2,225.35
71220908	22/09/08	TRANSPORT DEPT OF	TRANS LICENSING		\$ 1,919.95
71230908	23/09/08	TRANSPORT DEPT OF	TRANS LICENSING		\$ 282.05
71240908	24/09/08	TRANSPORT DEPT OF	TRANS LICENSING		\$ 603.45
71250908	25/09/08	TRANSPORT DEPT OF	TRANS LICENSING		\$ 364.90
71260908	26/09/08	TRANSPORT DEPT OF	TRANS LICENSING		\$ 698.05
71300908	30/09/08	TRANSPORT DEPT OF	TRANS LICENSING		\$ 3,241.15
72011008	1/10/08	TRANSPORT DEPT OF	TRANS LICENSING		\$ 493.40
72021008	2/10/08	TRANSPORT DEPT OF	TRANS LICENSING		\$ 358.25
72031008	3/10/08	TRANSPORT DEPT OF	TRANS LICENSING		\$ 1,172.50
72110908	11/09/08	TRANSPORT DEPT OF	TRANS LICENSING		\$ 1,309.95
72120908	12/09/08	TRANSPORT DEPT OF	TRANS LICENSING		\$ 535.45
72150908	15/09/08	TRANSPORT DEPT OF	TRANS LICENSING		\$ 364.65
72160908	16/09/08	TRANSPORT DEPT OF	TRANS LICENSING		\$ 421.35
72170908	17/09/08	TRANSPORT DEPT OF	TRANS LICENSING		\$ 508.75
72180908	18/09/08	TRANSPORT DEPT OF	TRANS LICENSING		\$ 1,082.75
72190908	19/09/08	TRANSPORT DEPT OF	TRANS LICENSING		\$ 840.90
72220908	22/09/08	TRANSPORT DEPT OF	TRANS LICENSING		\$ 1,124.05
72230908	23/09/08	TRANSPORT DEPT OF	TRANS LICENSING		\$ 697.00

Note: These minutes are yet to be confirmed

Attachment 10.4.1b

**as Tabled at 15 October 2008 Ordinary Meeting

Chq/EFT	Date	Name	Description	Trust	Muni
72260908	26/09/08	TRANSPORT DEPT OF	TRANS LICENSING		\$ 550.40
72300908	30/09/08	TRANSPORT DEPT OF	TRANS LICENSING		\$ 249.20
PAYROLL	17/09/08	PAYROLL	PAYROLL		\$ 34,241.00
PAYROLL	1/10/08	PAYROLL	PAYROLL		\$ 34,813.00
TOTALS				\$ 6,000.00	\$ 407,082.59

Payment to WA Treasury Corporation for \$87,982.94 has been cancelled due to refinancing of Loan #81 Coorow Roadhouse .

Payment will be accounted for in Next Month's account list.

Total for Muni Account payments are now \$319,099.65

Attachment 10.4.1b

****as Tabled at 15 October 2008 Ordinary Meeting**

10.4.2 MONTHLY STATEMENT OF FINANCIAL ACTIVITY – AUGUST 2008

AUTHOR	Mark Hook
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	7 October 2008
ATTACHMENT	10.4.2 Statement of Financial Activity to 31 August 2008
FILE	F8.07 – Finance – 2008/09

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.

BACKGROUND:

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 August 2008 is included at Attachment 10.4.2 for Councillor's information.

COMMENT:

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.

STRATEGIC IMPLICATIONS:

Nil.

POLICY IMPLICATIONS:

Nil.

FINANCIAL IMPLICATIONS:

Nil.

PUBLIC CONSULTATION:

Not required.

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 August 2008.

RESOLUTION: **2008-180**

Moved: Cr McTaggart **Seconded:** Cr Bothe

That Council accepts the Monthly Statement of Financial Activity as included at Attachment 10.4.2 for the period ended 31 August 2008.

CARRIED 8/0

10.4.3 MONTHLY STATEMENT OF FINANCIAL ACTIVITY – SEPTEMBER 2008

AUTHOR	Mark Hook
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	7 October 2008
ATTACHMENT	10.4.3 Statement of Financial Activity to 30 September 2008
FILE	F8.07 – Finance – 2008/09

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.

BACKGROUND:

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 30 September 2008 is included at Attachment 10.4.3 for Councillor's information.

COMMENT:

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.

STRATEGIC IMPLICATIONS:

Nil.

POLICY IMPLICATIONS:

Nil.

FINANCIAL IMPLICATIONS:

Nil.

PUBLIC CONSULTATION:

Not required.

VOTING REQUIREMENTS:

Simple Majority

OFFICER RECOMMENDATION:

That Council accepts the Monthly Statement of Financial Activity as included at Attachment 10.4.3 for the period ended 30 September 2008.

RESOLUTION: **2008-181**

Moved: Cr Rackemann **Seconded:** Cr Waite

That Council accepts the Monthly Statement of Financial Activity as included at Attachment 10.4.3 for the period ended 30 September 2008.

CARRIED 8/0

10.4.4 ASSESSMENT 28 – COOROW MASONIC LODGE RATES

AUTHOR	Stuart Billingham
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	7 October 2008
FILE	R3.20 Rates General Correspondence

SUMMARY:

Council has received a request from the Coorow Masonic Lodge to reduce the rates paid for Assessment 28 – Masonic Building at part lot 1274 Main Street, Coorow.

BACKGROUND:

Council has received the following correspondence from Mr Ronald Bothe, Lodge Secretary with the Coorow Masonic Lodge:

Following our meeting last week regarding the Freemasons Building Shire rates of \$600.33.

Freemasonry is a non-profit organisation and we are battling to keep it viable. I understand that the CWA does not pay any rates.

I am therefore asking, could the Coorow Shire cancel our rates or perhaps reduce them by fifty percent.

Following this request staff have contacted neighbouring Councils to enquire about rating Masonic Lodges in other areas.

From these discussions it was determined that of the four Council's queried, three rated the Masonic Lodges at full rates and one building is now a private residence.

COMMENT:

Under section 6.26(2)(g) of the Local Government Act 1995 land is not rateable –

(g) land used exclusively for charitable purposes.

The Coorow Masonic Lodge is not considered a charitable institution therefore it does not comply with being non rateable land.

It should be noted that the CWA property at Lot 87 Main Street Coorow (A717) is currently not rated.

STATUTORY ENVIRONMENT:

Local Government Act 1995 – Section 6.26

STRATEGIC IMPLICATIONS:

Nil.

POLICY IMPLICATIONS:

Council does not have a specific policy on the rating of land held by community groups.

FINANCIAL IMPLICATIONS:

If Council does not rate Part Lot 1274 Main Street Coorow, there will be a minimal decrease in Council's rates income of \$600.33.

PUBLIC CONSULTATION:

Nil required.

VOTING REQUIREMENT:

Simple Majority.

OFFICER RECOMMENDATION:

That Council advise the Coorow Masonic Lodge that as it does not fall under the definition of a charitable institution, Council is not able to treat the property as non-rateable.

RESOLUTION: 2008-182

Moved: Cr Williams

Seconded: Cr McDonald

That Council advise the Coorow Masonic Lodge that as it does not fall under the definition of a charitable institution, Council is not able to treat the property as non-rateable.

CARRIED 8/0

10.4.5 UHY HAINES NORTON APPOINTMENT OF INDIVIDUAL AUDITOR

AUTHOR	Stuart Billingham
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	7 October 2008
FILE	A9.5

SUMMARY:

Council is to appoint Mr Greg Goodwin of UHY Haines Norton as an Auditor for the Shire of Coorow.

BACKGROUND:

Drafting of the Local Government Act 1995 means individuals are appointed as Council's auditor and are required to sign off the independent audit report on the annual report in their own right.

Currently Council's appointed auditors are as follows:

Engagement Partner	Mr D J Tomasi (Auditor No 15724)
Alternate	Mr R B Swarbreck (Auditor No 14170)

COMMENT:

Council has been requested by UHY Haines Norton to resolve to appoint Greg Goodwin as an additional auditor for the Shire of Coorow, to provide greater flexibility and to conform with Greg's advancement to audit and engagement partner status as at 1 July 2008.

STATUTORY ENVIRONMENT:

Sec 7.3 Local Government Act 1995 – Appointments of Auditors.

STRATEGIC IMPLICATIONS:

Nil.

POLICY IMPLICATIONS:

Nil.

FINANCIAL IMPLICATIONS:

Auditing services are included in the 2008/09 Budget.

VOTING REQUIREMENT:

Absolute Majority.

OFFICER RECOMMENDATION:

That Council appoint Mr G R Goodwin as an Auditor to the Shire of Coorow.

RESOLUTION: 2008-183

Moved: Cr Waite

Seconded: Cr McTaggart

That Council appoint Mr G R Goodwin as an Auditor to the Shire of Coorow.

CARRIED 8/0 BY ABSOLUTE MAJORITY

10.4.6 DONATION TO COASTAL YOUTH CLUB

APPLICANT	Leeman Telecentre Coastal Youth Club
AUTHOR	Stuart Billingham
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	7 October 2008
FILE	D3 Donations

SUMMARY:

Council is being requested to make a donation to the Coastal Youth Club in Leeman.

BACKGROUND:

Council has received the following letter from Yougsil Swain, Volunteer Youth Co-ordinator with the Coastal Youth Club:

This program runs 3 days a week after school and also during the school holidays. The Coastal Youth Program has been running for many years and has been highly successful. We have kids attending from various age groups.

We have conducted various different activities with the kids but unfortunately with very little resources and equipment to work with, there has not been much of a variety of things for the kids to do. This has led to too much computer time and also numbers dropping as the kids have been getting bored with the same activities.

Since volunteering I have asked the parents and children what they would like to get out of the coastal youth program and activities they would like.

These are some of the following things they have requested:

Lego and construction toys (very highly requested); new board games; cooking equipment; outdoor activities; scrap booking; sewing; building a vegetable garden; Nintendo; kite making; better range of crafts in general; and building a remote control car.

Unfortunately we are unable to meet all of these requirements without some help with businesses and our local community. Therefore we hope that you may be able to assist with any funding, donations, or such sponsorship that you may be able to offer to help to purchase some equipment.

As a local volunteer and also a parent, I thank you for your time.

COMMENT:

Council currently have money allocated for donations in the 2008/09 Budget.

STATUTORY ENVIRONMENT:

Nil.

STRATEGIC IMPLICATIONS:

Nil.

POLICY IMPLICATIONS:

Nil.

FINANCIAL IMPLICATIONS:

Council has budgeted \$9,700 in the 2008/09 Budget and to date has spent \$3,340.91 on the following:

Green Head Community Centre – Memorial Wall Cliff Park	\$568.18
Mid West Regional Council – Dry Seasons Working Group	\$500.00
Green Head Bowling Club – Shade Shelters	\$2272.73

This leaves \$6,359.09 allocated for donations.

VOTING REQUIREMENTS:

Simple Majority.

OFFICER RECOMMENDATION:

That Council donate \$500 to the Coastal Kids Youth Program.

RESOLUTION: 2008-184

Moved: Cr Williams **Seconded:** Cr Rackemann

That Council donate \$500 to the Coastal Kids Youth Program.

CARRIED 8/0

10.4.7 WRITE OFF OUTSTANDING DEBTOR – H0004

AUTHOR	Stuart Billingham
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	7 October 2008
FILE	D6.1Debtor General

SUMMARY:

Council is being requested to write off outstanding debtor account for Mr Peter Haskett for the amount of \$50.

BACKGROUND:

In April 2008, Mr Peter Haskett voluntarily surrendered an animal to Council's Ranger, the dog was subsequently euthanized. Mr Haskett signed a Voluntary Animal Surrender form, which clearly states a fee of \$50 was payable, Mr Haskett then signed a Time to Pay Agreement, agreeing to pay \$10 per week upon receipt of an invoice from Council. To date no payment has been received.

COMMENT:

Council staff have endeavoured to contact Mr Haskett on many occasions, with no success. Due to the small amount owing, it is not recommended that Council pursue this debt with a debt collection agency.

Council are being requested to write off invoices 5335, 5315, 5318, 5325 and 5332 totalling \$50.

STATUTORY ENVIRONMENT:

Local Government Act 1995
6.12(c) Power to defer grant discounts, waive or write of debts

STRATEGIC IMPLICATIONS:

Nil.

POLICY IMPLICATIONS:

Nil.

FINANCIAL IMPLICATIONS:

Council will forgo payment of \$50 from Mr Haskett if Council resolve to write off the debt. If Council chose to pursue the debt with Austral Mercantile, Council's Debt Collection Agency, there will be administration fees payable.

VOTING REQUIREMENTS:

Simple Majority.

OFFICER RECOMMENDATION:

That Council write off the amounts owing on Invoices 5335, 5315, 5318, 5325 and 5332 totalling \$50 for Mr Peter Haskett.

RESOLUTION: 2008-185

Moved: Cr Waite

Seconded: Cr George

That Council write off the amounts owing on Invoices 5335, 5315, 5318, 5325 and 5332 totalling \$50 for Mr Peter Haskett as he is not able to be located.

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:

12.1 LATE ITEMS – APPROVAL TO CONSIDER

AUTHOR
DISCLOSURE OF INTEREST
DATE OF REPORT
FILE:

Stuart Billingham
Nil
14 October 2008
Loans

SUMMARY:

Council is requested to consider a Late Agenda Items to refinance Loan 81 – Self Supporting Loan Coorow Community Land Inc.

COMMENT:

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.

10.7 Council (or Committee) to Meet Behind Closed Doors - Effect of Motion

- (1) Subject to any deferral under clause 3.7 or other decision of the Council or committee, this motion, if carried, causes the general public and any officer or employee the Council or committee determines, to leave the room.
- (2) While a decision made under this clause is in force the operation of clause 9.5 limiting the number of speeches a member of the Council may make, is suspended unless the Council decides otherwise.
- (3) Upon the public again being admitted to the meeting the person presiding, unless the Council or committee decides otherwise, is to cause the motions passed by the Council or committee whilst it was proceeding behind closed doors to be read out including the vote of a member or members to be recorded in the minutes under section 5.21 of the Act.

- (4) A person who is a Council member, a committee member, or an employee is not to publish, or make public any of the discussion taking place on a matter discussed behind closed doors, but this prohibition does not extend to the actual decision made as a result of such discussion and other information properly recorded in the minutes. Penalty \$5,000

FINANCIAL, POLICY AND STRATEGIC IMPLICATIONS:

There appear to be no implications in this regard.

OFFICER RECOMMENDATION 1:

That the Late Agenda Item to refinance Loan 81 – Self Supporting Loan Coorow Community Land Inc.

RESOLUTION: 2008-186

Moved: Cr George

Seconded: Cr Waite

That the Late Agenda Item to refinance Loan 81 – Self Supporting Loan Coorow Community Land Inc.

CARRIED 8/0

Cr Bothe declared an Impartiality Interest in Item 12.2 being that he is the Chairman of CCLI and left the meeting at 4.29pm.

12.2	REFINANCING OF SELF SUPPORTING LOAN #81 CCLI ROAD HOUSE
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AUTHOR	Stuart Billingham
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	14 October 2008
ATTACHMENT	12.2a Loan Schedule #1 12.2b Loan Schedule #2
FILE	Loans

SUMMARY:

Council is being requested to consider approving the refinancing of Loan 81 with WA Treasury Corporation (WATC).

BACKGROUND:

Loan 81 listed in the 15 October 2008 Council Meeting Cheques and EFT listing (EFT 1464 - 9/10/08) was to be paid out in full for \$87,982.94 as the loan had reached the end of its term, please refer to WATC repayment schedule included at Attachment 12.2a. This EFT has now been cancelled; please refer to new EFT listing as distributed to Councillors.

The Shire of Coorow 2008/09 Budget only makes allowance for a normal loan repayment. Council Staff have arranged with Treasury Corporation to refinance Loan 81 for a further 6 years, refer to WATC repayment schedule submitted as Attachment 12.2b.

COMMENT:

Local Government (Financial Management) 1996 Regulation 20 – “Circumstances which local public notice not required for exercise of power to borrow s6.20(2)(a), does not require advertising where a loan is being refinanced for a amount equal to the principal amount owing on the existing loan.

Local Government Act 1995 s6.20 (2) Where, in any financial year, a local government proposes to exercise a power under subsection (1) (“Power to Borrow”) and details of that proposal have not been included in the annual budget for that financial year –

- (a) unless the proposal is of a prescribed kind, the local government must give one months local public notice of the proposal; and
- (b) the resolution to exercise that power is to be by absolute majority.

This loan being of the prescribed kind in the Local Government (Financial Management) regulation 20 does not require advertising and only requires a absolute majority vote of Council to exercise the power to borrow.

STATUTORY ENVIRONMENT:

Local Government Act 1995 s6.20 – ‘Power to Borrow’ and Local Government (Financial Management) 1996 Regulations.

STRATEGIC IMPLICATIONS:

Shire of Coorow Long Term Debt management.

POLICY IMPLICATIONS:

Shire of Coorow - Accounting Policy.

FINANCIAL IMPLICATIONS:

Impacts on the 2008/09 Annual Budget.

VOTING REQUIREMENT:

Absolute Majority.

OFFICER RECOMMENDATION:

That Council approves the refinancing and raising of Loan 81 for a principal amount of \$79,958.38 from WA Treasury Corporation over 6 years.

Council adjourned the meeting at 4.32pm.

Council resumed the meeting at 4.33pm.

RESOLUTION: 2008-186

Moved: Cr Waite

Seconded: Cr McTaggart

That Council approves the refinancing and raising of Loan 81 for a principal amount of \$79,958.38 from WA Treasury Corporation over 6 years.

CARRIED 7/0 BY ABSOLUTE MAJORITY

Cr Bothe returned to the meeting at 4.47pm.

WESTERN AUSTRALIAN TREASURY CORPORATION

Loan Repayment Schedule

Client: Shire of Coorow - 81
 Interest Rate: 5.7500% p.a. * (Semi Annual Compounding)
 2.8750% * effective Semi Annual
 * These rates do not include the government guarantee fee.
 Lending Date: 14 October 2004
 Maturity Date: 14 October 2008
 Lending Amount: \$ 120,000.00
 Schedule Basis: 8 Semi Annual repayments

Payment Date	Debt Balance Outstanding	Capital Repayment	Interest Payment	Total Fixed Payment
14 Apr 2005	115,477.05	4,522.95	3,450.00	7,972.95
14 Oct 2005	110,824.07	4,652.98	3,319.97	7,972.95
18 Apr 2006	106,037.31	4,786.76	3,186.19	7,972.95
16 Oct 2006	101,112.93	4,924.38	3,048.57	7,972.95
16 Apr 2007	96,046.98	5,065.95	2,907.00	7,972.95
15 Oct 2007	90,835.38	5,211.60	2,761.35	7,972.95
14 Apr 2008	85,473.95	5,361.43	2,611.52	7,972.95
14 Oct 2008	0.00	85,473.95	2,457.38	87,931.33
	Totals:	120,000.00	23,741.98	143,741.98

Indicative Guarantee Fee	Indicative Total Payment
51.61	8,024.56
51.61	8,024.56
51.61	8,024.56
51.61	8,024.56
51.61	8,024.56
51.61	8,024.56
51.61	8,024.56
51.61	87,982.94
412.88	144,154.86

WESTERN AUSTRALIAN

TREASURY CORPORATION

Repayment Schedule

Client: Shire of Coorow ("the Borrower") - 81
Interest Rate: 5.6000% p.a. * (Semi Annual Compounding)
 2.8000% * effective Semi Annual
** These rates do not include the government guarantee fee.*
Lending Date: 14 October 2008
Maturity Date: 14 October 2014
Loan Amount: \$ 79,958.38
Schedule Basis: 12 Semi Annual repayments

Payment Date	Debt Balance Outstanding	Capital Repayment	Interest Payment	Total Fixed Payment	Indicative Guarantee Fee	Indicative Total Payment
14 Apr 2009	74,260.03	5,698.35	2,238.83	7,937.18	22.75	7,959.93
14 Oct 2009	68,402.13	5,857.90	2,079.28	7,937.18	22.75	7,959.93
14 Apr 2010	62,380.21	6,021.92	1,915.26	7,937.18	22.75	7,959.93
14 Oct 2010	56,189.68	6,190.53	1,746.65	7,937.18	22.75	7,959.93
14 Apr 2011	49,825.81	6,363.87	1,573.31	7,937.18	22.75	7,959.93
14 Oct 2011	43,283.75	6,542.06	1,395.12	7,937.18	22.75	7,959.93
16 Apr 2012	36,558.52	6,725.23	1,211.95	7,937.18	22.75	7,959.93
15 Oct 2012	29,644.98	6,913.54	1,023.64	7,937.18	22.75	7,959.93
15 Apr 2013	22,537.86	7,107.12	830.06	7,937.18	22.75	7,959.93
14 Oct 2013	15,231.74	7,306.12	631.06	7,937.18	22.75	7,959.93
14 Apr 2014	7,721.05	7,510.69	426.49	7,937.18	22.75	7,959.93
14 Oct 2014	0.00	7,721.05	216.19	7,937.24	22.74	7,959.98
	Totals:	79,958.38	15,287.84	95,246.22	272.99	95,519.21

10.1.2 CSRFF GRANT FUNDING - COOROW TENNIS CLUB

AUTHOR	Mark Hook
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	04 October 2008
FILE	S7.1 CSRFF Applications

SUMMARY:

Council is to prioritise the received applications for the Community Sporting and Recreation Facilities Fund (CSRFF). Council has only received one application being from the Coorow Tennis Club for the replacement of six synthetic grass tennis courts.

BACKGROUND:

The Department of Sport & Recreation are the main community funding vehicle for sport and recreation facilities and grants are made to Local Sporting groups for the upgrade and renovation of its sporting facilities.

Community Sport and Recreation Facilities Fund allow for equal contribution from Department of Sport & Recreation, the community and the local government. While Department of Sport & Recreation contributions are limited to one third, the third allocated to the community and the local government may be subsidised by the other party.

The CSRFF funds 1/3 of any 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	Grant \$
2007	Coorow Netball Club	Net Ball Courts	82,795	27,598
2006	Maley Park Committee	Maley Park Change Rooms	440,900	146,967
2004	Leeman Bowling Club	Bowling Green	148,540	49,513
1999	Green Head Tennis Club	Court Lighting	27,000	9,000
1999	Coorow Golf Club	Tee Boxes	17,000	5,667

Council passed the following Resolution at the 20 August 2008 Meeting of Council.

RESOLUTION: 2008-134

Moved: Cr McDonald Seconded: Cr Waite

That Council:

1. accepts the Coorow Tennis Club's Maley Park Tennis Court Resurfacing Project with a cash contribution of \$40,000 and a total contribution, including in kind works up to \$46,761; and
2. list this as an Agenda item for the 15th October 2008 Meeting of Council where Council will prioritise all grant applications received under the Community Sport and Recreation Facilities.

CARRIED 8/0

COMMENT:

Council has only received the grant application from the Coorow District Tennis Club seeking Council's financial and in-kind assistance for the resurfacing of six tennis courts.

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 a priority as 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 is able to play on the damaged courts, but would like to be in a position to have newly surfaced courts for the club's 2009/10 season. The resurfacing will be a relatively high contract, low volunteer job. Assessment of the cost of the project is currently at \$140,283.

The Coorow District Tennis Club application includes a contribution from Council of \$46,761, being \$6,761 in kind and \$40,000 cash being one third of the total cost of the project.

The Coorow District Tennis Club has been planning for this replacement for a considerable time and through a constant placement of funds to their court replacement reserve they are in a position to contribute a similar amount to the project.

Funding Sources	Cost exclusive of GST	GST applicable	Cost inclusive of GST	Notes
Local Government (LGA) contribution	42,723.33	4037.67	46,761	LGA cash and in kind contribution (if applicable)
Applicant cash	36323.33	4037.67	40,361	Community Sporting Group cash
Voluntary labour	6400	0	6400	Maximum of 1/3 total project cost up to \$50,000. No GST is applicable to voluntary labour.
Donated materials	0	0	0	No limit but cannot exceed the sum of applicant cash and LGA contribution. No GST is applicable to donated materials.
Other State or Federal	0	0	0	e.g. Lotterywest, Development

Funding Sources	Cost exclusive of GST	GST applicable	Cost inclusive of GST	Notes
Govt contributions				Commissions, Area Consultative Committee (Comm.) etc. (*see below)
Other	0	0	0	Eg. Loans, Sponsorship (* see below)
CSRFF Grant Requested	42,723.33	4037.66	46,578	Cannot exceed 1/3 of the Total Project Cost <u>exclusive</u> of GST (excluding Special Assistance Areas) Refer to Guidelines.
TOTAL PROJECT COST	128,170.01	12,112.99	140,283	THIS SHOULD BE THE CURRENT ESTIMATED COST OF THE PROJECT PLUS EXPECTED COST ESCALATION

STATUTORY ENVIRONMENT:

Nil.

STRATEGIC IMPLICATIONS:

The upgrade of sporting facilities is a must for the Local Sporting Clubs to continue into the future.

POLICY IMPLICATIONS:

Nil.

FINANCIAL IMPLICATIONS:

Council has listed the resurfacing of the Maley Park Tennis Courts in its Plan for the Future 2008/13 in the 2009/10 financial year.

The cost of resurfacing the Maley Park Tennis Courts will be funded from CSRFF grant funding, tennis club contribution and \$40,000 from general purpose income.

PUBLIC CONSULTATION:

The availability of the CSRFF grants has been advertised and no additional consultation has been completed. Council only relieved one application from Local Sporting Groups.

VOTING REQUIREMENT:

Simple Majority.

OFFICER RECOMMENDATION:

That Council Prioritises the Coorow Tennis Club's Maley Park Tennis Court Resurfacing Project with a cash contribution of \$40,000 and a total contribution, including in kind works up to \$46,761 as priority one for the CSRFF with the condition

of successful CSRFF funding applications; and forward the grant application to the Department Sport and Recreation.

RESOLUTION: **2008-187**

Moved: Cr Bothe

Seconded: Cr McDonald

That Council:

1. *prioritises the Coorow Tennis Club's Maley Park Tennis Court Resurfacing Project with a cash contribution of \$40,000 and a total contribution, including in kind works up to \$46,761 as priority one for the CSRFF with the condition of successful CSRFF funding applications;*
2. *forward the grant application to the Department Sport and Recreation; and*
3. *advise the Coorow Tennis Club that they will be required to undertake active measures, to the satisfaction of Council, to protect the new courts from damage.*

CARRIED 8/0

13. MATTERS BEHIND CLOSED DOORS:

Nil.

14. DATE OF NEXT MEETING:

14.1 ORDINARY MEETING OF COUNCIL

3.00pm Wednesday 19 November 2008 at the Coorow District Hall, Coorow.

15. CLOSURE:

There being no further business the President, Cr Girando closed the meeting at 5.00pm.