

Minutes

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1. DECLARATION OF OPENING/ANNOUNCEMENT OF VISITORS:

The President, Cr Girando, welcomed those present and opened the meeting at 3.16pm.

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 S D Billingham
Mr D R Hadden
Mr P D Gillis
Ms S G Donohue

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

Visitors

Sgt Adam Bulloch
Const Jason Jones
Mr VG Office John Clark
Mr Brad Koenig
Ms Linda Thompson
Ms Dianne West

CA Police OIC Carnamah Police
Carnamah Police
Valuer General's Office
Valuer General's Office

Declarations of Interest

Councillor/Officer	Item	Interest	Nature
S G Donohue	10.2.1	Impartiality	Staff Member is applicants partner and may be involved in the demolition of the Coorow Scout Hall.

Leave of Absence

As per Resolution 2008-145

Cr Williams Leave of Absence from 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 requested Leave of Absence from to

RESOLUTION:

Moved:

Seconded:

CARRIED Nil.

6. PETITIONS/DEPUTATIONS/PRESENTATIONS:

6.1 VALUER GENERAL

Representatives from the Valuer General's Office will be addressing Council on rates and property valuations. Mr John Clark and Mr Brad Koenig.

Mr John Clark and Mr Brad Koenig from the Valuer General's Office addressed Council on property valuations and rating and responded to Council's queries regarding the increase in GRV vacant land along the coast in 2008/09.

Mr John Clark and Mr Brad Koenig Left the meeting at 3.45pm.

6.2 CARNAMAH POLICE

Officers from the Carnamah Police Station will be addressing Council about police issues affecting the Shire of Coorow.

Sgt Adam Bulloch and Const Jason Jones from the Carnamah Police Station addressed Council on policing matters affecting the Shire of Coorow and answered Council's queries about policing matters.

LSgt Adam Bulloch and Const Jason Jones left the meeting at 3.50pm.

7. CONFIRMATION OF MINUTES:

7.1	ORDINARY MEETING HELD WEDNESDAY 15 OCTOBER 2008 AT THE LEEMAN ADMINISTRATION CENTRE, LEEMAN
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AUTHOR	Mark Hook
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	1 November 2008

COMMENT:

Nil

OFFICER RECOMMENDATION:

That the Minutes of the Ordinary Meeting held on Wednesday 15 October, at the Leeman Administration Centre, Leeman, be confirmed as a true and correct record.

R**RESOLUTION: 2008-188**

Moved: Cr MctTaggart **Seconded:** Cr Rackemann

That the Minutes of the Ordinary Meeting held on Wednesday 15 October, at the Leeman Administration Centre, Leeman, be confirmed as a true and correct record.

CARRIED 7/0

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.

One at a time speaking, comments through the chair. Councillors were again reminded that only one Councillor is to speak at a time and all comments are to be addressed through the Chair.

The President changed the order of business to have Item 10.2.3 dealt with first.

RESOLUTION: 2008-189

Moved: Cr Girando **Seconded:** Cr Waite

That Council move the order of business so that Item 10.2.3 be dealt with first.

CARRIED 7/0

Move order of business 10.2.3 to be dealt with first.

Move Girando Second Waite

7/0

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:

10.2.3 PLANNING APPLICATION- REQUEST FOR CONCESSION TO NORTHERN BOUNDARY SIDE SETBACK AT LOT 531/10 ILLYARRIE STREET LEEMAN

AUTHOR	Kirrilee Warr
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	6 November 2008
ATTACHMENT	10.2.3a Planning Application 10.2.3b Consent from neighbour
FILE	L531 LMN

SUMMARY:

This application relates to a request for a further concession to the northern side boundary setback for an approved shed on Lot 531/10 Illyarrie Street, Leeman. In April 2007 the Council granted planning approval for a variation to the side boundary setback and an increase in the total floor area for the shed, however, the applicant has since revised the site plan for the shed (same size and design) to accommodate construction of a house on the property, and is therefore requesting a further reduction to the side setback from 1000mm (1m) to 700mm (0.7m) through a new planning application. In support of this application the applicant's reason for further reduction in the setback is to ensure sufficient distance can be achieved between the proposed dwelling and the shed for access to the back yard of the property.

The current building application for the proposed dwelling has been assessed and is awaiting the outcome of this request before the building licence for the house is processed.

This report takes into account the intended purpose of the shed in a 'residential' area, and the potential conflicts/long term implications associated with approving this concession.

On assessment it is the officers recommendation this proposal not be supported due to a lack of justification based of planning grounds.

BACKGROUND:

In October 2008 the Council received an application for a building licence to build a shed on Lot 531/10 Illyarrie Street Leeman, currently zoned Residential R15. Additionally, a planning application has also been lodged seeking a further reduction to the northern side boundary setback from 1.0m to 0.7m as included at Attachment 10.2.3a.

To assist the Council in determining this application Figure 1 provides an understanding of the location of the property in Leeman:

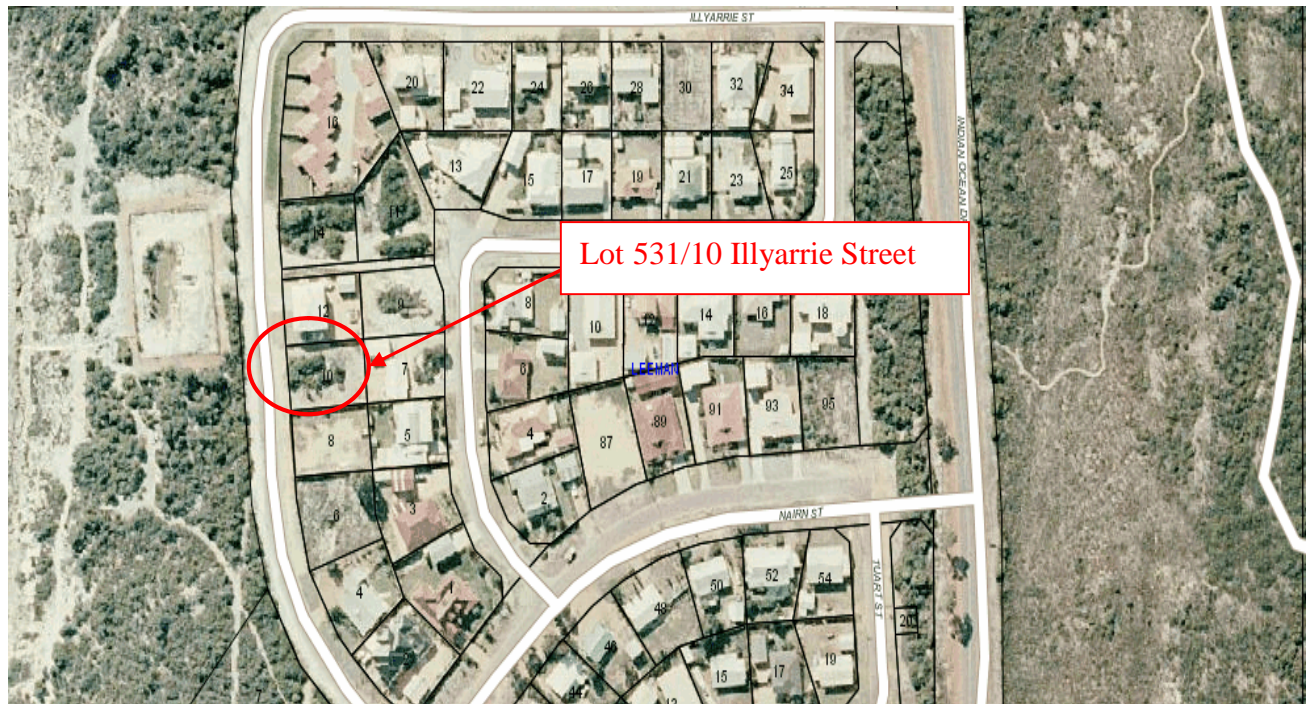


Figure 1- Location Plan

By way of background the shed received planning approval from the Council in April 2007 that included a concession to:

- Increase the size of the proposed shed from the maximum 72m² and wall height of 3.0m allowed under the Town Planning to 110m² with a wall height of 4.0m, and
- The northern boundary side setback being reduced from 1.6m to 1.0m.

However, to fully understand the history behind this application the following is a series of events applicable to the development of shed development at lot 531/10 Illyarrie Street;

1. February 2007 the Council resolved:

RESOLUTION: 2007-016

Moved: McDonald Seconded: Rackemann

That Council issue planning approval for the development of a shed at Lot 531 Illyarrie Street, Leeman subject to the following conditions:

1. 4m wall height and 4.6m maximum apex height;
2. total built area not exceeding 13% of the lot area; and
3. that the shed be located so that its longest wall is at least 1.6m back from the property boundary.

CARRIED 8/0

2. Following this decision in February 2007, the applicants commenced appeal proceedings with the State Administrative Tribunal (SAT) to over turn the

Councils decision, requesting a boundary setback of 1.0m as opposed to 1.6m as approved by the Council;

3. Through subsequent discussions between the applicants and the Council the appeal was withdrawn and the application was returned to the May 2007 Council Meeting for reconsideration. The Council resolved at the time to;

- RESOLUTION: 2007-069
Moved: Waite Seconded: McDonald
That Council allow the introduction of a rescission motion to allow the rescission of resolution 2007-016.

CARRIED 8/0

- RESOLUTION: 2007-070
Moved: McDonald Seconded: Stacy
That Council rescind resolution 2007-016.

CARRIED 8/0

CARRIED BY ABSOLUTE MAJORITY

- RESOLUTION: 2007-071
Moved: McDonald Seconded: Girando
That Council issue Planning approval for the development of a shed on Lot 531 Illyarrie Street, Leeman subject to the following conditions;
 1. the maximum height of wall and apex is not to exceed 4m and 4.6m respectively;
 2. the total area of the shed is not to exceed 13% of the 850m² lot area; and
 3. the setback of the shed wall from the northern side boundary being 1m as indicated on submitted site development plan.

CARRIED 8/0

4. Since this decision in April 2007, the applicants have proceeded to place an order for the shed with Swan Aussie Sheds, Jurien Bay, with a building licence sort from Council staff in October 2008 as mentioned above.
5. In September 2008 Council staff receipted a building license application for a proposed dwelling for Lot 531/10 Illyarrie Street, Leeman. The first assessment of the application for the dwelling found that certain aspects did not comply with the Residential Design Codes, however, upon notifying the applicants of the assessment results, the applicants revised the site plan as so the proposed dwelling complied with the Codes performance criteria. The revision of the site plan resulted in the house being located at 1.5m from the southern side boundary, which reduced the distance between the proposed shed and dwelling to 490mm. The applicants are of the opinion this distance would not be satisfactory to allow access to the back yard between the house and the shed.
6. Subsequent to the above mentioned, the applicant's has submitted a new planning application to the Council for consideration of a reduction to the northern boundary side setback for the proposed shed. This application is forthcoming with effected neighbour consent and reasoning from the applicants

that adequate access of at least 900mm is required between the house, and shed to access the back yard of the property.

Based on an assessment of the current planning application it has been determined that the proposed northern side setback of 700mm does not comply with the prescribed criteria as outlined in the Residential Design Codes- refer to statutory section below. Therefore, the applicant is requesting a 900mm concession for northern boundary side setback effectively reducing the distance from 1.6m to 0.7m.

Figure 2 illustrates the proposed developments on the property and the requested concession applicable to this application.

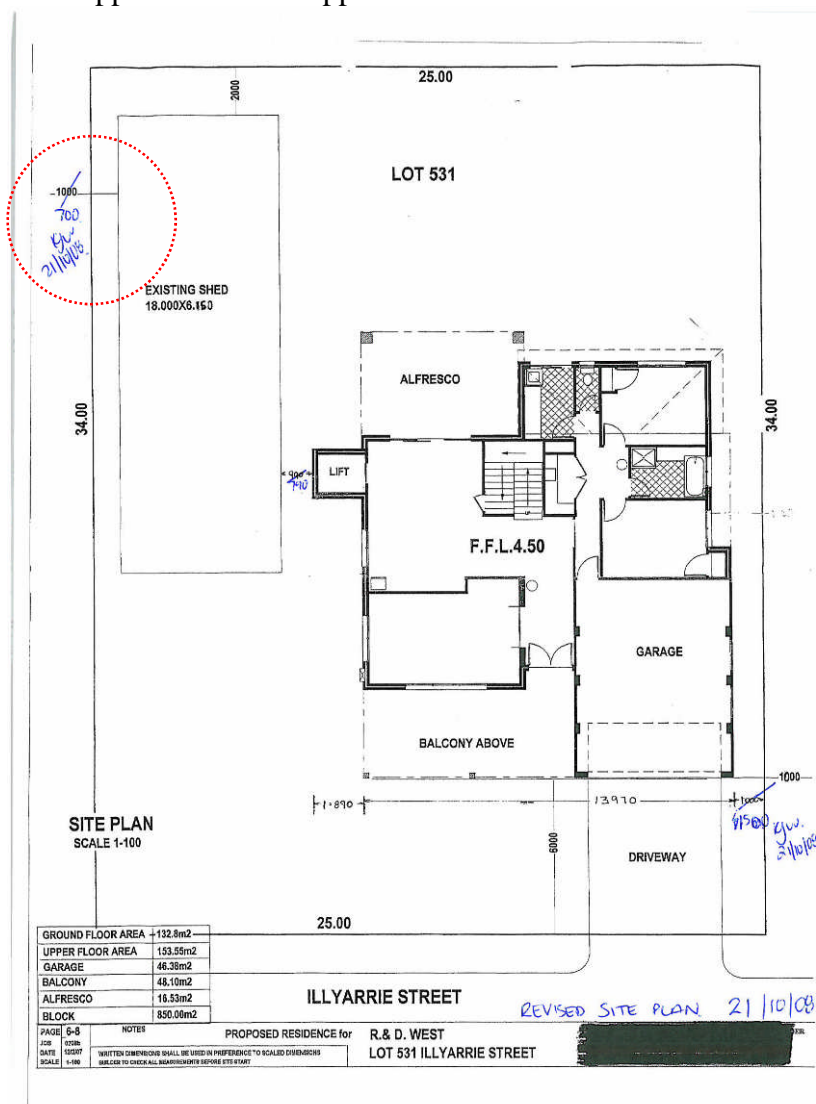


Figure 2- Site Plan

The Applicant's reasons for requesting concession to the northern boundary side setback are:

1. The concession will allow a distance of 790mm between the proposed dwelling and shed to accommodate access to the back yard of the property;
2. The shed and house have been designed to accommodate lifestyle uses, including universal design of the house to allow for future aging needs.
3. Existing boundary fencing will assist in screening the completed development;

4. Neighbour consent has been received (as included at Attachment 10.2.3b)

COMMENT:

In considering the merits of this application 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 access to the back yard of the property between the proposed shed and house, which is not considered sufficient justification to warrant planning consent being issued as access can be gained to the back yard of the property along the southern boundary. Furthermore, the application fails to provide any substantiated justification for a concession, such as a demonstrated need for privacy, or light and ventilation to the building.
2. The subject development, which has previously been approved with generous concessions on the shed size and northern boundary side setback, has effectively constrained the ability to site other development on the property, such as the proposed house. Basically, the design of both the shed and house does not permit all development to be adequately accommodated on the property in conformity with minimum requirement of the Residential Design Codes. In other words the size and design of both buildings do not 'fit' on the property without concessions being granted by the Council.
3. The approval for a reduced setback of 0.7m will erode the primary purpose of the Residential Design Codes and over time may set a precedent for granting of concessions in residential zones for developments that do not adequately comply with the Codes performance criteria due to specific development design elements, and granting of concessions on top of concessions. This is particularly relevant as proposed developments can and should be designed and engineered to suit the specified minimum requirements of the Design Codes, which in this application has not been addressed by the applicant.

Therefore, in consideration of the reasons given by the applicant, and based on the comments provided above, it is recommended the requested boundary setback concession be refused for the erection of shed given:

- There is insufficient planning justification provided in the application;
- The Council has already provided a number of concessions to accommodate the proposed development;
- Access to the rear yard can be achieved between the proposed house and the southern boundary of the property;
- The opportunity exists for the applicant to redesign the house by relocating or adjusting the lift position to facilitate improved access to the rear yard;
- The potential exists for a precedent to be set for other landowners to argue for multiple concessions where effective the size/design of the development does not adequately 'fit' the property.

However, should the Council wish to support the application and grant a concession acknowledging the neighbour has consented to the setback reduction, an alternative recommendation will be made available at the Council meeting.

STATUTORY ENVIRONMENT:

Pursuant to Clause 5.2.2 of the Town Planning Scheme (TPS) a variation to the boundary setback is to default to the provisions of the Residential Design Codes. In this regard Clause 2.5.2 of the 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 stated purpose and aims of the Town Planning Scheme;
- Any relevant Local Planning Policy; and
- The proper and orderly planning of the locality.

With regards to consultation, Part 4 of the Codes specifically describes a 14 day consultation period with neighbouring landowner/s is required. This has been satisfied by the applicant obtaining written support from the affected neighbour as included at Attachment 10.2.3b.

STRATEGIC IMPLICATIONS:

Nil

POLICY IMPLICATIONS:

Nil

FINANCIAL IMPLICATIONS:

Should the Council refuse the application as recommended 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:

Simple majority.

OFFICER RECOMMENDATION:

That Council:

1. refuse the application for planning consent to site the shed at 0.7m from the northern side boundary at Lot 531/10 Illyarrie Street, Leeman for the following reasons:
 - a) Council is not satisfied justification offered in support of the concession for the northern boundary side setback is sufficient to warrant planning consent being issued;
 - b) The application fails to provide any substantiated justification for a setback concession, in consideration of the performance criteria set out in the Residential Design Codes (i.e. assist in protecting privacy between

adjoining properties, provision of adequate direct sun and ventilation to the building.);

- c) Access to the rear yard can be achieved between the proposed house and the southern boundary of the property;
- d) The opportunity exists for the applicant to redesign the house by relocating or adjusting the lift position to facilitate improved access to the rear yard;
- e) Council is concerned that approval for a reduced setback to 0.7m on the northern boundary will erode the primary purpose of the Residential Design Codes, and over time may set a precedent for granting of concessions on top of concessions in residential zones for developments that do not adequately comply with the minimum requirements of the Residential Design Codes.

RESOLUTION: 2008-190

Moved: Cr Waite

Seconded: Cr Rackemann

That the Council resolve to grant formal Planning Consent for a northern boundary side setback at 0.7 of a metre for the approved shed on Lot 531/10 Illyarrie Street, Leeman subject to the following:

Conditions

- (a) *The development shall be in accordance with the attached approved plan(s) dated 19th November 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 shed shall be sited on the lot in accordance with the site plan endorsed 19th November 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 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 7/0

Council's Manager Regulatory Services tabled an alternate resolution at the Council meeting as it was felt that the Officers Recommendation could be appealed at the State Administrative Tribunal and the resolution could be overturned.

Attachment 10.2.3a

[illegible]

Note: These minutes have yet to be confirmed.

Attachment 10.2.3b

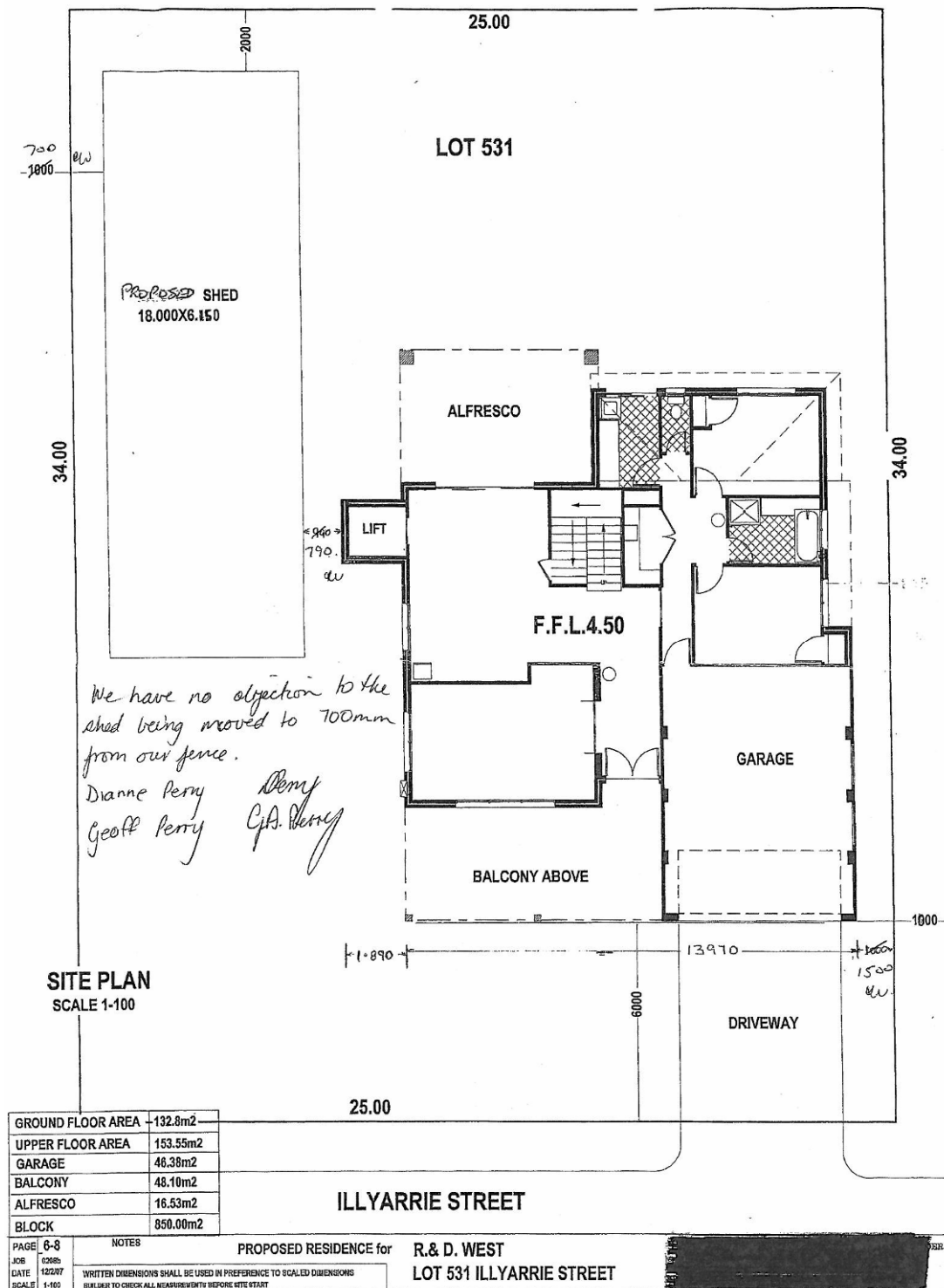
28th October 2008.G.A. & D.E. Perry
PO Box 213
Leeman 6514Shire of Coorow
Leeman Office
Leeman WA 6514

Dear Sir,

We have been in consultation with Ron and Dianne West of Lot 531 Ellyarrie Street Leeman regarding construction on their block. We have no objection to them building their shed 700mm from our boundary fence. We realise this shed has a wall height of 4 metres.

Yours sincerely.

D Perry
Dianne PerryCpt. Perry
Geoff Perry



10. REPORTS:

10.1 CHIEF EXECUTIVE OFFICER:

10.1.1 STAFF HOUSING

AUTHOR	Mark Hook
DISCLOSURE OF INTEREST	Staff Member that would be relocated into house
DATE OF REPORT	4 November 2008
ATTACHMENT	10.1.1 GEHA Deed of Agreement
FILE	H5.5 Housing – General (Including Staff)

SUMMARY:

Council is being requested to make a decision on whether Council re-leases Lot 50 Nairn Street, Leeman to GEHA for Police Housing at \$430 per week plus normal CPI increase, or advise GEHA that the house is required by the Shire of Coorow for Executive Housing and request GEHA to vacate the premise at the end of the lease on the 29 June 2009.

BACKGROUND:

Council has been requesting the Chief Executive Officer to formulate a plan on how the Chief Executive Officer can move to the Coast.

Council owns various houses throughout the Shire, the ones based in Leeman are as follows.



Lot 64 Nairn St Leeman

This is the normal residence for the Ranger Position it is held in free hold title and is able to be sold if no longer required.

**Lot 49 Nairn St Leeman**

This is currently tenanted by a Council employee and is held under a vesting order VO 25946, this means that Council is unable to sell the land unless Council hands in the vesting order and purchase the land freehold.

**Lot 490 Tamarisk St Leeman.**

This Property is under lease to GEHA, is a Community Housing Grant and has a deed of trust held over the property with the State Housing Commission. Under the deed of trust the property is only held in trust for the State Housing Commission and can be tenanted by a Council Employee rent free only if it is not required by the State Housing Commission. The lease expired on 1 August 2008. The property is owned under title and all proceeds of any sale go to the State Housing Commission. A copy of the Deed is included at Attachment 10.1.1.

**Lot 50 Nairn St Leeman**

This property is owned under a vesting order VO 25946 this means that Council is unable to sell the land unless Council hands in the vesting Order and purchase the land freehold. The property is currently tenanted by GEHA (Police) with the lease expiring on the 29 June 2009.

Council does own a vacant block in Leeman at Lot 626 Corner Morcombe Road and Vivian Street VO 45389. Currently this block has a small drainage sump but actually is vested for the use of Shire Housing so this land is able to be built on for Shire Housing requirements.

COMMENT:

The property situated at 50 Nairn Street is currently rented to the Government housing Authority and is owned fully by Council. The land is under a vesting order for housing requirements.

The lease with the Government Housing Authority expires on 29 June 2009. Council can either re- offer the house for rent to GEHA or request the house to be vacated and be used to house the Chief Executive Officer in Leeman.

The current rent being received from GEHA is \$430 per week or \$22,360 per annum. The current loan requirements on this property are :

- Loan 71 – Leeman Residence
 - Principal outstanding 07/08 \$90,176
 - Interest repayment 08/09 \$ 5,457
 - Principal repayment 08/09 \$ 6,790

To move the Chief Executive to Leeman can be done in a number of ways:

1. Advise GEHA that the Shire of Coorow requires the house situated at Lot 50 Nairn Street for Executive Housing and request GEHA to vacate the premises at the end of the lease agreement being 29 June 2009.
2. Investigate the construction of an Executive House on Lot 626 Cnr Morcombe and Vivian Street VO 45389 Leeman and raise a Loan as per Councils 2008/09 Budget.
3. Sell the Rangers residence at Lot 64 Nairn Street and move the ranger into Lot 490 Tamarisk if the residence is no longer required by GEHA.

STATUTORY ENVIRONMENT:

Local Government Act 1995.

Deed of Agreement with State Housing Commission.

STRATEGIC IMPLICATIONS:

Would allow the Chief Executive Officer to relocate to the Coast to formulate a plan for the move of the main administration centre and Executive staff to Leeman.

POLICY IMPLICATIONS:

Nil.

FINANCIAL IMPLICATIONS:

The implications to the 2009/10 Annual Budget would be the loss of GEHA rental income of \$22,360 plus the continued loan repayments of interest and principal of \$12,162.

The difference to the 09/10 Annual Budget would require a net increase of \$22,275 in rates to cover the loss of the rental income. This equates to approximately 1.15% of rates based on the 2008/09 Budget Estimate of \$1,924,914.

PUBLIC CONSULTATION:

Nil.

VOTING REQUIREMENT:

Simple Majority

OFFICER RECOMMENDATIONS:

Recommendation 1:

That Council advise GEHA that the Shire of Coorow requires the residence at 50 Nairn Street for the Chief Executives Officers Residence at the completion of the lease being 29 June 2009.

RESOLUTION: 2008-191

Moved: GeorgeCr George **Seconded:** Cr Rackemann

That Council advise GEHA that the Shire of Coorow requires the residence at 50 Nairn Street for the Chief Executives Officers Residence at the completion of the lease being 29 June 2009.

CARRIED 6/1

Recommendation 2:

That the Manager of Regulatory Services investigate the costs for the appropriate style of transportable Executive style Housing for Lot 626 Cnr Morcombe and Vivian Street Leeman Vesting Order Number 45389 for the 2009/10 Budget Estimates.

RESOLUTION: 2008-192

Moved: Cr McTaggart **Seconded:** Cr Rackemann

That the Manager of Regulatory Services investigate the costs for the appropriate style of transportable Executive style Housing for Lot 626 Cnr Morcombe and Vivian Street Leeman Vesting Order Number 45389 for the 2009/10 Budget Estimates.

CARRIED 6/1

Recommendation 3:

That the Manger of Regulatory Services investigates the costs of having a drafted set of working drawings prepared for the Leeman Office Upgrade and include the cost of having the working drawings done in the 2009/10 Budget estimates.

RESOLUTION: 2008-193

Moved: Cr George

Seconded: Cr McDonald

That the Manger of Regulatory Services investigates the costs of having a drafted set of working drawings prepared for the Leeman Office Upgrade and include the cost of having the working drawings done in the 2009/10 Budget estimates.

CARRIED 7/0

Our Ref: HMC:LT:HOM767/16.1

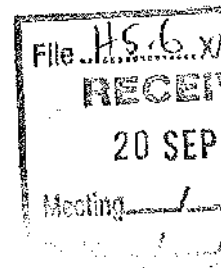
K GUNNING

18 September 1991

BARRISTERS & SOLICITORS

The Shire Clerk
Coorow Shire Council
PO Box 42
COO ROW WA 6515

ATTENTION: Mr S Hazeldine



*Laurie James
Anthony Milne
Maurice Frit/sot
John Quigley
David Miller
Maxwell Cripps
Vidal Hackles:
Gerard O'Hara
Mark de Kerloy
James Saunders
John Hammond
Sally Vanderfeen
Anne Hurley Paul
Price*

Dear Sir

DEED OF TRUST FOR LOT 490 TAMARISK STREET, LEEMAN

We wish to confirm that the documents in this matter have now been registered at the Land Titles Office and as such enclose herewith Deed of Trust between yourselves and Homeswest for the above property

If we can be of any further assistance to you in the future please do not hesitate to contact us.

Yours faithfully
KOTT GUNNING

*Associates:
Janette Bon
Simon Musson
Peter Nicholas
Kim Wood
Linda Worthington
Nadia Sabatini
Darryl Wookey*

*Consultants
Owen Burnt
Christopher Hodson*

encl

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Level 11
66 St George's Terrace,
Perth WA 6000
GPO Box 1890, Perth WA 6001
Ausdac: DX 110, Perth
Fax: (09) 321 3465
Telephone: (09) 321 3755

B E T W E E N

SHIRE OF COOROW

"the Trustee"

-- and -

STATE HOUSING COMMISSION

"the Commission"

DEED

KG.

Level 11
66 St Georges Terrace,
Perth WA 6000
GPO box L890, Perth WA 6001
Ausdoc DX 110, Perth
Fax (09) 321 3465
Telephone (09) 321 3755

EXEMPT from W.A. Stamp Duty

for Commissioner of State Taxation

THIS DEED is made the 3A
B E T W E E N; D
SHIRE OF COOROW of Main St Coorow in the State of
Western Australia (herinafter called "the Trustee" which
expression shall include the Trustee and its successors
transferees and assigns) of the one part and THE STATE
HOUSING COMMISSION a body corporate pursuant to the Housing
Act 1980 as amended of 99 Plain Street, East Perth in the
said State (hereinafter called "the Commission" which
expression shall include the Commission and its successors
transferees and assigns) of the other part.

WHEREAS:

A. By contract by way of exchange of letters the
trustee agreed to purchase the land and construct
improvements situated and known as Lot 49Q Tamarisk
-Street, Leeman and being Leeman Lot 490 the whole of
he land in Certificate of Title Volume 1721 Folio
078 (hereinafter called "the Property") for the sum
f **SIXTY FOUR THOUSAND SIX HUNDRED AND TWENTY THREE**
OLLARS AND THIRTY TWO CENTS (\$64,623.32).

STATE TAXATION

B. The trustee has purchased and developed the property
in the name of the trustee but in actual fact as
trustee for the Commission the purchase and
development price for the property having been
provided by the Commission and to the intent that
the Estate and Interest of the trustee and the
property should be held in trust for the Commission.

NOW THIS DEED WITNESSES that the Trustee HEREBY DECLARES
that he holds and **will** continue henceforth to hold the
property in trust for the Commission AND IT IS HEREBY
COVENANTED AGREED AND DECLARED by the parties hereto as
follows:

1. The Trustees shall at the request of the Commission (which request may be made at any time at the discretion of the Commission) forthwith at its own cost make such applications and execute and do all such instruments acts and things as may be necessary for the purpose of procuring the legal title to the property to be transferred to the Commission or otherwise dealt with at such times and in such manner as the Commission shall direct or appoint.
2. The Trustee shall actively and continually use and occupy the property for the purpose of providing accommodation on lease at a rental consistent with the Commonwealth State Housing Agreement approved by the Commission to members of the Trustee and other persons (selected by the trustee) who are in each case eligible persons within the meaning of that expression as defined in Clause 5(2) of the Housing Act 1980.
3. Until the Commission shall require the Trustee to transfer the legal title to the property or 'any part thereof to or at the direction of the Commission the Trustee shall be entitled to exclusive rent free occupation and possession of the property for such purpose.
4. The Trustee shall at all times while it is entitled to exclusive possession of the property at its own expenses:
 - (i) Insure and keep insured the property against loss or damage by fire storm tempest earthquake and such other risks as the Commission may require to the full insurable value of the property with an insurer approved by the Commission;

- (ii) Keep the property in good and substantial repair order and condition;
- (iii) Pay all rates taxes and other outgoings payable in respect of the property;
- (iv) Indemnify the Commission from and against all claims demands proceedings judgments damages costs charges expenses and losses of any nature whatsoever which the Commission may suffer or incur in connection with the loss of life of and/or personal injury to any person and/or damage to any property (wheresoever and howsoever occurring) arising from or out of the use by the Trustee of the property or any part thereof or occasioned wholly or in part by any act neglect default or omission by the Trustee or by the servants agents contractors customers or lawful visitors of the Trustee.

5. Upon request by the Commission for the transfer of the legal title to the property to or at the direction of the Commission (the Trustee shall forthwith deliver up possession of the property to the Commission) the Commission shall forthwith be entitled to the use and possession of the property in common with the Trustee).

6.. The Commission shall be entitled at its own expense to lodge an absolute caveat and/or a subject to claim caveat to protect its estate or interest in the property under this Deed,

7. Should the housing no longer be required and used for the purpose of the Local Government and Community Housing Program the Trustee shall cause the property to be sold if and when required by the Commission and the net proceeds of sale therefrom

including improvements shall be returned
Commission.

to the

IN WITNESS WHEREOF the parties hereto have hereunto Set their
hands and affixed their seals the day and year first
hereinbefore written.

THE COMMON SEAL of
THE COOROW SHIRE COUNCIL
was hereunto affixed in
the presence of:

Shire President:

Shire Clerk:



[Handwritten signatures of Shire President and Shire Clerk]

common

THE COMMON SEAL of
TU STATE HOUSING COMMISSION

was eunto affixed in the presence of

[Handwritten signature]
O F V CHARGE
SECURITY & MORTGAGE
SETTLEMENT SERVICES

[Handwritten signature]
GENERAL MANAGER



HC/jm/1956w

10.1.2 CARNAMAH – COOROW COASTAL MANAGEMENT STRATEGY

AUTHOR	Mark Hook
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	8 November 2008
ATTACHMENT	10.1.2 Carnamah Coorow Coastal Strategy Committee Minutes 31 October 2008
FILE	C14.1

SUMMARY:

Council is being requested to adopt the Carnamah – Coorow Coastal Management Strategy.

BACKGROUND:

The Carnamah Coorow Coastal Strategy Committee has been working to complete the grant funded Coastal Management Strategy for approximately 2 ½ years.

Council passed the following resolution at its June 2008 Ordinary Meeting of Council:

RESOLUTION: 2008-090
Moved: Williams Seconded: George
That Council receive the Carnamah Coorow Coastal Management Strategy Report (Final Draft) and encourage the general public to make comment during the 28 day public consultation period.

CARRIED 8/0

Council advertised the CCCMS for public comment. The strategy was also forwarded to all major stake holders including the WAPC Geraldton and Perth offices.

Council received only two submissions and they are as follows:

1. Tourism WA

Thank you for your letter offering Tourism Western Australia (Tourism WA) the opportunity to comment on the Carnamah and Coorow Coastal Strategy draft plan.

As identified in the plan the opportunity to establish tourist zoned sites at Greenhead, Leeman and Coolimba are worth exploring, with the completion of the Indian Ocean Drive expected in 2011 in particular increasing the demand for caravan and camping areas.

Coolimba is an excellent location for low key/temporary tourist development with the area north of the road and relatively flat land between the first and second swale being attractive for low key sites. Tourism WA's Land bank is an initiative which seeks to identify and prepare Crown land for tourism development and

through this program we may be able to assist the Shire on developing an expression of interest brief for the release of these sites.

It is Tourism WA's expectation that potential sites are zoned 'tourist' or similar to enable them to be protected for tourism development only.

The Shires of Coorow and Carnamah have a number of options with how to manage potential camping sites; for example the Shire of Carnarvon uses a campsite host to collect overnight payment at remote sites and the Shire of Shark Bay uses a one night permit system.

We look forward to being able to work with the Shires in unlocking the region's tourism potential.

2. Angels Rest Feline Retreat

Dear Sir

My name is Kimberley Chinnery and my husband, Colin and I have recently spent some time in Green Head on holidays with our children and extended family. We are very interested in the potential development of this stretch of coastline, ranging from Jurien Bay to Port Denison and the strategies in place for maintaining the beautiful, relaxed atmosphere that currently exists. We would like the area to remain more under-developed than over-developed to avoid the "Dunsborough/Margaret River" syndrome that seems to be wildly at play in our lovely South-West!! In Margaret River, you feel you need to "get dressed up" for a walk into town or along the beach – too much "keeping up with the Joneses!"

Very briefly we would like to put forward some ideas for developments being considered for the coastal zones mentioned in the report. With ground water being an issue, the provision of water tanks is becoming a necessity even in the suburbs therefore essential for the areas noted. What if each house/chalet had panels installed so the power supply would be generated by each building and excess can be tapped back into the grid, or perhaps small wind turbines for larger developments ie. caravan parks etc. If the developments were as 'passive solar' as possible the need for air conditioners and heating would be almost negated, especially if ceiling fans were installed. The existing Enviro toilets that we used at Stockyard Gully are fantastic, and maybe useful for individual or larger developments. There is a very successful, albeit fairly small at this time, Eco development in the Far North Coast which uses some of these innovations with great success.

I'm sure that all of the above have already been considered and discussed as the environment and sustainability are subjects very close to all our hearts, but we wanted to let you know that 'visitors' to your beautiful Shires are also very keen to be a part of sensitively, ecologically sound developments, where you can be comfortable without leaving a drastic 'footprint' on the area. I have read the Carnamah-Coorow Coastal Management Strategy report and am very impressed with the overall content. You have all been very thorough with the research and content. We live in an environmentally sensitive area ourselves, the Canning Vale Kennel Zone, right on top of the Jandakot Water Mound and bounded by the

Jandakot Native Bush Regional reserves and the Jandakot Airport, so we understand the pressures placed upon natural areas by the 'push' of Developers/developments only too well. I run a Holistic Cattery using Homeopathy, Bush flower Essences and environmentally friendly cleaning products, which is popular with clients, both four and two-legged!

In closing I guess the point we are trying to make is that the 'average Mum & Dad' would like a return to the type of low key, laid back holidays we had as kids where we amused ourselves for hours at the beach and in the bush and generally just 'hung out' with the family and had fun! No need for the multi million dollar beach house/chalet with the pool, tennis courts and FoxTel etc. Just good old fashioned Aussie outdoors fun! We would appreciate the opportunity to purchase land, or a chalet/holiday house in the area if you could please keep us informed with any options that may become available especially Eco developments.

Thank you for your time and a hard copy will follow by 'snail mail' shortly

Together with consultant Plan West, the Committee produced its final Strategy and adopted the final Strategy at its meeting on the 31 October 2008.

COMMENT:

Council received no other submissions although the WAPC had expressed that they would be undertaking a submission.

Council has had Cr Girando and Cr McDonald sitting on this Committee and the CCCSC adopted the final Carnamah Coorow Coastal Management Strategy at its meeting on the 31 October 2008. Councillors were each given a copy of the Final Draft Strategy at the June 2008 Ordinary Meeting, each Councillor will receive a copy of the final Strategy once it has been adopted by each Council with a copy of corresponding resolutions.

Copy of the Minutes of the Carnamah Coorow Coastal Strategy Committee are attached under Attachment 10.1.2.

STATUTORY ENVIRONMENT:

Local Government Act 1995

STRATEGIC IMPLICATIONS:

GOAL 4 – ECONOMY

Tourism

Develop a Shire Tourism Industry Plan which will -

- Identify and promote tourism opportunities.
- Seek to provide land release for development of tourism infrastructure.
- Enhance existing tourism assets
 - Seek opportunities to provide improved, controlled access to coastal areas
 - Undertake master planning for South Bay foreshore at Green Head.

Providing Land

Prepare a report which examines the current situation, identifies and assesses the blockages and analyse options for achieving land availability for -

- Business
- Tourism
- Residents.

POLICY IMPLICATIONS:

Nil

FINANCIAL IMPLICATIONS:

Cost of Report was funded through WAPC Grant of \$40,000 Plus GST

PUBLIC CONSULTATION:

A twenty eight day Public consultation period was undertaken with two submissions being received.

1. Tourism WA
2. Feline Cat Retreat.

Submissions are shown in the report in full.

VOTING REQUIREMENT:

Simple Majority

OFFICER RECOMMENDATION:

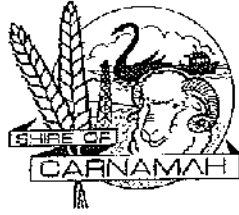
That Council Adopt the Carnamah Coorow Coastal Management Strategy.

RESOLUTION: **2008-194**

Moved: Cr Waite **Seconded:** Cr McDonald

That Council Adopt the Carnamah Coorow Coastal Management Strategy.

CARRIED 7/0



Minutes

for the meeting of the
Carnamah Coorow Coastal Strategy Committee
Friday 31st October 2008 commencing at 10.00am
Via Teleconference

1. WELCOME / APOLOGIES.....
2. CONFIRMATION OF MINUTES FROM 23RD MAY 2008.....
3. BUSINESS ARISING FROM THE MINUTES.....
4. STATUS UPDATE – ON DRAFT REPORT.....
5. SUBMISSIONS RECEIVED (SEE ATTACHED).....
6. FINANCIAL STATEMENTS.....
 - GRANTS RECEIVED / PAYMENTS MADE (SHIRE OF COOROW)
7. ADOPTION OF FINAL DRAFT PLAN.....
8. NEXT STEPS.....
 - LETTERS OF THANKS
 - WIND UP OF COMMITTEE
9. CLOSURE

Teleconference Contacts:

Mr. Steve Douglas	Mid West Development Commission	(08) 9921 0706
Cr. Moira Girando	Shire of Coorow	(08) 9952 0100
Mr. Mark Hook	Shire of Coorow	(08) 9952 0100
Cr. Tim Davies	Shire of Carnamah	(08) 9955 1133
Cr. Enid Cockin	Shire of Carnamah	(08) 9955 1171
Mr. Tony Nottle	Shire of Carnamah	(08) 9951 7000
Mr. Garry Agnew	Shire of Carnamah	(08) 9938 1909
Mr. Dave Hadden	Shire of Coorow	(08) 9952 0100

1. **WELCOME/APOLOGIES**

The Chairman, Mr. Steve Douglas welcomed all those in attendance and declared the meeting open at 10:00am.

Present:

Mr. Steve Douglas	CEO	Mid West Development Commission
Cr. Moira Girando	President	Shire of Coorow
Cr. Tim Davies		Shire of Carnamah
Cr. Enid Cockin		Shire of Carnamah
Mr. Mark Hook	CEO	Shire of Coorow
Mr. Tony Nottle	CEO	Shire of Carnamah
Mr. Garry Agnew	MCS	Shire of Carnamah
Mr. Dave Hadden	MRS	Shire of Coorow

Apologies:

Mr. Paul Bashall	PlanWest
Cr. Belinda McDonald	Shire of Coorow

2. **CONFIRMATION OF MINUTES FROM 23RD MAY 2008**

MOVED: Cr. Davies

SECOND Cr. Girando

That the minutes of the meeting held on the 23rd May 2008 were accepted as a true and correct record.

Carried

3. **BUSINESS ARISING FROM THE MINUTES.**

It was agreed that all actionable items that were listed in the previous minutes had been completed.

4. **STATUS UPDATE ON DRAFT REPORT**

After the various advertising and posting out of draft plans two (2) submissions had been received from Tourism WA and Angels Rest Feline Retreat. The group agreed that it would be unlikely that the group would receive any further comments (especially in the positive) although the two submissions were encouraging.

Mr. Hook advised that Kylie Coman at Landcorp had mentioned in passing that they were putting together a submission. The closing date for these submissions has long since expired and it was felt that any submission would be too late. Both DPI and Landcorp had been given copies of the Draft Strategy and if they could not respond in a timely manner then no further action should be taken at this point.

The committee has had numerous meetings both in person and via emails and there has still been no response from DPI.

Further comment/submissions could be considered in the Report's implementation phase.

5. SUBMISSIONS RECEIVED

The group considered the submissions as presented.

MOVED: Cr. Girando

SECOND Cr. Davies

That the submissions received by Tourism Western Australia and Angels Rest Feline Retreat be received.

Carried

6. FINANCIAL STATEMENTS

		\$ Excl gst	\$ gst	\$ Inc gst
<u>Income</u>				
04/04/2006	D0017 - DEPT PLANNING & INFRASTRUCTURE CARNAMAH - COOROW COASTAL MANAGEMENT STRATEGY CLAIM FOR PAYMENT OF 50% OF GRANT FUND ATTENTION BARBARA PEDERSEN MANAGER COASTAL & NATURAL RESOURCES	20,000.00	2,000.00	22,000.00
15/09/2008	C0028 - WA Planning Commission	20,000.00	2,000.00	22,000.00
		<u>40,000.00</u>	<u>4,000.00</u>	<u>44,000.00</u>
<u>Expenditure</u>				
31/08/2008	Planwest (WA) PTY LTD (Final Payment)	3,030.00	303.00	3,333.00
13/08/2008	Planwest (WA) PTY LTD	19,220.00	1,922.00	21,142.00
14/05/2008	Planwest (WA) PTY LTD	550.00	55.00	605.00
8/11/2006	Planwest (WA) PTY LTD	16,000.00	1,600.00	17,600.00
11/10/2006	Planwest (WA) PTY LTD	1,200.00	120.00	1,320.00
		<u>40,000.00</u>	<u>4,000.00</u>	<u>44,000.00</u>

All other incidentals (aerial photography, postage, printing meeting costs etc.) were covered by the Carnamah and Coorow Shires on a 50/50 basis.

7. **ADOPTION OF FINAL DRAFT PLAN**

MOVED: Cr. Davies

SECOND Cr. Girando

That the Carnamah Coorow Coastal Management Strategy (Final Draft May 2008) as presented be adopted and forwarded to Coorow and Carnamah Shire Councils for their consideration and endorsement..

Carried Unanimously

8. **NEXT STEPS**

The Committee agreed that letters of thanks should be forwarded to:

1. Paul Bashall – Planwest
2. DPI (Along with the minutes and final copy of the report)

Each Council is to endorse the Management Plan at their Council meetings which will be held on the 19th November 2008.

Once each Council has adopted the Management Plan, the minute references are to be placed on the report to indicate the final adopted Carnamah Coorow Coastal Management Plan.

MOVED: Cr. Davies

SECOND Cr. Girando

That upon the adoption of the Final Carnamah Coorow Coastal Management Plan by the Shires, the Carnamah Coorow Coastal Steering Committee be wound up.

Carried

9. **CLOSURE**

The Chairman, Mr. Steve Douglas thanked the committee on its commitment and effort it has put in to finish off the project and the Shires of Carnamah and Coorow for their amicable relationship.

Cr. Girando thanked the Chairman for his guidance and leadership that helped the two Councils work together to produce the Plan. Cr. Girando also thanked the Shire of Carnamah representatives and commended the amicable relationship that the Committee has operated under.

Mr. Nottle also thanked the Chairman and the Shire of Coorow representatives.

Cr. Davies, Cr. Cockin, Mr. Hook and Mr. Agnew all thanked the committee and the Chairman for finally reaching this moment.

There being no further business, the Chairman declared the meeting closed at 10:35am.

10.1.3 CENTRAL COAST EMPLOYMENT STRATEGY

AUTHOR	Mark Hook
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	8 November 2008
ATTACHMENT	10.1.3 Wheatbelt Regional Development Scheme Application – Central Coast Employment Strategy
FILE	G10

SUMMARY:

Council is being requested by the Wheatbelt Development Commission to contribute to and be part of an application for a Central Coast Employment Strategy.

BACKGROUND:

Council has received a request from the Wheatbelt Development Commission to be part of a Central Coast Employment Strategy. A full copy of the grant application is included as Attachment 10.1.3.

Council's cash contribution to the Grant Application is \$3,000 with in-kind contribution if Executive Staff attending meeting etc. Council has not budgeted for this contribution but however it may be possible to hold over Council's cash contribution until the 2009/10 financial budget.

COMMENT:

The cost to Council for this strategy is \$3,000 with in-kind support as being an amount of time for Executive Officers to attend meetings and discussion panels while the strategy is being formulated.

This project aims to produce a strategy for the Wheatbelt's Central Coast sub-region that includes action items regarding the development and management of population growth together with residential and commercial progression for a practicable labour force into the future.

The increasing human movement to the Central Coast sub-region has and will continue to place pressures on existing infrastructure and highlight inadequacies in relation to workforce placement, the production of a Central Coast Employment Strategy will address issues related to the lack of permanent employment for the future population of the Central Coast it will also identify factors inhibiting growth in the area such as constraints to the attraction of a permanent labour force and issues restraining residential and commercial development and social service delivery.

This project will determine how to encourage and foster a permanent labour force population for the region. It is important for the long term balanced future of this area that the new population not be restricted to weekenders, self funded retirees and the unemployed.

There will be 5 partners involved in the project if Council agrees to be part of the Strategy, they are:

1. The Shire of Dandaragan
2. The Shire of Gingin
3. The Shire of Coorow
4. Ardross Estates, Jurien Bay's chief land developer
5. WR Carpenter Agriculture operates a number of farms in the Wheatbelt and Mid West regions specialising in high quality Angus and Wagyu beef cattle.

An "Employment Strategy" for the Wheatbelt's Central Coast will further identify issues and growth patterns in the area and will better enable the sub-region to plan for and manage labour force attraction and placement. As the strategy encompasses all Local Government areas along the coastal strip, an overarching plan for a sustainable population and labour force will unite all levels of government and community to better understand the future and manage a process together, thereby creating scales of economy and joint venture initiatives.

The Central Coast region is experiencing increased population as population gravitates to the coastal strip embracing a lifestyle by the ocean. The population increase is expected to increase with the completion of Indian Ocean Drive. But the economic development that provides permanent employment is not increasing at a pace to absorb anticipated population growth. It is important that all potential employment opportunities are identified and pursued and constraints to such development and quality labour force attraction are identified and removed.

STATUTORY ENVIRONMENT:

Local Government Act 1995

6.8. Expenditure from municipal fund not included in annual budget

- (1) A local government is not to incur expenditure from its municipal fund for an additional purpose except where the expenditure —
 - (a) is incurred in a financial year before the adoption of the annual budget by the local government;
 - (b) is authorised in advance by resolution*; or
 - (c) is authorised in advance by the mayor or president in an emergency.

** Absolute majority required.*

- (1a) In subsection (1) —

additional purpose means a purpose for which no expenditure estimate is included in the local government's annual budget.
- (2) Where expenditure has been incurred by a local government —
 - (a) pursuant to subsection (1)(a), it is to be included in the annual budget for that financial year; and

- (b) pursuant to subsection (1)(c), it is to be reported to the next ordinary meeting of the council.

STRATEGIC IMPLICATIONS:

- **Industry leadership**
 - Recognise the responsibility to contribute to local government beyond the focus on the local issues and encourage staff and council members to contribute to local government at state level.
- **Broad agency and stakeholder consultation**
 - The Shire needs the cooperation, support and involvement of a range of stakeholders to assist in achieving the best outcomes for the community. A proactive approach to engaging stakeholders will be developed and implemented.

POLICY IMPLICATIONS:

Nil.

FINANCIAL IMPLICATIONS:

Allocation and a commitment of \$3,000 in the 2009/10 Budget Estimates

PUBLIC CONSULTATION:

No public Consultation has been undertaken on this project.

VOTING REQUIREMENT:

Absolute Majority.,

OFFICER RECOMMENDATION:

That the Shire of Coorow participate in the Central Coast Employment Strategy and Contribute the amount of \$3,000 in the 2009/10 Financial year.

RESOLUTIONMOTION:

Moved: Cr McDonald **Seconded:**

That the Shire of Coorow participate place an estimate of \$3,000 in the 2009/10 Draft Budgetin for the participation in the Central Coast Employment Strategy. and Contribute the amount of \$3,000 in the 2009/10 Financial year.

CARRIED Motion lapsed for lackwant of a sSeconder

Wheatbelt Regional Development Scheme (WRDS) 2008-2009



FULL APPLICATION - COVER PAGES

Closing: 4.00pm Thursday 28th August 2008



Wheatbelt
Development
Commission

PLEASE COMPLETE WITH REFERENCE TO THE WRDS FULL APPLICATION GUIDELINES

1 ORGANISATION DETAILS

Name of Organisation: Shire of Dandaragan	
Date of Establishment: 1890	ABN: 64 227 602 040
Postal Address: PO Box 676, JURIEN BAY WA 6516	
Contact Person: Clinton Strugnell	
Position Title: Chief Executive Officer	
Telephone: 9652 0800	Fax: 9652 1310
Email: council@dandaragan.wa.gov.au	

2 GENERAL PROJECT INFORMATION

WRDS File Number: 10 0809	
Project Title: Central Coast Employment Strategy	
Estimated Start Date: 1 July 2008	Expected Completion Date: 30 June 2009
Total Project Budget: \$64,000.00 (exclusive of GST)	WRDS Funds Requested: \$40,000.00 (exclusive of GST)

Forward completed FULL APPLICATIONS with these Cover Pages by

4.00pm Thursday 28th August 2008 to:

Finance & Grants Officer
Wheatbelt Development Commission
PO Box 250, NORTHAM WA 6401

Or hand-delivered to Wheatbelt Development Commission, 14 Wellington Street, Northam

Faxed or emailed applications will NOT be accepted.

Late or incomplete applications will NOT be accepted.

Applications sent by post, and RECEIVED after this date will NOT be accepted.
Please allow time for delay in delivery.

Wheatbelt Regional Development Scheme (WRDS) 2008-2009



FULL APPLICATION - COVER PAGES

Closing: 4.00pm Thursday 28th August 2008



Wheatbelt
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Late or incomplete applications will NOT be accepted.

Applications sent by post, and RECEIVED after this date will NOT be accepted.
Please allow time for delay in delivery.

3 ORGANISATION STRUCTURE

Which of the following best describes your organisation? *Please 'tick' one of the boxes in this section.*

- | | |
|--|---|
| <input type="checkbox"/> Incorporated organisation | <input type="checkbox"/> Community/volunteer organisation |
| <input type="checkbox"/> Business group | <input type="checkbox"/> Philanthropic foundation |
| <input checked="" type="checkbox"/> Local government authority | <input type="checkbox"/> Educational institution |
| <input type="checkbox"/> State Government agency (<i>project is not core business</i>) | |
| <input type="checkbox"/> Other(<i>please-specify</i>) | |
-

4 TAX INFORMATION

If you are registered for GST: the Commission will increase the grant by the amount of GST payable. Your Tax Invoice must detail the amount you have been funded plus the amount of GST. If you are offered funding support through WRDS, payment will not be made until the Commission receives a Tax Invoice.

The applicant acknowledges that the grant provided is considered a supply to the Commission and that the GST component will be included in the applicant's next Business Activity Statement (BAS) lodged with the Australian Taxation Office.

If you are not registered for GST: The Commission will not include GST, nor will it reimburse you for GST that you are required to pay to a third party. If you are offered funding support through WRDS, unregistered grant applicants must provide the Commission with an Invoice for the amount of the grant.

Please quote Applicant's ABN 64 227 602 040

Is the Applicant Registered for GST?



YES



NO

5 DETAIL OF WRDS FUNDS REQUESTED

Provide a breakdown of the costs and activities for which WRDS funds are sought.

Attach documents that support the budget estimate such as copies of quotations or estimates for any feasibility studies, business and marketing plans, marketing research, economic impact studies etc. Remember to include audit costs if you wish to claim them as a part of your WRDS grant. Please note that unless auditing costs are included in the total of WRDS funds requested, this expenditure is the responsibility of your organisation. **If your application is successful the funds will be granted according to this budget. The grant will then need to be acquitted according to the budget expenditure table in this full application , unless you advise the Wheatbelt Development Commission in writing of any changes during project implementation, and the Commission agrees to these changes.**

List each item of proposed project expenditure to be funded through WRDS	Budget expenditure (excluding GST) \$	GST amount \$	Total expenditure (including GST) \$
Preparation of Central Coast Employment Strategy Brief	1,000	100	1,100
Consultant (research, consultation and production)	38,000	3,800	41,800
Dissemination and promotion or results	1,000	100	1,100
TOTAL FUNDS REQUIRED THROUGH WRDS	\$40,000	\$4,000	\$44,000

6 TOTAL PROJECT BUDGET

Provide a breakdown of the cost items and activities involved in the entire project, exclusive of GST, including funding from other sources.

Attach documents that support the total project budget estimate such as copies of quotations or estimates for any feasibility studies, business and marketing plans, marketing research, economic impact studies, in-kind contribution calculations etc. Remember to include audit costs if they are being funded from outside the WRDS grant.

Sources of financial and in-kind contribution to the project, including the applicant's. If government sources are listed, detail the program.	Items of project expenditure to be funded	In-kind Budget \$	Cash Budget (Excluding GST) \$	Funding Secured Yes or No	Total Project Budget (Excluding GST) \$
Wheatbelt Regional Development Scheme	Detailed under Item 5.		40,000	Yes	40,000
Shire of Dandaragan		5,000	3,000	Yes	8,000
Shire of Gingin		5,000	3,000	No	8,000
Shire of Coorow			3,000	No	3,000
Ardross Estates			2,500	Yes	2,500
WR Carpenter Agriculture			2,500	Yes	2,500
TOTAL PROJECT FUNDS		\$10,000	\$54,000		\$64,000

Please ensure Budget balances.

7 PROJECT MILESTONES

List the key project elements or milestones and when they will be completed (i.e. which month & year). List as many milestones as you think necessary.

Description of Project Milestone	Completion period (month & year)	Funds sought from WRDS for Milestone (exclusive of GST)	Other contributions to Milestone (exclusive of GST)
Commence project – Strategy brief	August 2008	\$1,000	\$3,000
Appoint successful consultant	January 2009	\$4,000	
Initial community consultation/research	February 2009		
Draft strategy	May 2009	\$20,000	\$12,000
2 nd round consultation	May 2009		
Final strategy	June 2009	\$15,000	\$9,000
	TOTAL (\$)	\$40,000	\$24,000

8 DECLARATION

NOTE: The declaration is to be signed by the Chief Executive Officer or authorised person representing the organisation. The name of the authorised person and the organisation is to be inserted in the declaration in block letters.

I..... Clinton Strugnell (Title)..... Chief Executive Officer

of..... Shire of Dandaragan(Organisation) do hereby declare that:

- All the information supplied in these application cover pages and the full application attached, is to the best of my knowledge, accurate and complete; and
- That I have completed this application with reference to the Wheatbelt Regional Development Scheme 2007-2008 Full Application Guidelines, understanding these and in doing so agree that this application by no means implies that funding will be granted to this project.

Signed bythisday of..... 2008

DETAILED PROJECT DESCRIPTION:

A. Outline of the project and components in detail.

This project aims to produce a strategy for the Wheatbelt's Central Coast sub-region that includes action items regarding the development and management of population growth together with residential and commercial progression for a practicable labour force into the future.

As an increasing human movement to the Central Coast sub-region has and will continue to place pressures on existing infrastructure and highlight inadequacies in relation to workforce placement, the production of a Central Coast Employment Strategy will:

- address issues related to the lack of permanent employment for the expected future population of the Central Coast;
- produce an action plan to assist with identifying the sources of employment for the population expected to move to the Central Coast following the completion of the Indian Ocean Drive over the next 10 – 15 years; and
- identify factors inhibiting growth in the area such as constraints to the attraction of a permanent labour force and issues restraining residential and commercial development and social service delivery.

This project would be undertaken with a view to determining how to encourage and foster a permanent labour force population for the region. It is important for the long term balanced future of this area that the new population not be restricted to weekenders, self funded retirees and the unemployed. To ensure healthy diversity it is important that there be opportunity for meaningful full time work and entrepreneurship.

It is important that the labour needs of these initiatives are documented to assist in attracting the right people to the area to meet labour needs. The Central Coast offers an excellent lifestyle for people who may not need to live where they work such as fly in fly out workers. The potential for people to live in the Central Coast and work elsewhere will be included in this work.

B. Overview of partners involved.

There are 5 partners involved in this project.

The Shire of Dandaragan is a leader in development and will play a pivotal role in addressing issues of labour force attraction and placement and commercial and residential development in the Wheatbelt's Central Coast sub-region. The townsite of Jurien Bay in the Shire of Dandaragan is recognised in strategic planning documents as the designated sub-regional centre for the region and has demonstrated its ability to take a leadership role in planning for the holistic development for this area.

The neighbouring Shires of Gingin and Coorow have both been approached to ascertain their commitment to involvement in this project. Both these local

government areas experience similar patterns of population movement, labour force attraction and sustainable commercial and residential development issues.

There are also a number of economic initiatives in the Central Coast area being driven by the private sector and two organisations have been approached for contributions to this project.

Ardross Estates, Jurien Bay's chief land developer, has proven to be a good corporate citizen and has indicated a willingness to participate in planning for workforce development.

WR Carpenter Agriculture operates a number of farms in the Wheatbelt and Mid West regions specialising in high quality Angus and Wagyu beef cattle. Plans for a new beef abattoir located in the Shire of Dandaragan are currently progressing. This operation alone will require approximately 35 employees. Initial discussions indicate a strong interest for involvement in and contribution to this project.

C. Planning that has occurred leading to this application for funding.

The Wheatbelt Development Commission has been gathering significant local knowledge regarding the issues of skilled labour shortages and residential and commercial infrastructure requirements for the Wheatbelt region over the past 2 to 3 years.

The Commission has come to recognise a significant difference in requirements for workforce and infrastructure planning in the Central Coast sub-region in comparison to the remainder of the Wheatbelt. It has commissioned several studies by the University of Western Australia's Institute for Regional Development with specific reference to population dynamics and employment trends of the region.

With the recognition that the Central Coast sub-region has differing characteristics to those of the remainder of the Wheatbelt, this Employment Strategy will become the next stage in order to drive further planning processes for a region expecting significant growth over the next decade.

D. Additional research that has occurred that supports this application.

Additional research and documentation supporting this application includes:

- The Journey: Local Government Sustainability into the Future (WA Local Government Association, 2008)

Recommendation 45 of this report states:

"That WALGA engage regional workforce planning processes for the Local Government sector in collaboration with Regional Development Commissions (RDCs). The engagement should extend to involvement in regular reviews of existing plans."

- Regional Workforce Futures: An Analysis of the Great Southern, South West and Wheatbelt Regions (Tonts, Davies and Haslam-McKenzie, 2008)

"Total employment demand in the Moore subdivision is expected to increase in line with the expanding population along the coastal parts of the Wheatbelt, and the peri-urban belt to the north and north-west of Perth. Under the base scenario, employment demand is expected to increase from 6,415 in 2007 to 7,509 by 2015 (an increase of 1.7 per cent per annum). The high growth scenario sees demand increase to 8,226 (3.2 per cent per annum), while the low growth projection has total demand at 6,760 in 2015 (0.7 per cent per annum).*

The population dynamics of the Wheatbelt are highly geographically variable. The coastal and peri-urban areas have experienced strong recent growth, while inland areas have tended to remain stable or decline. As with the population, labour force change has been spatially uneven, with growth concentrated in the coastal and peri-urban areas. Unemployment rates across the region are lower than the State average, and participation rates are generally very high."

*The Moore subdivision comprises the Shires of Chittering, Dandaragan, Gingin, Moora and Victoria Plains.

- Employment in the Wheatbelt: Regional Trends, Issues and Challenges (Davies and Tonts, 2007)

"While the aggregate population of the Wheatbelt has remained relatively stable since the early 1990's, there is considerable spatial variability in terms of population change, migration patterns, and age structure. In general terms, those areas close to the Perth metropolitan area or the coast have experienced population growth...This expansion presents considerable opportunities for economic and social development in the Wheatbelt, though in a period where skills shortages are affecting many industries and regions, careful workforce analysis and planning is essential."

E. Demonstration that the project is viable and is not dependent on ongoing funding or continuing government support.

An "Employment Strategy" for the Wheatbelt's Central Coast will further identify issues and growth patterns in the area and will better enable the sub-region to plan for and manage labour force attraction and placement. As the strategy encompasses all Local Government areas along the coastal strip, an overarching plan for a sustainable population and labour force will unite all levels of government and community to better understand the future and manage a process together, thereby creating scales of economy and joint venture initiatives.

There are a number of economic initiatives that have the potential to provide employment and assist with developing the permanent population for this area. Planning to link attraction of residents with the opportunities for employment will lead to balanced long term growth in this area.

This employment strategy will be a tool used to encourage further planning processes for a region expecting significant population growth.

F. Project and financial management experience of the applicant.

The Shire of Dandaragan has extensive experience in project and financial management. This is strongly evident within the community with such recent initiatives as the Jurien Bay Community Foreshore Project and the continuing progression of a significant retirement village development.

G. Evidence of any approvals required such as planning, environmental, Council approvals where applicable.

This project is research based and does not require any approvals.

ELIGIBILITY CRITERIA TO ADDRESS FOR ACCESS TO THE SCHEME:

Applicants must provide sufficient information to demonstrate that the project meets EACH of the following criteria:

Essential:

1. PROJECT OUTCOMES:

The project must demonstrate that it will result in a positive social, economic and/or regional development outcome (i.e. employment growth, population increase, attracting investment, education, improved services and facilities) for the Wheatbelt.

The Central Coast sub-region will inevitably expand with population growth during the next decade, placing pressures on workforce placement, existing infrastructure and the current communities in the region.

As aforementioned, in order to ensure healthy diversity for the sub-region it is important that there be opportunity for meaningful full time work and entrepreneurship.

The Central Coast Employment Strategy will result in three key results. It will:

- examine of the lack of permanent employment for the expected future population of the Central Coast;
- identify the sources of employment for the population expected to move to the Central Coast following the completion of the Indian Ocean Drive over the next 10 – 15 years; and
- identify factors inhibiting growth in the area such as constraints to the attraction of a permanent labour force and issues restraining residential and commercial development and social service delivery.

By substantiating the forthcoming issues facing the Central Coast, all levels of government and local communities and businesses can work together to ensure a correct balance of people, lifestyle, infrastructure and employment is invested in the region.

2. FITS WITH COMPARATIVE ADVANTAGE PHILOSOPHY:

Applicants must demonstrate that their project is in accordance with comparative advantage philosophy, as described in the covering letter of the EOI package.

The Wheatbelt's Central Coast sub-region is experiencing a growth pattern opposite to that of the balance of the Wheatbelt. Inland Wheatbelt has significant investment in infrastructure however it currently faces a critical labour shortage that is hindering future growth and development.

In contrast, the Wheatbelt's Central Coast sub-region is experiencing increased population as human population gravitates to the coastal strip embracing a lifestyle by the ocean. The population increase is expected to increase with the completion of Indian Ocean Drive. However, at this stage the economic development providing permanent employment is not increasing at a pace that is expected to absorb anticipated population growth. It is important that all potential employment opportunities are identified and pursued and constraints to such development and quality labour force attraction are identified and removed.

3. COMMITMENT:

Applicants must demonstrate commitment to the project by a direct financial contribution or securing this contribution from sources other than this Scheme.

List each item of project expenditure.	Cash Contribution \$	In-kind Contribution \$	WRDS Grant Contribution Requested \$	Total Project Budget including WRDS, Cash & In-kind Contributions \$
Central Coast Employment Strategy	\$14,000.00	\$10,000.00	\$40,000.00	\$64,000.00
Auditing Costs				
Totals (exclusive of GST)			\$40,000.00	\$64,000.00

4. ALTERNATIVE FUNDING SOURCED?

Applicants must show that attempts to pursue other relevant funding sources have been made.

Shire of Dandaragan	\$3,000.00	Project under consideration.
Shire of Coorow	\$3,000.00	Project under consideration.
Shire of Gingin	\$3,000.00	Project under consideration.
Ardross Estates	\$2,500.00	Project under consideration.
WR Carpenter Agriculture	\$2,500.00	Project under consideration.

5. LEVEL OF SUPPORT:

The project needs to have the support of local government and key regional stakeholders. Applicants must describe the level of support from local government(s) and other relevant regional stakeholders. This may include

letters of support or a copy of Shire Council minutes or other official correspondence.

The Shire of Coorow is located in the Mid West region however it is crucial to this strategy as it is an immediate neighbour of the Wheatbelt. Although Coorow is in the Mid West, Jurien Bay is its designated sub-regional centre and would be expected to be a major source of employment for new residents. Both the Shire of Gingin and Coorow are currently considering what level of involvement they will have in this project.

Two private sector organisations, Ardross Estates and WR Carpenter Agriculture, have also been approached and are also considering what level of involvement they will have in this project.

All agree that well planned labour force placement with development of industry infrastructure is critical to build a sustainable population in the Central Coast sub-region.

6. PROJECT PARTNERSHIPS:

The project needs to promote partnerships (i.e. between community, business and government sectors or across various levels of government).

This project cannot succeed without the partnership between relevant Local Governments and major private sector players. As mentioned, firm commitments from all players are being sought and the Shire of Dandaragan accepts that this project is likely to be dependent on such a partnership.

7. PROMOTION:

Applicants must demonstrate how they will acknowledge the desired funding contribution by the Wheatbelt Regional Development Scheme in publications, reports, media or any other promotional medium related to the project.

The Wheatbelt Development Commission will be credited as a key supporter of the project, with its logo being used on all promotional materials and publications as appropriate. All other project partners will be recognised in the same way. The WDC is considered a partner in this project and would be closely involved throughout.

Desirable:

1. 50% FUNDING SUPPORT FROM OTHER SOURCES:

Demonstrated support from other funding sources of at least 50% of the total project cost. Other funding sources may include direct financial contribution and in-kind contributions.

Additional Funding Sources: <i>(Please list below)</i>	Cash Contribution \$	In-kind Contribution \$	Secured Yes or No
Wheatbelt Regional Development Scheme	40,000		No
Shire of Dandaragan	3,000	5,000	No (Cash)
Shire of Coorow	3,000	5,000	No (Cash)
Shire of Gingin	3,000		No
Ardross Estates	2,500		No
WR Carpenter Agriculture	2,500		No
Total Contribution Exclusive of GST	54,000	10,000	

2. 2008-2009 FUNDING PRIORITIES ALIGNMENT:

The project aligns with the 2008-2009 priorities of the Scheme.

i. Support co-operation & collaboration between Local Government and/or communities

Co-operation and collaboration between the local government authorities, significant employers and communities of Dandaragan, Gingin and Coorow.

ii. Have regional or sub-regional impact (i.e.: the impact of the project is greater than on one local government area)

Impact covers the entire Wheatbelt Central Coast sub-region.

iii. Promote marketing partnerships (product development and/or branding)

Collaborative partnerships to plan and promote the region as a place to live, work and play.

iv. Develop and market your regional advantage including building community capacity

Manage anticipated population growth in a region with proximity to Perth and the coast.

v. Involve emerging industries that expand our economic base

Unite existing and emerging industries to focus on labour force and sustainable population and industry growth.

This project aligns with all the Scheme's priorities for 2008-2009. The strategy is based upon building partnerships across the Wheatbelt's Central Coast sub-region including both public and private stakeholders and Local Government authorities. The project reaches across the entire sub-region and focuses on the contrast in growth of population versus the development of commercial and residential infrastructure. The project aims to address the issues of management of labour force placement with

development of industry infrastructure. These issues are both critical to building a sustainable population in the Central Coast sub-region.

Supporting documents:

Please ensure all supporting documents whether it be copies of Incorporation Certificate, official correspondence from project supporters, plans, feasibility studies, marketing reports are referred to clearly in the application and attached in a appendix.

3 ORGANISATION STRUCTURE

Which of the following best describes your organisation? *Please 'tick' one of the boxes in this section.*

- | | |
|--|---|
| <input type="checkbox"/> Incorporated organisation | <input type="checkbox"/> Community/volunteer organisation |
| <input type="checkbox"/> Business group | <input type="checkbox"/> Philanthropic foundation |
| <input checked="" type="checkbox"/> Local government authority | <input type="checkbox"/> Educational institution |
| <input type="checkbox"/> State Government agency (<i>project is not core business</i>) | |
| <input type="checkbox"/> Other(<i>please-specify</i>) | |
-

4 TAX INFORMATION

If you are registered for GST: the Commission will increase the grant by the amount of GST payable. Your Tax Invoice must detail the amount you have been funded plus the amount of GST. If you are offered funding support through WRDS, payment will not be made until the Commission receives a Tax Invoice.

The applicant acknowledges that the grant provided is considered a supply to the Commission and that the GST component will be included in the applicant's next Business Activity Statement (BAS) lodged with the Australian Taxation Office.

If you are not registered for GST: The Commission will not include GST, nor will it reimburse you for GST that you are required to pay to a third party. If you are offered funding support through WRDS, unregistered grant applicants must provide the Commission with an Invoice for the amount of the grant.

Please quote Applicant's ABN 64 227 602 040

Is the Applicant Registered for GST? ☒ YES ☐ NO

110.1.4 WAEC – POSTAL VOTING FOR 2009 LOCAL GOVERNMENT ELECTION

AUTHOR Mark Hook
DISCLOSURE OF INTEREST Nil
DATE OF REPORT 4 November 2008
FILE E1.09 Elections 2009

SUMMARY:

Council is to request the Western Australian Electoral Commission (WAEC) to provide a cost for the WAEC conduct a Postal-Voting Election for the October 2009 Ordinary election on behalf of the Shire of Coorow and the Chief Executive Officer to place the cost of running the 2009 Election by the WAEC in the 2009/10 Budget Estimates.

BACKGROUND:

Council has been requested to consider running the 2009 Election as a full Postal Voting Election

Council considered this item at the April 2007 Ordinary Meeting of Council the resolution from this meeting was:

RESOLUTION: 2007-051
Moved: Cr George Seconded: Cr McDonald
That this matter be deferred to the May 2007 Ordinary Meeting of Council.
CARRIED 5/0

This matter was then deferred to the May 2007 Ordinary Meeting of Council and the resolution from this meeting was:

RESOLUTION: 2007-064
Moved: Cr Eaton Seconded: Cr George
That this matter be deferred to the June 2007 Ordinary Meeting of Council for staff to investigate the cost of vote counting software and any other associated logistics.
CARRIED 8/0

At the June 2007 Ordinary Meeting Council resolved the following:

RESOLUTION: 2007-092
Moved: Eaton Seconded: Waite
That Council:
1. does not appoint the Western Australian Electoral Commission to conduct a Postal-Voting Election for the October 2007 election on behalf of the Shire of Coorow;
2. appoints the Chief Executive Officer, Mr Gary Sherry, as Returning Officer for the October 2007 election; and

3. will advertise widely the ability and advantages of electors to register on Council's Owners and Occupiers Roll and Postal Voting Register prior to the 2007 Election.

CARRIED 6/2

Cr Rackemann and Cr George requested their vote against the motion be recorded.

COMMENT:

The WAEC provided a quote to Council in 2007 of \$9,000 (GST inclusive) to conduct the October 2007 Local Government Elections as a postal voting election on behalf of Council. The quote was based on 1,200 electors, a response rate of approximately 60%, 4 vacancies and the count to be conducted at the premises of the Shire of Coorow.

The WAEC would conduct the Council election as a Postal-Voting Election, but Council staff would still be required to open at least one polling booth on the day of the election. Given the geographic nature of the Shire of Coorow, Council would require to have more polling booths on polling day.

The WAEC quote did not include non statutory advertising (i.e. additional advertisements in community newspapers and promotional advertising), any legal expenses other than those that are determined to be borne by the WAEC in a Court of Disputed Returns or the cost of operating a polling place on election day.

The WAEC is the only body that can conduct a full Postal-Voting Election. As part of a Council run Voting-in-Person election, electors can currently register on Council's Postal Voting Register and receive a postal vote. Currently, Council has 215 electors registered on Council's Postal Voting Register. This represents 18% of all electors.

Council provides every new purchaser of a property in the Shire of Coorow registration forms for postal voting and enrolments forms to be placed on the Owners and Occupiers Rolls.

STATUTORY ENVIRONMENT:

Local Government Act 1995

4.20. CEO to be returning officer unless other arrangements are made

- (1) Subject to this section the CEO is the returning officer of a local government for each election.
- (2) A local government may, having first obtained the written agreement of the person concerned and the written approval of the Electoral Commissioner, appoint* a person other than the CEO to be the returning officer of the local government for an election.
** Absolute majority required.*
- (3) An appointment under subsection (2) has no effect if it is made after the 80th day before election day.
- (4) A local government may, having first obtained the written agreement of the Electoral Commissioner, declare* the Electoral Commissioner to be responsible for the conduct of an election and, if such a declaration is made, the Electoral Commissioner is to appoint a person to be the returning officer of the local

government for the election.

** Absolute majority required.*

- (5) A declaration under subsection (4) has no effect if it is made after the 80th day before election day.
- (6) A declaration made under subsection (4) on or before the 80th day before election day cannot be rescinded after that 80th day.

STRATEGIC IMPLICATIONS:

Nil.

POLICY IMPLICATIONS:

Nil.

FINANCIAL IMPLICATIONS:

The WAEC quoted \$9,000 to conduct the Local Government Ordinary Election 2007 on behalf of the Shire of Coorow. This price included all statutory advertising with the conditions of 1,200 electors, 60% response rate, 4 vacancies and the count to be conducted at the premises of the Shire of Coorow. Council will still be required to have one polling booth open on Election Day and this would be an expense Council will have to bear.

The anticipated cost for Council to hold a voting in person election conducted by Council staff would be:

Statutory Advertising	\$ 1,300
Staff Election Day costs	<u>\$ 1,700</u>
	\$ 3,000

Council will adopt the 2009/10 budget around July/August 2009 and the cost of the Election if Council resolves to undertake the Election by Postal Voting through the WAEC should be included in the 2009/10 Budget Estimates for consideration.

PUBLIC CONSULTATION:

Nil.

VOTING REQUIREMENT

Simple Majority for both Recommendations.

OFFICER RECOMMENDATIONS:

Recommendation 1:

That Council request the Western Australian Electoral Commission to provide a cost for the WAEC conduct a Postal-Voting Election for the October 2009 election on behalf of the Shire of Coorow.

RESOLUTION: **2008-195**

Moved: Cr George

Seconded: Cr McTaggart

That Council request the Western Australian Electoral Commission to provide a cost for the WAEC conduct a Postal-Voting Election for the October 2009 election on behalf of the Shire of Coorow.

CARRIED 7/0

Dianne West left the meeting at 4.26pm.

Recommendation 2:

That the Chief Executive Officer place the cost of running the 2009 Election by the WAEC in the 2009/10 Budget Estimates.

RESOLUTION: **2008-196**

Moved: Cr George

Seconded: Cr Rackemann

That the Chief Executive Officer place the cost of running the 2009 Election by the WAEC in the 2009/10 Budget Estimates.

CARRIED 5/2

10.1.5 RURAL HEALTH WEST

AUTHOR	Mark Hook
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	8 November 2008
FILE	M3

SUMMARY:

Council is being requested to become an Ordinary Organisational Member of the Western Australian Centre for Remote and Rural Medicine Ltd (T/A Rural Health West) for a cost of \$100.

BACKGROUND:

The Western Australian Centre for Remote and Rural Medicine Ltd (T/A Rural Health West) has written to Council requesting Council to reconsider applying for Ordinary Organisational Membership.

The following is an extract from the WACRRM website outlining the Ordinary Organisational Membership:

Rural Health West Membership

Rural Health West is a non-government, not for profit organisation, which continues to help address the recruitment and retention of medical practitioners in rural and remote WA and to develop strategies and programs aimed at enhancing the sustainability of medical practice in these areas.

Rural Health West Constitution

Rural Health West seeks interested people and organisations who have the right experience and background to help guide the organisation by becoming members.

Ordinary Organisational Member

An organisation, currently operating in WA, which shall meet one or more of the following:

- 1. Be representative of medical practitioners, nursing or allied health professionals in remote and rural areas.*
- 2. Be employers of medical practitioners, nursing or allied health professionals who are working in one or more remote or rural areas*
- 3. Be an educator of existing or potential medical practitioners; or nursing; or allied health professionals, who are working or may in the future work in one or more remote and rural areas*
- 4. Local Government Authorities within remote and rural areas*
- 5. Other organisations the Board deems appropriate.*

Fee: \$100.00 per annum

COMMENT:

If Council considers reapplying for membership to the WACCRM Council's application will be considered by the board of the WACCRM and Council will be advised of the outcome as soon as possible.

Council could receive assistance from Rural Health with the current lack of a Doctor attending the Leeman Medical centre on a regular basis and also aid with the issues at Coorow Medical Centre.

For the cost of \$100 and becoming an ordinary organisational member of Rural Health West should enable Council to request help in attracting a Doctor to the Leeman Medical Centre.

Below is an extract from the Rural Health West website:

Rural Health West is the trading name for the Western Australian Centre for Remote and Rural Medicine Ltd. It is a not-for-profit, membership-based organisation overseen by a Board of Directors.

As the workforce agency for Western Australia, Rural Health West works collaboratively with organisations and individuals to ensure that the health needs of rural Western Australians are met by a high-quality, sustainable health workforce.

Western Australia offers great beauty and diversity. Those working here can expect variety and challenge whilst finding the experience memorable and rewarding. The staff of Rural Health West is committed to supporting health professionals and their families in fulfilling the opportunities offered by life in our unique State.

Rural Health West is funded by the Australian Government Department of Health and Ageing and Western Australian Department of Health.

STATUTORY ENVIRONMENT:

Nil.

STRATEGIC IMPLICATIONS:**GOAL 2 – SERVICES**

Services include:

- Address community aspirations
By identifying services and responsibly
Setting priorities.
- Seek partnerships to equitably share
The responsibility for provision.
- Provide access for all to facilities.

GOAL 2 STRATEGIES**Medical and Health**

- Facilities and services
 - Aggressively encourage facilities and services for our local community.

POLICY IMPLICATIONS:

Nil.

FINANCIAL IMPLICATIONS:

Council Budgets each year for Subscriptions under Governance Members of Council GL 0182 Subscriptions.

Council budgeted in the 2008/09 Budget \$11,000 for subscriptions. Currently Council has expended \$12,226 under this account being made up of:

- | | | |
|----|-----------------------|----------|
| 1. | Fitzgerald Strategies | \$ 1,714 |
| 2. | WALGA | \$10,552 |

Currently Council is \$1,266 over budget on this account.

It is not anticipated that this account will not require any more expenditure and the additional \$100 cost for the benefits received is justified.

PUBLIC CONSULTATION:

Nil.

VOTING REQUIREMENT:

Simple Absolute Majority.

OFFICER RECOMMENDATION:

That the Shire of Coorow apply to the Western Australian Centre for Remote and Rural Medicine Ltd (T/A Rural Health West) to become an Ordinary Organisational Member of Rural Health West at a cost of \$100.

RESOLUTION: 2008-197

Moved: Cr George **Seconded:** Cr McDonald

That the Shire of Coorow apply to the Western Australian Centre for Remote and Rural Medicine Ltd (T/A Rural Health West) to become an Ordinary Organisational Member of Rural Health West at a cost of \$100.

CARRIED 7/0 BY ABSOLUTE MAJORITY

The Mmeeting adjourned at 4.30pm.

MThe meeting resumed at 4.40pm.

10.2 MANAGER REGULATORY SERVICES:

Ms Stacey Donohue declared and Impartiality Interest in Item 10.2.1 being that the applicant is the staff members partner and left the meeting at 4.40pm.

10.2.1 DEMOLITION OF COOROW SCOUT HALL

APPLICANT	Tim Hahesy
LOCATION	Lot 8 Spain Street Coorow
AUTHOR	Dave Hadden
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	30 October 2008
ATTACHMENTS	10.2.1a Application Letter 10.2.1b Demolition Licence Application
FILE	B5.2

SUMMARY:

An Application has been received from the abovementioned Applicant seeking Council approval to demolish the old Scout Hall on Lot 8 Spain St, Coorow for the salvage rights to the building materials.

COMMENT:

Council resolved the following at the August 2008 Ordinary Meeting of Council:

RESOLUTION: 2008-135

Moved: Cr Williams Seconded: Cr Waite

That Council:

1. rezone the property from Private Clubs & Institutions to Residential zoning under Council's Town Planning Scheme No 2; and
2. dispose of the property Lot 8 Spain Street, Coorow.

CARRIED 8/0 BY ABSOLUTE MAJORITY

Council has previously advertised this project with the intention of removing the old hall.

Council's Manager of Regulatory Services has spoken with Mr Hahesy and explained the legislative requirements for handling asbestos materials, and is happy that the hall will be removed safely.

STATUTORY ENVIRONMENT:

Compliance with the Health Act Asbestos Regulations and Worksafe requirements.

STRATEGIC IMPLICATIONS:

Nil.

POLICY IMPLICATIONS:

Not applicable.

FINANCIAL IMPLICATIONS:

Nil.

PUBLIC CONSULTATION:

Nil.

VOTING REQUIREMENTS:

Simple majority.

OFFER RECOMMENDATION:

That Council approve the application from Mr Tim Hahsey to demolish the old Scout Hall on Lot 8 Spain Street Coorow, for the salvage rights to the building materials, subject to:

1. demolition not to occur prior to a demolition licence being issued by Council;
2. demolition to be carried out in accordance with the Health (Asbestos) Regulations 1992 and Worksafe safety requirements; and
3. Lot 8 Spain Street Coorow to be left in a clean and tidy condition free of all building materials to Councils satisfaction at completion of demolition works.

RESOLUTION: 2008-198

Moved: Cr George

Seconded: Cr wWaite

That Council approve the application from Mr Tim Hahsey to demolish the old Scout Hall on Lot 8 Spain Street Coorow, for the salvage rights to the building materials, subject to:

1. *demolition not to occur prior to a demolition licence being issued by Council;*
2. *demolition to be carried out in accordance with the Health (Asbestos) Regulations 1992 and Worksafe safety requirements; and*
3. *Lot 8 Spain Street Coorow to be left in a clean and tidy condition free of all building materials to Councils satisfaction at completion of demolition works.*

CARRIED 7/0

Ms Stacey Donohue returned to the meeting at 4.42pm

Tim Haesy
PO Box 126
COOROW WA 6515

27 October 2008

Dave Hadden
Manager Regulatory Services
Shire of Coorow
PO Box 42
COOROW WA 6515

SHIRE OF COOROW RECEIVED	
27 OCT 2008	
FILE	ITLS DATE
CEO	
CHA	
CHS	
MCD	
CEO	
FINANCE	
RANGER	
RATES	

ACTION TABLED.....

Dear Dave

RE: APPLICATION TO DEMOLISH COOROW SCOUT HALL, SPAIN STREET COOROW

As per previous conversations and site visit to the Coorow Scout Hall, I wish to demolish and salvage materials located at the site.

The demolition will involve removal of building, footings, concrete floor at rear of building, filling of septic system and removal of asbestos materials according to Council's regulations.

If I am successful in this application for the demolition of the Coorow Scout Hall, I will have full salvage rights to all materials associated with the building.

It is anticipated that this job will be completed by the end of February 2009 unless Council requires earlier demolition.

Please contact me on (08) 9952 1292 or 0429 995 212 if you would like any further clarification regarding this matter.

Regards,


Tim Haesy

Local Government (Miscellaneous Provisions) Act 1960,
s. 374A Building Regulations 1989, regs. 13 (2) and 30

APPLICATION FOR DEMOLITION LICENCE

Application No: _____

Building to be demolished	Address		No:	Street: <i>Spain</i>
			Town: <i>Coorow</i>	Postcode: <i>6515</i>
	Lot: <i>8</i>			
	Certificate of Title	Volume:	Folio:	
	To be demolished: <input checked="" type="checkbox"/> Whole of building <input type="checkbox"/> Part only of building. Details:			
	Type of construction (e.g. brick & tile): <i>steel, tin, asbestos</i>			
	Number of storeys: <i>1</i>			
Previous use or classification: <i>Scout Hall</i>				
Owner	Name: <i>Shire of Coorow</i>			
	Address: <i>PO Box 42 COOROW WA 6515</i>			
Demolition Contractor	Name: <i>Tim Hahesly</i>			
	Address: <i>1105 Coorow/Greenhead rd</i>			
	Phone No: <i>99521292</i>		Fax No: <i>99521292</i>	
Applicant	Name: <i>Tim Hahesly</i>			
	Address: <i>1105 Coorow/Greenhead rd</i>			
	Phone No: (H) <i>99521292</i> (M) <i>0429945212</i>			
	Fax No: <i>99521292</i>		Email: <i>timhahesly@hotmail.com</i>	
	Signature: <i>[Signature]</i>		Date: <i>20-10-08</i>	



10.2.2 ITINERANT FOOD VENDOR APPLICATION

APPLICANT	Julie Hodder
LOCATION	Coorow Shire
AUTHOR	Dave Hadden
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	20 October 2008
ATTACHMENTS	Nil
FILE	H3.7

SUMMARY:

An application has been received from the abovementioned applicant seeking approval to operate an Ice-cream Van throughout the Shire.

BACKGROUND:

The vehicle has operated in the Shire under a previous Licence Holder. The Applicant is the new owner of the business.

COMMENT

The Health Act 1911, Model By-Laws Series A require that this type of food vendor requires a Licence from the Local Authority to trade as an Itinerant Vendor of Food.

Council's Manager Regulatory Services has inspected the van for compliance with the Health (Food Hygiene) Regulations 1993 (internal fit-out). The internal fit-out was noted as being quite old however it was compliant and in a good state of repair and cleanliness.

Generally with this type of food business it is wise to condition the Licence Holder to operating the Ice-cream van no closer than 200 metres to existing businesses in the Shire.

STATUTORY ENVIRONMENT:

Compliance with the Health Act 1911, Model By-Laws Series A.

FINANCIAL IMPLICATIONS:

Currently Council does not have an Itinerant Vendor of Food Licence fee listed in its Fee Schedule. A Trader's Permit fee of \$150 is applicable under Council's Trading in Public Places Local Law. A similar fee could be raised for the Food Vendor Licence in next year's Budget.

POLICY:

Not applicable.

VOTING REQUIREMENT:

Simple majority.

OFFER RECOMMENDATION

That Council approve the Itinerant Vendor of Food Application for a soft serve ice-cream van to operate throughout the Shire of Coorow, subject to:

1. the Licence Holder maintaining a distance of 200 metres from existing businesses selling Ice-cream or foodstuffs; and
2. the Licence Holder re-applying for the Itinerant Vendor of Food Licence annually.

RESOLUTION: 2008-199

Moved: Cr Waite

Seconded: Cr Bothe

That Council approve the Itinerant Vendor of Food Application for a soft serve ice-cream van to operate throughout the Shire of Coorow, subject to:

1. *the Licence Holder maintaining a minimum distance of 200 metres from existing businesses selling Ice-cream or foodstuffs; and*
2. *the Licence Holder re-applying for the Itinerant Vendor of Food Licence annually.*

CARRIED 7/0

Council felt that the word 'minimum' needed to be added into point 1 to ensure that the applicant did not operate too close to existing businesses.

10.2.3 PLANNING APPLICATION- REQUEST FOR CONCESSION TO NORTHERN BOUNDARY SIDE SETBACK AT LOT 531/10 ILLYARRIE STREET LEEMAN

AUTHOR	Kirilee Warr
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	6 November 2008
ATTACHMENT	10.2.3a Planning Application 10.2.3b Consent from neighbour
FILE	L531 LMN

SUMMARY:

This application relates to a request for a further concession to the northern side boundary setback for an approved shed on Lot 531/10 Ilyarrie Street, Leeman. In April 2007 the Council granted planning approval for a variation to the side boundary setback and an increase in the total floor area for the shed, however, the applicant has since revised the site plan for the shed (same size and design) to accommodate construction of a house on the property, and is therefore requesting a further reduction to the side setback from 1000mm (1m) to 700mm (0.7m) through a new planning application. In support of this application the applicant's reason for further reduction in the setback is to ensure sufficient distance can be achieved between the proposed dwelling and the shed for access to the back yard of the property.

The current building application for the proposed dwelling has been assessed and is awaiting the outcome of this request before the building licence for the house is processed.

This report takes into account the intended purpose of the shed in a 'residential' area, and the potential conflicts/long term implications associated with approving this concession.

On assessment it is the officers recommendation this proposal not be supported due to a lack of justification based of planning grounds.

BACKGROUND:

In October 2008 the Council received an application for a building licence to build a shed on Lot 531/10 Ilyarrie Street Leeman, currently zoned Residential R15. Additionally, a planning application has also been lodged seeking a further reduction to the northern side boundary setback from 1.0m to 0.7m as included at Attachment 10.2.3a.

To assist the Council in determining this application Figure 1 provides an understanding of the location of the property in Leeman:



Figure 1- Location Plan

By way of background the shed received planning approval from the Council in April 2007 that included a concession to:

- Increase the size of the proposed shed from the maximum 72m² and wall height of 3.0m allowed under the Town Planning to 110m² with a wall height of 4.0m, and
- The northern boundary side setback being reduced from 1.6m to 1.0m.

However, to fully understand the history behind this application the following is a series of events applicable to the development of shed development at lot 531/10 Illyarrie Street;

1. February 2007 the Council resolved:

RESOLUTION: 2007-016

Moved: McDonald

Seconded: Rackemann

That Council issue planning approval for the development of a shed at Lot 531 Illyarrie Street, Leeman subject to the following conditions:

1. 4m wall height and 4.6m maximum apex height;
2. total built area not exceeding 13% of the lot area; and
3. that the shed be located so that its longest wall is at least 1.6m back from the property boundary.

CARRIED 8/0

2. Following this decision in February 2007, the applicants commenced appeal proceedings with the State Administrative Tribunal (SAT) to over

turn the Council's decision, requesting a boundary setback of 1.0m as opposed to 1.6m as approved by the Council;

3. Through subsequent discussions between the applicants and the Council the appeal was withdrawn and the application was returned to the May 2007 Council Meeting for reconsideration. The Council resolved at the time to;

•RESOLUTION: 2007-069

Moved: Waite

Seconded: McDonald

That Council allow the introduction of a rescission motion to allow the rescission of resolution 2007-016.

CARRIED 8/0

•RESOLUTION: 2007-070

Moved: McDonald Seconded: Stacy

That Council rescind resolution 2007-016.

CARRIED 8/0

CARRIED BY ABSOLUTE MAJORITY

•RESOLUTION: 2007-071

Moved: McDonald Seconded: Girando

That Council issue Planning approval for the development of a shed on Lot 531 Illyarrie Street, Leeman subject to the following conditions;

1. the maximum height of wall and apex is not to exceed 4m and 4.6m respectively;
2. the total area of the shed is not to exceed 13% of the 850m² lot area; and
3. the setback of the shed wall from the northern side boundary being 1m as indicated on submitted site development plan.

CARRIED 8/0

4. Since this decision in April 2007, the applicants have proceeded to place an order for the shed with Swan Aussie Sheds, Jurien Bay, with a building licence sort from Council staff in October 2008 as mentioned above.

5. In September 2008 Council staff receipted a building license application for a proposed dwelling for Lot 531/10 Illyarrie Street, Leeman. The first assessment of the application for the dwelling found that certain aspects did not comply with the Residential Design Codes, however, upon notifying the applicants of the assessment results, the applicants revised the site plan as so the proposed dwelling complied with the Codes performance criteria. The revision of the site plan resulted in the house being located at 1.5m from the southern side boundary, which reduced the distance between the proposed shed and dwelling to 790mm490mm. The applicants are of the opinion this distance would not be satisfactory to allow access to the back yard between the house and the shed.

6. Subsequent to the above mentioned, the applicant's has submitted a new planning application to the Council for consideration of a reduction

to the northern boundary side setback for the proposed shed. This application is forthcoming with effected neighbour consent and reasoning from the applicants that adequate access of at least 900mm is required between the house, and shed to access the back yard of the property.

Based on an assessment of the current planning application it has been determined that the proposed northern side setback of 700mm does not comply with the prescribed criteria as outlined in the Residential Design Codes- refer to statutory section below. Therefore, the applicant is requesting a 900mm concession for northern boundary side setback effectively reducing the distance from 1.6m to 0.7m.

Figure 2 illustrates the proposed developments on the property and the requested concession applicable to this application.

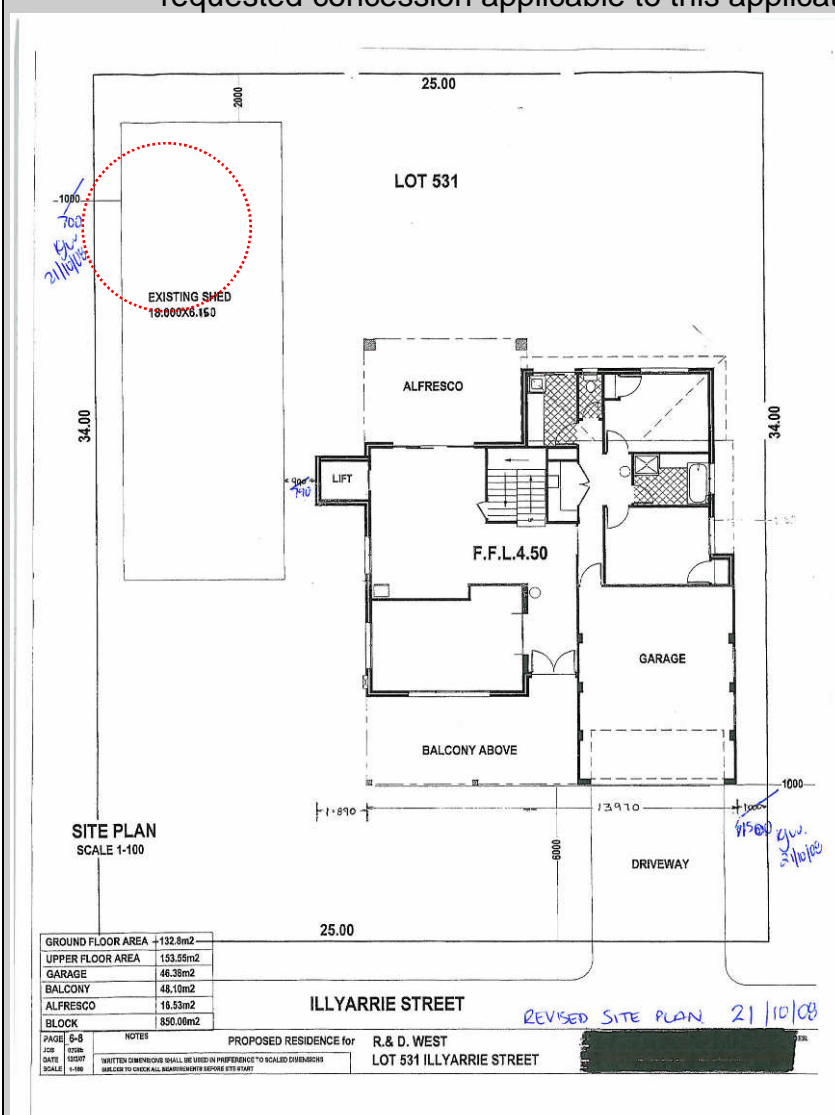


Figure 2- Site Plan

The Applicant's reasons for requesting concession to the northern boundary side setback are:

- 1.The concession will allow a distance of 900mm 790mm between the proposed dwelling and shed to accommodate access to the back yard of the property;
- 2.The shed and house have been designed to accommodate lifestyle uses, including universal design of the house to allow for future aging needs.
- 3.Existing boundary fencing will assist in screening the completed development;
- 4.Neighbour consent has been received (as included at Attachment 10.2.3b)

COMMENT:

In considering the merits of this application 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 access to the back yard of the property between the proposed shed and house, which is not considered sufficient justification to warrant planning consent being issued as access can be gained to the back yard of the property along the southern boundary. Furthermore, the application fails to provide any substantiated justification for a concession, such as a demonstrated need for privacy, or light and ventilation to the building.
2. The subject development, which has previously been approved with generous concessions on the shed size and northern boundary side setback, has effectively constrained the ability to site other development on the property, such as the proposed house. Basically, the design of both the shed and house does not permit all development to be adequately accommodated on the property in conformity with minimum requirement of the Residential Design Codes. In other words the size and design of both buildings do not 'fit' on the property without concessions being granted by the Council.
3. The approval for a reduced setback of 0.7m will erode the primary purpose of the Residential Design Codes and over time may set a precedent for granting of concessions in residential zones for developments that do not adequately comply with the Codes performance criteria due to specific development design elements, and granting of concessions on top of concessions. This is particularly relevant as proposed developments can and should be designed and engineered to suit the specified minimum requirements of the Design Codes, which in this application has not been addressed by the applicant.

Therefore, in consideration of the reasons given by the applicant, and based on the comments provided above, it is recommended the requested boundary setback concession be refused for the erection of shed given:

- There is insufficient planning justification provided in the application;
- The Council has already provided a number of concessions to accommodate the proposed development;
- Access to the rear yard can be achieved between the proposed house and the southern boundary of the property;
- The opportunity exists for the applicant to redesign the house by relocating or adjusting the lift position to facilitate improved access to the rear yard;

- The potential exists for a precedent to be set for other landowners to argue for multiple concessions where effective the size/design of the development does not adequately 'fit' the property.

However, should the Council wish to support the application and grant a concession acknowledging the neighbour has consented to the setback reduction, an alternative recommendation will be made available at the Council meeting.

STATUTORY ENVIRONMENT:

Pursuant to Clause 5.2.2 of the Town Planning Scheme (TPS) a variation to the boundary setback is to default to the provisions of the Residential Design Codes. In this regard Clause 2.5.2 of the 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 stated purpose and aims of the Town Planning Scheme;
- Any relevant Local Planning Policy; and
- The proper and orderly planning of the locality.

With regards to consultation, Part 4 of the Codes specifically describes a 14 day consultation period with neighbouring landowner/s is required. This has been satisfied by the applicant obtaining written support from the affected neighbour as included at Attachment 10.2.3b.

STRATEGIC IMPLICATIONS:

Nil

POLICY IMPLICATIONS:

Nil

FINANCIAL IMPLICATIONS:

Should the Council refuse the application as recommended 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:

Simple majority.

OFFICER RECOMMENDATION:

That Council:

1.refuse the application for planning consent to site the shed at 0.7m from the northern side boundary at Lot 541531/10 Illyarrie Street, Leeman for the following reasons:

a)Council is not satisfied justification offered in support of the concession for the northern boundary side setback is sufficient to warrant planning consent being issued;

- b) The application fails to provide any substantiated justification for a setback concession, in consideration of the performance criteria set out in the Residential Design Codes (i.e. assist in protecting privacy between adjoining properties, provision of adequate direct sun and ventilation to the building.);
- c) Access to the rear yard can be achieved between the proposed house and the southern boundary of the property;
- d) The opportunity exists for the applicant to redesign the house by relocating or adjusting the lift position to facilitate improved access to the rear yard;
- e) Council is concerned that approval for a reduced setback to 0.7m on the northern boundary will erode the primary purpose of the Residential Design Codes, and over time may set a precedent for granting of concessions on top of concessions in residential zones for developments that do not adequately comply with the minimum requirements of the Residential Design Codes.

MOTION:

Moved: Waite Seconded: Rackemann

That the Council resolve to grant formal Planning Consent for a northern boundary side setback at 0.7 of a metre for the approved shed on Lot 531/10 Illyarrie Street, Leeman subject to the following:

Conditions

The development shall be in accordance with the attached approved plan(s) dated 19th November 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.

The shed shall be sited on the lot in accordance with the site plan endorsed 19th November 2008.

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 7/0

RESOLUTION:

Moved: Seconded:

That Council:

1. refuse the application for planning consent to site the shed at 0.7m from the northern side boundary at Lot 541/10 Illyarrie Street, Leeman for the following reasons:
 - a) Council is not satisfied justification offered in support of the concession for the northern boundary side setback is sufficient to warrant planning consent being issued;
 - b)The application fails to provide any substantiated justification for a setback concession, in consideration of the performance criteria set out in the Residential Design Codes (i.e. assist in protecting privacy between adjoining properties, provision of adequate direct sun and ventilation to the building.);
 - c)Access to the rear yard can be achieved between the proposed house and the southern boundary of the property;
 - d)The opportunity exists for the applicant to redesign the house by relocating or adjusting the lift position to facilitate improved access to the rear yard;
 - e)Council is concerned that approval for a reduced setback to 0.7m on the northern boundary will erode the primary purpose of the Residential Design Codes, and over time may set a precedent for granting of concessions on top of concessions in residential zones for developments that do not adequately comply with the minimum requirements of the Residential Design Codes.

CARRIED

2. BAY

LAYOUT PLAN

SIDE ELEVATION

MODEL LGTH	'A'	'B'	'C'
46	4830	2280	3040
54	5330	2860	3040
62	6150	3040	3420
69	6810	3420	3800
77	7670	3800	

3 BAY

3. BAY

LAYOUT PLAN

SIDE ELEVATION

MODEL LGTH	'A'	'B'	'C'
84	8430	2860	3040
92	9190	3040	3040
100	9850	3220	3420
107	10710	3420	3800
115	11470	3800	

4 BAY

4 BAY

LAYOUT PLAN

SIDE ELEVATION

MODEL LGTH	'A'	'B'	'C'
122	12230	3040	3040
130	12990	3220	3220
138	13750	3400	3420
145	14510	3580	3580
153	15270	3800	3800
160	16030	3800	3800

5 BAY

5 BAY

LAYOUT PLAN

SIDE ELEVATION

MODEL LGTH	'A'	'B'	'C'
180	18030	3800	3800
190	19030	3800	3800
200	20030	3800	3800
210	21030	3800	3800
220	22030	3800	3800
230	23030	3800	3800
240	24030	3800	3800
250	25030	3800	3800
260	26030	3800	3800
270	27030	3800	3800
280	28030	3800	3800
290	29030	3800	3800
300	30030	3800	3800

OPTIONS FOR GABLE ENDS IN THE SWAN AUSSIE 6020W GRC

2- R/DOORS AND MULLION

LAYOUT PLAN

SIDE ELEVATION

MODEL LGTH	'A'	'B'	'C'
84	8430	2860	3040
92	9190	3040	3040
100	9850	3220	3420
107	10710	3420	3800
115	11470	3800	

3 BAY

2-SLIDING DOORS

LAYOUT PLAN

SIDE ELEVATION

MODEL LGTH	'A'	'B'	'C'
84	8430	2860	3040
92	9190	3040	3040
100	9850	3220	3420
107	10710	3420	3800
115	11470	3800	

4 BAY

2-SLIDING DOORS

LAYOUT PLAN

SIDE ELEVATION

MODEL LGTH	'A'	'B'	'C'
84	8430	2860	3040
92	9190	3040	3040
100	9850	3220	3420
107	10710	3420	3800
115	11470	3800	

5 BAY

STD MAIN COMPONENTS FOR SWAN AUSSIE 6020W GRC

2- R/DOORS AND MULLION

LAYOUT PLAN

SIDE ELEVATION

MODEL LGTH	'A'	'B'	'C'
84	8430	2860	3040
92	9190	3040	3040
100	9850	3220	3420
107	10710	3420	3800
115	11470	3800	

3 BAY

2-SLIDING DOORS

LAYOUT PLAN

SIDE ELEVATION

MODEL LGTH	'A'	'B'	'C'
84	8430	2860	3040
92	9190	3040	3040
100	9850	3220	3420
107			

Attachment 10.2.3b

28th October 2008.

G.A. & D.E. Perry
PO Box 213
Leeman 6514.

Shire of Coorow
Leeman Office
Leeman WA 6514

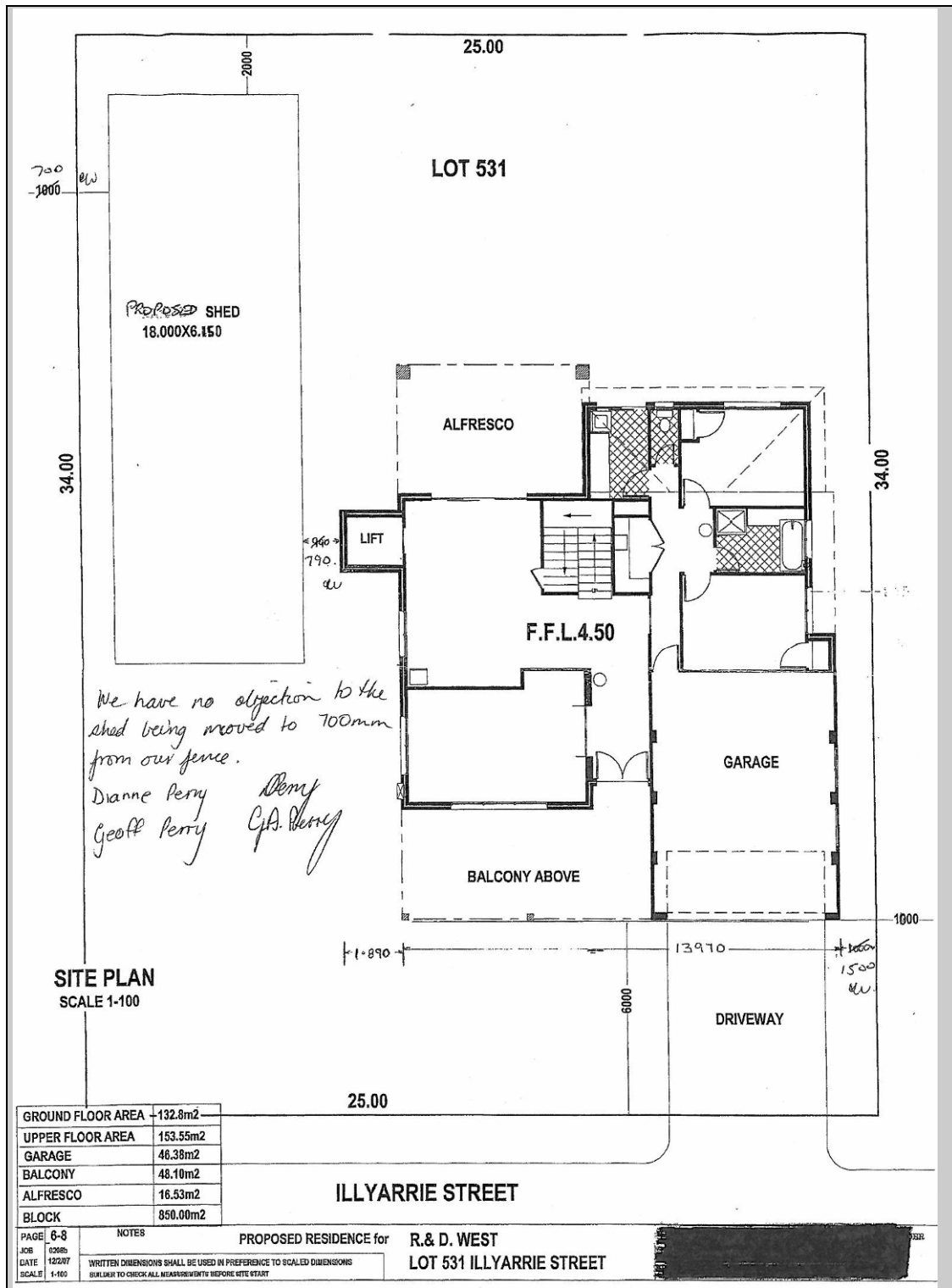
Dear Sir,

We have been in consultation with Ron and Dianne West of Lot 531 Ellyarrie Street Leeman regarding construction on their block. We have no objection to them building their shed 700mm from our boundary fence. We realise this shed has a wall height of 4 metres.

Yours sincerely.

D Perry.
Dianne Perry

Cpt. Perry
Geoff Perry



10.2.4 LOCAL PLANNING POLICIES

AUTHOR	Ian D'Arcy
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	6 November 2008
ATTACHMENT	10.2.4a Draft Policy 6.6.8 - Outbuildings 10.2.4b Draft Policy 6.6.9 – Temporary Accommodation Camps 10.2.4c Draft Policy 6.6.10 – Caretakers Dwelling – General Industry Zone 10.2.4d Draft Policy 6.6.11 – Extractive Industry
FILE	Policy Manual

SUMMARY:

Local Planning Policies are effectively guidelines used by local authorities to assist landowners/developers to understand the minimum requirements for development/land-use change, and assist the Council in determining applications on a consistent and equitable basis in accordance with the local Town Planning Scheme.

More specifically though, this report relates to four draft Local Planning Policies listed as follows:

- **Draft Policy 6.6.8 - Outbuildings**
- **Draft Policy 6.6.9 - Temporary Accommodation Camps**
- **Draft Policy 6.6.10 - Caretakers Dwelling – General Industry Zone**
- **Draft Policy 6.6.11 - Extractive Industry**

Each of these policies has been prepared in response to current or anticipated growth pressures and ensure the Council is prepared to meet the challenges associated with such growth.

BACKGROUND:

Over the last few months the Shire of Chapman Valley Planning Department has suggested the Council prepare a range of local planning policies to assist in guiding land-use and development within the Shire on a consistent basis.

The purpose of this report is to present a number of draft local planning policies for the Council consideration.

COMMENT:

For the most part these policies are formulated and aligned within a strategic planning direction as principally set by the Council, and accordingly used by staff to disseminate information to the community on the minimum standards for development as prescribed by and acceptable to the Council.

With this said a local planning policy, once adopted, is not binding on Council in determining applications for planning consent although it is strongly recommended the

Council adhere to the policy where practical, or at the very least give due regard to the policy to maintain a level of consistency.

Notably, should the policy conflict with a provision of the Town Planning Scheme the Scheme will invariably prevail, unless the Council has exercised discretion to vary a particular standard/s or requirement/s in accordance with Clause 5.5 of the Scheme.

Furthermore, it is also important that a continued review of local planning policies be sustained to keep pace with current development trends and demands.

In consideration of the above comments following is a basic overview each of the draft Local Planning Policies presented as part of this report:

- Policy 6.6.8 – Outbuildings (as included at Attachment 10.2.4a)

This Policy has been formulated to address a range of objectives associated with erection and use of sheds in the residential, rural residential and rural zones of the Shire. The Policy details the definition of an ‘outbuilding’, prescribes sizes and heights, timing of erection, permissible use, placement, materials for particular zones and designated areas within the Shire. Through this Policy a minimum and maximum set of standards for outbuilding can be applied on a consistent basis.

- Policy 6.6.9 - Temporary Accommodation Camps (as included at Attachment 10.2.4b)

This Policy has been prepared in anticipation a temporary accommodation camp will be needed for the proposed Coolimba Power Plant Development, scheduled to commence construction in December 2009. The Policy lists the information required in an application, details the minimum requirements and standards to be met, and outlines the process to be followed in processing an application to construct temporary accommodation camp.

- Policy 6.6.10 – Caretakers Dwelling – General Industry Zone (as included at Attachment 10.2.4c)

This Policy seeks to establish a moratorium to preclude caretaker dwellings in the General Industry zone, notwithstanding the Council has already resolved to amend its Town Planning Scheme in this regard. This action should be taken as a Scheme amendment is likely to take 18-24 months to complete, and given the possibility the Coolimba Project may commence at the end of 2009, it is important the Council not allow any further residential use in the respective industrial areas of the Shire on the expectation there may be renewed interest in these areas from potential support industries before a Scheme Amendment can be finalised.

Further, it is noted that Council Policy 6.6.7 – Residential Living in Industrial Zoned Areas basically reiterates what is stated in the Town Planning Scheme in that a person/s is not permitted to live in an industrial area in the Shire without Council approval. Other than this the Policy does not provide any further

guidance on the establishment of caretaker dwellings and therefore should be revoked pursuant to Clause 2.4 and 2.5 of the Town Planning Scheme.

- Policy 6.6.11 – Extractive Industry (as included at Attachment 10.2.4d)

This Policy is again presented to the Council in anticipation the Coolimba Power Plant Project is to proceed at the end of 2009, with a potential demand for one or more raw materials to be mined for service major infrastructure works, including the construction of new roads and/or upgrade of existing roads.

Simply, an Extractive Industry use irrespective of scale requires the approval of Council and depending of the nature and scale of the operation may require detailed management due to potential social, environmental and economic impacts, including burden on the Shire's local road network. For this reason a Local Planning Policy helps to provide clarification of the minimum standards to be met and information required for a development application.

In consideration of these draft Policies it is imperative Council understand the intended purpose and usefulness of each Policy, and modify or change the each document to ensure it is comfortable with the direction/s being set, notwithstanding all of these policies should be reviewed at the very least on an annual basis.

Over the coming months it is intended, based on work load, to provide Council with more local planning policies to assist with establishing minimum standards and provide clarity on the information required for differing forms of development.

STATUTORY ENVIRONMENT:

Council is able to formulate, review or rescind Planning Policies in accordance with the provisions specified in Part 2 of the Shire Town Planning Scheme No.2. In accordance with Clause 2.4.1 (a) of the Town Planning Scheme the Council is required to advertise the draft Policies at least once per week for two consecutive weeks in a local newspaper.

Clause 2.5 (a) and (b) of the Scheme allows for Council to rescind existing Policy 6.6.7 given it is being replaced by draft Policy 6.6.10 providing the advert clearly states the revocation and replace of one policy for the other.

STRATEGIC IMPLICATIONS:

For the most part local planning policies are formulated and aligned within a strategic planning direction as set by Council. The establishment of Local Planning Policies aid in guiding the type and standard of development Council views as appropriate within particular areas of the Shire. As previously mentioned, Policies also provide a consistent approach to approving land use and development. Therefore, as a general rule it is important the Council not waiver from an adopted policy position without specific justification being provided and planning merit being identified.

Furthermore, it is also important that a continued review of local planning policies be sustained to keep pace with current development trends and demands.

POLICY IMPLICATIONS:

Refer to Comment Section above.

FINANCIAL IMPLICATIONS:

There is a cost for the preparation of subsequent advertising of Local Planning Policies which will be covered by Councils existing Planning budget allocation.

VOTING REQUIREMENT:

Simple Majority.

OFFICER RECOMMENDATION:

That Council resolve, pursuant to Clause 2.4.1 (a) and Clause 2.5 of the Shire of Coorow Town Planning Scheme No.2, to endorse the draft Local Planning Policies as listed below and provided in Attachment 10.2.4a-d for the purpose of receiving comment from the broader community:

- Draft Policy 6.6.8 – Outbuildings
- Draft Policy 6.6.9 - Temporary Accommodation Camps
- Draft Policy 6.6.10 – Caretakers Dwelling – General Industry Zone (to supersede Policy 6.6.7 – Residential Living in Industrial Zoned Areas)
- Draft Policy 6.6.11 – Extractive Industry

RESOLUTION: 2008-200

Moved: Cr Waite

Seconded: Cr Bothe

That Council resolve, pursuant to Clause 2.4.1 (a) and Clause 2.5 of the Shire of Coorow Town Planning Scheme No.2, to endorse the draft Local Planning Policies as listed below and provided in Attachment 10.2.4a-d for the purpose of receiving comment from the broader community:

- *Draft Policy 6.6.8 – Outbuildings*
- *Draft Policy 6.6.9 - Temporary Accommodation Camps*
- *Draft Policy 6.6.10 – Caretakers Dwelling – General Industry Zone (to supersede Policy 6.6.7 – Residential Living in Industrial Zoned Areas)*
- *Draft Policy 6.6.11 – Extractive Industry with the amendment that the first paragraph read ‘...basic raw materials to a depth of 5 metres’.*

CARRIED 7/0

POLICY – HOUSING AND COMMUNITY AMENITIES

Sub Section: Town Planning and Regional Development

Policy Number: 6.6.8

Policy Subject: Outbuildings

Policy Statement: Pre-fabricated garden sheds, “cubby houses”, kennels and other animal enclosures (such as aviaries) less than 9m² in total aggregate area and less than 2.1m in height (measured from natural ground level) are exempt from this policy.

Maximum standards for outbuildings are prescribed as follows:

- a) Residential zoned land - 75m² in area or 20% in aggregate of the site area, whichever is the lesser, with a maximum wall height of 3.0m and a total maximum height of 4.5m measured from natural ground level. (These area requirements do not override the open space requirements of Table 1 of the Residential Design Codes (2008) or any specific Scheme requirement);
- b) Rural Residential zoned land - 200m² in aggregate area with a maximum wall height of 4.0m and a total maximum height of 6.5m measured from natural ground level;
- c) Rural zoned land generally less than 20ha and adjacent to settlements or within a town site boundary - 240m² in aggregate area with a maximum wall height of 4.0m and a total maximum height of 6.5m measured from natural ground level;
- d) Rural zoned land greater than 20ha and not adjacent to settlements or within a town site boundary are not regulated by this policy.

NOTE: Regardless of zoning, in the case of lots with the potential for further subdivision, outbuildings may be approved by the local government that meets the maximum standards prescribed under this policy. In considering applications of this type due regard will be given to the objectives of this policy, and in order to protect the future amenity of the lots once subdivided, the local government may impose a condition of approval requiring that a legal agreement be lodged with the local government requiring that in the event of further subdivision of that property, the outbuilding must be removed or reduced in size to conform with this policy.

The erection of an outbuilding on vacant residential and rural residential zoned land shall not be approved unless the following requirements have been satisfied:

- a) The applicant or their builder has been issued with a Building Licence by the local government for the construction of a residence upon that lot, and the builder has commenced construction of the residence up to slab height or erection of the sub-floor structure.

Other than for general storage and/or agricultural purposes an outbuilding shall not be used for any residential habitation, commercial or industrial use without the prior approval of the local government.

The storage of any items in connection with a commercial or industrial operation (eg. craypots, building materials, etc), is considered contrary to the objectives of this policy and is therefore not considered sufficient justification for an increase in the maximum standards as prescribed in Clause 3.2.

Regardless of zoning, on lots of 4ha or less, an outbuilding is to be located behind or to the side, but not forward of any existing dwelling on the lot unless the outbuilding is consistent in design and constructed in the same materials and colours as the dwelling.

All outbuildings proposed to be constructed in the South Bay subdivision are to be clad of non-reflective material as required under Statement 14 of Local Planning Policy 6.6.6.

Objectives:

To allow for variation to the Residential Design Codes for Element 10 – Incidental Development.

To provide a clear definition of what constitutes an “outbuilding”.

To ensure that outbuildings are not used for residential habitation, commercial (other than agricultural) or industrial purposes.

To limit the visual impact of outbuildings.

To encourage the use of outbuilding materials and colours complement the landscape and amenity of the surrounding areas.

To ensure that the outbuilding remains an ancillary use to the main dwelling or the principle land use on the property.

“Outbuilding” – is defined in the Residential Design Codes of WA (2008) as: “an enclosed non-habitable structure that is detached from any dwelling.”

“Enclosed” means the enclosure of any side of an outbuilding, including the roof being clad with a non-permeable material. The use of permeable materials such as open lattice or shade cloth does not constitute an enclosed side;

eg. an enclosed side includes walls with a number of openings (windows etc.).

eg. a shade sail is not considered an outbuilding.

eg. an open sided, roofed patio completely detached from the dwelling is considered an outbuilding.

eg. a non-enclosed addition to an existing outbuilding (veranda, patio or carport etc.) shall constitute an extension to that outbuilding.

“Non-habitable” means a Class 10 building as defined under the BCA.

Note: For a structure detached from the dwelling to be considered “habitable” it must be built to a Class 1 standard as prescribed under the BCA (ie. Must contain ablution, kitchen, laundry facilities etc.).

“Detached” means detached in the sense of “not belonging”, “standing apart” or “not contiguous” to another building and being of a “free standing” nature.

Note: If a new structure is proposed to be connected to any part of an existing habitable building (ie. via veranda, walkway, breezeway, carport, garage etc.) then for it NOT to be considered an outbuilding it must be constructed in the same materials and finish to the existing habitable building, and to the Class 1 building standards under the BCA. If not then the proposed structure shall be considered an “attached” outbuilding.

Guidelines:

Any variation to any part of the above policy in relation to Residential zoned land will require consultation with affected landowners and/or occupiers and their written neighbour consent to these variations should preferably be given.

A Local Planning Policy is not part of the Scheme and does not bind the local government in respect of any application for planning approval but the local government is to have due regard

to the provisions of the Policy and the objectives which the Policy is designed to achieve before making its determination.

The Shire of Coorow Town Planning Scheme No. 2, and the Residential Design Codes of Western Australia (2008)

Resolution No:

Resolution Date: 19 November 2008

Source: Shire of Chapman Valley Planning Department

Date of Review: June Annually

Review Responsibility: Chief Executive Officer

POLICY – HOUSING AND COMMUNITY AMENITIES

Sub Section: Town Planning and Regional Development

Policy Number: 6.6.9

Policy Subject: Temporary Accommodation Camps

Policy Statement: The following information is to be provided with an application for planning consent:

- (a) A minimum of 3 sets of accurately scaled and dimensioned locality plans, site plans, floor plans, elevations (generally north, south, east and west elevations showing all buildings proposed for the site, rather than elevations of individual buildings, or as otherwise agreed by Council);
- (b) An analysis of the physical characteristics of the site (on sloping sites topographic mapping may be required);
- (c) Details regarding the maximum number of persons to be housed at the site, including breakdown into numbers of single, married/de facto and dependents (if applicable);
- (d) Details of how development is to be staged;
- (e) Information regarding how essential services are to be provided to the site;
- (f) Details of proposed/intended accommodation purchaser/s (i.e. whose workforce is the camp intended to house);
- (g) An indication from the proposed/intended accommodation purchaser/s of the suitability of the proposal for their accommodation needs (i.e. in terms of size, location, layout, facilities and detailed design does it meet their requirements for accommodating their workforce);
- (h) Details of any prior consultation with local communities and government agencies;
- (i) Details of any ongoing community benefit from development of the camp that may or may not have been negotiated with the local government prior to submitting an application;
- (j) In urban or near-urban situations, details of landscaping, fencing, internal access roads and building materials and finishes;
- (k) A Camp Management Plan; and
- (l) A Decommissioning Plan.

Applications MUST demonstrate that there is a need to develop a camp facility of the size and at the location proposed for the period of time for which approval is sought, and additionally:

- (a) Within a gazetted town site of the Shire:

- Be strategically located within walking distance to a range of services including social, recreational, educational, commercial, retail and medical;
- Be accessible to required services of bitumen sealed road (7.0 metre seal) and reticulated power, water and sewerage;
- In the opinion of the Council, not be located in an area of perceived environmental, social or visual sensitivity;
- Accord with the Shire's current planning instruments (ie Town Planning Scheme, Local Planning Strategy, Coastal Management Strategy) in demonstrating a 'value added' benefit for possible re-use of some or all of the camp infrastructure beyond the life of the temporary accommodation camp use.

(b) Within the Rural area of the Shire:

- Be strategically located within reasonable commuting distance (ie 50 kilometre) to the primary construction site and provide a range of services on-site including social, recreational, small retail and medical;
- Where possible have direct access to a bitumen seal road;
- In the opinion of the Council, not be located in an area of perceived environmental, social or visual sensitivity;
- Where possible demonstrate some level of 'value added' benefit for re-use of the camp infrastructure, either in part or in whole, beyond the life of the temporary accommodation camp use.

Applications are required to demonstrate compliance with the *Design Guidelines for Temporary Accommodation Camps* and other relevant legislation as required by the Council.

Applications must also demonstrate the camp will be effectively and appropriately managed, with management practices outlined in a Camp Management Plan to be submitted with the application for planning consent. The Camp Management Plan should address:

- (a) Strategies ensuring that noise, dust, odour, lightspill and litter are acceptably managed;
- (b) Strategies resolving conflict with owners and/or occupiers of land within the vicinity of the site that may be affected by the operation of the camp;
- (c) Transportation of workers to the site where construction is taking place;
- (d) Strategies for managing the consumption of alcohol in the camp (if applicable); and
- (e) Strategies for preventing the consumption of illicit drugs in the camp.

Applications are to indicate the time period over which the camp is expected to be required (generally for a period of between 6 months and 5 years);

Applications shall be accompanied by a Decommissioning Plan committed to by the applicant by means of a legal agreement that addresses the following issues:

- (a) When the camp shall be decommissioned;
- (b) Works that shall remain in place following decommissioning;
- (c) The clean-up and rehabilitation of the site; and
- (d) The transfer of assets to public ownership where this has been committed too and agreed upon.

The following process is to be undertaken is assessment of an application for a temporary construction camp:

Step 1 – Preliminaries

The proposal should generally be discussed with Council planning staff prior to an application being submitted and in some instances preliminary, written advice will be provided. Applicants should ensure, in consultation with Council staff, that their application contains all the required information.

Step 2 – Initial consideration by Council

Council staff will present a report to Council detailing the application and addressing all aspects of the policy and any other relevant considerations, including details of a site inspection.

Step 3 – Referral & advertising

The application will be advertised for public comment and referred to relevant stakeholders for a minimum of 30 days notwithstanding the Town Planning Scheme requirements. During that period adverts will be placed in local newspaper/s, a sign/s erected on site and plans/documents detailing the application made available for inspection at Council's offices.

Step 4 – Final consideration by Council

The application will be considered in light of any submissions received during the comment period. Council staff will present a report to Council presenting relevant facts and discussion sufficient to enable Council to make an informed decision.

- Objectives: The general objectives of this policy are:
- (a) To ensure that applications for the development of temporary accommodation camps are assessed in a consistent, fair, thorough and timely manner in consideration of a ‘Temporary Accommodation Camp’ being acknowledged as a use ‘not listed’ in the Shire of Coorow Town Planning Scheme No.2;
 - (b) To provide guidance to Councillors, staff, other government agencies, landowners, developers, consultants and the general public regarding the assessment of applications for temporary accommodation camps; and
 - (c) To provide, where necessary, for the development of temporary accommodation camps in a way that maximises social benefits whilst minimising social costs.
- “Temporary Accommodation Camp”** means Development which remains in place on a temporary basis and provides accommodation for construction or construction-related workers and their dependents, and which consists of buildings or other structures which by virtue of their design, layout, density and/or location, is not specifically provided for within the Town Planning Scheme and can only be approved pursuant to the ‘use-not-listed’ provisions contained within the Scheme.
- Guidelines: A Local Planning Policy is not part of the Scheme and does not bind the local government in respect of any application for planning approval but the local government is to have due regard to the provisions of the Policy and the objectives which the Policy is designed to achieve before making its determination
- The Shire of Coorow Town Planning Scheme No. 2, Shire of Coorow Local Planning Strategy, and the Western Australian Construction Camp Regulations, 2004.
- Resolution No:
- Resolution Date: 19 November 2008
- Source: Shire of Chapman Valley Planning Department
- Date of Review: June Annually
- Review Responsibility: Chief Executive Officer

POLICY – HOUSING AND COMMUNITY AMENITIES

Sub Section:	Town Planning and Regional Development
Policy Number:	6.6.10
Policy Subject:	Caretakers Dwellings General Industry Zone
Policy Statement:	<p>Effective from the date of final adoption of this Local Planning Policy a <u>moratorium</u> shall apply to the establishment of Caretakers Dwelling in the General Industry zone in the Shire.</p> <p>The moratorium shall stay in effect until the Shire of Coorow Town Planning Scheme No.2 – Zoning Table No.1 has been amended to list a Caretakers Dwelling use as a use ‘Not Permitted’ in the General Industry zone.</p> <p>The Shire Council does support the continued use of approved Caretakers Dwelling in the General Industry zone and seeks to serve notice through this Policy that the ‘Non-conforming Use’ rights pursuant to clause 4.8 of the Shire of Coorow Town Planning Scheme No.2 will be evoked for all approved/existing Caretakers Dwellings in the General Industry zone.</p> <p>“Caretakers Dwelling” means a dwelling on the same site as a building, operation, or plant, and occupied by a supervisor of that building, operation or plant;</p>
Objectives:	<p>The general objectives of this policy are:</p> <ul style="list-style-type: none">(d) To prevent the ongoing establishment of Caretakers Dwellings in the General Industry zone in the Coorow Shire;(e) To preserve the intended purpose of the General Industry zone and mitigate potential conflict between typical general industrial uses and environmentally sensitive land uses (residential uses) consistent with the advice and direction set by <i>Environmental Protection Authority’s Guidance Statement No.3, 2005</i> and the <i>Western Australian Planning Commission – Planning Bulletin No.70</i>;(f) To serve notice the Shire Council has resolved to amend the Shire of Coorow Town Planning Scheme No.2 with the intent of removing any entitlement for Caretakers Dwellings in the General Industry zone.
Guidelines:	<p>A Local Planning Policy is not part of the Scheme and does not bind the local government in respect of any application for planning approval but the local government is to have due regard to the</p>

provisions of the Policy and the objectives which the Policy is designed to achieve before making its determination.

The Shire of Coorow Town Planning Scheme No. 2, Environmental Protection Authority's Guidance Statement No.3, 2005 and Western Australian Planning Commission – Planning Bulletin No.70

Resolution No:

Resolution Date: 19 November 2008

Source: Shire of Chapman Valley Planning Department

Date of Review: June Annually

Review Responsibility: Chief Executive Officer

POLICY – HOUSING AND COMMUNITY AMENITIES

Sub Section: Town Planning and Regional Development

Policy Number: 6.6.11

Policy Subject: Extractive Industry

Policy Statement: The extraction of basic raw materials to a depth of 1.0 metre or less to be used for improvements the same farming property or for municipal purposes, including the building of roads, is exempt from obtaining planning consent.

Extractive industry will only be approved where the Council is satisfied that the proposal will not result in unacceptable environmental impacts as a result of noise, dust, light-spill, odour, visual intrusion or contamination. In this regard, for a large scale extraction projects, the Council will require an Environmental Impact Assessment to accompany an application for planning consent.

An extractive industry application will not be approved until such time as the Council has consulted with nearby landowner that may be potentially affected and received advice from a range of government agencies with an interest in the proposal, including but not limited to:

- Department of Indigenous Affairs;
- Department of Environment and Conservation;
- Department of Water.

Further information may be sought in addition to an extractive industry application based on the response received by any one or more agency/s.

An application for an extractive industry will not be favourably considered by Council unless the following information has been submitted with the application for planning consent form:

- a) A surveyed plan of the site showing the proposed area of extraction in relation to topographical features, area of remnant vegetation, existing and proposed access and internal roads, existing buildings, proposed stock pipe area and setback distances from property boundaries;
- b) A cross section of the proposed extraction area showing the depth of extraction, height and battering of the pit walls and face, and access ramp/area;
- c) A rehabilitation plan for the area of extraction prepared in accordance with DEC guidelines showing the re-contouring of the land and areas of re-planting.

- d) Written submission detailing the type and quantity of material to be mined, stages of extraction (if applicable), depth of extraction, life expectancy of the resource, specific hours of operation; number of vehicular movements per week and machinery to be used.

Depending on the nature of the proposed extractive industry, local wind, topography and vegetation conditions there may be a need to increase setback distances from site boundaries and existing watercourse (or bodies). When determining such setbacks the Council will consider existing and potential land-uses on adjoining and nearby properties.

The Council may require the preservation and/or planting of a vegetated buffer strip to ensure the extraction activities are adequately screened from the road and adjoining properties.

Where an extractive industry has direct access to a sealed road and the projected number of vehicle movements from the site would justify such a requirement (as determined by Council) the Council may require a crossover and the vehicle access area (50 metre section of the road) to be constructed to the Shire's road specifications.

Where an extractive industry is being developed with or without direct access to a sealed road, the Council may require assistance to upgrade and maintain the road/s that will be affected by heavy vehicle movements associated with the extractive industry. Such upgrading contributions may be financial or in-kind and shall be calculated on a case-by-case basis.

The Council will not support the operation of extractive industry outside of the following hours unless it can be demonstrated the proposed extraction area/activity is at least 1000 metres from the closest neighbouring residence upon which the Council may entertain extended operating times:

- Monday to Saturday - 7.00 am to 6.00 pm;
- Sundays and Public Holidays - no operations.

The extractive industry will generally be approved for a one year only from the date of issue of the approval. Operations that continue beyond a one year duration will be subject to a new application for planning consent.

However, for large scale extraction activities an extended period of approval may be entertained by the Council assessed on merit.

Objectives: The general objectives of this policy are:

- (g) To ensure that applications for the extraction of raw materials such as sand, gravel, clay, rock, soil, stone, and limestone, and may include the storage, treatment, and in some cases manufacturing of products from such materials are assessed in a consistent, fair, thorough and timely manner.
- (h) To provide guidance to Councillors, staff, other government agencies, landowners, developers, consultants and the general public regarding the specific requirements and minimum standards for the establishment of an 'Extractive Industry' in the 'Rural' zone; and
- (i) To provide, where necessary, for the extraction of raw materials used for improvements the same property or for municipal purposes, including the building of roads, to be exempt from obtaining planning consent.

“Industry - Extractive” means the extraction, quarrying or removal of basic raw materials such as sand, gravel, clay, turf, soil, rock, stone, or similar substances from the land and also the storage, treatment or manufacture of products from those materials on the land from which those materials are extracted or on land adjacent thereto, but does not include mining.

“Industry - Mining” means the land used commercially for the extraction of an identified mineral/s on a large scale required to be licenced through the Department of Industry and Resources.

Guidelines: The Shire of Coorow Town Planning Scheme No. 2, Coorow Local Planning Strategy, Western Australian Planning Commission Statement of Planning Policy 2.4 Basic Raw Materials.

A Local Planning Policy is not part of the Scheme and does not bind the local government in respect of any application for planning approval but the local government is to have due regard to the provisions of the Policy and the objectives which the Policy is designed to achieve before making its determination.

Resolution No:

Resolution Date: 19 November 2008

Source: Shire of Chapman Valley Planning Department

Date of Review: June Annually

Review Responsibility: Chief Executive Officer

10.2.5 PLANNING APPLICATION- REQUEST FOR CONCESSION TO SIDE SETBACK AT LOT 61 SOUTH STREET COOROW

AUTHOR	Kirrilee Warr
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	7 th November 2008
ATTACHMENT	10.2.5a Certificate of Title 10.2.5b Proposed Location for Switch Board Power Unit
FILE	L61 CW

SUMMARY:

A building application has been received by officers for a 2.4metre by 4.8 metre power switch board storage unit that is indicated on the site plan to not be within the prescribed side setbacks under the Shire of Coorow Town Planning Scheme No.2. The applicant is requesting a concession to the building setback from 5 metres at the side to 2.5 metres to allow for the erection of the power switch board storage unit.

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

BACKGROUND:

The Council is in receipt of an application to erect a power switch board storage unit on Lot 61 South Street, Coorow which is currently zoned industrial under the Shire's Town Planning Scheme No.2, refer to Attachment 10.2.5a.

As reflected in Figure 1 the property is bounded by South Street and Midlands Road.

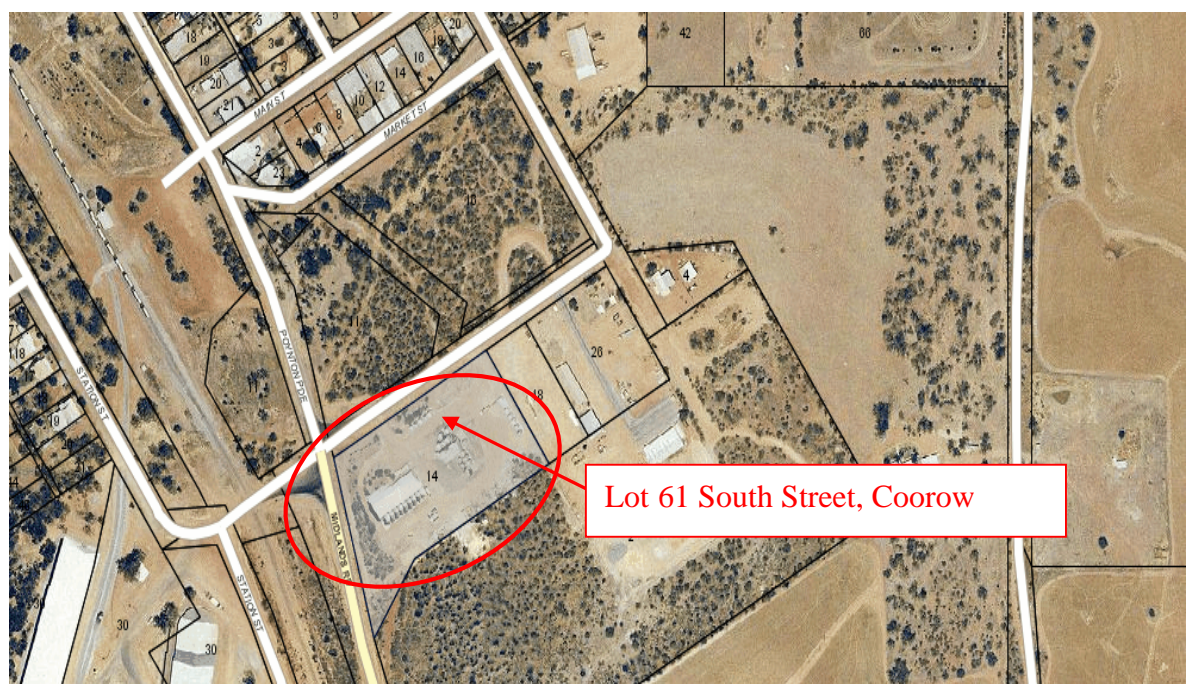


Figure 1 - Location Plan

Effectively the applicant is proposing to construct a building measuring 2.4m by 4.8m, and 3m in height using chiller panel materials to accommodate a power switch board to support an approved seed cleaning business, and has requested a concession to the building side setback from 5 metres to 2.5 metres to allow for the erection of the unit.

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

The figure 2 and figure 3, below depicts the storage unit development.

Picture 1, is provided to demonstrate the cladding material proposed to be used for the storage unit.



Figure 2- Site Plan 1



Figure 3- Site Plan 2



Picture 1- Indicative of buildings cladding materials

As shown in Figures 1 and 2 and mentioned above, the property has existing grain storage and cleaning facilities, recently received approval from the Council.

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

1. The reduced setback will allow for the power switched board to be housed adjacent to the recently approved grain storage facility and gantry.
2. The unit is positioned so as not to compromise access to the grain storage facility and other infrastructure, and allows sufficient room for any extension or expansion of the current cleaning facility.
3. The positioning of the unit also allows for a driveway and associated turning cycles of vehicles.
4. The adjacent block is owned by the applicant, which is used for similar purposes of grain storage and cleaning through an open boundary (no fence). The applicant has advised officers that he wishes to proceed with amalgamation of the two blocks in the near future.

COMMENT:

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

1. The proposed boundary setback concession reducing the distance from 5.0 metres to 2.5 metres does not appear to present any impact on either road, access to the site, fire hazard perceptions, or apparent impact on neighbouring landholders.
2. Given the applicant owns the adjoining lot to the east and has expressed an intention to amalgamate both properties there is no conceivable notion, based on planning grounds, for this request to be refused.
3. There are a number of previously approved buildings on industrial zoned land in the Shire of Coorow 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 2.5 metres be granted to eastern side boundary setback for the erection of the proposed storage unit.

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 of the TPS. 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 has already been resolved by the Council to prepare a Scheme Amendment to address this anomaly and provide clarification and certainty on this issue. Presently the Scheme stipulates the following setback distances for industry zoned land in contradiction:

Boundary	Under Table 2	Under Clause 5.12.1	Contradiction
Front	7.5 metres	7.5 metres	No
Side	5.0 metres	As determined by Council	Yes
Rear	10.0 metres	Nil	Yes

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.

STRATEGIC IMPLICATIONS:

Nil.

POLICY IMPLICATIONS:

Nil.

FINANCIAL IMPLICATIONS:

Nil.

VOTING REQUIREMENT:

Simple majority

OFFICER RECOMMENDATION:

That Council resolve to grant formal planning consent for the placement of a storage building to house a power switch board on Lot 61 South Street, Coorow subject to the following:

Conditions

- (a)(d) The development shall be in accordance with the attached approved plan(s) dated 19th November 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)(e) All storm-water runoff from impervious surfaces (roof and paved areas associated with the building) 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.

- (c)(f) The use of the building is restricted to the housing a power supply switch board and providing storage associated with the existing seed cleaning business, unless otherwise approved by the Council.

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.
- As mentioned in Condition (c) any proposed change in use for the storage unit is subject to a further application to and approval from the local government. In this regard the Council will not support the conversion of the building for use as a caretakers dwelling.
- 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: 2008-201

Moved: Cr McTaggart **Seconded:** Cr Waite

That Council resolve to grant formal planning consent for the placement of a storage building to house a power switch board on Lot 61 South Street, Coorow subject to the following:

Conditions

- (a) *The development shall be in accordance with the attached approved plan(s) dated 19th November 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) *All storm-water runoff from impervious surfaces (roof and paved areas associated with the building) shall be contained within the property boundaries, and re-used or disposed of through an acceptable drainage system, such as underground soak wells to the local government specifications.*
- (c) *The use of the building is restricted to the housing a power supply switch board and providing storage associated with the existing seed cleaning business, unless otherwise approved by the Council.*

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.*
- *As mentioned in Condition (c) any proposed change in use for the storage unit is subject to a further application to and approval from the local government. In this regard the Council will not support the conversion of the building for use as a caretakers dwelling.*
- *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 7/0

Attachment 10.2.5a

Superseded - Copy for Sketch Only

ORIGINAL—NOT TO BE REMOVED FROM DEPARTMENT OF LAND ADMINISTRATION

Application 6911371

Volume 1705
Folio 604
2077 616

WESTERN AUSTRALIA

REGISTER BOOK
CT 2142 108

CERTIFICATE OF TITLE
UNDER THE "TRANSFER OF LAND ACT, 1903" AS AMENDED

I certify that the person described in the First Schedule hereto is the registered proprietor of the undivided estate in the undermentioned land subject to the encumbrances and circumstances shown in the Second Schedule hereto.

Dated 20th September, 1990

REGISTRAR OF TITLES

ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Victoria Location 2023 and being Lot 61 the subject of Diagram 95611, delineated on the map in the Third Schedule hereto, except and reserving metals, minerals, gases and mineral oil specified in Transfer 1921/1927.

FIRST SCHEDULE (continued overleaf)
Coorow Seed Cleaners Pty Ltd of Coorow.

SECOND SCHEDULE (continued overleaf)
1. MORTGAGE 6911372 to Primary Industry Bank of Australia Ltd, Registered 25.9.90 at 11.59 hrs.

THIRD SCHEDULE

NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

Received Time 6. Aug. 16:47

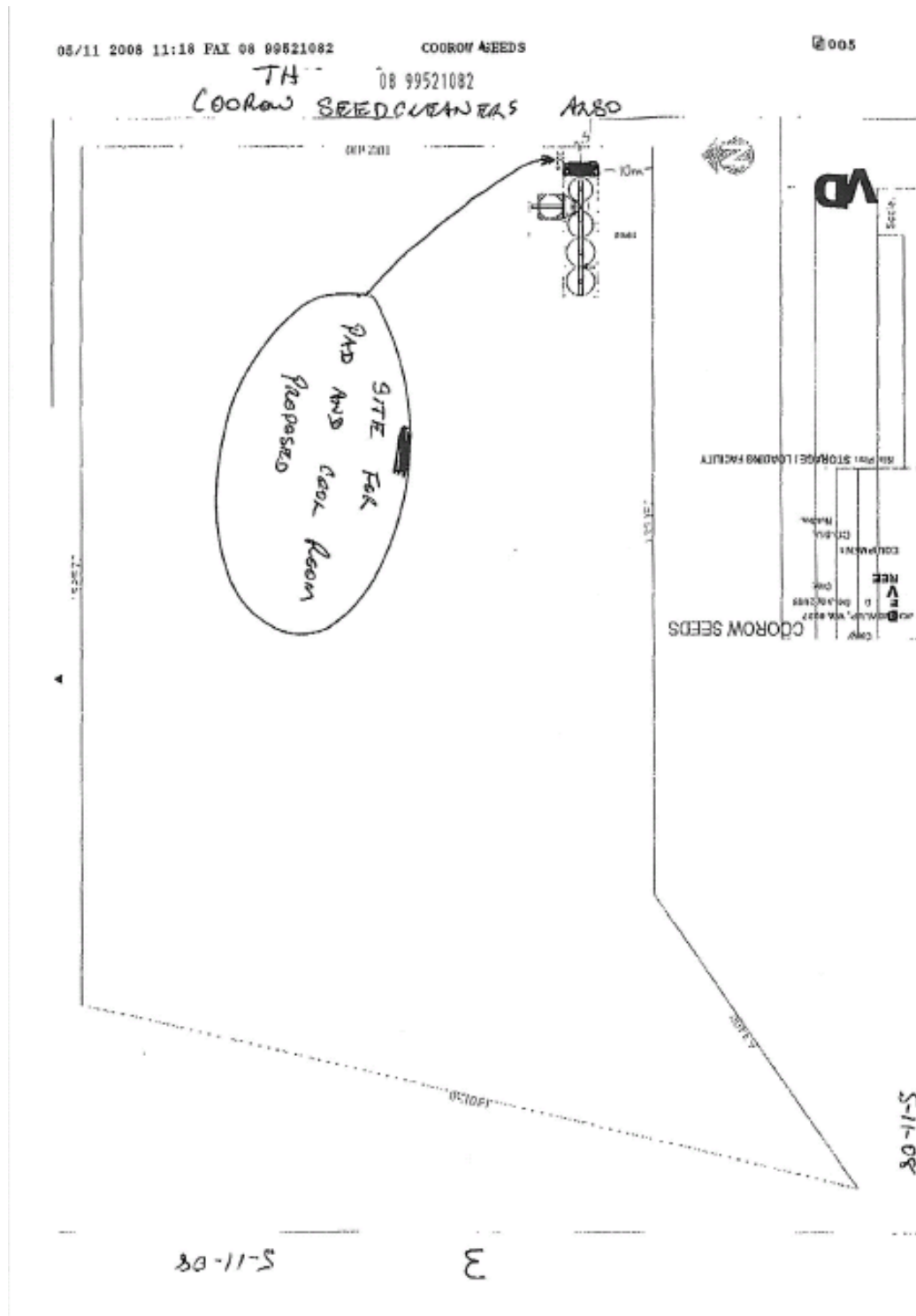
COOROW SEEDS

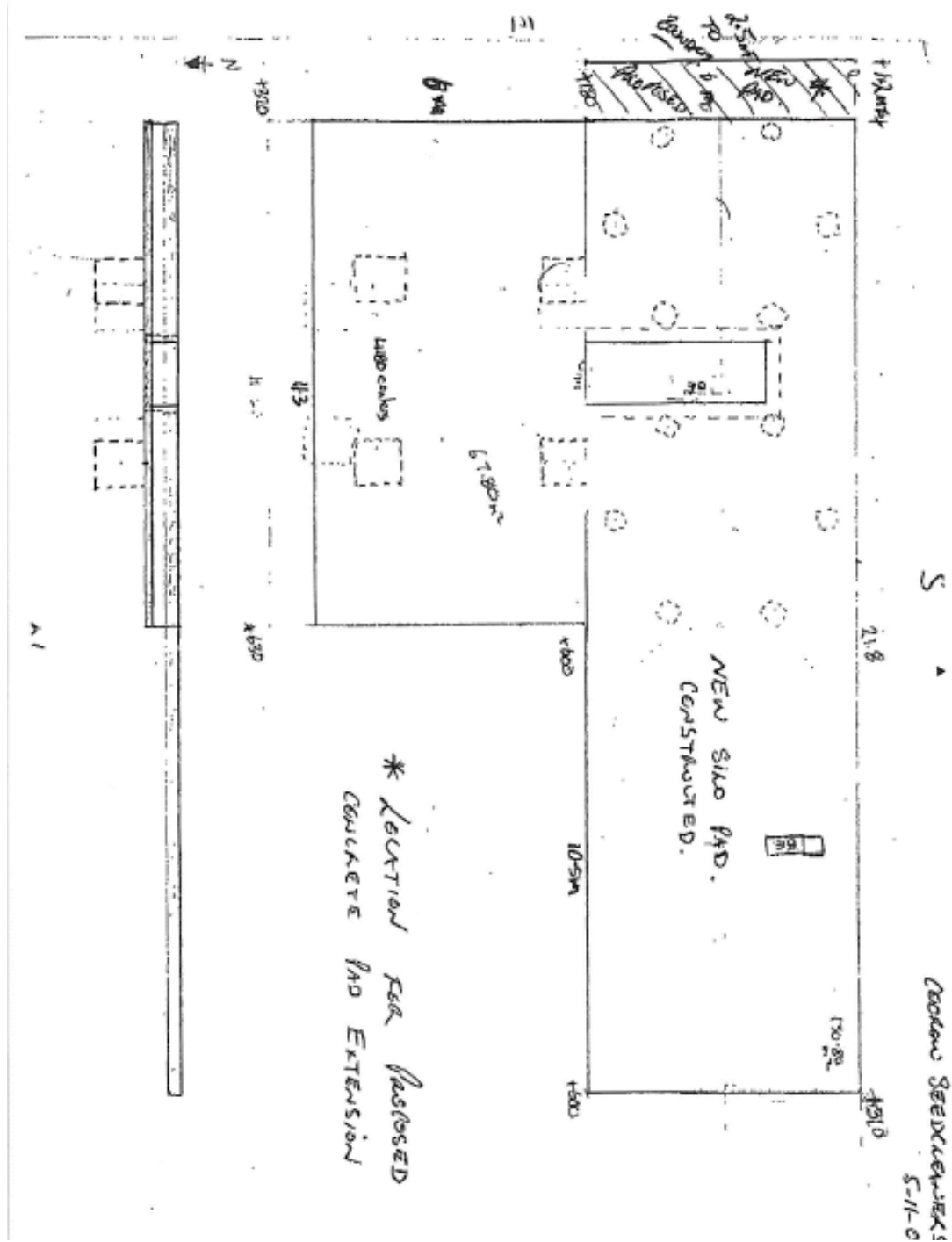
05/11/2008 11:18 FAX 08 99521062

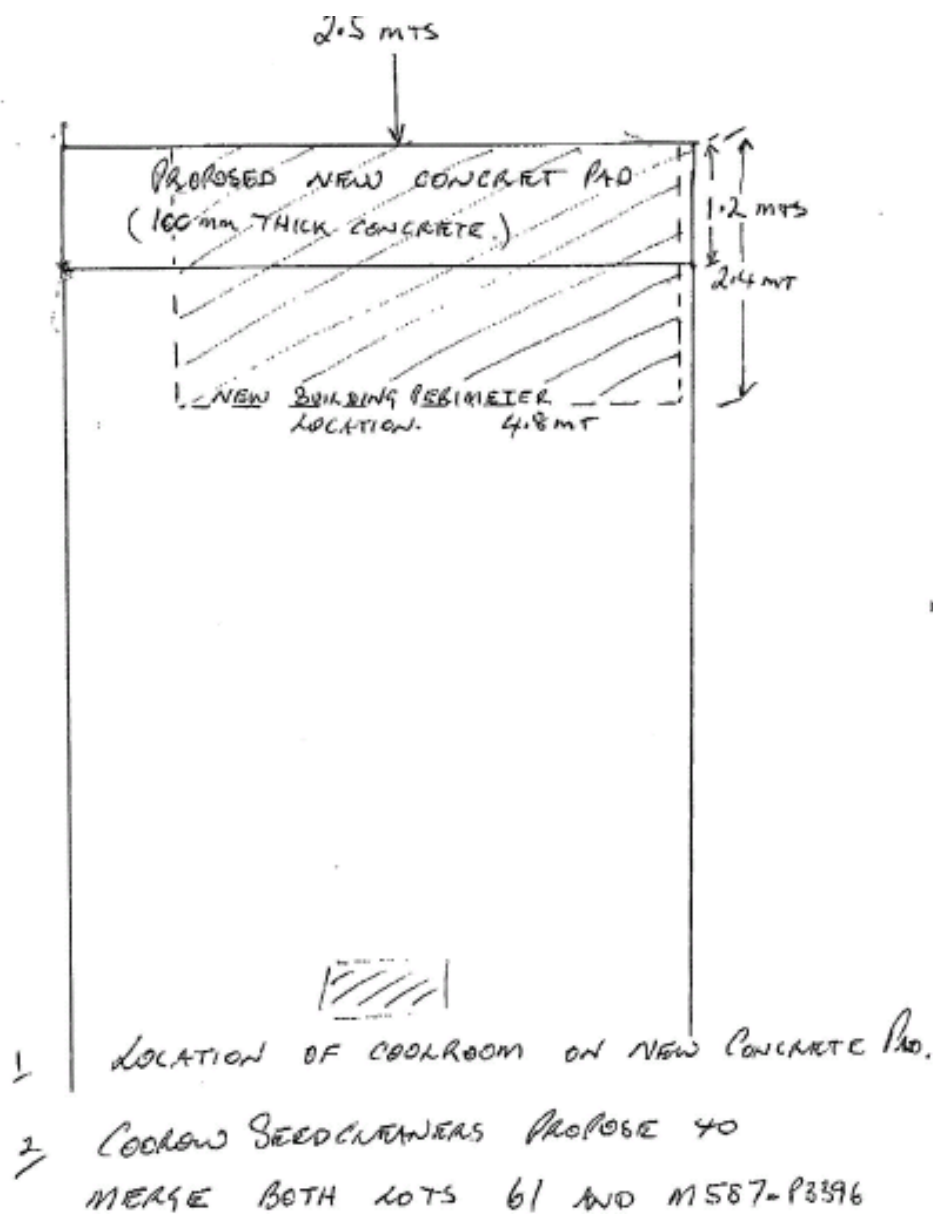
08 99521062

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

Attachment 10.2.5b







007

COOROW MEETS

08/11/2008 11:18 FAX 08 98221082

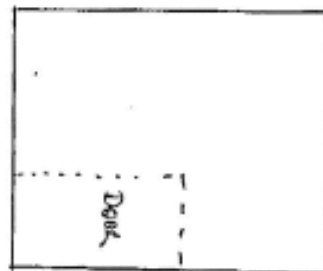
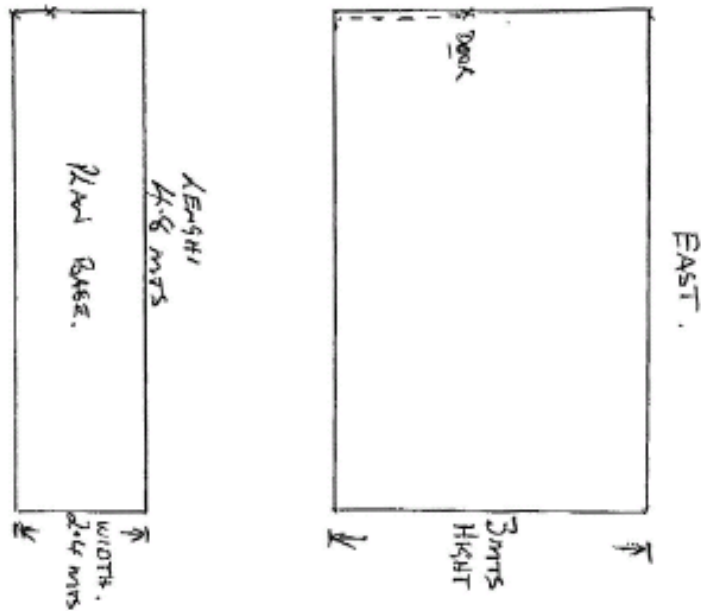
08/11 2008 11:18 FAX 08 99521082

COOROW AGEDS

0004

08 99521082

Cook Room Building For Erickson Smith Board
Construction Materials - Cook Room Plans 70mm Thick. 11-11-2008



W →

10.3 MANAGER WORKS AND SERVICES:

Nil.

10.4 DEPUTY CHIEF EXECUTIVE OFFICER:

10.4.1 ACCOUNTS FOR PAYMENT

AUTHOR	Erika Clement
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	6 November 2008
ATTACHMENT	10.4.1 Accounts Due and Submitted To Council Meeting 19 November 2008

SUMMARY:

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

COMMENT:

Approval is sought for the following list of payments of accounts made since Council's last meeting on 15 October 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 19 November 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 19 November 2008 including:

1. Vouchers 17843, 17859-17861, 17863-17865, 17867-17893, PR71101008 to PR72311008, DD151008 to DD291008, EFT1466 to EFT1532, PRES, DCEO, CEO, MCD, MWS VISA CARDS totalling \$448,831.62 from Council's Municipal Fund; and
2. Vouchers 73 & 74 totalling \$23,367.59 from Council's Trust Fund;

be authorised and passed for payment.

RESOLUTION: 2008-202

Moved: Cr Bothe

Seconded: Cr George

That payments listed at Attachment 10.4.1 Accounts Due and Submitted to Council Meeting on 19 November 2008 including:

1. *Vouchers 17843, 17859-17861, 17863-17865, 17867-17893, PR71101008 to PR72311008, DD151008 to DD291008, EFT1466 to EFT1532, PRES, DCEO, CEO, MCD, MWS VISA CARDS totalling \$448,831.62 from Council's Municipal Fund; and*
2. *Vouchers 73 & 74 totalling \$23,367.59 from Council's Trust Fund;*

be authorised and passed for payment.

CARRIED 7/0

**List of Accounts Due and Submitted
19 November 2008**

Chq/EFT	Date	Name	Description	TRUST	MUNI
73	13/10/2008	SHIRE OF COOROW	PAVING BRICKS -EXTRA-MALEY PARK	\$ 8 367.59	
74	13/10/2008	SHIRE OF COOROW	MALEY PARK COMMITTEE CONTRIBUTION TO CHANGEROOMS	\$15,000.00	
EFT1466	13/10/2008	W A TREASURY CORPORATION	LOAN REPAYMENT # 81 - REFINANCED		\$ 8,024.56
EFT1467	23/10/2008	FESA	ESL LEVY RETURN MAY- SEPT 08		\$35,897.18
EFT1468	10/11/2008	ROBERT VAUPOTIC	PROGRESS PAYMENT - RANGERS HOUSE- PAINTING		\$ 4,200.00
EFT1469	11/11/2008	POVERS RURAL TRADERS	REIMBURSEMENT OF DOUBLE PAYMENT		\$ 231.00
EFT1470	11/11/2008	AUSTRALIA POST-LPO	POSTAGE		\$ 504.59
EFT1471	11/11/2008	AVON WASTE	WASTE REMOVAL - COOROW & COAST		\$20,876.10
EFT1472	11/11/2008	BOC GASES	GAS		\$ 168.55
EFT1473	11/11/2008	BRIDGESTONE TYRE CENTRE	TYRES - MRS CAR		\$ 541.00
EFT1474	11/11/2008	STUART BILLINGHAM	LIGHT FITTINGS- DCEO HOUSE		\$ 146.55
EFT1475	11/11/2008	BT EQUIPMENT	FILTERS- CW 0018		\$ 429.62
EFT1476	11/11/2008	COURIER AUSTRALIA	FREIGHT- PAPER COMP,AVP POOLS,T QUIP		\$ 314.25
EFT1477	11/11/2008	COVENTRY GROUP LTD	BRACKETS,ALUMINIUM CLEANER,PAPER TOWEL,SPILL FIX		\$ 1,152.61
EFT1478	11/11/2008	COOROW HIGHWAY STORE	REFRESHMENTS,CLEANING SUPPLIES,PAPERS		\$ 190.69
EFT1479	11/11/2008	CUNNINGHAMS AG SERVICES	OIL & FUEL FILTERS		\$ 204.50
EFT1480	11/11/2008	CUTTING EDGES	CUTTING EDGES - GRADER BLADES		\$ 3,441.90
EFT1481	11/11/2008	ENVIRONMENTAL HEALTH ASSOC	CONFERENCE - NEW PUBLIC HEALTH ACT - MRS		\$ 725.00
EFT1482	11/11/2008	FESA	ESL LEVY - SHIRE OWNED PROPERTIES		\$ 1,240.00
EFT1483	11/11/2008	FAMILY SHOPPING CENTRE	REFRESMENTS GAS		\$ 1,295.69
EFT1484	11/11/2008	FARMWORKS	DRILL,BOLTS,EX CORDS,SCREWS		\$ 375.30
EFT1485	11/11/2008	GERALDTON MOWER & REPAIRS	AIRBROOM - COASTAL		\$ 771.65
EFT1486	11/11/2008	GREEN HEAD COMM CENTRE	ELECTRICITY GREEN HEAD COMMUNITY CENTRE		\$ 487.38
EFT1487	11/11/2008	HONDA SHOP	SPARK PLUG CAPS- MOWERS		\$ 32.50
EFT1488	11/11/2008	HERSEY JR & A PTY LTD	SAFETY BOOTS		\$ 1,260.05
EFT1489	11/11/2008	HITACHI CONST MACHINERY	WINDSCREEN - BACKHOE		\$ 815.43
EFT1490	11/11/2008	KLEENHEAT GAS	GAS BOTTLE RENTAL SHIRE PROPERTIES		\$ 1,108.18
EFT1491	11/11/2008	KENWORTH DAF W.A.	FILTERS- CW004		\$ 601.14
EFT1492	11/11/2008	LEEMAN HARDWARE	HARDWARE SUPPLIES - COASTAL		\$ 340.70
EFT1493	11/11/2008	LANDMARK	SAFETY UNIFORMS		\$ 4,772.31

Note: These minutes have yet to be confirmed.

**List of Accounts Due and Submitted
19 November 2008**

Chq/EFT	Date	Name	Description	TRUST	MUNI
EFT1494	11/11/2008	LANDMARK ENGINEERING	REPLACEMENT SLAT SEAT- TOWN PARK		\$ 60.50
EFT1495	11/11/2008	LEANDER TREE LOPPING	TREE LOPPING- REQUIRED BY WESTEN POWER		\$ 2,400.00
EFT1496	11/11/2008	LOLOMA FARMS PTY LTD	GRAVEL-WILLIS ROAD		\$ 2,772.00
EFT1497	11/11/2008	ML COMMUNICATIONS	SERVIC TO REPEATER STATION & COOROW DEPOT LINE		\$ 1,917.50
EFT1498	11/11/2008	MIDWEST CHEMICAL & PAPER	CLEANING SUPPLIES		\$ 714.69
EFT1499	11/11/2008	MIDALIA STEEL PTY LTD	METAL – MECHANIC'S HOUSE SHED		\$ 671.25
EFT1500	11/11/2008	MIDVALE DISCOUNT TYRES	TYRES FOR VARIOUS TRUCKS		\$13,940.00
EFT1501	11/11/2008	MCINTOSH & SON	FUEL PUMP - FE LOADER		\$ 269.62
EFT1502	11/11/2008	NORTH MIDLANDS MOTORS	TYRES-CW008		\$ 586.00
EFT1503	11/11/2008	OFFICEWORKS BUSINESS DIRECT	STATIONARY SUPPLIES		\$ 223.56
EFT1504	11/11/2008	PURCHER-INTERNATIONAL	FILTERS FOR CW 004		\$ 628.77
EFT1505	11/11/2008	PAPER PLUS OFFICE NATIONAL	STATIONARY		\$ 245.75
EFT1506	11/11/2008	PROCIFIC CORPORATION	ASPHALT VARIOUS STREET		\$ 6,019.20
EFT1507	11/11/2008	RNR CONTRACTING PTY LTD	EMULUSION- ROAD PATCHING		\$ 8,118.00
EFT1508	11/11/2008	RBC-RURAL	METERPLAN CHARGES- PHOTOCOPIER		\$ 701.64
EFT1509	11/11/2008	ROYAL LIFE SAVING SOCIETY	SIGNS FOR SWIMMING POOL		\$ 738.30
EFT1510	11/11/2008	RICOH FINANCE	PHOTOCOPIER LEASE		\$ 663.49
EFT1511	11/11/2008	RCR ENGINEERING	REPAIRS TO TANK - FIRE TENDER		\$ 3,800.50
EFT1512	11/11/2008	RECLAIM INDUSTRIES-EDGESAFE	EDGE SAFE SLEEPERS & CORNERS CW TOWN PARK		\$ 2,263.80
EFT1513	11/11/2008	SNAG ISLAND ROADHOUSE	POSTAGE		\$ 167.51
EFT1514	11/11/2008	SIGMA CHEMICALS	CHEMICALS FOR SWIMMING POOL		\$ 2,458.20
EFT1515	11/11/2008	SEASIDE SUPPLIES	REFREHMENTS,BLEACH,WINDEX,METHO		\$ 94.24
EFT1516	11/11/2008	SIGMA CHEMICALS	CHEMICALS-POOL		\$ 729.60
EFT1517	11/11/2008	SEASIDE SUPPLIES	REFRESHMENTS		\$ 390.28
EFT1518	11/11/2008	STAR TRACK EXPRESS	FREIGHT		\$ 6,312.60
EFT1519	11/11/2008	RELIANCE PETROLEUM	UNLEADED PETROL		\$ 4,622.87
EFT1520	11/11/2008	THE PAPER COMPANY AUST	HALF PALLET OF PAPER		\$ 1,048.74
EFT1521	11/11/2008	TUSS CONCRETE	CONCRETE PRODUCTS-RUDDOCK ST		\$14,408.11
EFT1522	11/11/2008	VIGILANTE LANDSCAPE ARCHITECT	FINAL PLAN ALTERATIONS GREEN HEAD FORESHORE		\$ 230.00
EFT1523	11/11/2008	WATTLEUP TRACTORS	PARTS FOR CW0025		\$ 1,430.85
EFT1524	11/11/2008	WALTONS STORES	TYRES & FITTING CW000		\$ 1,551.65

Note: These minutes have yet to be confirmed.

**List of Accounts Due and Submitted
19 November 2008**

Chq/EFT	Date	Name	Description	TRUST	MUNI
EFT1525	11/11/2008	WINCHESTER INDUSTRIES	BLUE METAL DUST - ROAD PATCHING		\$ 7,786.63
EFT1526	11/11/2008	WURTH AUSTRALIA PTY LTD	SAFETY CLOTHING/SHEARS		\$ 181.52
EFT1527	11/11/2008	MIDWEST REGIONAL COUNCIL	08/09 FINAL INSTALLMENT- MWRC		\$ 5,500.00
EFT1528	11/11/2008	FORPARK AUSTRALIA	PLAYGROUND EQUIPMENT- TOWN PARK COOROW		\$ 19,244.50
EFT1529	11/11/2008	LGIS WORKCARE	WORKERS COMPENSATION 2ND INSTALLMENT		\$ 22,547.25
EFT1530	11/11/2008	LGIS LIABILITY	MUNICIPAL LIABILITY INSURANCE 2ND INSTALLMENT		\$ 11,528.55
EFT1531	11/11/2008	RELIANCE PETROLEUM	FUEL DEPOT COOROW		\$ 40,095.00
EFT1532	11/11/2008	WALGA	ADVERTISING-PLANT OPERATOR		\$ 2,196.96
17843	16/10/2008	SHIRE OF COOROW - LOTTO	PAYROLL DEDUCTIONS		\$ 200.00
17859	22/10/2008	STUART BILLINGHAM	ACCOMMODATION & FUEL LGMA CONFERENCE DCEO		\$ 1,163.60
17860	28/10/2008	AUSTRALIAN TAXATION OFFICE	AUGUST BAS		\$ 30,237.00
17861	29/10/2008	SHIRE OF COOROW	PETTY CASH POOL 08/09 SEASON		\$ 100.00
17863	29/10/2008	SHIRE OF COOROW - LOTTO	PAYROLL DEDUCTIONS		\$ 210.00
17864	04/11/2008	PAYROLL DEDUCTION - CSA	PAYROLL DEDUCTIONS		\$ 1,076.19
17865	10/11/2008	HOSTPLUS	SUPERANNUATION CONTRIBUTIONS		\$ 272.57
17867	11/11/2008	ANSTAT PTY LTD	USER GUIDE FOR FOOD STANDARDS		\$ 519.75
17868	11/11/2008	A & B CANVAS AUSTRALIA	WINDSOCK - AIRSTRIP		\$ 491.70
17869	11/11/2008	BADGINGARRA MOTORS	SERVICE TO FIRE UNITS CW0051 & CW0042		\$ 3,599.58
17870	11/11/2008	BLACKWOODS	HIGH SPEED DRILL		\$ 146.65
17871	11/11/2008	MICHAEL BOTHE	SITTING FEES		\$ 300.00
17872	11/11/2008	AUSTRALIAN TAXATION OFFICE	INTEREST CHARGES ATO		\$ 697.41
17873	11/11/2008	GERALDTON DIESEL INJECTION	REPAIRS TO FUEL PUMP		\$ 773.71
17874	11/11/2008	GIRANDO MJ	TRAVELLING & SITTING FEES		\$ 808.32
17875	11/11/2008	GARY GEORGE	SITTING FEES		\$ 300.00
17876	11/11/2008	GERALDTON CERAMIC CENTRE	TILES FOR SWIMMING POOL		\$ 113.68
17877	11/11/2008	JUREIN MECHANICAL & DIESEL	SERVICE TO CW0055		\$ 1,012.75
17878	11/11/2008	LEEMAN SENIORS	FUEL & BUS HIRE LEEMAN SENIORS		\$ 822.59
17879	11/11/2008	LEEMAN PRIMARY SCHOOL	ANNUAL BOOK PRIZE DONATION		\$ 100.00
17880	11/11/2008	LEEMAN TELECENTRE	LEEMAN TELECENTRE- COASTAL YOUTH GROUP DONATION		\$ 500.00
17881	11/11/2008	LANDGATE	RESERVES REPORT		\$ 188.65

Note: These minutes have yet to be confirmed.

**List of Accounts Due and Submitted
19 November 2008**

Chq/EFT	Date	Name	Description	TRUST	MUNI
17882	11/11/2008	MCDONALD BJ	TRAVELLING & MEETING FEES		\$ 576.25
17883	11/11/2008	MID COAST CONTRACTING	REPAIRS TO SPA- LOT 520 TUART ST		\$ 414.65
17884	11/11/2008	NOVUS GERALDTON	WINDSCREEN REPLACEMENTS		\$ 1,452.00
17885	11/11/2008	PINNACLES COUNTRY PROMOTIONS	PROMOTION SELF DRIVE MAP		\$ 825.00
17886	11/11/2008	ROSSITER & CO	REFRESHMENTS - BUSH FIRE MEETING		\$ 25.45
17887	11/11/2008	ROBINSONS WELDING PTY LTD	REPAIRS TO SIDE TIPPER- CW005		\$ 1,553.20
17888	11/11/2008	DAMIEN ANDREW RACKEMANN	SITTING FEES		\$ 300.00
17889	11/11/2008	SYNERGY	STREET LIGHTING		\$ 1,714.60
17890	11/11/2008	SHARED SERVICES CENTRE - SLWA	DAMAGED BOOK GREEN HEAD LIBRARY		\$ 28.60
17891	11/11/2008	PR & CJ STONE	GRAVEL		\$ 1,195.94
17892	11/11/2008	TELSTRA	TELEPHONE ACCOUNTS		\$ 2,037.31
17893	11/11/2008	WILLIAMS AK & P	TRAVELLING & SITTING FEES		\$ 357.20
71101008	10/10/2008	TRANSPORT DEPT OF	TRANS LICENSING		\$ 1,784.60
71131008	13/10/2008	TRANSPORT DEPT OF	TRANS LICENSING		\$ 815.10
71141008	14/10/2008	TRANSPORT DEPT OF	TRANS LICENSING		\$ 151.00
71151008	15/10/2008	TRANSPORT DEPT OF	TRANS LICENSING		\$ 457.15
71161008	16/10/2008	TRANSPORT DEPT OF	TRANS LICENSING		\$ 126.00
71171008	17/10/2008	TRANSPORT DEPT OF	TRANS LICENSING		\$ 55.90
71201008	20/10/2008	TRANSPORT DEPT OF	TRANS LICENSING		\$ 909.25
71211008	21/10/2008	TRANSPORT DEPT OF	TRANS LICENSING		\$ 619.60
71221008	22/10/2008	TRANSPORT DEPT OF	TRANS LICENSING		\$ 3,552.60
71231008	23/10/2008	TRANSPORT DEPT OF	TRANS LICENSING		\$ 1,191.00
71271008	27/10/2008	TRANSPORT DEPT OF	TRANS LICENSING		\$ 645.30
71281008	28/10/2008	TRANSPORT DEPT OF	TRANS LICENSING		\$ 2,074.00
71291008	29/10/2008	TRANSPORT DEPT OF	TRANS LICENSING		\$ 2,660.75
71301008	30/10/2008	TRANSPORT DEPT OF	TRANS LICENSING		\$ 118.40
71311008	31/10/2008	TRANSPORT DEPT OF	TRANS LICENSING		\$ 1,237.40
72101008	10/10/2008	TRANSPORT DEPT OF	TRANS LICENSING		\$ 570.25
72131008	13/10/2008	TRANSPORT DEPT OF	TRANS LICENSING		\$ 329.35
72141008	14/10/2008	TRANSPORT DEPT OF	TRANS LICENSING		\$ 2,998.15

Note: These minutes have yet to be confirmed.

**List of Accounts Due and Submitted
19 November 2008**

Chq/EFT	Date	Name	Description	TRUST	MUNI
72151008	15/10/2008	TRANSPORT DEPT OF	TRANS LICENSING		\$ 11.60
72161008	16/10/2008	TRANSPORT DEPT OF	TRANS LICENSING		\$ 544.75
72171008	17/10/2008	TRANSPORT DEPT OF	TRANS LICENSING		\$ 1,059.00
72201008	20/10/2008	TRANSPORT DEPT OF	TRANS LICENSING		\$ 2,192.45
72211008	21/10/2008	TRANSPORT DEPT OF	TRANS LICENSING		\$ 692.25
72221008	22/10/2008	TRANSPORT DEPT OF	TRANS LICENSING		\$ 919.25
72231008	23/10/2008	TRANSPORT DEPT OF	TRANS LICENSING		\$ 664.00
72241008	24/10/2008	TRANSPORT DEPT OF	TRANS LICENSING		\$ 1,037.40
72271008	27/10/2008	TRANSPORT DEPT OF	TRANS LICENSING		\$ 435.85
72281008	28/10/2008	TRANSPORT DEPT OF	TRANS LICENSING		\$ 1,793.90
72291008	29/10/2008	TRANSPORT DEPT OF	TRANS LICENSING		\$ 771.25
72301008	30/10/2008	TRANSPORT DEPT OF	TRANS LICENSING		\$ 950.10
72311008	31/10/2008	TRANSPORT DEPT OF	TRANS LICENSING		\$ 117.40
91231008	11/11/2008	BANKWEST	VISA CARD - PRESIDENT		\$ 15.00
92230908	23/10/2008	BANKWEST	VISA CARD - CEO-OCTOBER		\$ 884.39
92231008	11/11/2008	BANKWEST	VISA CARD- CEO		\$ 521.08
94230908	23/10/2008	BANKWEST	VISA CARD MRS-OCTOBER		\$ 186.70
94231008	11/11/2008	BANKWEST	VISA CARD -MRS		\$ 820.88
95230908	23/10/2008	BANKWEST	VISA CARD MWS-OCTOBER		\$ 856.85
95231008	11/11/2008	BANKWEST	VISA CARD-MWS		\$ 363.31
PAYROLL	15/10/2008	PAYROLL	PAYROLL		\$ 38,311.00
PAYROLL	29/10/2008	PAYROLL	PAYROLL		\$ 40,425.00
PAYROLL	29/10/2008	PAYROLL	PAYROLL		\$ 1,440.00
TOTAL				\$23,367.59	\$448,831.62

EFT1512 – To be reimbursed by Coorow Townscape Committee

EFT1528 – Playground Equipment as included in Coorow Town Park Grant

Note: These minutes have yet to be confirmed.

10.4.2 MONTHLY STATEMENT OF FINANCIAL ACTIVITY – OCTOBER 2008

AUTHOR	Stuart Billingham
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	6 November 2008
ATTACHMENT	10.4.2 Statement of Financial Activity to 31 October 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 October 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 October 2008.

RESOLUTION: **2008-203**

Moved: Cr Bothe

Seconded: Cr McTaggart

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

CARRIED 7/0

10.4.3 CREATION OF UNSPENT GRANTS RESERVE

AUTHOR	Stuart Billingham
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	29 October 2008
ATTACHMENTS	Nil
FILE	B1

SUMMARY:

Council is to authorise the creation of an Unspent Grants Reserve.

BACKGROUND

As part of the Shire of Coorow prudent financial management this item is presented to Council to consider creating an 'Unspent Grants Reserve Fund'.

The purpose of the Unspent Grants Reserve Fund would be to isolate and quarantine those unspent grant amounts as 'Restricted Cash' for end of year accounting purposes.

This effectively removes the 'other agency funds (e.g. Lotterywest grants) from) from Councils end of year surplus to provide a more accurate end of year Council Funds Surplus figure.

COMMENT:

Transfers to Reserve Accounts may occur at any time during the financial year as long as it is approved by Absolute Majority of Council. In order to Quarantine the Unspent Grant Funds from the Municipal Fund it is supported that the funds be transferred no later than June each financial year to reduce the impact on the end of year Municipal Fund Surplus/(Deficit).

STATUTORY ENVIRONMENT:

The Local Government Act 1995 section 6.11 covers 'Reserve accounts' and their creation:

- '(1) where a local government wishes to set aside money for use for a purpose in a future financial year, it is to establish and maintain a reserve account for each such purpose.'

Shire of Coorow 2008/09 Budget.

STRATEGIC IMPLICATIONS:

Nil.

POLICY IMPLICATIONS:

Nil.

FINANCIAL IMPLICATIONS:

Possible future transfer of unspent grant funds to/from the Unspent Grants Reserve.

PUBLIC CONSULTATION:

Nil.

VOTING REQUIREMENT:

Simple Majority.

OFFICER RECOMMENDATION:

That Council approves the creation of a new 'Unspent Grants Reserve' to set aside any unspent grant funds at the end of each financial year.

RESOLUTION: 2008-204

Moved: Cr Bothe

Seconded: Cr Waite

That Council approves the creation of a new 'Unspent Grants Reserve' to set aside any unspent grant funds at the end of each financial year.

CARRIED 7/0

10.4.4 MOORE CATCHMENT COUNCIL REPRESENTATIVE

AUTHOR	Stuart Billingham
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	6 November 2008
ATTACHMENTS	Nil.
FILE	C8.1

SUMMARY:

Council is to nominate a Delegate and Proxy for the Moore Catchment Council.

BACKGROUND:

The Moore Catchment Council (MCC) has contacted Council to advise of the vacant Shire and Community representative positions. A shire and community representatives role on the MCC is to attend ordinary general meetings and the AGM. He or She will have full voting rights and will receive sitting fees.

The objects of the MCC are to work with the community and natural resource agencies to coordinate integrated land and water management actions within the Moore River Catchment. It is important to the MCC that the Shire of Coorow have a shire and community representative in order to maintain a community initiated group that can take a coordinated and cooperative approach to local natural resource management.

COMMENT:

At the October 2007 Ordinary Meeting of Council, Council resolved to appoint Cr Waite as Delegate to the MCC with Cr Bothe Proxy Delegate.

STATUTORY ENVIRONMENT:

Nil.

STRATEGIC IMPLICATIONS:

Nil.

POLICY IMPLICATIONS:

Nil.

FINANCIAL IMPLICATIONS:

Nil.

VOTING REQUIREMENTS:

Simple Majority.

OFFICER RECOMMENDATION:

That Council:

1. appoint Cr Waite as Delegate to the Moore Catchment Council; and
2. appoint Cr Bothe as Proxy Delegate to the Moore Catchment Council.

RESOLUTION: 2008-205

Moved: Cr George

Seconded: Cr Rackemann

That Council:

1. *appoint Cr Waite as Delegate to the Moore Catchment Council; and*
2. *appoint Cr Bothe as Proxy Delegate to the Moore Catchment Council.*

CARRIED 7/0

10.4.5 DCEO AND MRS VEHICLE CHANGEOVERS

AUTHOR	Stuart Billingham
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	6 November 2008
FILE	T4.1

SUMMARY:

Council is to consider over budget expenditure for the trade of CW000 and CW001.

BACKGROUND:

Quotes have been received to changeover the DCEO and MRS Holden Berlina Sedans, CW000 and CW001 respectively.

CW000 has travelled approx 21,500kms and CW001 approx 30,000km's

Council's 2008/2009 Budget has the following changeover figures:

	DCEO (CW000)	MRS (CW001)
Purchase price excluding gst	\$33,000	\$33,000
Sale/Trade In value excluding gst	<u>\$27,000</u>	<u>\$27,000</u>
Net changeover excl gst	<u>\$6,000</u>	<u>\$6,000</u>

It would appear from investigations that the budgeted Sale/Trade in value of \$27,000 excl gst was too high for realistic budget purposes.

The figure of \$27,000 (GST inc) was obtained for the trade in of a Holden Berlina with 15,000kms two years ago. Rising fuel prices has seen the market slow and trade in prices fall as a result.

The following quotations were received from various Car dealers to changeover the two abovementioned vehicles. As the proposed changeover is out of budget expenditure this item is now submitted for Council approval. If Council resolve to accept the trade of the two vehicles, and Absolute Majority vote would be required.

DCEO VEHICLE – CW000

	Midwest Ford XR6	Rumbold Ford G6	Rumbold Ford FG-XR6	Young Motors Holden Berlina	Phoenix Holden Berlina	Waltons Holden Berlina
Total (GST exc)	\$29,265.41	\$28,909.09	\$29,263.63	\$29,118.68	\$29,118.68	\$29,119.32
Vehicle Prep	\$0.00	\$0.00	\$0.00	\$0.00	\$30.00	\$750
Metallic Paint	\$256.35	\$256.35	\$256.35	\$289.09	\$289.09	\$289.09
Mudspats	\$141.82	\$54.55	\$54.55	\$133.00	\$100.00	\$130.00
Tinting	\$350.00	\$318.18	\$318.18	\$296.00	\$280.00	\$260.00
Towbar	\$680.00	\$363.64	\$363.64	\$560.00	\$481.81	\$300.00
Total (GST exc)	\$30,693.58	\$29,901.81	\$30,256.35	\$30,396.77	\$30,299.58	\$30,848.41
Gst 10%	\$3,069.36	\$2,990.18	\$3,025.64	\$3,039.67	\$3,029.96	\$3,084.84
Total (GST inc)	\$33,762.94	\$32,891.99	\$33,281.98	\$33,436.44	\$33,329.54	\$33,933.25
Trade In (GST inc)	\$23,500.00	\$22,000.00	\$22,000.00	\$23,000.00	\$24,000.00	\$22,500.00
Net Change over (GST inc)	\$10,262.94	\$10,891.99	\$11,281.98	\$10,436.44	\$9,329.54	\$11,433.25
Net Change over (GST exc)	\$9,329.94	\$9,901.81	\$10,256.35	\$9,487.67	\$8,481.40	\$10,393.86

MRS VEHICLE – CW001

Dealer	Midwest Ford XR6	Rumbold Ford G6	Rumbold Ford FG-XR6	Young Motors Holden Berlina	Phoenix Holden Berlina	Waltons Holden Berlina
Total (GST exc)	\$29,265.41	\$28,909.09	\$29,263.63	\$29,118.68	\$29,118.68	\$29,119.32
Vehicle Prep	\$0.00	\$0.00	\$0.00	\$0.00	\$30.00	\$750
Metallic Paint	\$256.35	\$256.35	\$256.35	\$289.09	\$289.09	\$289.09
Mudspats	\$141.82	\$54.55	\$54.55	\$133.00	\$100.00	\$130.00
Tinting	\$350.00	\$318.18	\$318.18	\$296.00	\$280.00	\$260.00
Towbar	\$680.00	\$363.64	\$363.64	\$560.00	\$481.81	\$300.00
Total (GST exc)	\$0.00	\$0.00	\$0.00	\$0.00	\$180.68	\$180.68
Gst 10%	\$30,693.58	\$29,901.81	\$30,256.35	\$30,396.77	\$30,480.26	\$31,029.09
Total (GST inc)	\$3,069.35	\$2,990.18	\$3,025.64	\$3,039.67	\$3,048.03	\$3,102.91
Trade In (GST inc)	\$33,762.94	\$32,891.99	\$33,281.98	\$33,436.45	\$33,528.28	\$34,131.99
Net Change over (GST inc)	\$21,500.00	\$22,000.00	\$22,000.00	\$22,000.00	\$23,000.00	\$21,400.00
Net Change over (GST exc)	\$12,162.94	\$10,891.99	\$11,281.98	\$11,436.45	\$10,528.28	\$12,731.99
Sub Total (GST exc)	\$11,148.13	\$9,901.81	\$10,256.34	\$10,396.77	\$9,571.16	\$11,574.54

CEO and MWS Vehicle Quotations

Dealer	CEO CW00	MWS CW002
	Geraldton Toyota Landcruiser	Geraldton Toyota Landcruiser
Sub tot excl gst	\$68,868.52	\$68,868.52
Dash Mat	\$45.45	\$45.45
Clear bonnet protector	\$100.00	\$100.00
Headlight Protector	\$90.00	\$90.00
Frt weathershields	\$180.00	\$180.00
Alloy Bull Bar	\$2,650.00	\$2,650.00
Frt Rubber mats	\$80.00	\$80.00
Rear Rubber mats	\$70.00	\$70.00
Rear Rubber Cargo Mat	\$130.00	\$130.00
Grey Frt Seat Covers	\$300.00	\$300.00
2 nd Row Seat covers	\$300.00	\$300.00
Towbar	\$300.00	\$300.00
Towbar plug	\$300.00	\$300.00
Window Tint	\$350.00	\$350.00
Discount	-\$26.77	-\$26.77
Govt Discount	-\$6,886.85	-\$6,886.85
Dealer Delivery	\$600.00	\$600.00
Total excl gst	\$67,450.35	\$67,450.35
Gst 10%	\$6,745.04	\$6,745.04
Luxury Car Tax	\$5,104.61	\$5,104.61
Total incl gst	\$79,300.00\$	\$79,300.00\$
Trade In incl gst	\$65,000.00	\$65,000.00
Net Change over inc gst	\$14,300.00	\$14,300.00
Net Change over excl gst	\$13,000.00	\$13,000.00

Following is a table of the difference between the 2008/09 Budget figures and the actual trade over figures for the above vehicles:

	Budget Purchase	Proposed Purchase	Difference	Budget Trade In	Proposed Trade In	Difference
CEO	\$72,000	\$0.00	\$72,000.00	\$65,000.00	\$0.00	\$65,000.00
DCEO	\$33,000	\$30,299.58	\$2,700.42	\$27,000.00	\$24,000.00	\$3,000.00
MWS	\$72,000	\$0.00	\$72,000.00	\$65,000.00	\$0.00	\$65,000.00
MRS	\$33,000	\$30,256.35	\$2,743.65	\$27,000.00	\$23,500.00	\$3,500.00
Total	\$210,000.00	\$60,555.93	\$149,444.07	\$184,000.00	\$47,500.00	\$136,500.00
Net difference			\$149,444.07			\$136,500.00
Transfer to Reserve						\$12,944.07

COMMENT:

The Shire of Coorow does have a Regional price preference policy which states the following:

“goods valued between \$10,000 and \$50,000 excluding GST:

- 7.5% to all suppliers located within the Shire of Coorow.
- 2.5% to all suppliers located within the North Midlands VROC and other Shires sharing a common boundary with the Shire of Coorow.”

The DCEO and MRS vehicles are both June 2007 compliance plate vehicles and are now 17 months old. In view of the increasing changeover figure it is recommended that both vehicles be approved for changeover over and above the 2008/09 budget figures. It is recommended the DCEO Berlina vehicle be traded with Phoenix Holden Wanneroo for a new Berlina and the MRS Berlina vehicle to be traded with Rumbold Ford for a Ford Falcon XR6. It is recommended the MRS vehicle be changed over to a Ford to gain a comparison of future resale values with Ford dealers as opposed to Holden dealers.

In view of the changeover quotes for the CEO and MWS vehicles (approx \$14,000 each) It is recommended that both the CEO and MWS Landcruiser's not be traded over in the current 2008/09 budget year. The remaining net budgeted changeover funds for all the four vehicles in this report be quarantined into the Plant Replacement Reserve.

STATUTORY ENVIRONMENT:

Local Government Act 1995.

STRATEGIC IMPLICATIONS:

Shire of Coorow Plan for the Future.

POLICY IMPLICATIONS:

Shire of Coorow Purchasing Policy
Shire of Coorow Regional Price Preference Policy.

FINANCIAL IMPLICATIONS:

Shire of Coorow 2008/09 Budget

Over budget expenditure for DCEO and MRS vehicle change over.

VOTING REQUIREMENT:

Absolute Majority.

OFFICER RECOMMENDATION:

That Council:

1. not trade CEO and MWS Landcruiser during the 2008/09 Financial Year;
2. approve the net difference of \$12,944.07 between Budget and Actual figures for the CEO and MWS Landcruisers, DCEO and MRS Holden Berlins to be transferred to the Plant Replacement Reserve;
3. approve the additional expenditure for DCEO Holden Berlina to be traded with Phoenix Holden for a net changeover price of \$8481.40 (GST exc); and

4. approve the additional expenditure for MRS Holden Berlina to be traded with Rumbold Ford for a net changeover price of \$10,256.34

RESOLUTION: 2008-206

Moved: Cr Bothe

Seconded: Cr MctTaggart

That Council:

1. *not trade CEO and MWS Landcruiser during the 2008/09 Financial Year;*
2. *approve the net difference of \$12,944.07 between Budget and Actual figures for the CEO and MWS Landcruisers, DCEO and MRS Holden Berlinas to be transferred to the Plant Replacement Reserve;*
3. *approve the additional expenditure for DCEO Holden Berlina to be traded with Phoenix Holden for a net changeover price of \$8,481.40 (GST excExc); and*
4. *approve the additional expenditure for MRS Holden Berlina to be traded with Rumbold Ford for a net changeover price of \$10,256.34*

CARRIED 5/2 BY ABSOLUTE MAJORITY
Cr George requested his vote against the motion be recorded.

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

Nil.

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

Nil at this time.

13. MATTERS BEHIND CLOSED DOORS:

14. DATE OF NEXT MEETING:

14.1 ORDINARY MEETING OF COUNCIL

3.00pm Wednesday 10 December 2008 at the Leeman Administration Centre, Leeman.

15. CLOSURE:

There being no further business the President, Cr Girando, closed the meeting at 5.47pm

Cr George at Christmas Function.