Minutes

1. DECLARATION OF OPENING/ANNOUNCEMENT OF VISITORS: **2**

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

3. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE: **2**

4. PUBLIC QUESTION TIME: **3**

5. APPLICATIONS FOR LEAVE OF ABSENCE: **3**

6. PETITIONS/DEPUTATIONS/PRESENTATIONS: **3**
6.1 POLICE DISTRICT SUPERINTENDENT – MR ROSS TOMASINI 3
6.2 SHIRE OF DANDARAGAN REPRESENTATIVES 3

7. CONFIRMATION OF MINUTES: **4**
7.1 ORDINARY MEETING HELD WEDNESDAY 15 APRIL 2009 AT THE GREEN HEAD COMMUNITY CENTRE, GREEN HEAD 4

8. ANNOUNCEMENTS BY THE PERSON PRESIDING WITHOUT DISCUSSION: **5**

9. MATTERS FOR WHICH MEETING MAY BE CLOSED: **5**

10. REPORTS: **6**
10.2.2 PROPOSED OUTBUILDING (ABLUTION BLOCK) – ILLYARRIE STREET, LEEMAN 6

10.1 CHIEF EXECUTIVE OFFICER: **14**
10.1.1 DEC - PURCHASE OF PORTION OF VIC LOCATION 10877 14
10.1.2 LOCAL GOVERNMENT STRUCTURAL REFORM 18
10.1.3 GREEN HEAD COASTCARE GROUP REQUEST FOR FUNDING 23
10.1.4 CHIEF EXECUTIVE OFFICERS MOVE TO 50 NAIRN STREET LEEMAN 28

10.2 MANAGER REGULATORY SERVICES: **31**
10.2.1 COASTAL RESERVE 40544 31
10.2.3 PROPOSED INITIATION OF SCHEME AMENDMENT – REZONING PORTION OF CROWN RESERVE 22521 71
10.2.4 PROPOSED OUTBUILDING – LOT 98 (NO.13) ROWLAND ROAD, GREEN HEAD 77
10.2.5 PROPOSED DWELLING LOT 793 (NO.28) WORTHINGTON STREET - CONCESSION FOR BUILDING DESIGN GUIDELINES 85

10.3 ACTING MANAGER WORKS AND SERVICES: **94**
10.3.1 RESHEETING AND SEALING OF RAILWAY ROAD 94
10.3.2 UPGRADE OF NORTH MILING ROAD 100

10.4 DEPUTY CHIEF EXECUTIVE OFFICER: **104**
10.4.1 ACCOUNTS FOR PAYMENT 104
10.4.2 MONTHLY STATEMENT OF FINANCIAL ACTIVITY – APRIL 2009 112
10.4.3 LEEMAN TELECENTRE REQUEST FOR FUNDING 115
10.4.4 DONATION TO THE CHAPLAINCY PROGRAM – JURIEN BAY DISTRICT HIGH SCHOOL 118

11. QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN: **120**

12. URGENT BUSINESS APPROVED BY THE PERSON PRESIDING OR BY DECISION: **120**

13. MATTERS BEHIND CLOSED DOORS: **120**

14. DATE OF NEXT MEETING: **120**
14.1 DRAFT BUDGET MEETING 120
14.2 ORDINARY MEETING OF COUNCIL 120

15. CLOSURE: **120**

1. DECLARATION OF OPENING/ANNOUNCEMENT OF VISITORS:

The President, Cr Girando welcomed those present and opened the meeting at 3.08pm.

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

Councillor M J Girando	President
Councillor M R Bothe	
Councillor B J McDonald	
Councillor J K Waite	
Mr S D Billingham	Acting Chief Executive Officer
Mr D R Hadden	Manager Regulatory Services
Mr K L Bean	Acting Manager Works and Services
Ms Stacey Donohue	Minutes Clerk

Declarations of Interest

Councillor/Officer	Item	Interest	Nature
Mark Hook	10.1.4	Impartiality	Being that the author is the person residing at the residence.

Leave of Absence

As per Resolution 2009-035
Councillor G George
Councillor D A Rackemann

Apologies

Councillor D B McTaggart
Councillor A K Williams
Mr Ross Tomasini, District Superintendent Geraldton Police Station

Visitors

Mr Ian Styles
Mrs Di West
Mr Paul World, OIC Leeman Police Station
Mr Clinton Strugnell, CEO Shire of Dandaragan
Mr Shane Love, President Shire of Dandaragan

3. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE:

Nil.

4. PUBLIC QUESTION TIME:

Mr Ian Stiles
Raised a question about Agenda Item 10.1.2 – Local Government Structural Reform. Mr Styles queried why the Shire of Dandaragan was not included in the Officers Recommendation.

The President, Cr Girando responded that Council will be discussing this matter and Council has not yet resolved to not include the Shire of Dandaragan.

5. APPLICATIONS FOR LEAVE OF ABSENCE:

Cr Girando requested Leave of Absence from 21 May 2009 to 25 May 2009.
Cr Williams requested Leave of Absence from 8 June 2009 to 10 June 2009.
Cr McDonald requested Leave of Absence from 2 June 2009 to 16 June 2009.

RESOLUTION: ***2009-050***

Moved: *Cr Bothe* ***Seconded: Cr*** *McDonald*

That Council grant:
1. *Cr Girando Leave of Absence from 21 May 2009 to 25 May 2009;*
2. *Cr Williams Leave of Absence from 8 June 2009 to 10 June 2009; and*
3. *Cr McDonald Leave of Absence from 2 June 2009 to 16 June 2009.*

CARRIED 4/0

6. PETITIONS/DEPUTATIONS/PRESENTATIONS:

6.1 POLICE DISTRICT SUPERINTENDENT – MR ROSS TOMASINI

Police District Superintendent, Mr Ross Tomasini of Geraldton Police Station will be making a short presentation to Council.

Mr Ross Tomasini of Geraldton Police Station was unable to make the meeting and extended his apologies.

Mr Paul World OIC Leeman Police Station made a short presentation to Council regarding policing matters in Leeman, Green Head and Eneabba.

6.2 SHIRE OF DANDARAGAN REPRESENTATIVES

Shire of Dandaragan Shire President, Cr Shane Love addressed Council regarding Structural Reform for Local Governments.

Cr Shane Love from Shire of Dandaragan tabled a letter regarding Structural Reform.

Mr Clinton Strugnell, Cr Shane Love, Mr Paul World, Mr Ian Styles left the meeting at 3.35pm.

7. CONFIRMATION OF MINUTES:

7.1 ORDINARY MEETING HELD WEDNESDAY 15 APRIL 2009 AT THE GREEN HEAD COMMUNITY CENTRE, GREEN HEAD

AUTHOR	Mark Hook
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	1 May 2009

COMMENT:

Nil

OFFICER RECOMMENDATION:

That the Minutes of the Ordinary Meeting held on Wednesday 15 April 2009 at the Green Head Community Centre, Green Head, be confirmed as a true and correct record.

RESOLUTION: 2009-051

Moved: *Cr Waite* ***Seconded:*** *Cr Bothe*

That the Minutes of the Ordinary Meeting held on Wednesday 15 April 2009 at the Green Head Community Centre, Green Head, be confirmed as a true and correct record with the following amendments:

That Resolution 2009-047 read:

> *RESOLUTION: 2009-047*
> *Moved: Cr McTaggart Seconded: Cr Williams*
> *That council approve the out of budget expense of $4,000 for a hydrologists report as part of the overall $100,000 project for the proposed water supply for drilling a bore at Wann Park, Leeman.*
>
> *CARRIED 8/0*
> *BY ABSOLUTE MAJORITY*

That the amendment in Item 10.1.4 read:

> *AMENDMENT:*
> *Moved: Cr Waite Seconded: Cr McDonald*
> *That the CEO request the Green Head Coast Care Group to provide Council with the full cost of the 'Three Bays Project' with a full outline of the Grant Application.*
>
> *CARRIED 5/3*

CARRIED 4/0

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.

RESOLUTION: ***2009-052***

Moved: *Cr Waite* ***Seconded:*** *Cr Bothe*

That Council change the order of business to deal with Item 10.2.2 first.

CARRIED 4/0

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:

10.2.2 PROPOSED OUTBUILDING (ABLUTION BLOCK) – ILLYARRIE STREET, LEEMAN

AUTHOR	Kathryn Jackson
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	8 May 2009
ATTACHMENT	10.2.2 Site Plans for Ablution block
FILE	L531ILL

SUMMARY:

Council is in receipt of an application for an outbuilding (ablution block) at Lot 531 (No.10) Illyarrie Street, Leeman. The subject land is zoned 'R15' under Town Planning Scheme No.2. Figure 1 below is a copy of a location plan for the property for Council's information. This report recommends conditional approval to the application.

Figure 1 - Provides an understanding of the location of the subject property:

BACKGROUND:

The application proposes an ablution block to be constructed at Lot 531 (No.10) Illyarrie Street, Leeman. The proposed outbuilding is 3.5m x 2m (7m²) and proposed to be constructed of white (colorbond - surf mist) metal sheeting. The ablution block features a

skillion roof with a wall height of 2.4m and an overall height of 2.6m. Copies of the applicant's submitted site plan, floor plan and elevations are included at Attachment 10.2.2.

Council has previously approved an outbuilding on this property which at the time of approval exceeded the maximum size limits under Section 8.2.b.v of Town Planning Scheme No.2. At this meeting of Council on 16 May 2007 it was resolved:

> *"That Council issue Planning approval for the development of a shed on Lot 531Illyarrie 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."*

As the application before Council is considered by definition an 'outbuilding', the 7m² ablution block is considered additional outbuilding area for the property and therefore the aggregate outbuilding area exceeds maximum limits and subsequently requires a decision of Council.

COMMENT:

In considering the merits of this application this proposal is supported at an officer level as:

- Council issued a building licence on the 22 August 2008 for a dwelling on the subject property and therefore the ablution block is unlikely to be used to facilitate the habitation of the existing outbuilding.
- The proposed ablution block is consistent in colour and material to the existing outbuilding and therefore will not detrimentally affect the amenity or streetscape of the area.
- Although the proposal increases the total aggregate area for the site to 117.7m² it is considered that as the ablution block is to be located behind the proposed dwelling that this will not cause precedent nor affect the visual amenity of the area.
- In addition to the above point, if this was not an ablution block, but rather a standard garden shed there would not be a requirement to licence the structure as the floor area is under 9m² and Council would not be made aware of its existence. However, as the intended use of the structure is for that of ablutions the structure is required to be licensed. In terms of appearance whether the structure is used for storage or ablutions does not change its external appearance and therefore it can be argued that the structure can be approved on this basis.

STATUTORY ENVIRONMENT:

Under Town Planning Scheme No.2 there are no specified requirements for outbuildings other than planning approval being required to be obtained if the aggregate floor area of outbuilding(s) is greater than 72m².

STRATEGIC IMPLICATIONS:

Nil.

POLICY IMPLICATIONS:

The Shire of Coorow adopted a Local Planning Policy for 'Outbuildings' on the 19 November 2008. The policy statement states:

> "*Pre-fabricated garden sheds, "cubby houses", shade 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."*

Therefore as this proposal is not for a garden shed nor an animal enclosure or the like, the structure is subject to the 'Outbuildings' Local Planning Policy.

The Policy prescribes maximum standards for outbuildings as follows

> *"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);"*

In considering the proposed ablution block individually, the building is compliant with setbacks, open space, height, material and colour. As outbuilding area is calculated as an aggregate area the additional 7m² is required to be added to the existing 110.7m² of outbuilding onsite. Therefore the total aggregate area for the site is 117.7m² and exceeds the 75m² of floor area allowed under the Policy. However as Council previously approved the existing 110.7m² outbuilding (shed), it is considered that an additional 7m² located behind the proposed dwelling which will not impact the streetscape can be approved in light of the height and bulk of the existing shed sited along side the proposed dwelling.

The 'Outbuildings' Policy prescribes that should the Policy not be met that affected adjoining landowners are required to be consulted. In this instance as the ablution block is clear of boundaries and meets all other aspects of the policy, neighbours consultation is therefore not considered necessary as adjoining landowners are not considered to be detrimentally affected by the construction of the proposal.

FINANCIAL IMPLICATIONS:

Nil.

VOTING REQUIREMENT:

Simple Majority.

OFFICER RECOMMENDATION:

Recommendation 1

That Council grant formal planning consent for an ablution block to be constructed on Lot 531 (No.10) Illyarrie Street, Leeman subject to compliance with the following:

Conditions

(a) The development shall be in accordance with the attached approved plan(s) dated 20 May 2009 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) Any additions to or change of use of any part of the building or land (not the subject of this consent/approval) requires further application and planning approval for that use/addition.

(c) The use hereby permitted shall not cause injury to or prejudicially affect the amenity of the locality by reason of the emission of smoke, dust, fumes, odour, noise, vibration, waste product or otherwise.

(d) The ablution block shall be sited on the lot in accordance with the site plan endorsed 20 May 2009.

(e) The proponent is advised that the development will require the installation of a septic tank, which requires the approval of the local government pursuant to the Health (Treatment of Sewerage and Disposal of Effluent and Liquid Waste) Regulations 1974. The proponent is advised that septic tanks will not be approved closer than 1.2m to the foundations of any building, or the boundary of any lot. Disposal systems (i.e. soakwell, leach drain) are not to be closer than 1.8m to any boundary of a lot, building, septic tank or disposal system.

(f) The development shall be consistent or complementary in colour with the existing building to the approval of the local government.

(g) All storm-water runoff from impervious surfaces (roof and paved areas) shall be contained within the property boundaries, and re-used or disposed of through an acceptable drainage system such underground soak wells.

Notes

- This approval is valid for a period of two (2) years from the date of approval and will deemed to have lapsed if the development has not substantially commenced before the expiration of this period.

- The applicant is reminded that the approved existing outbuilding is only to be used for general storage purposes associated with the predominant use of the land and shall NOT be used for habitation, commercial or industrial purposes.

- Compliance is required with the Building Code of Australia.

- 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: ***2009-053***

Moved: *Cr Waite* ***Seconded:*** *Cr Bothe*

That Council grant formal planning consent for an ablution block to be constructed on Lot 531 (No.10) Illyarrie Street, Leeman subject to compliance with the following:

Conditions

(a) The development shall be in accordance with the attached approved plan(s) dated 20 May 2009 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) Any additions to or change of use of any part of the building or land (not the subject of this consent/approval) requires further application and planning approval for that use/addition.

(c) The use hereby permitted shall not cause injury to or prejudicially affect the amenity of the locality by reason of the emission of smoke, dust, fumes, odour, noise, vibration, waste product or otherwise.

(d) The ablution block shall be sited on the lot in accordance with the site plan endorsed 20 May 2009.

(e) The development shall be consistent or complementary in colour with the existing building to the approval of the local government.

(f) All storm-water runoff from impervious surfaces (roof and paved areas) shall be contained within the property boundaries, and re-used or disposed of through an acceptable drainage system such underground soak wells.

Notes

- *This approval is valid for a period of two (2) years from the date of approval and will deemed to have lapsed if the development has not substantially commenced before the expiration of this period.*

- *The applicant is reminded that the approved existing outbuilding is only to be used for general storage purposes associated with the*

predominant use of the land and shall NOT be used for habitation, commercial or industrial purposes.

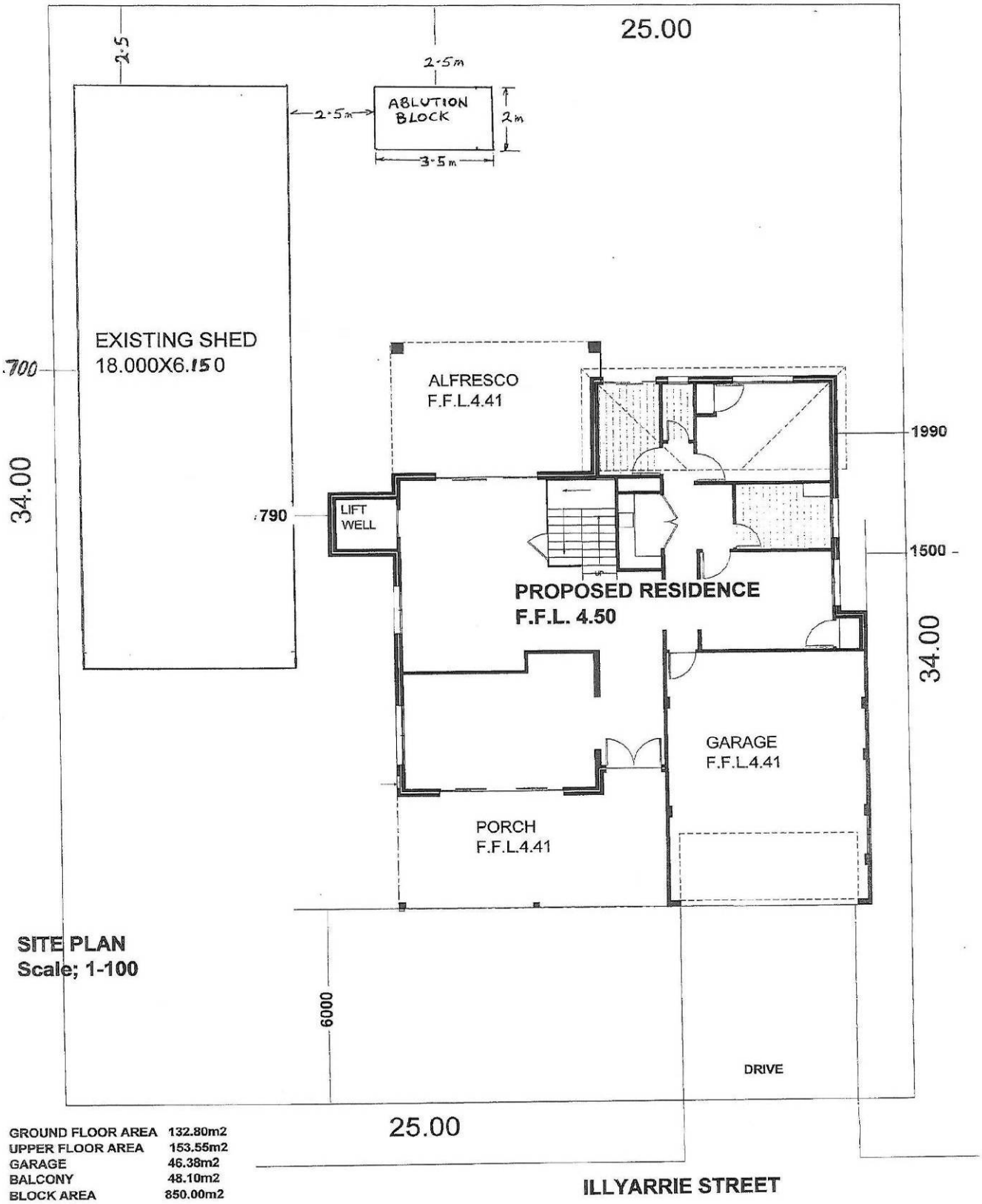
- *Compliance is required with the Building Code of Australia.*

- *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.*

- *That Council advise the applicant that it is unlikely that approval would be forthcoming should an application be received for additional aggregate outbuilding area on Lot 531 (10) Illyarrie Street, Leeman.*

CARRIED 4/0

Ms Di West left the meeting after Item 10.2.2 at 3.40pm.



SITE PLAN
Scale; 1-100

GROUND FLOOR AREA	132.80m2
UPPER FLOOR AREA	153.55m2
GARAGE	46.38m2
BALCONY	48.10m2
BLOCK AREA	850.00m2

AMENDED 1/07/08 AMENDED 25/11/08

PAGE 1-6	PROPOSED RESIDENCE for	R. & D. WEST	APPLECROSS RESIDENTIAL DRAFTING & DESIGN
JOB 0445			743A CANNING HIGHWAY APPLECROSS 61
DATE 30/05/08	WRITTEN DIMENSIONS SHALL BE USED IN PREFERENCE TO SCALED DIMENSIONS	LOT 531 ILLYARRIE STREET LEEMAN	TELEPHONE (08) 9316 FAX (08) 93164799
SCALE 1-100	BUILDER TO CHECK ALL MEASUREMENTS, HEIGHTS & LEVELS BEFORE SITE START		

IMPORTANT

PLANS MUST INCLUDE:—

A. 2 complete sets of drawings (to scale not less than 1:100)
B. Block & drainage plan with details as per building envelope.
C. 2 copies of specifications describing materials used.

Shire of Coorow

Plan of _____ proposed to be erected on Location No.. Lot No._____ Road_____ Locality_____ House No._____

B.P. No. .....

Owner .....

Address .....

.....

Builder .....

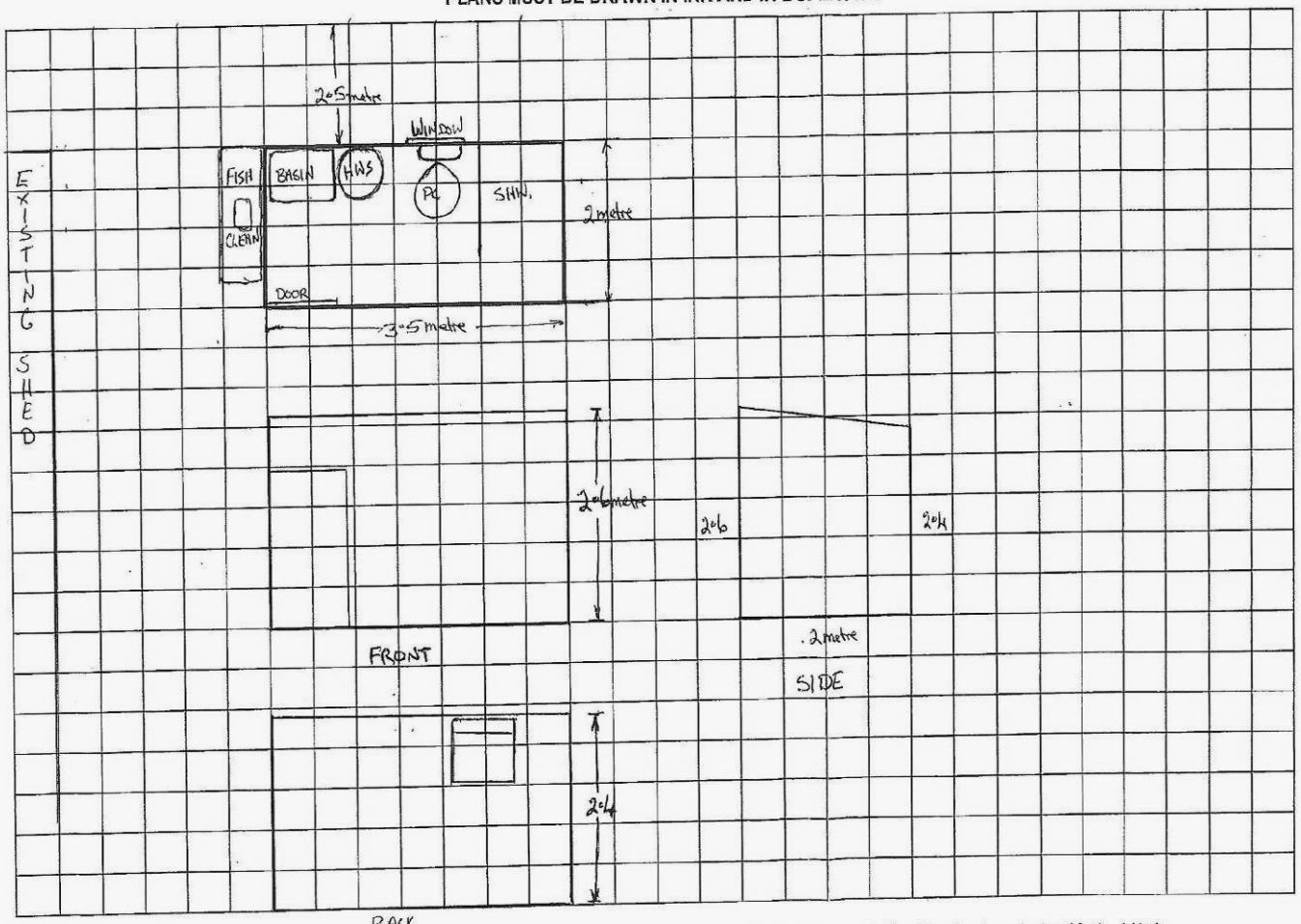
Address .....

.....

Signature of Applicant

Date Lodged .....

PLANS MUST BE DRAWN IN INK AND IN DUPLICATE



SPECIFICATIONS	No. or Size	Spacing
Sole Plates		
Stumps		
Bearers		
Floor joists		
Bottom plate		
Studs		
Corner studs		
Top plates		
Braces		
Ceiling joists		
Hangers		
Beams or lintels		
Rafters		
Ridge		
Hips and valleys		
Valley boards		
Under purlins		
Purlins		
Struts		
Wind braces		
Collar ties		
Fascia		
Barges		
Guttering		
Downpipe		
Ventilators		
Windows		
Doors		
Foundation		
Floor		
Walls, exterior		
Walls, interior		
Ceiling		
Roof		
Cost—Labour		
Materials		
TOTAL COST		

These drawings are to be to a scale of not less than 1mm to every 100mm showing a plan of each storey and at least two elevations of external fronts. A block and drainage plan to a scale of not less than 1mm to every 250mm showing street names and lot number. All new work is to be clearly delineated on the drawings as distinct from existing work by means of colouring or other suitable means. No variation from or alterations of approved plan and specification shall be made without the consent of the Manager Community Development in writing having first been obtained. The licence issued for this building shall become void if the work covered by the licence is not substantially commenced within one year of the date of issue of the licence. After such time it becomes necessary to again obtain approval of the Local Authority for such building.

10.1 CHIEF EXECUTIVE OFFICER:

10.1.1 DEC - PURCHASE OF PORTION OF VIC LOCATION 10877

AUTHOR	Mark Hook
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	11 May 2009
FILE	R7

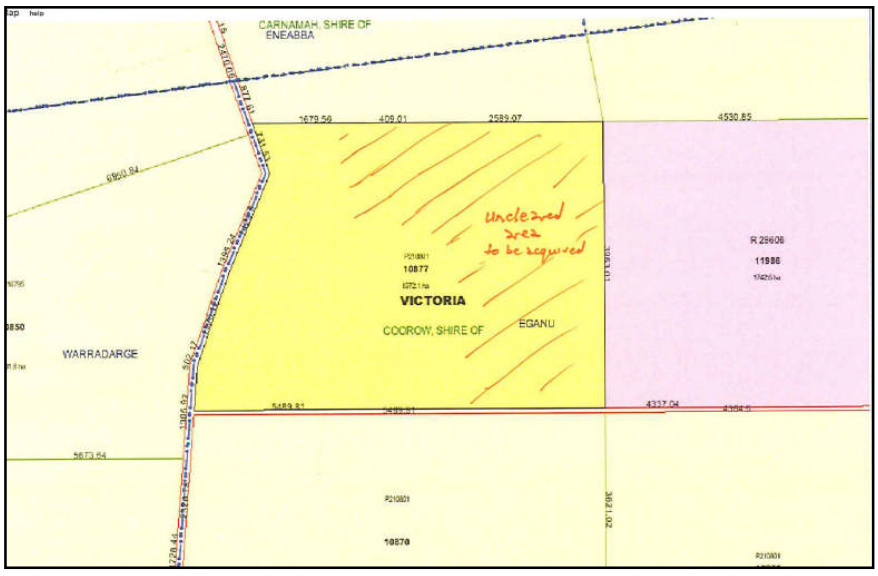
SUMMARY:

Council is being requested to comment on portion of Victoria Location 10877 being subdivided and sold to DEC and reserved as a nature reserve.

BACKGROUND:

The Department for Environment and Conservation have advised that they have reached an agreement with the owner of Victoria Location 10877 Mr Bruno Sorgiovanni to acquire the Eastern Portion of his property.

Below is a plan and aerial photo outlining the area concerned which is approximately 1,092 ha.



Before DEC can purchase the land they need to excise the land via a subdivision application to the Western Australian Planning Commission and are asking for Councils comment in relation to the subdivision and whether Council would have any objections.

COMMENT:

If the land is to become a nature Reserve it needs to be made clear to the DEC that Council would **not** take on a management order for the land. As taking on such responsibility has an implication on Council's budget and staff resources.

Council also need to ask the DEC what type of Nature Reserve they are thinking of making the area once it has been subdivided as class "A" reserve may have implications for the adjoining land holders and makes it hard for Council to excise gravel if there is any in the area concerned.

As to the subdivision a formal response (i.e. subdivision conditions etc) should be made to the application once a formal subdivision referral has been made to the Local Authority by the WAPC via normal processes. The letter received from the DEC states "I will provide the commission with a copy of your response", therefore Council should be erring on the side of caution to ensure that Council will see the subdivision formally from the WAPC and then forward any comments via the normal processes.

As a whole however the Executive staff can see no problem with the excision of the land from the property.

STATUTORY ENVIRONMENT:

Land Administration Act

STRATEGIC IMPLICATIONS:

Fits with Goal Five of Councils Strategic Plan.

GOAL 5 - ENVIRONMENT
Work to enhance, utilise and conserve natural resources.

GOAL 5 STRATEGIES
Value Adding
The Shire will be proactive in seeking to have the natural assets of the district responsibly utilised while promoting the recognition of their environmental values. Initiatives will include-

- Improve access to natural environment assets.
- Monitor the opportunities which may arise from the introduction of carbon credit trading.

Maintain and Improve
Support initiatives which promote and enhance the value of the natural and built environment of the Shire -

- Support local Land Conservation District Committees.
- Seek opportunities through (Federal Government) natural heritage funding.
- Control pests, plants and animals.

POLICY IMPLICATIONS:

Nil.

FINANCIAL IMPLICATIONS:

Nil.

PUBLIC CONSULTATION:

No Public consultation has been undertaken however it should be covered during the subdivision stage.

VOTING REQUIREMENT:

Simple Majority.

OFFICER RECOMMENDATION:

That Council:

1. advise the Department for Environment and Conservation that it will advise of any comments on the subdivision once an application has been received during the normal subdivision processes; and

2. request the Department of Conservation and Environment what level the nature Reserve will be gazetted once purchased i.e. "A" Class or "B" Class nature reserve.

RESOLUTION: ***2009-054***

Moved: *Cr McDonald* ***Seconded:*** *Cr Bothe*

That Council:

1. *advise the Department for Environment and Conservation that it will advise of any comments on the subdivision once an application has been received during the normal subdivision processes; and*

2. *request the Department of Conservation and Environment what level the nature Reserve will be gazetted once purchased i.e. "A" Class or "B" Class nature reserve.*

CARRIED 4/0

10.1.2 LOCAL GOVERNMENT STRUCTURAL REFORM

AUTHOR	Mark Hook
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	5th May 2009
ATTACHMENT	As included in Forum Session May 2009
FILE	L10.9

SUMMARY:

Council is being requested to make an application to the Department of Local Government and Regional Development with the Shire's of Irwin and Carnamah to enable a suitable consultant to be engaged to undertake a feasibility study of a merger of the three Local Government Authorities.

BACKGROUND:

The Local Government Reform Steering Committee, established by the Minister for Local Government, Hon John Castrilli MLA, released Structural Reform Guidelines to assist local governments in responding to the Minister's request in relation to voluntary structural reform. The Guidelines set out a recommended decision making process along with key criteria to be considered by local governments in developing Reform Submissions which are to be forwarded to the Minister by 31 August 2009. The Guidelines reflect the Minister's view that local governments themselves are best placed to determine their appropriate size, to deliver services to their communities in the most efficient and effective manner.

The Guidelines include

- a time line for the development of Reform Submissions;
- a checklist for local governments to assess their current situation as part of considering the type of reform proposals that should be developed:
- a process for local governments to explore reform partners;
- a process for developing a Reform Submission;
- options for engaging the community; and
- the required format of a Reform Submission.

The Guidelines recommend a format for developing a Reform Submission which is to include a council resolution of intent in relation to:

-
- amalgamation proposals;
- the proposed number of elected members,
- details on the appropriate regional grouping of local governments;
- a completed Local Government Reform Checklist; and
- a timeline for implementation of reform.

Local governments are able to access funding from the Department to assist with costs associated with the use of facilitators and/or consultants to develop their Reform Submissions.

The processes for assessing local government Reform Submissions is to be undertaken by the Ministers Steering Committee in the first instance, which will then provide advice to the Minister on preferred options for reform. The finalised proposals will then be referred to the Local Government Advisory Board for consideration and recommendation. The Minister has requested that the Steering Committee complete its initial work and report to him by August 2009.

It is anticipated that any structural reform proposals could be in place by July 2011. This timeframe would allow for new councilors to be elected at the October 2011 elections. However, this will be dependent on specific arrangements and examined.

The Minister's Local Government Reform Steering Committee is comprised of the following members:

- Jenny Mathews Director General, DLGRD (Chair)
- Gary Brennan Chief of Staff, Office of the Minister for Local Government
- Cr Bill Mitchell President, WALGA
- Michael Parker President, LGMA (WA)
- Cr Helen Dullard Mayor, Shire of Mundaring, representing the Local Government Advisory Board
- Mayor Ron Yuryevich City of Kalgoorlie/Boulder, representing the Local Government Advisory Board
- Eric Lumsden Director General, Department for Planning and Infrastructure
- Alex Scherini Director, Revenue & Government Relations, Department of Treasury and Finance
- Maree De Lacey Chief Executive Officer, Peel Development Commission, representing the Regional Development Council
- Tim Shanahan Director, Energy and Minerals Initiative, UWA
- Nathan Taylor Manager, Economic Policy, Chamber Commerce & Industry WA

The Minister has requested that the Steering Committee complete its initial work and report to him by August 2009.

COMMENT:

On Monday, 4 May 2009 the Shire President Cr Moira Girando along with Deputy Shire President Cr Allan William, Cr Jan Waite, Cr Belinda McDonald, the Chief Executive Officer Mr Mark Hook and the Deputy Chief Executive Office Stuart Billingham attended the Reform Strategy Workshop at the Hyatt in Perth.

At the forum we heard from key individuals in the reform process. Speakers included representatives from interstate and Councils with experience in amalgamations.

At the forum the Minister for Local Government and the Director General of the Department of Local Government stated that a process of voluntary reform offered Local Government the opportunity to achieve savings in their governance and administration costs, and that the recently completed Checklists would guide Local Governments in identifying gaps of resource or capability that could be solved through an amalgamation.

The Minister stated that there is no ideal number of Local Governments to be achieved by the end of the process but it will be through that process that achieves the right number of Councils.

The Minister urged Councils to prepare submissions based upon an objective assessment, and to maintain a focus on those solutions that would most benefit their local communities.

Key points raised by guest speakers from South Australia and Queensland included:

- Amalgamations could provide Councils with the opportunity to introduce strategic change in their organisations with the creation of a brand new entity.
- The importance of completing due diligence on financial plans, processes and projections.
- The relationship between Local Government and the Reform Committee is critical to success.
- Positive results can take time to eventuate and throughout the process communities will still expect to be serviced.
- When carrying out amalgamations, final organisational structure needs to be firmed up as soon as is possible – define and articulate a clear direction for the new organisation.
- Understand the stages of grieving as CEO's, staff and Elected Members will be going through these phases.
- As an individual, understand what stage it is that you are in and how that might affect your emotions and your behaviour.

Presentations from WA representatives with experience on amalgamations highlighted the following:

- Adequate time is required prior to actual amalgamations taking place to bed down all issues arising from the process.
- Options for community consultation during interim period need to be considered to ensure representation is maintained – for example community forums to assist Commissioners.
- Support and adequate funding required from State Government - particularly in respect to transferral to a single IT platform

The second phase of the reform process now facing Local Government is the discussions with neighbouring Councils and a community consultation process on the options available.

The Shire of Coorow has already undertaken the consultation phase with its community and has held discussions with its neighbouring Councils and Council's that it felt it may

have an alliance with. These have been discussed at Council forum sessions in March and April 2009.

Included in the May 2009 Forum Sessions are the reports from the Community Meetings and the responses from the questionnaires.

STATUTORY ENVIRONMENT:

Local Government Act 1995

STRATEGIC IMPLICATIONS:

A myriad of issues are going to arise particular to local government and its structures and functions; many others of a general commercial nature.

Obvious examples include dealing with real property and other assets, employees, intellectual property, financial arrangements etc.

POLICY IMPLICATIONS:

Nil.

FINANCIAL IMPLICATIONS:

Income from Grant application of $10,000 for each Council.

PUBLIC CONSULTATION:

Council has held two public meetings that were facilitated by Joanne Burgess of the Western Australian Local government Association and sent out a questionnaire to all residents and ratepayers in the Shire of Coorow.

VOTING REQUIREMENT:

Simple Majority

OFFICER RECOMMENDATION:

That Council make an application to the Department of Local Government and Regional Development with the Shire's of Irwin and Carnamah to enable a suitable consultant to be engaged to undertake a feasibility study of a merger of the three Local Government Authorities.

Cr Shane Love from Shire of Dandaragan tabled a letter regarding Structural Reform.

Mr Mark Hook, CEO also tabled correspondence received from the Shire of Carnamah and Shire of Irwin in relation to Structural Reform.

RESOLUTION: ***2009-055***

Moved: *Cr Waite* ***Seconded:*** *Cr Bothe*

That the Shire of Coorow invites the Shires of Carnamah, Three Springs, Mingenew, Morawa, Perenjori, Dandaragan, Irwin and Moora to jointly apply to the Department of Local Government and Regional Development as a group of Councils for funding to engage a suitable consultant to undertake a study on the optimum mergings of these Councils.

CARRIED 4/0

Stuart Billingham left the meeting at 4.20pm.
Stuart Billingham returned to the meeting at 4.21.

The meeting adjourned at 4.21pm.
The meeting resumed at 4.35pm.

RESOLUTION: ***2009-056***

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

That Council accept the following Notice of Motion for the June 2009 Ordinary Meeting of Council:

Notice Of Motion
'That Council progresses the formal amalgamation of the Shires of Coorow and Carnamah'

CARRIED 4/0

10.1.3 GREEN HEAD COASTCARE GROUP REQUEST FOR FUNDING

AUTHOR	Mark Hook
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	11 May 2009
ATTACHMENT	10.1.3 Grant Application (under separate cover)
FILE	G1

SUMMARY:

The Green Head Coastcare Group is seeking support from Council for their grant application within their 2009 Coastwest grant application for the services of a consultant to help prepare fully staged and costed site plan options within a marketable document that clearly outlines all anticipated project outcomes and that can be used for future funding applications.

BACKGROUND:

Some time back Council was presented with a plan via the Green Head Coastcare Group for the development of the Three Bays (the Steve Vigilante Plan).

The Green Head Coastcare Group is now in a position to make application to Coastwest for the continuation of the Green Head Project.

The majority of the Grant is for community engagement and facilitation to move Steve Vigilantes Concept plan into a Detailed costed and Staged Plan.

COMMENT:

The aims outlined in the grant application are;

- *To build community capacity and educate visitors and residents about the coastal environment by working towards a broader plan which aims to provide a unique ecological, geological and cultural experience to users.*

- *To rehabilitate the coastal environment, manage access to dangerous cliff edges. Integrating '3 Bays' Into the Community aims to mitigate the negative effects of coastal erosion by unmanaged pedestrian access on the dynamite bay coastal environment identified in the 'Carnamah-Coorow Coastal Management Strategy (2008) and continue with the recommendations from 'Yued Boodja Environmental Audit of Cultural-Spiritual Sites and Land Use Practices Project' Site Audit Report (2008).*

There is a major need for a Structured and Costed Site Plan to cover all the aspects of the Steve Vigilante Plan along with the aims of the Green Head Coast Care Group.
This plan needs to provide advice on signage placement and content along with how to manage the uncontrolled and controlled pedestrian access to the walk trails through suitable path alignment, with good design, ensuring a safe and suitable disability access.

The Grant application states that:

> *The project Integrating '3 Bays' Into the Community will foster sustainable recreational and tourist use of the coast through planning and correct maintenance of public amenities and provision of safe and informative public access to the coast.*
>
> *Integrating '3 Bays' Into the Community was identified by the Green Head Coastcare Group as an opportunity for the capacity building of both the Coastcare members and the wider community, current coastal management activities are not always identified with the Green Head Coastline. The Central Coast Tourism Strategy (2008) has identified that population increases are highly probable for this area; therefore educating the current community is key in long term management of the distinctive coastline. Integrating '3 Bays' Into the Community will allow and encourage the local community and neighbouring coastal groups to access coastal research education and training of the fragile limestone coastline.*
>
> *The broader community will become involved in the project through educative workshops designed to inform the public about the ecological, geological and cultural significance of the Dynamite Bay area. These workshops will also be designed to utilize expert information that can be used for the project's interpretive signage in order to better inform and educate visitors to the project site.*
>
> *Green Head Coastcare Group will source local Botanical Consultants to identify continue with the identification of native species within the dynamite bay terrestrial area in order to educate and inform the community and visitors, also to establish current base line native species for future monitoring. Hands on activities will be widely publicised to encourage the participation and education of our diverse community. The coastal marine debris clean up day will be one of the major opportunities for hands –on activities which can be targeted towards all generations.*
>
> *The Green Head Coastcare Group will also monitor the project site through two different monitoring programs:*
>
> 1. *Rehabilitation Effectiveness Monitoring – monitoring of revegetated areas.*
>
> 2. *Marine Debris Monitoring – monitoring of marine debris through two clean up days per year, identifying the types and sources of marine pollution, record this data and use for a future campaign to target sources of marine debris. This program will assist to engage the public in coastal activities and inform them about coastal issues. The data collected from these two extra monitoring program will also be included into the Coastbase database held by DEC.*

The Structured and Costed Site Plan should provide direction to the Cast Care Group and fully inform Council of the strategies required for the three bays at Green Head.

The Grant application has the following statement under the area for the Chief Executive Officer to sign.

> *I declare that the information I have given on this form is complete and correct. The management authority I represent is supportive of the project, is willing to have on-ground work described in this application carried out on land it controls and is committed to the funding and in-kind support detailed in this application should it be approved.*

I believe that Council should only be signing a grant application to allow for the appointment of a consultant to undertake all the necessary works to give a fully costed plan that has been approved by Council prior to the commencement of any on ground works.

STATUTORY ENVIRONMENT:

Aboriginal Heritage Act
Land Administration Act
Local Government Act 1995

STRATEGIC IMPLICATIONS:

Fits with in GOAL 5 STRATEGIES of the Shire of Coorow Strategic Plan.

Value Adding
The Shire will be proactive in seeking to have the natural assets of the district responsibly utilised while promoting the recognition of their environmental values. Initiatives will include-

- Improve access to natural environment assets.
- Monitor the opportunities which may arise from the introduction of carbon credit trading.

Maintain and Improve
Support initiatives which promote and enhance the value of the natural and built environment of the Shire -

- Support local Land Conservation District Committees.
- Seek opportunities through (Federal Government) natural heritage funding.
- Control pests, plants and animals.

POLICY IMPLICATIONS:

Nil.

FINANCIAL IMPLICATIONS:

Cost shown in the report is $7,000 of in kind providing brushing materials as per following table.

13 PROJECT TIMETABLE AND WORK PLAN
Attach any documents that support your cost estimates). **Do NOT include GST in your figures.**

PROJECT ACTIVITY (Break down each activity describing what will be done, when, how and by whom. Carefully itemise the cost of materials, equipment and labour. **Provide detailed information to substantiate your application for funding**).	TIMING Start Mth/Yr	Finish Mth/Yr	CONTRIBUTIONS (cash and in-kind) A Coastal Manager	B Community Group	C Other (**Identify sources**)	D Coastwest Funds Sought	E Total Costs
Administration Costs	08/09	08/10				1500	1500
Detailed Staged Site Plan using a professional landscape architect to assist with planning and costing of future stage costs to assist better planning of the broader '3 Bays' project	08/09	05/09			10,000 (NACC)		$10000
Seed Collection Materials and Labour	12/09	01/10		320	150		470
Seedlings (1800 @ $2.20 each)	06/10	08/10				3,960	3960
Volunteer planting of seedlings 30 people / 3hrs @ $30	06/10	08/10		2700			2700
Brushing material 500 cubic meters to cover 1 hectare 1m^3 @ $14	06/10	07/10	7,000 Shire of Coorow				7000
Interpretive signage workshops and expert information days Botanical Consultant, Yued Elder Engagement, Geology Consultant	01/10	08/10			250 (WMG)	7500	7750
Travel Costs to encouragefor Green Head Coastcare Group Mmembers of the Group to attend Education Workshop for Coastcare co-ordinators. (currently GH a very isolated community)	01/10	08/10		250		300	550
Monitoring (1) of rehabilitated areas (3hr/wk @$30/hr)	08/09	08/10		4680			4680
Printing of Monitoring Booklets For Coastcare Volunteers 52 Booklets @ $20	08/09	08/10			520 (WMG)	520	1040
Employment of Coastal Marine Debris Clean Up day Coordinator (x1 event)	12/09	04/10			1000 (NACC)		1000
Support from Coastal and Marine Project Officer 7hours @ $50/hr (x1 event)	12/09	04/10			350 (NACC)		350
Monitoring (2) of marine debris through NACC supported Clean Up Days – 1/year (3hr x 30 ppl @ $30/hr) (x1 event)	12/09	04/10		2700			2700
Communication including articles in various publications 2 workshops @	08/09	08/10			250 (WMG)		250
Inclusion on WMG Website	08/09	08/10			135 (WMG)		135
Audit	08/10	08/10				500	500
Total for each column (**excluding GST**):			7000	10800	12670	14280	40540

PUBLIC CONSULTATION:

Nil.

VOTING REQUIREMENT:

Simple Majority.

OFFICER RECOMMENDATION:

That Council advise the Green Head Coastcare Group that it willing to support a grant application to Coastcare for a Detailed costed and Staged Plan of the Three Bays at Green Head on the grounds that no on-ground works commence until Council has fully endorsed the Plan.

RESOLUTION: ***2009-057***

Moved: *Cr McDonald* ***Seconded:*** *Cr Bothe*

That Council advise the Green Head Coastcare Group that it willing to support a grant application to Coastcare for a Detailed costed and Staged Plan of the Three Bays at Green Head on the grounds that no on-ground works commence until Council has fully endorsed the Plan.

CARRIED 4/0

Mr Mark Hook declared an Impartiality Interest in Item 10.1.4 being that he is currently residing in the house at 7 Spain Street, Coorow.

10.1.4 CHIEF EXECUTIVE OFFICERS MOVE TO 50 NAIRN STREET LEEMAN

AUTHOR	Mark Hook
DISCLOSURE OF INTEREST	Impartiality Interest as staff member is the person currently residing in the house
DATE OF REPORT	11 May 2009
FILE	H5.5

SUMMARY:

Council is being requested to allow the Chief Executive Officer to remain at 7 Spain Street Coorow until the full ramifications and outcomes of the structural reform process is fully known and understood and placing the Government Housing Authority on a month by month lease for 50 Nairn Street Leeman at the current rental price of $430 per week.

BACKGROUND:

Council has been advised by the Officer in charge of the Leeman Police Station that the Government Employment Housing Authority (GEHA) who had been negotiating to lease a house in Leeman for them to move into after the expiry of the lease for 50 Nairn has fallen through and currently they are unable to find a house to lease in Green Head or Leeman.

Council passed the following resolution at the Ordinary Meeting of Council held on 19 November 2008 in relation to the lease.

> RESOLUTION: 2008-191
> Moved: Cr 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

COMMENT:

When the Chief Executive Officer was advised of this by the Officer in Charge the Chief Executive Officer did advise that he felt that Council would not kick them out until they had a house to move too as the Policing of the district is a major service to the Leeman and Green Head communities.

However this did bring up the debate with my family what the move would mean that we would be moving again in a short period of time due to the structural reform process.

With the current uncertainty with the position of Chief Executive Officer and the proposed structural reforms being outlined by the Minister for Local Government, Council needs to consider the costs involved in moving the Chief Executive Officer to Leeman and what benefit it will gain with anticipated relocation costs in the vicinity of $4,000 to $5,000.

My family is already uncertain of our future and the move will be unsettling for us all, as I won't know what the full ramification of the structural reform will be, and what it means for my family until the full process has started.

As Council is fully aware under the structural reform process the only position that is made redundant is the Chief Executives Officer's position.

Council needs to ensure that the Police do have a place to house their Officer in Charge for the policing of the district. Council can place the tenancy on a month to month basis until they can find a place to rent or it may be more pertinent to revisit the rental of the house at 50 Nairn Street, Leeman to GEHA.

STATUTORY ENVIRONMENT:

Local Government Act 1995.
Deed of Agreement with State Housing Commission.

STRATEGIC IMPLICATIONS:

Until the outcome of all the Structural Reform process is completed it is hard to work out the strategic implications.

POLICY IMPLICATIONS:

Nil

FINANCIAL IMPLICATIONS:

The implications to the 2009/10 Annual Budget would be the rental income of $430 per week on a monthly basis.

Also the cost of relocating the CEO may not be required this could save approximately $5,000.

The figures reported in the 19 November 2008 Agenda were:

> *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 RECOMMENDATION:

That Council:

1. allow the Chief Executive Officer to remain at 7 Spain Street Coorow until the full ramifications and outcomes of the structural reform process is fully known and understood; and

2. advise the Government Housing Authority that it will place them on a month by month lease for 50 Nairn Street Leeman at the current rental price of $430 per week.

RESOLUTION: ***2009-058***

Moved: *Cr Waite* ***Seconded:*** *Cr Bothe*

That Council:

1. *allow the Chief Executive Officer to remain at 7 Spain Street Coorow until the full ramifications and outcomes of the structural reform process is fully known and understood; and*

2. *advise the Government Housing Authority that it will offer a 12 month lease for 50 Nairn Street Leeman at the current rental price of $430 per week with an option for Council to extend the lease for a further 12 months.*

CARRIED 4/0

Council felt that it needed to give a 12month lease not on a month to month basis.

10.2 MANAGER REGULATORY SERVICES:

10.2.1 COASTAL RESERVE 40544

APPLICANT	Shire of Coorow
LOCATION	Reserve 40544 Indian Ocean Drive, Green Head
AUTHOR	Dave Hadden
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	28 April 2009
ATTACHMENTS	10.2.1a Correspondence from DPI State Land Services 10.2.1b (1) Correspondence – October 1997 (Shire of Coorow to CALM) 10.2.1b (2) Excerpt of Minutes November 1996 10.2.1b (3) Excerpt of Minutes February 2001 10.2.1b (4) Correspondence – April 2001 (CALM to Shire of Coorow) 10.2.1b (5) Correspondence – September 2001 (CALM to Shire of Coorow) 10.2.1b (6) Correspondence – September 2001 (Shire of Coorow to CALM) 10.2.1b (7) Correspondence – November 2005 (Shire of Coorow to CALM) 10.2.1b (8) Correspondence – November 2005 (Shire of Coorow to DPI) 10.2.1b (9) Correspondence – April 2009 (Shire of Coorow to DPI) 10.2.1c Draft Town Strategy Brief – Leeman & Green Head Townsites
FILE	E6.1

SUMMARY

In February 2009 Council approved an application from the Coastal Sporting Shooters Club to develop a Rifle/Hand Gun Range within Reserve 40544 Indian Ocean Drive, Green Head as per Resolution 2009-009

BACKGROUND:

Council staff advised State Land Services (DPI) in correspondence dated 26 March 2009 of Council's recent approval to develop a Rifle Range within Reserve 40544 whilst also requesting their comment on the creation of the Rifle Range.

Correspondence received from State Land Services (as included at Attachment 10.2.1a) in answer to our request for comment draws Council's attention to the fact that Reserve 40544 is proposed for exchange with the Department of Environment and Conservation (DEC) as part of a coastal rationalisation.

Under the DEC proposal the portion of Reserve 40544 south of Green Head is to be transferred to DEC in exchange for a portion of the Beekeepers Reserve being transferred to the Shire.

COMMENT

Staff, after receiving this advice, has researched this issue both through Archives and Minute Books.

There is little information in Archive storage prior to 1995. Attachment 10.2.1b (1) to 10.2.1b (9) are copies of Minutes and correspondence relating to the land swap.

It is apparent that Council, between the early 1990's and 2005, determined that Reserve 40544 south of Green Head would be better managed by CALM and agreed to a land swap subject to a number of conditions as noted in Attachment 10.2.1b (1) to (9) documents.

Staff have concern with this land swap proposal occurring due to the current residential development sprawl (southward) being experienced in Green Head today. To give up Reserve 40544 to be included into the Beekeepers Conservation Estate may have been a good idea in the early 1990's but could be a mistake in 2009 especially knowing the development pressures expected with the opening up of Indian Ocean Drive through to Perth.

Giving up Reserve 40544 could seriously restrict residential development along the Coorow coastline in the long term. As such staff feel that the best way forward is to carry out a Town Site Planning Strategy of both Leeman and Green Head as soon as possible in the 2009/2010 financial year.

A Planning Strategy for both townsites will formulate a land use and development plan to guide the future use and development of our townsites and also provide insight into the need, or otherwise, of Reserve 40544 regarding townsite expansion. Councils consultant planner Mr Ian D'Arcy has produced a Draft Project Brief, as included at Attachment 10.2.1c, in readiness for calling for quotations to produce the Town Planning Strategy for both townsites.

In anticipation of a number of significant projects likely to take place in the region in coming years, including the completion of Indian Ocean Drive and construction of the Coolimba Power Project in the Shire, there is a need to provide for continued expansion of both towns that have historically evolved as traditional fishing villages.

Staff have written to DPI State Land Services requesting a deferment of the land swap to allow Council time to carry out a Planning Strategy of the Leeman and Green Head townsites to determine Council's current and future needs for these townsites prior to moving forward with the land swap.

STATUTORY ENVIRONMENT:

The Minister of Lands, the Hon. Brendon Grylls MLA, has recently issued a Ministerial Taking Order for taking interests in land for this proposal.

The "Taking Order" is over land in Beekeepers Reserve in order to clear native title prior to the land swap occurring which is approximately a 3 to 6 month process.

STRATEGIC IMPLICATIONS:

Unknown at present however a "townsite strategy" is likely to provide advice on future implications.

POLICY IMPLICATIONS:

Nil.

FINANCIAL IMPLICATIONS:

The Department of Environment and Conservation have carried all costs associated with the agreed land swap proposal to date. There will be a need to finance the production of a Strategic Plan in the coming financial year.

Expected cost associated with production of a Planning Strategy is $75,000. It is expected that Council would need to fund $25,000 (approximately one third) of the anticipated cost in the coming 09/10 financial year with hopefully Landcorp and Department of Planning and Infrastructure assisting with the balance ($50,000).

VOTING REQUIREMENT:

Simple Majority.

OFFICER RECOMMENDATION:

That Council:

1. authorise the staff actions taken in writing to the Department for Planning and Infrastructure State Land Services seeking a deferment of the land swap to allow Council to carry out a Planning Strategy for the Leeman and Green Head townsites prior to moving forward with the land swap;

2. place an amount of $25,000 for the anticipated cost for a Townsite Strategy in the 2009/2010 Budget Estimates for Council consideration; and

3. request staff to seek support from LandCorp and other Government Departments to assist with the balance of funding ($50,000) towards the Townsite Strategy costs.

RESOLUTION: ***2009-059***

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

That Council:

1. *endorse the staff actions taken in writing to the Department for Planning and Infrastructure State Land Services seeking a deferment of the land swap to allow Council to carry out a Planning Strategy for the Leeman and Green Head townsites prior to moving forward with the land swap;*

2. *place an amount of $25,000 for the anticipated cost for a Townsite Strategy in the 2009/2010 Budget Estimates for Council consideration; and*

3. *request staff to seek support from LandCorp and other Government Departments to assist with the balance of funding ($50,000) towards the Townsite Strategy costs.*

CARRIED 4/0

Department for Planning and Infrastructure
Government of Western Australia

State Land Services

Your ref: S29 DH/GM
Our ref: 1193-1988 Job 091033
Enquiries: Steve Burgess Ph: (08) 9347 5100
Fax: (08) 9347 5003
Steve.burgess@dpi.wa.gov.au

15 April 2009

Chief Executive Officer
Shire of Coorow
PO Box 238
COOROW WA 6514

Dear Sir

Coastal Sporting Shooters Club Range – Reserve 40544 Indian Ocean Drive, Green Head

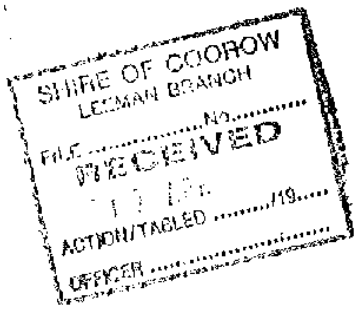
I refer to your letter dated 26 March 2009 wherein you have requested that a portion of the above reserve be developed for a rifle range and hand gun range.

In considering this proposal it has been noted that the area proposed is part of land proposed for exchange with the Department of Environment and Conservation (DEC) as part of a coastal rationalisation. Under the DEC proposal, the portion of Reserve 40544 south of Green Head is to be transferred to DEC in exchange for portion of Beekeepers reserve being transferred to the Shire. Only the portion of Reserve 40544 north of Green Head is to remain under Shire management.

Accordingly, while this Office has no objection in principle to the establishment of a rifle and hand gun range, you may wish to consider an alternative position to that indicated in your letter.

Yours sincerely

Steve Burgess
Manager
State Land Services Mid West



1 Midland Square, Midland, Western Australia 6056
Postal Address: PO Box 1575, Midland, Western Australia 6936
Tel: (08) 9347 5000 www.dpi.wa.gov.au ABN 40 996 710 314

Attachment 10.2.1b (1)

Coorow Shire Council

Address all communications to the Shire Clerk

MAIN STREET, COOROW 6515
Telephone (099) 52 1103, Fax (099) 52 1173
P.O. Box 42, Coorow 6515
Leeman Sub Office
Morcombe Rd, Leeman WA 6514
Telephone (099) 53 1388 Fax (099) 53 1377

ENQUIRIES:— Stan Hazeldine

YOUR REF.:

OUR REF.: L1.1

16 October 1996

Mr David Rose
Moora District Manager
PO Box 328
MOORA W A 6510

Dear Dave

COASTAL LAND TENURE PROPOSALS IN THE SHIRE OF COOROW

Further to your meeting with Council officers regarding coastal land tenure proposals please be advised that Council at its meeting of 15 October 1996 resolved to request that CALM give consideration to the following proposals with a view to seeking agreement from the NPNCA so that action can be taken to confirm future land tenure along the coast in the Shire of Coorow:

a. Land on the west side of the coast road between the townsites of Leeman and Green Head to remain vested with the Shire of Coorow. This area is an important recreational area for the two townsites and Council is already investing time and financial resources into its future management.
b. Land on the east side of the coast road immediately south of the Leeman townsite extending south to the existing waste disposal site and east to the edge of the existing airstrip be excised from the Beekeepers Reserve and included in the Leeman townsite area. This area will come under increasing pressure for additional public purposes and may contain basic raw materials. Currently the airstrip and waste disposal site extend as shapes into the Beekeepers reserve, therefore to excise the area as proposed will provide a more easily identified boundary for future management purposes.
c. The old east west Green Head Road reserve and the Little Three Springs Nature Reserve be transferred to CALM for inclusion in the conservation estate. The road reserve is now unnecessary, and the Little Three Springs Nature Reserve could be managed in conjunction with the Stockyard Gully Caves Reserve. Public access to Little Three Springs reserve should be continued.
d. Land west of the new coast road adjoining the Green Head townsite be excised from the conservation estate and included within the Green Head townsite area. This will allow for long term expansion of the townsite.

e. Land east of the road reserve be included in the Lesueur National Park. The new coast road forms an appropriate boundary for the National Park and will allow for easy identification of management responsibilities.

f. Land west of the new coast road and south of the Green Head townsite boundary be included within the conservation estate. This area is considered to be relatively remote area with limited access and unstable landforms. It is suggested that this area be retained in a separate reserve with a status that will allow for future flexibility in terms of future use ie Conservation Park.

g. The Quarry Reserve 38461 is currently 41 ha in area. This is a very large reserve and there is no reason to expand the reserve.

A plan is attached to assist in the identification of the areas discussed above.

Council considers that the above proposals represent a practical allocation of land tenure in the coastal area which will allow for future management of the coastal area, and look forward to CALM's and NPNCA's consideration and comments on the proposals.

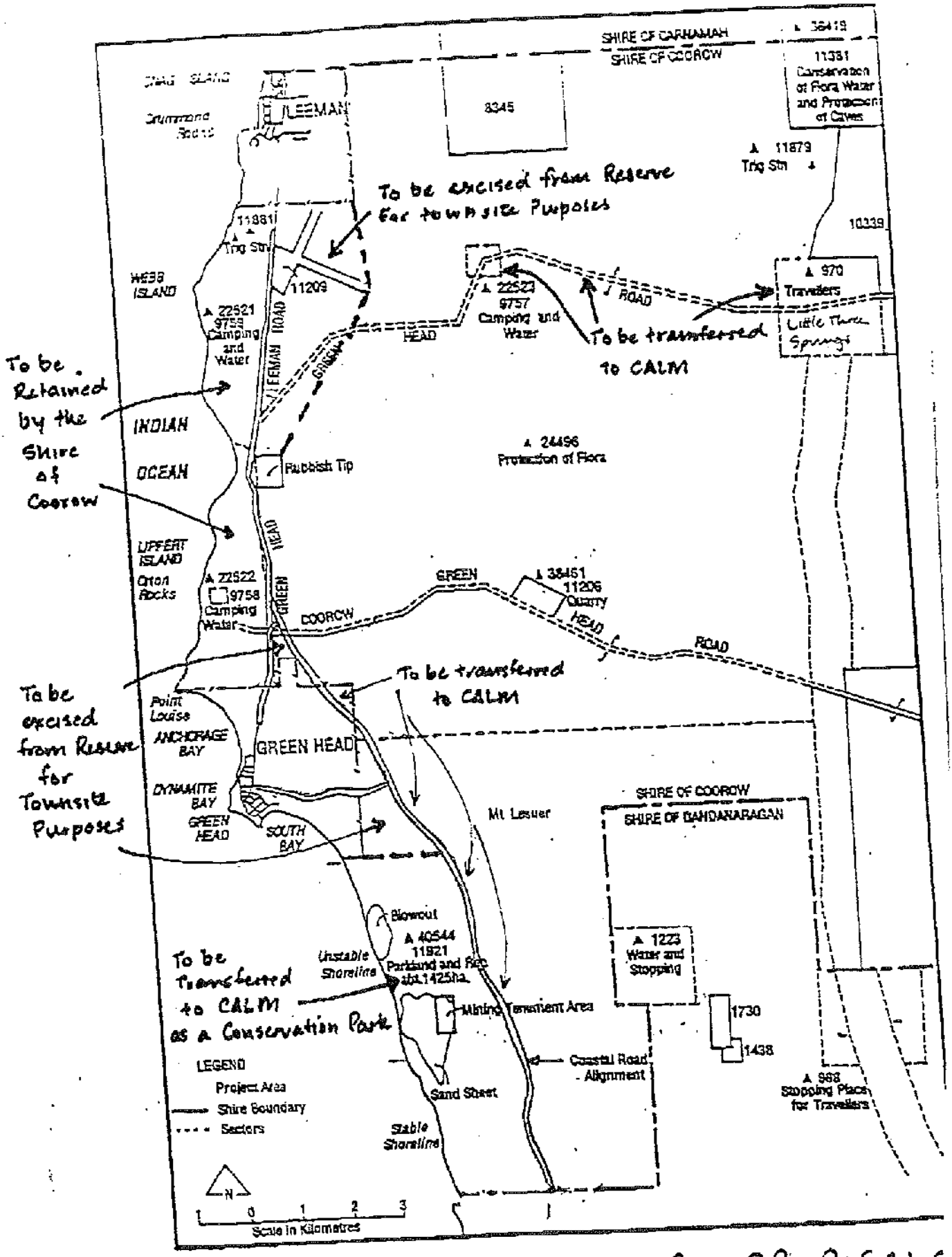
Please contact me should you wish to clarify any matters associated with Council's decision.

Yours sincerely

S N Hazeldine
CHIEF EXECUTIVE OFFICER

enc

cc Phil McAdam, Regional Manager Midwest, Department of Land Administration
Tony Smurthwaite, Senior Environmental Geologist, Department of Minerals and Energy



PLAN A - LAND TENURE PROPOSALS

Crs Stiles/McTaggart
Carried 7-0

6.4.2 COASTAL LAND TENURE PROPOSALS - L1.1

On 1 October 1996 a meeting was held at the Leeman Office between Council staff and David Rose of CALM to discuss future land tenure proposals for the coastal land in the Shire. The need for the meeting had arisen as part of the finalisation of the implementation of the State Government's Squatters Policy and the dissection of existing reserves created by the new coast road between Green Head and Jurien.

Discussions focused on the long term expansion and resource needs for the townsites of Leeman and Green Head, and CALM's objective of securing a consolidated conservation estate that extends from inland to the coast and marine environment.

CALM is of the opinion that Council should determine the long term needs for expansion of the coastal townsites so that land can be earmarked for townsite purposes now without the need for Council to seek excisions on an individual basis in the short term. In addition, CALM agreed that the reserve status in the vicinity of townsites should also allow for flexibility in the event that additional needs were identified at a later date.

In order to consider the long term needs the whole coastline was examined including the Beekeepers Reserve 24496, Lesueur National Park, the coastal reserves currently temporarily vested with the Shire of Coorow, the old east west Green Head road reserve, a Camping Reserve 22523, Little Three Springs Nature Reserve 970, and the Quarry Reserve 38461 (see plan A).

The following proposals were identified as a practical means of allocating land tenure in the area:

a) Land on the west side of the coast road between the townsites of Leeman and Green Head to remain with the Shire of Coorow. This area is an important recreational area for the two townsites and Council is already investing time and financial resources into its future management.

b) Land on the east side of the coast road immediately south of the Leeman townsite extending south to the existing waste disposal site and east to the edge of the existing airstrip be excised from the Beekeepers Reserve and included in the Leeman townsite area. This area will come under increasing pressure for additional public purposes and may contain basic raw materials. Currently the airstrip and waste disposal site extend as shapes into the Beekeepers Reserve, therefore to excise the area as proposed will provide a more easily defined boundary for future management purposes.

Confirmed by President, A C Kau _____ ***19 November 1996***

c) The old east west Green Head Road reserve and the Little Three Springs Nature Reserve be transferred to CALM for inclusion in the conservation estate. The road reserve and the Little Three Springs Nature Reserve are considered to be enclaves to the conservation estate. The road reserve is now unnecessary, and the Little Three Springs Nature Reserve could be managed in conjunction with the Stockyard Gully Caves Reserve. CALM rangers already operate in the area and public access would be continued. CALM is keen to remove these enclaves.

d) Land west of the new coast road adjoining the Green Head townsite be excised from the conservation estate and included within the Green Head townsite area. This will allow for long term expansion of the townsite.

e) Land east of the road reserve be included in the Lesueur National Park. The new coast road forms an appropriate boundary for the National Park and will allow for easy identification of management responsibilities. There are no identifiable uses for the long term that would give rise to the need for any land east of the road to be included within the Green Head townsite.

f) Land west of the new coast road and south of the Green Head townsite be included within the conservation estate. This area is considered to be of prime importance to CALM in extending the conservation estate to the coast. It is still a relatively remote area with limited access and unstable landforms. It is suggested that this area be retained in a separate reserve with a status that will allow for future flexibility in terms of use ie Conservation Park.

g) The Quarry Reserve 38461 is currently 41 ha in area. This is a very large reserve and there is no justifiable reason to expand the reserve.

The above proposals are likely to be satisfactory to CALM and the NPNCA, and will satisfy CALM's objective achieving a consolidated conservation estate that extends to the coast in an area of high biodiversity and landform diversity.

In particular, these proposals will satisfy the townsite expansion needs for Leeman and Green Head for the long term, they provide opportunities for considering future public utility needs and basic raw materials, and will ensure continued community access and use of the coast between the townsites.

If Council agrees to the proposals outlined above, then CALM should be advised of this position and requested to give consideration to the land tenure proposals so that the matter can be agreed to and resolved.

Agreed

That the proposals for future land tenure as described above be agreed to and request CALM to give consideration to the proposals with the view to seeking agreement from the NPNCA so that this matter may be resolved.

6.4.3 SHIRE OF COOROW TOWN PLANNING SCHEME NO 1 - AMENDMENT NO 12 - T9.4

Council will recall that Amendment No 12 to introduce the use of tavern within the Special Site Zone for Lot 474 Rudduck Street was advertised for 21 days from 16 August 1996.

During the advertising period 23 submissions were received. Nineteen of the submissions were from residents of Leeman and the other four submissions were from the Water Corporation, the St John Ambulance, the Leeman Progress Association, and the Leeman Country and Sporting Club Inc.

A summary table of submissions is attached to this report. In general, the submissions raised the following concerns:

a) the site is congested and unsafe
b) inadequate parking is available on-site
c) a tavern should be located in the Commercial Zone in Acacia Way
d) the adjoining St John Ambulance site will be used for parking and create access problems
e) the site is unsuitable
f) another liquor outlet is not needed and will affect other existing outlets
g) patron behaviour will create undesirable situations

In addition, in granting consent to advertise the Ministry for Planning requested that Council:

a) notify the Liquor Licensing Branch, Water Corporation and the Health Department of WA of the amendment
b) give consideration to whether the lot can accommodate the provisions of the Town Planning Scheme in respect of parking, setbacks and landscaping for a tavern use.

While the Water Corporation has provided comments in writing, the Liquor Licensing Branch and the Health Department have not provided any comments.

In considering the submissions received, Council officers undertook an on-site inspection and discussion with the proponent, and examined previous building plans for the site. It is evident that the buildings on-site have not been constructed according to approved plans and that additions/alterations have occurred without the approval of Council.

The compliance audit return is to be:

a) presented to council at a meeting of the council; and
b) adopted by the council; and
c) the adoption recorded in the minutes of the meeting at which it is adopted

After the compliance audit return has been presented to council a certified copy of the return along with the relevant section of the minutes and any additional information explaining or qualifying the compliance audit is to be submitted to the Executive Direction, Department of Local Government by 31 March 2001.

STATUTORY ENVIRONMENT,

Each local government is to carry out a compliance audit for the period 1 January to 31 December 2000 in accordance with Section 7.13(i) of the Local Government Act 1995 and Local Government (Audit) Regulations (Regulation 13). On completion of the compliance audit the local government is to complete a compliance audit return.

FINANCIAL, POLICY AND STRATEGIC IMPLICATIONS:

There appears no further implications in this regard.

RECOMMENDED RESOLUTION:

That the Statutory Compliance Return included within the Agenda papers and recorded on File L10.1 for the period 1 January 2000 to 31 December 2000 as completed by the President and Chief Executive Officer be endorsed and duly signed accordingly.

Moved: *Ovens* ***Seconded:*** *O'Callaghan*

That the Statutory Compliance Return included within the Agenda papers and recorded on File L10.1 for the period 1 January 2000 to 31 December 2000 as completed by the President and Chief Executive Officer be endorsed and duly signed accordingly.

CARRIED 8/0

8.1.3 COASTAL LAND TENURE PROPOSAL - SHIRE OF COOROW - L1.1

NAME OF APPLICANT	Coorow Shire Council
LOCATION/ADDRESS	Part "Protection of Flora" Department of Conservation and Land Management Reserve No 24496
AUTHOR	Stan Hazeldine
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	7 February 2001
SEE ATTACHMENT 8.1.3	Plan "A" Land Tenure Proposals

SUMMARY:

Council to seek Department of Conservation and Land Management (and National Parks and Nature Conservation Authority) support/approval for a greater portion (than originally requested October 1996) of Flora Reserve No 24496 to be excised and incorporated for townsite/recreation purposes and vested within the Shire of Coorow.

COMMENT:

Firstly by way of some background, Council forwarded the following letter to Department of Conservation and Land Management, National Parks and Nature Conservation Authority, Department of Land Administration and Department of Minerals and Energy on 16 October 1996:

Further to your meeting with Council officers regarding coastal land tenure proposals please be advised that Council at its meeting of 15 October 1996 resolved to request that CALM give consideration to the following proposals with a view to seeking agreement from the NPNCA so that action can be taken to confirm future land tenure along the coast in the Shire of Coorow.

a. *Land on the west side of the coast road between the townsites of Leeman and Green Head to remain vested with the Shire of Coorow. This area is an important recreational area for the two townsites and Council is already investing time and financial resources into its future management*
b. *Land on the east side of the coast road immediately south of the Leeman townsite extending south to the existing waste disposal site and east to the edge of the existing airstrip be excised from the Beekeepers Reserve and included in the Leeman townsite area. This area will come under increasing pressure for additional public purposes and may contain basic raw materials. Currently the airstrip and waste disposal site extend as shapes into the Beekeepers reserve, therefore to excise the area as proposed will provide a more easily identified boundary for future management purposes*
c. *The old east west Green Head Road reserve and the Little Three Springs Nature Reserve be transferred to CALM for inclusion in the conservation estate. The road reserve is now unnecessary, and the Little Three Springs Nature Reserve could be managed in conjunction with the Stockyard Gully Caves Reserve. Public access to Little Three Springs reserve should be continued*
d. *Land west of the new coast road adjoining the Green Head townsite be excised from the conservation estate and included within the Green Head townsite area. This will allow for long term expansion of the townsite*
e. *Land east of the road reserve be included in the Lesueur National Park. The new coast road forms an appropriate boundary for the National Park and will allow for easy identification of management responsibilities*
f. *Land west of the new coast road and south of the Green Head townsite boundary be included within the conservation estate. This area is considered to be relatively remote area with limited access and unstable landforms. It is suggested that this area be retained in a separate reserve with a status that will allow for future flexibility in terms of future use ie Conservation Park*
g. *The Quarry Reserve 38461 is currently 41 ha in area. This is a very large reserve and there is no reason to expand the reserve.*

A plan is attached to assist in the identification of the areas discussed above.

Council considers that the above proposals represent a practical allocation of land tenure in the coastal area which will allow for future management of the coastal area, and look forward to CALM's and NPNCA's consideration and comments on the proposals.

Recent verbal advice from Department of Conservation and Land Management Regional Manager Jurien is that general agreement to Council original proposal has been forthcoming, but progress as to formalisation and land tenure amendments yet to be finalised. Therefore an opportunity may exist for Council to request an amendment such as suggested above (ie greater portion of Protection of Flora Reserve No 24496 to be vested in Council for townsite/recreation purposes).

STATUTORY ENVIRONMENT & POLICY IMPLICATIONS:

There appear to be no statutory environment or policy implications in this matter

STRATEGIC IMPLICATIONS:

The new proposal in respect to Protection of Flora Reserve No 24496 (see attached map):

Land on the east side of Indian Ocean Drive immediately south of the Leeman townsite to a point east of the Green Head Townsite (in line with "Anchorage Bay" on Plan "A" Land Tenure Proposal).

FINANCIAL IMPLICATIONS:

It is envisaged that relevant Government Agencies will be responsible for any expenditure incurred to achieve the land tenure proposal.

VOTING REQUIREMENTS:

Simple Majority

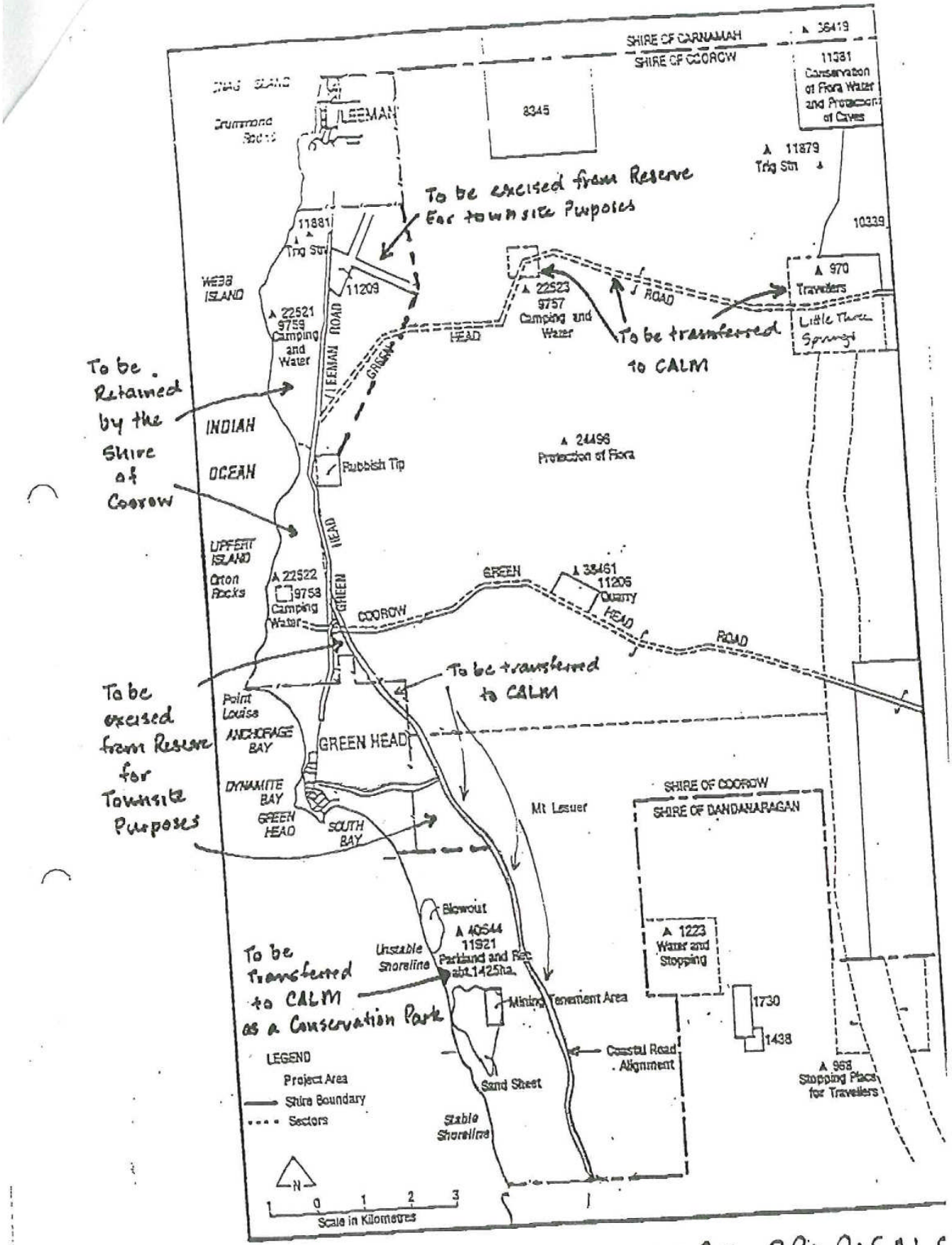
RECOMMENDED RESOLUTION:

Council support and request that a greater portion (as per original request) of 16 October 1996 File L1.1) of Flora Reserve No 24496 (as depicted on attached map and included on File L1.1) be excised from the Department of Conservation and Land Management estate and designated for townsite purposes (which includes recreation purposes) and vested within the Shire of Coorow.

Moved: *Armstrong* ***Seconded:*** *McTaggart*

Council support and request that a greater portion (as per original request) of 16 October 1996 File L1.1) of Flora Reserve No 24496 (as depicted on attached map and included on File L1.1) be excised from the Department of Conservation and Land Management estate and designated for townsite purposes (which includes recreation purposes) and vested within the Shire of Coorow.

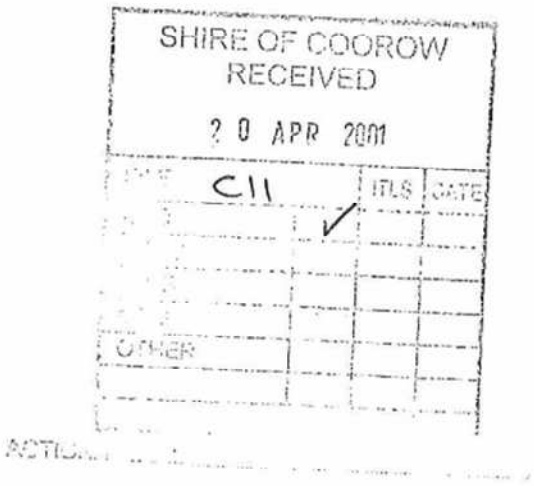
CARRIED 8/0



PLAN A - LAND TENURE PROPOSALS

MOORA DISTRICT
Lot 96 Bo[illegible]d Street
(Cnr Cook Street)
JURIEN BAY WA 6516
Ph (08) 9652 1911
Fax (08) 9652 1922

DEPARTMENT OF CONSERVATION AND LAND MANAGEMENT



Your Ref: L1.1
Our Ref: 1999F222

Chief Executive Officer
Shire of Coorow
PO Box 42
Coorow WA 6515

Dear Stan

RE: Coastal Land Tenure Proposals – Shire of Coorow

In response to your letter detailing council's land exchange proposals dated 22 February 2001.

As I indicated at our meeting prior to that date any major variation from the position agreed to in 1996 would require further assessment to determine the conservation values of the relevant land to enable CALM to make an informed decision.

In addition, considerable consultation with other government agencies and stakeholders will be required.

This office has commenced these processes and will inform you of progress towards a determination in due course. In the interim please do not hesitate to call if you wish to discuss this matter further in the interests of meeting council's future requirements for townsite expansion and CALM's commitment to conservation of the surrounding lands.

Yours sincerely

Keith Hockey
District Manager - Moora District.

18 April 2001

Forward to Administration
20/4/2001.

CC Conservation Commission of Western Australia
Dept of Minerals and Energy
Dept of Land Administration – Geraldton Regional Office

MOORA DISTRICT
Lot 96 Boyd Street
(Cnr Cook Street)
JURIEN BAY WA 6516

Ph (08) 9652 1911
Fax (08) 9652 1922

DEPARTMENT OF CONSERVATION AND LAND MANAGEMENT

SHIRE OF COOROW
RECEIVED
17 SEP 2001

FILE C11.		ITLS	DATE
CEO			
DCEO			
MWS			
MCD			
OTHER			

ACTIO

Your Ref:
Our Ref:1999F222

Mr Gary Sherry
A/Chief Executive Officer
Shire of Coorow
Coorow 6515

Dear Gary

RE: Proposed Coastal Land Exchanges

As discussed in our recent telephone conversation, please find enclosed 2 maps. The first map details the existing land tenure arrangements and the 2nd is what I understand to be consistent with the arrangements proposed by council in correspondence dated February 2001.

The processes in assessing council's proposal have been ongoing since that date and will continue to be so, however, due to the time lapse that has already occurred, I believe it is timely to reaffirm councils desire in regards to the arrangements.

Consequently I request that council review the maps enclosed and confirm that they are still consistent with their wishes.

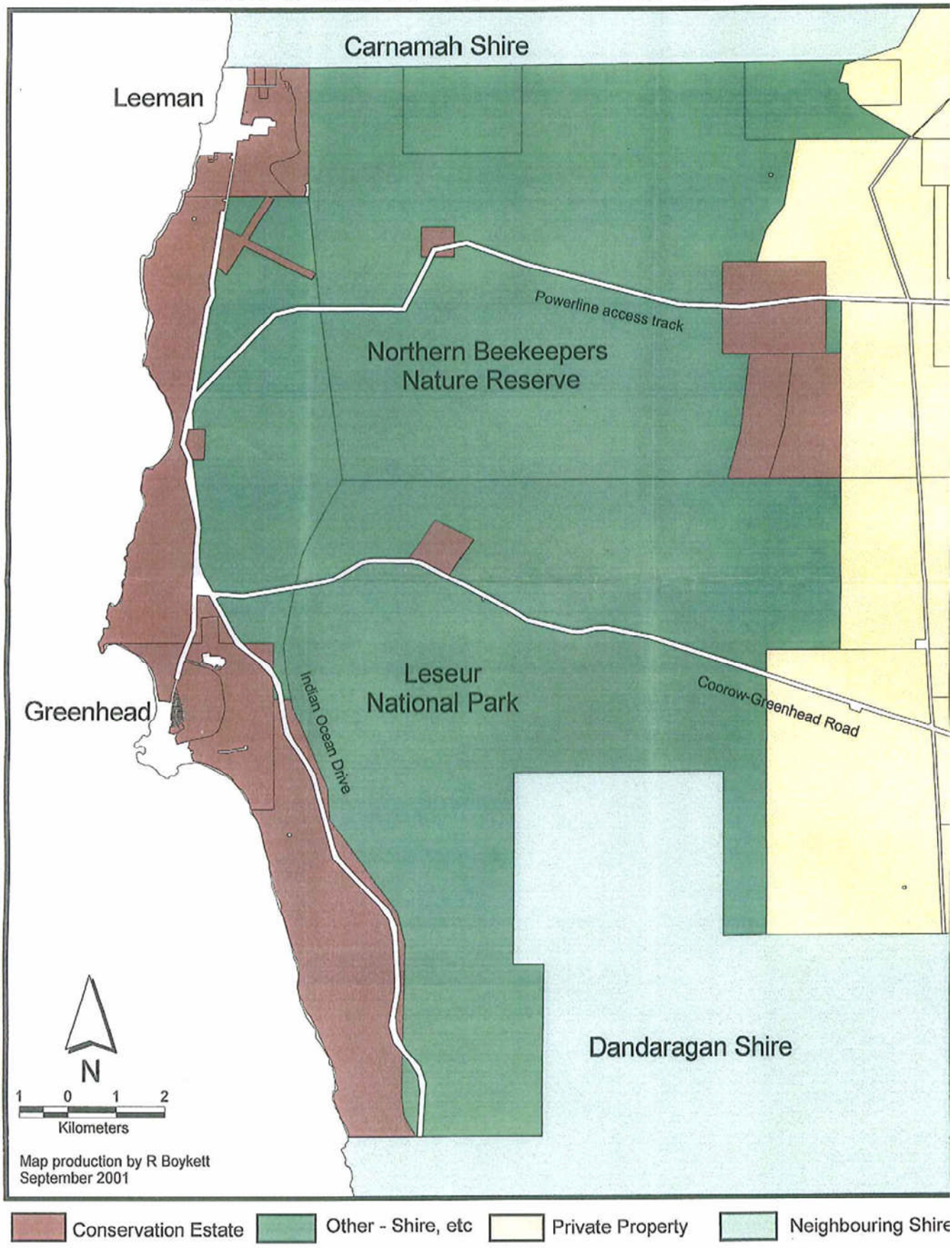
I will await councils feedback prior to re commencing with this issue.

Yours sincerely

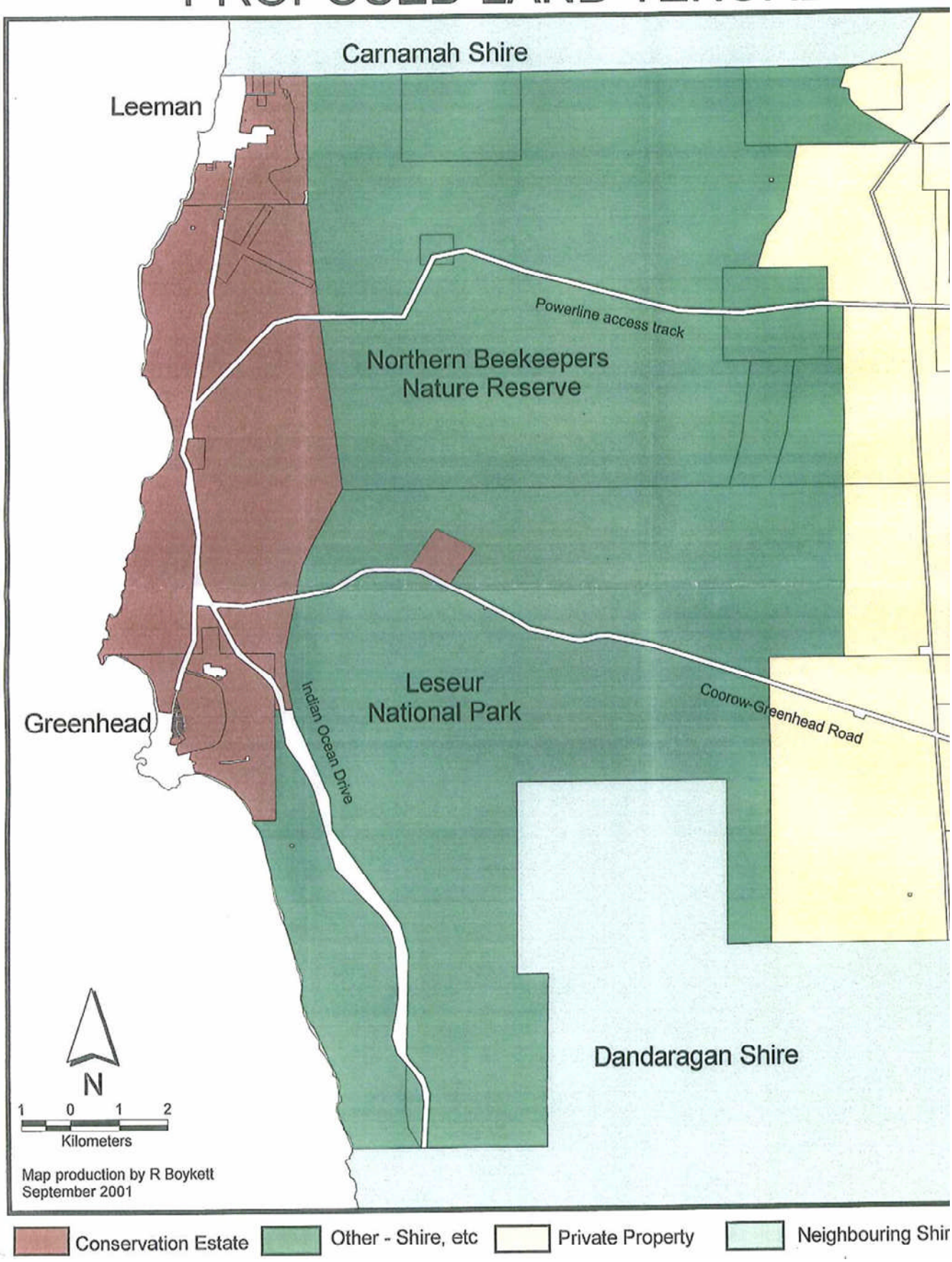
Keith Hockey
Moora District Manager

14 September 2001

SHIRE OF COOROW
CURRENT LAND TENURE



SHIRE OF COOROW
PROPOSED LAND TENURE



Shire of Coorow

Main Street
PO Box 42
COOROW WA 6515

Telephone (08) 9952 1103
Facsimile (08) 9952 1173

Enquiries: Gary Sherry
Your Ref: 1999F222
Our Ref: C.11 2001.054

21 September 2001

Keith Hockey
Moora District Manager
Department of Conservation and Land Management
PO Box 208
JURIEN BAY WA 6516

Dear Keith

RE: PROPOSED COASTAL LAND EXCHANGES

Council has reviewed the map titled "Shire of Coorow Proposed Land Tenure" that you forwarded to Council on 14 September 2001.

This map is consistent with the arrangements proposed by Council in February 2001 with the following amendments:

- The land directly east of the Green Head Townsite to Indian Ocean Drive (see attached map) was to be under Council Control not Conservation Estate
- The map index is incorrect in terms of Conservation Estate and Other - Shire, etc. being transposed.

Council eagerly awaits to the eventual conclusion of this matter and staff are very happy to assist you in achieving this end.

Yours faithfully

G A Sherry
Acting Chief Executive Officer

Enc

3457 - 1990 - 01

73

SHIRE OF COOROW
WESTERN AUSTRALIA

Morcombe Road
P.O. Box 238
LEEMAN WA 6514
(08) 9953 1388
(08) 9953 1377
leeman@coorow.wa.gov.au

Enquiries:
Your Ref:
Our Ref: C11

DPI REF: 3457 – 1990 (JOB NO 053431)

The Executive Director
Department of Conservation and Land Management
Locked Bag 104
BENTLEY WA 6983

Attention: VIN FORDHAM LAMONT

Dear Sir,

COASTAL LAND EXCHANGES - CALM AND THE SHIRE OF COOROW

This matter has been in dealings for a considerable amount of time. We understand that Land Asset Management Services has been in correspondence with you on this matter as you were the original proponent of this land swap. We would appreciate if you would immediately forward to us a copy of all correspondence with Land Asset Management Services that you have received on this matter up to the present time.

In any case given the amount of time that has passed since the original land swap agreement it might be appropriate to revisit the principals agreed to sometime back in the 1990's.

Certainly the area of land that the Council was to have transferred into it control from reserve 24496 now seems to be small and strategically it is considered that a larger land parcel needs to be considered to provide flexibility for growth of the Leeman and Green Head Communities into the future.

I enclose a map highlighting the area to which agreement in principal had been reached and indicating the increased area the Council is now interested in. Also enclosed is an aerial image covering the area to allow some consideration of the landforms in the area under discussion.

P71

3457 - 1990 - 01

72

We would be interest in promoting further discussions on this proposal.

Should you have any queries in relation to this matter please contact the undersigned.

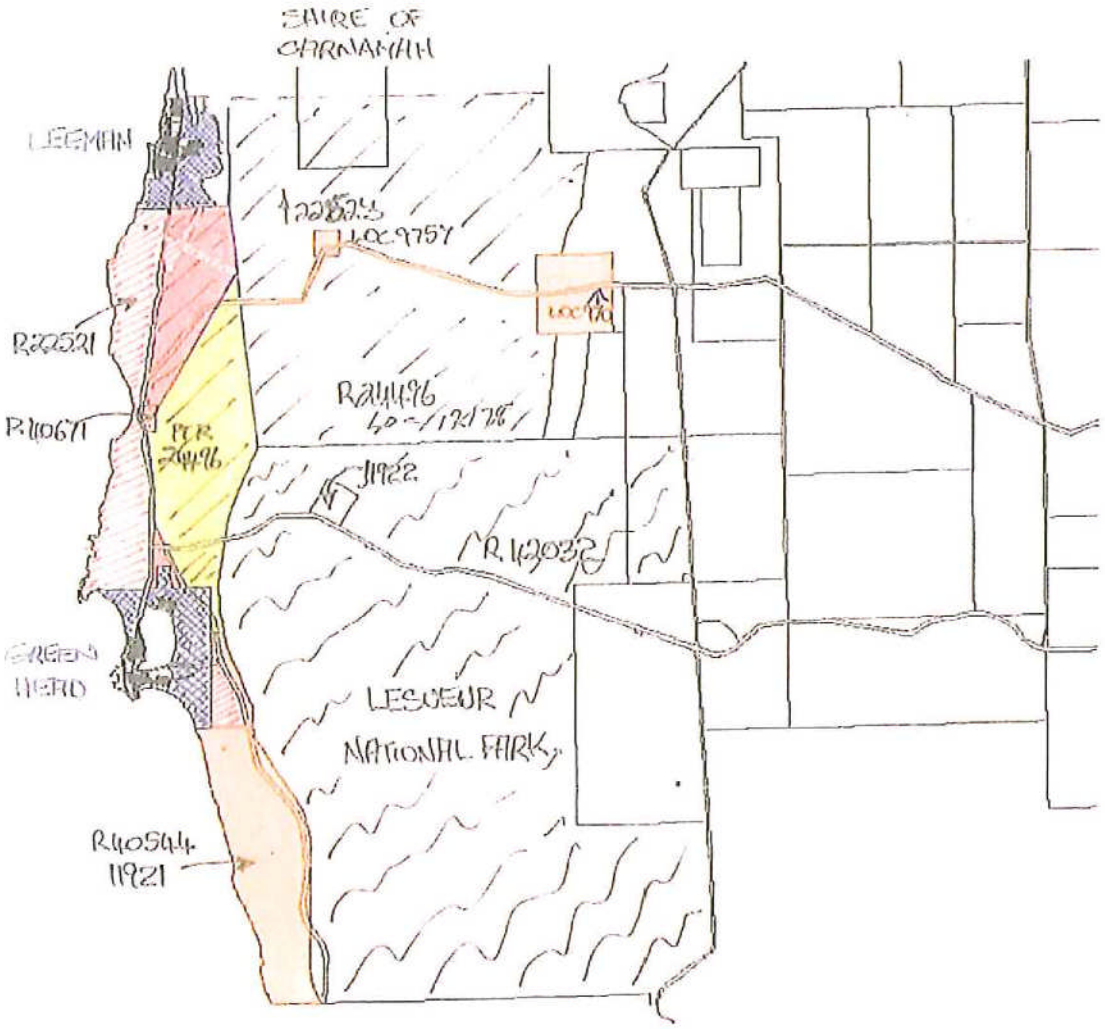
Yours faithfully

JOHN RANDALL
MANAGER, COMMUNITY DEVELOPMENT

Monday, 28 November 2005

3457 - 1996 - 01

71



ADDRESSES

POINTFEATURES (THEME)
- Vegetation
- Cultural
- Transport

RAILWAY

ROADS

WATERFEATURES (CLASS)
- Water body
- Coastline
- Watercourse

CULTURAL (CLASS)

UCL - TO BE VESTED IN COUNCIL — P87 DP 55936

RESERVE VESTED IN COUNCIL TO BE RETAINED BY COUNCIL.

PT OF BEEKEEPERS RESERVE TO BE VESTED IN COUNCIL (PREVIOUSLY AGREED)

ADDITIONAL LANDS OVER WHICH COUNCIL SEEKS VESTING. P88 DP 55935

COUNCIL RESERVE TO CEDE TO CALM P86 DP 55937

3457 - 1990 - 01

75

Morcombe Road
P.O. Box 238
LEEMAN WA 6514

Telephone: (08) 9953 1388
Facsimile: (08) 9953 1377
Email: leeman@coorow.wa.gov.au

Enquiries:
Your Ref:
Our Ref: C11

Steve Burgess
Manager
Mid West Region
Land Asset Management Services
Department of Planning and Infrastructure
PO Box 1575
Midland WA 6936

2005 15228
8 11 05

Dear Sir,

COASTAL LAND EXCHANGES - CALM AND THE SHIRE OF COOROW
DPI REF: 3457 – 1990 (JOB NO 053431)

Please find enclosed letter recently sent to CALM regarding the above for your information and record.

Further, in your letter to CALM dated 14/9/05 (which coincidentally we obtained from yourselves and we still await formal advice from CALM) you raised the following issues for consideration of the Shire of Coorow:

1. **Responsibility for the cost of the Graphic from excision from reserve 24496** - Given that lead agency on this proposal is CALM we would argue that perhaps CALM should pay this cost. In any case, for consideration to be effectively given to the issue of costs an estimate of the likely costs is required.

2. **Costs for Native Title Future Acts Process** - The position of Council is the same as that indicated above. However for consideration to be effectively given to the issue of costs an estimate of the likely costs is required.

3. **Purpose of Land to be vested in the Shire of Coorow and whether or not a power to lease is required** - The land would be held broadly for recreational purposes and with reserve 22521. The power to lease would allow the development of certain recreational pursuits that have been the subject of previous correspondence with your department.

Original on 3457-1990-01
Copies on 5153-1948-11
2093-1956-03

345 - 1990 - 01

34

In addition to the above matters you will note that the map on proposed land exchanges also notes that UCL adjoining the towns needs to be vested in the Council. The existence of this land as UCL prevents the application of Council's Local Laws in dealing with various land-uses that can lead to environmental degradation, it is also the case that CALM has little interest in managing UCL. Further it is clear that your department will not commit resources to the management of the land.

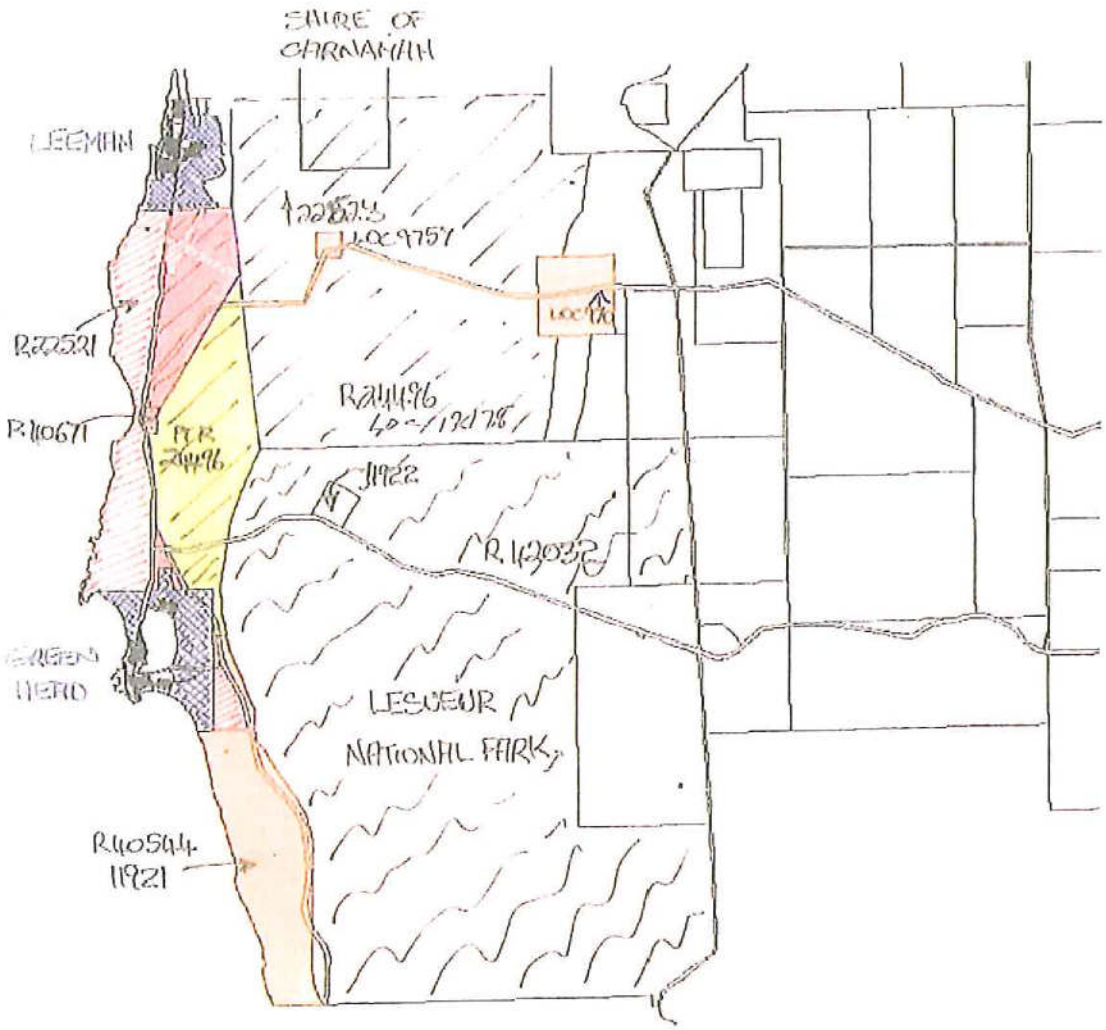
The continued existence of the land as UCL creates a land management Vaccuum which is not appropriate and needs to be addressed. This matter requires further discussion between yourselves and the Shire. Further the power to lease over this UCL will allow the formalising of certain land uses that have existed within this land since before the creation of adjoining reserves.

Should you have any queries in relation to this matter please contact the undersigned.

Yours Faithfully

John A Randall
Manager, Community Development

Monday, 28 November 2005



ADDRESSES

POINTFEATURES (THEME)
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- Transport

RAILWAY

ROADS

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UCL - TO BE VESTED IN COUNCIL — P87 DP 55936

RESERVE VESTED IN COUNCIL TO BE RETAINED BY COUNCIL.

PT OF BEEKEEPERS RESERVE TO BE VESTED IN COUNCIL (PREVIOUSLY AGREED)

ADDITIONAL LANDS OVER WHICH COUNCIL SEEKS VESTING P88 DP 55935

COUNCIL RESERVE TO CEDE TO CALM P86 DP 55937

Shire of Coorow
Morcombe Road
P.O. Box 238
LEEMAN WA 6514
Telephone: (08) 9953 1388
Facsimile: (08) 9953 1377
Email: leeman@coorow.wa.gov.au

Enquiries: Dave Hadden
Your Ref: 1193-1988 Job 091033
Our Ref: E6.1 DH/GM

Department for Planning & Infrastructure
State Land Services Mid West
PO Box 1575
MIDLAND WA 6936
Attn.: Mr Steve Burgess

Dear Steve

Re: Coastal Land Swap Proposal – Portion Reserve 40544 Indian Ocean Drive, Green Head

Thank you for your advice regarding this matter on Tuesday 28th April 2009.

After discussion with my CEO, Mr Mark Hook, and the Shire President, Mrs Moira Girando, I have been requested to write to you to seek a deferment of the proposed land swap.

Due to the amount of time that has passed since the original land swap agreement (early 1990's) Council has some concerns that planning issues that led to the original agreement may have changed.

As such, we request a deferment of this land swap to allow Council time to carry out a Planning Strategy for both townsites prior to moving forward with the land swap.

Council was already planning to carry out a Planning Strategy of both townsites during the 2009-2010 financial year with a Project Brief completed in readiness for advertising.

A Planning Strategy will provide Council with the projected growth pattern of both townsites into the future along with future land needs associated with the growth pattern.

Should you have any queries in relation to this matter please contact the undersigned.

Yours faithfully

D Hadden

Dave Hadden
Manager, Regulatory Services
29th April 2009

Leeman & Greenhead Planning Strategy

Draft Project Brief

December 2008

Contents

1.0 INTRODUCTION 60
1.1 PURPOSE OF THE BRIEF 3

2.0 PROJECT DESCRIPTION 7
2.1 PROJECT AIM 7
2.2 KEY CONSIDERATIONS 7
2.2.1 General 7
2.2.2 Land Use 7
2.2.3 Movement Network 8
2.2.4 Coastal Foreshore 8
2.2.5 Townscape 8
2.2.6 Implementation of Outcomes 8

3.0 METHODOLOGY 9
3.1 LITERATURE REVIEW 9
3.2 SITE INVESTIGATION 9
3.3 PUBLIC CONSULTATION/WORKSHOP 9
3.2.1 Tasks 9

4.0 OUTPUTS 10
4.1 OUTCOMES REPORT 10
4.2 DRAFT PLANNING STRATEGY 10
4.3 FINAL PLANNING STRATEGY 11

5.0 ADMINISTRATION 12
5.1 PROJECT/CONTRACT MANAGEMENT 12
5.2 PROJECT STEERING GROUP 12
5.3 TIMEFRAME 68
5.4 INTELLECTUAL PROPERTY RIGHTS 68
5.5 PROFESSIONAL INDEMNITY INSURANCE 69
5.6 OCCUPATIONAL HEALTH AND SAFETY 69
5.7 CONFLICT OF INTEREST 69
5.8 PRICE VARIATION 69
5.9 PAYMENT SCHEDULE 69

6.0 SUBMISSION DETAILS 70
6.1 Skills and Expertise……14
6.2 Understanding of the Task……14
6.3 Demonstrated Experience in Completing Similar Projects……..15
6.4 Budget……..15

1.0 INTRODUCTION

The Coorow Shire Council proposes to formulate a land use and development plan to guide the future use and development of the gazetted coastal town sites of Leeman and Greenhead.

A location plan is included as Figure 1 with the study area (Leeman and Greenhead town sites) identified in Figures 2 and 3.

The outcomes generated will be used in formulating a review of the Shire's Local Planning Strategy (LPS) and Town Planning Scheme (TPS) in the near future.

With the current 'sea-change' phenomenon being experienced by Australia's coastal towns and communities as well as increased visitation to the Midwest area generally, there is increasing interest and focus on Leeman and Greenhead as a place to live, work and visit.

In anticipation of a number significant infrastructure projects likely to take place in the region in coming years, including the completion of Indian Ocean Drive and construction of the Coolimba Power Project in the Shire, there is a need to provide for continued expansion of both towns that have historically evolved as traditional coastal fishing villages. In this regard it is imperative that such growth is facilitated in an orderly and co-ordinated manner to ensure the character and appeal of both settlements is not eroded or compromised moving forward.

1.1 Purpose of the Brief

The purpose of this brief is to:

a) Invite submissions from suitably qualified and experienced consultants to undertake the preparation of a planning strategy that covers the gazetted Leeman and Greenhead town sites and adjacent lands, under the direction of the Project Steering Group;

b) Detail the scope of works, broad methodology, and expected outputs to be provided under contractual arrangement; and

c) Detail the extent of funding set aside for this study, as well as outline the project management and required submission content.

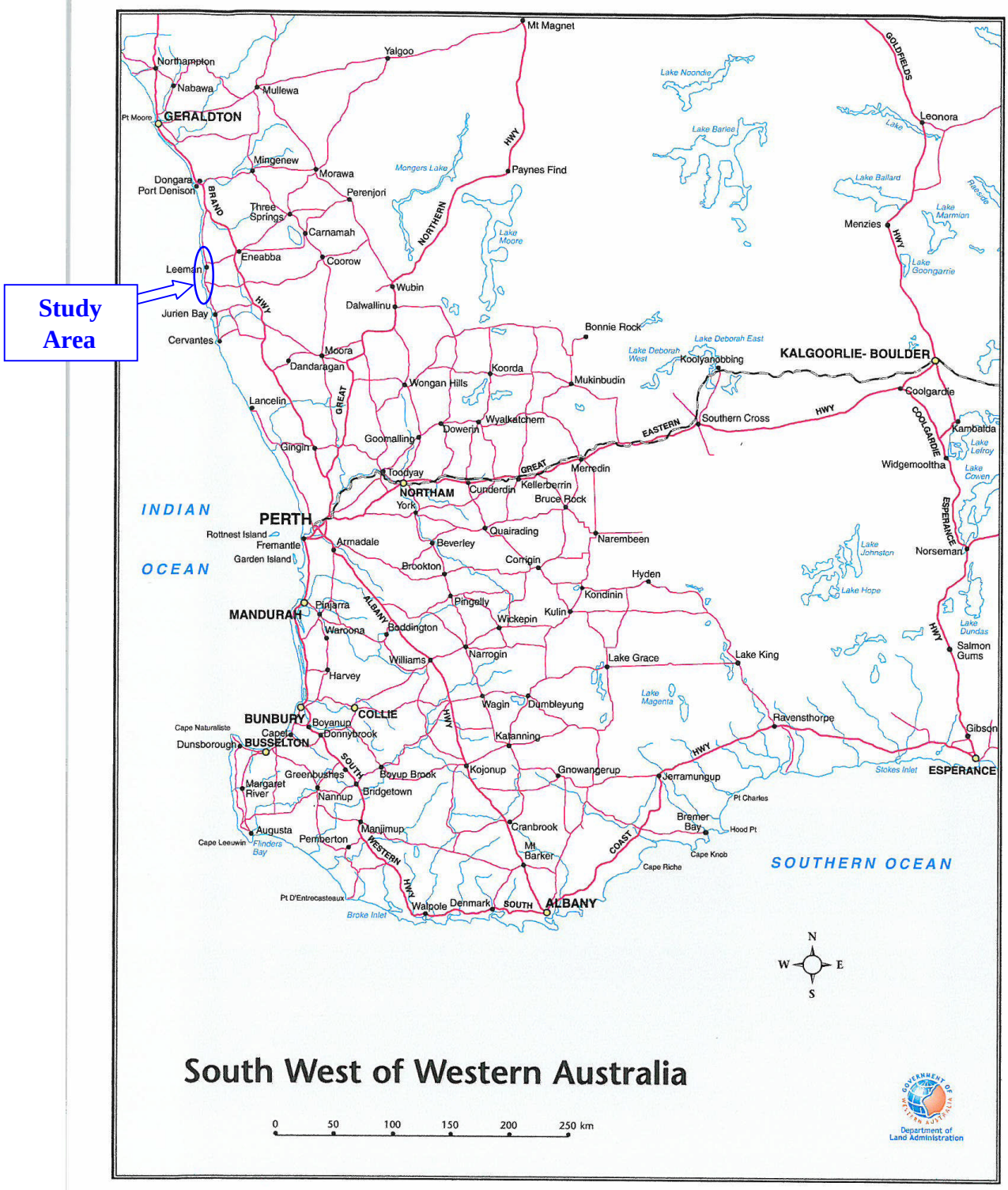


Figure 1. Location Plan – Leeman & Greenhead (Department of Land Administration 2007)

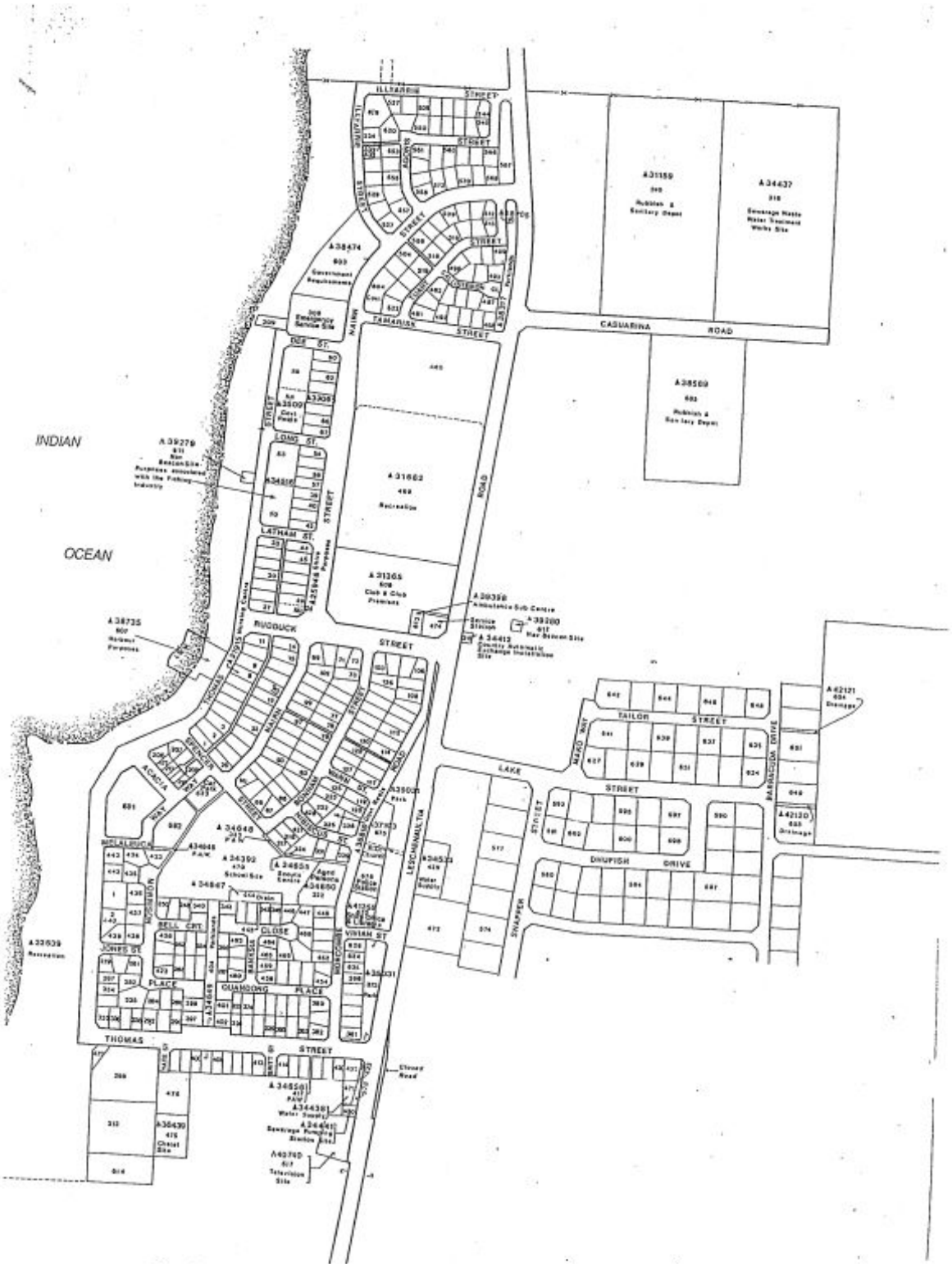


Figure 2. Study Plan Area – Leeman Town Site

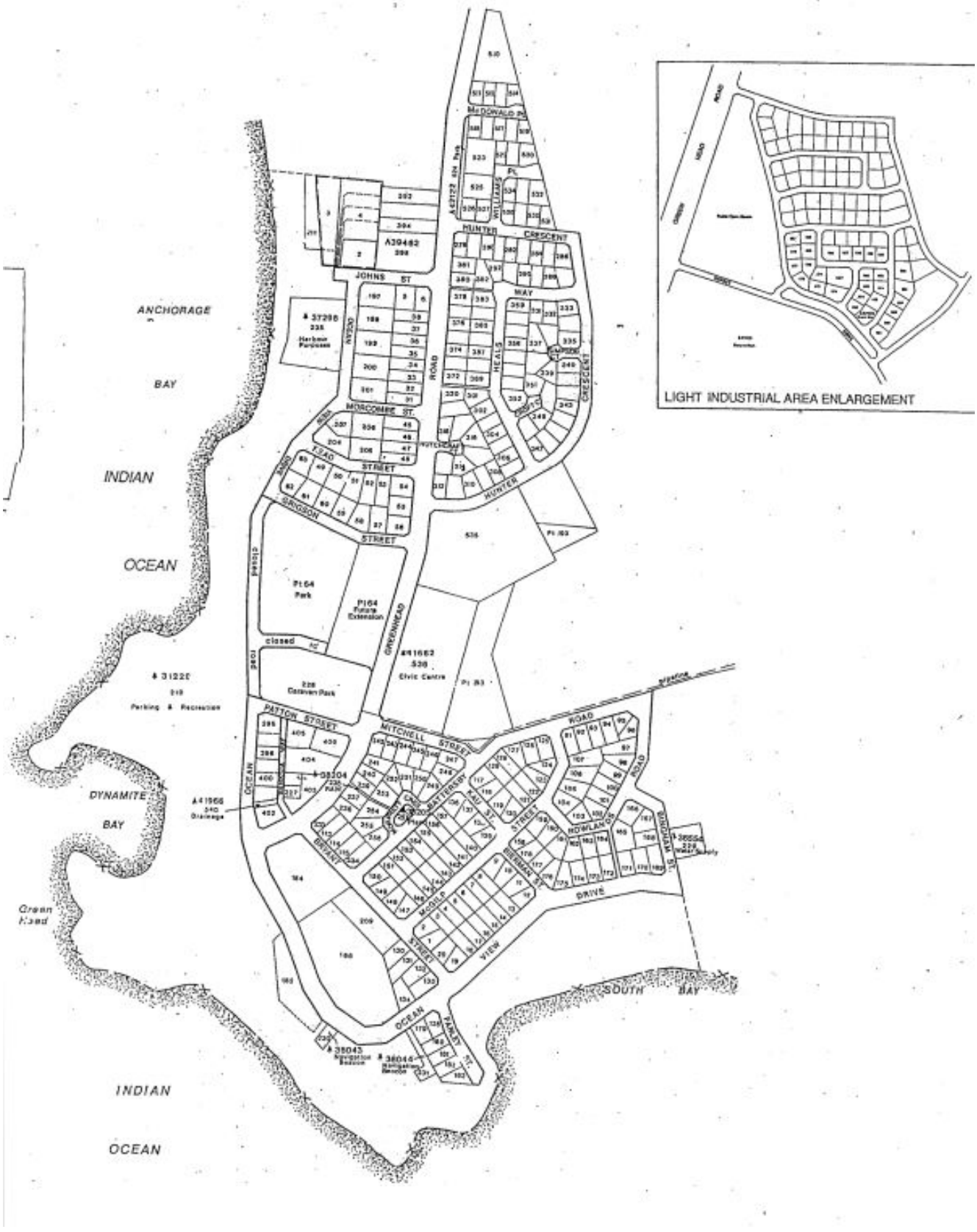


Figure 3. Study Plan Area – Greenhead Town Site

2.0 PROJECT DESCRIPTION

2.1 Project Aim

The aim of the Leeman and Greenhead Planning Strategy is to establish a direction for future planning, development and management for both town sites within the Shire of Coorow.

2.2 Key Considerations

Leeman and Greenhead are now at a point where there is a genuine need for strategic planning to be instigated to guide future land-use and development for both areas. In particular this project needs to address:

- What are the overall vision/s for the Leeman and Greenhead town sites looking forward 10 -15 years;
- Where and how future urban growth should occur, and the constraints applicable to future land release;
- Where the most appropriate places for urban consolidation should occur to deliver a more integrated, sustainable and liveable urban environment for each town site;
- To what extent does land supply drive land values and, hence, development form;
- What scale and density of development (residential, commercial, tourist and industrial) is more likely to deliver a more sustainable economic benefits whilst enhancing, and not eroding, the quality of community well being, lifestyle and services;

Hence the Leeman and Greenhead Planning Strategy is to explore and seek clarification and resolution of the following key issues:

2.2.1 General

- Review of relevant sections of the Shire of Coorow Local Planning Strategy 2001;
- Desired physical form, setting, character, and scale of development; and
- Desired physical links and connections.

2.2.2 Land Use

- A land use structure/pattern for each of the study areas;
- Pattern and distribution of retail/commercial uses;
- Scope and level of mixed-use development, especially for short-stay accommodation and permanent residential living fronting the coastal foreshore;
- Scope, nature and type of infill development (green-field development may be constrained through native title factors);
- Scope for expansion and/or provision for community/civic facilities;
- Provision of aged care housing and health facilities; and
- Future development and land use opportunities aligned along Indian Ocean Drive with the town site boundaries.

2.2.3 Movement Network

- o Conceptual pedestrian links and pathways;
- o Desired traffic movement patterns and strategic parking nodes, both within and external to the town centre.

2.2.4 Coastal Foreshore

- o Scope/options for aquatic/maritime/recreational access, infrastructure, use, and activity;
- o Town beach foreshore enhancements and areas for protection;
- o Foreshore interface with key tourist sites, commercial town centre areas and mixed use development;
- o Enhancement of public access and facilities; and
- o Boat access and landings.

2.2.5 Townscape

- o Focus of town entry corridors/statements;
- o Scope and identification of commercial node/s;
- o Desired streetscapes and vistas;
- o Desired landmarks and monuments;
- o Public open space provision, extent and form; and

2.2.6 Implementation of Outcomes

- o Identify procedures, processes, mechanisms and funding opportunities etc required to deliver/implement desired outcomes on a realistic basis.

3.0 METHODOLOGY

The following outlines a suggested methodology for the undertaking of the project. Please note that quotes will need to include a more detailed methodology, including details and justification of any deviations from the suggested methodology.

3.1 Literature Review

Undertake a comprehensive review of relevant literature, with the range of literature under review to be determined in consultation with the project steering group. The following is a preliminary list of relevant literature:

- Shire of Coorow Town Planning Scheme No. 2 and Local Planning Policies;
- Shire of Coorow Local Planning Strategy 2001;
- Carnamah – Coorow Coastal Management Strategy 2008;
- Shire of Coorow Coastal Limestone Risk Study.

3.2 Site Investigation

Site investigations will be required to gain an understanding of Leeman and Greenhead town sites and coastal environs.

3.3 Public Consultation/Workshop

Public consultation to gain community sentiment and input is required in the form of workshops for each town site.

3.2.1 Tasks

The principal tasks to be undertaken include the following:

1) Prior to Workshops

- o familiarisation of the study areas, principal issues and opportunities;
- o review background material;
- o confirm project and workshop objectives, format and structure, in consultation with the Project Steering group;
- o identify and select workshop participants, in consultation with the Project Steering group;
- o prepare and draft briefing papers and the workshop agendas;
- o prepare relevant maps, base plans, context and site analysis plans and aerial photographs as required;
- o prepare annotated tour maps for participants; and
- o form participant working groups.

2) Workshops

- o lead/conduct and facilitate workshop/s for each town site;
- o lead and co-ordinate all associated workshop activities;
- o present and distil the principles of best practice urban design;
- o present and distil the key issues, opportunities and constraints; and
- o lead, and co-ordinate the production, debate and review of the design scenarios and concepts developed during the workshops.

3) Post Workshop

- o Prepare an outcomes report summarising the principal workshop outcomes including plan/s, drawings and other illustrative material generated from the respective workshops that will form the basis for further community consultation and information.

4.0 OUTPUTS

4.1 Outcomes Report

Prepare an outcomes report describing the results of the literature review, public workshops and identification of opportunities and constraints. Information shall be presented as clearly and succinctly as possible and, where possible, information shall be presented in graphical form. The background report shall be provided in preliminary form for review and comment of the project steering group, and once endorsed shall provide copies of the background report as follows:

- 15 bound copy at A4 size (mapping may be at A3 size)
- 1 additional unbound copy
- Text in XP 2003 Office compatible format and graphics in Adobe compatible format.

4.2 Draft Planning Strategy

Preparation of a draft Leeman and Greenhead Planning Strategy that incorporates the results of the literature review, site investigation(s), public workshops and identification of opportunities and constraints.

The draft Strategy is also to include recommendations and land use plans for the future development for the Leeman and Greenhead town sites.

Information shall be presented clearly and succinctly, and where possible, information should be presented in graphical form.

15 copies (bound) at A4 size of the draft Strategy shall be provided in preliminary form for review and comment by the Steering Group. The consultant shall undertake any modifications requested by the Steering Group prior to the draft Strategy being presented to the Shire Council for approval to advertise. The consultant shall then proceed to publicise the draft Strategy for a period no less than 30 days seeking public comment, which shall include notification of the comment period in two (2) consecutive editions of a local newspaper and one (1) public forum.

Copies of the draft Strategy for presentation to the Shire Council shall be provided as follows:

- 1 copy (unbound) at A4 size (mapping may be at A3 size);
- 15 copies (bound) at A4 size; and
- 1 digital copy in a format suitable to Council for 'hard copy' reproduction.

4.3 Final Planning Strategy

Following advertising of the draft Strategy and in light of comments received and subsequently accepted by the Project Steering group, the consultant shall prepare a 'final' Leeman and Greenhead Planning Strategy.

15 copies of the final Leeman and Greenhead Planning Strategy shall be provided in preliminary form for review and comment by the Steering group. The consultant shall undertake any modifications requested by the Steering group. Once endorsed by the Steering group a further 15 (bound) copies of the modified (if required) final Leeman and Greenhead Planning Strategy will be required for Council approval. The consultant shall undertake any modifications requested by the Council.
Once endorsed by the Shire Council, copies of the final document shall be provided as follows:

- 15 bound copies at A4 size (mapping may be at A3 size and should generally be coloured);
- 1 additional unbound copy; and

- Text in XP Office 2003 format compatible and graphics in Adobe compatible format.

5.0 ADMINISTRATION

5.1 Project/Contract Management

The Shire of Coorow's Chief Executive Officer (CEO) and Contract Planners (Shire of Chapman Valley) will undertake day-to-day project/contract management.

Furthermore:

(a) The successfully consultant/s will make themselves available to meet the CEO, Contract Planners and/or Steering Group as required;
(b) It is anticipated that there will be an initial briefing meeting, which will occur within 21 days of the quote being accepted by Council;
(c) The consultant/s will provide the CEO/Contract Planner with a report framework within 21 days of the briefing meeting.

5.2 Project Steering Group

A Project Steering group, led by the Shire of Coorow, will be established to support and assist the consultant, especially in addressing the issues listed in Section 2.0 of this brief and to establish a set of objectives for the project. This group would consist of representatives from the following groups:

- Department for Planning & Infrastructure;
- Shire of Coorow (Councillors and Staff);
- Department of Environment and Conservation;
- Landcorp;
- Leeman and Greenhead based community groups;
- Local Professional Fishing Association;
- Main Roads WA;
- Indigenous/Native Title; and
- Servicing Authorities (water, power and sewer).

5.3 Timeframe

It is envisaged that the Planning Study will be finalised within 12 months from the date of inception, however, submissions that provide for the completion of the project in a shorter time period are encouraged.

The contract shall be in force for the period of the project or as negotiated between the CEO and consultant prior to the contract being awarded. However, in the event of the consultant failing in any manner to carry out the contract to the CEO's satisfaction, the CEO may forthwith terminate the contract by written notice to the consultant.

5.4 Intellectual Property Rights

Intellectual property rights to all original material, plans or documents produced as a result of this project shall rest with the Shire of Coorow.

5.5 Professional Indemnity Insurance

The appointed consultants will be required to demonstrate Professional Indemnity Insurance to a minimum value of $5,000,000.

5.6 Occupational Health and Safety

For the purposes of the Occupational Health and Safety Act the appointed consultants and their employees are servants of the Shire of Coorow. Whilst engaged in this project they are required to comply with all relevant policies and directions of the Council in terms of health and safety.

5.7 Conflict of Interest

In accordance with the principles of accountability in Local Government perceived or actual conflicts of interest are to be avoided. It is the responsibility of the consultant(s) to advise Council of any such potential conflicts of interest. In addition, the appointed consultant(s) may undertake no other work within the Shire of Coorow during the term of the project, without the prior written approval of the CEO on behalf of the Council.

5.8 Price Variation

The contract price (exclusive of GST) is to be fixed for the period of the Contract, however, a variation in price may be accepted upon agreement being reached between the consultant and the CEO for any additional works to be performed as requested by the Project Steering group outside of the project description detailed in this document.

5.9 Payment Schedule

The following payment schedule shall apply, unless otherwise negotiated between the consultant and the CEO:

- The sum of 20% of the contracted price shall be paid upon receipt of invoice at commencement following acceptance of the report framework;

- The sum of 30% of the contracted price shall be paid on receipt of invoice following submission and acceptance of the draft Leeman and Greenhead Planning Strategy report and any modifications required thereto;

- A sum of 30% of the contracted price shall be paid on receipt of invoice after the final Leeman and Greenhead Planning Strategy report has been submitted and accepted by the Working Group and any modifications required thereto.

- The final 20% shall be payable upon receipt of an invoice and only after the Leeman and Greenhead Planning Strategy has been submitted for final consideration by and endorsed by the Shire Council.

6.0 SUBMISSION DETAILS

Quotes must provide the following details as supporting information.

6.1 Skills and Expertise

Consultant(s) must provide information relevant to the skills and expertise of key personnel who will be involved with this project.

The following information should be provided for each key personnel:

(a) Qualifications;
(b) Professional or business associations;
(c) Length of service at the organisation;
(d) Industry experience – with a particular emphasis on projects of a similar nature. A detailed description should be provided of the scope of the project and the person's role and involvement and any additional relevant information of proposed personnel to be allocated to this project.

6.2 Understanding of the Task

Consultant(s) must demonstrate an appreciation of the requirements of this project and provide an outline of the proposed methodology and approach commensurate with Section 3.0 of this brief. The methodology will then be assessed in terms of its appropriateness and its ability to achieve the project objectives.

Consultants shall provide a project timeline, which demonstrates their ability to meet the dates stipulated within the project brief.

6.3 Demonstrated Experience in Completing Similar Projects

Consultant(s) must provide a detailed description of similar work undertaken by the organisation for other clients. As a minimum the following information should be provided:

(a) A detailed description of the scope of work undertaken;
(b) Similarities between those projects and the project requirements of this tender;
(c) When the work was undertaken; and
(d) The project outcomes.

6.4 Budget

The maximum budget for the engagement of consultants is $60,000, exclusive of GST. The consultant/s shall provide a fixed quote to cover all costs associated with completing the requirements of the Study as outlined in this brief, including travel and accommodation costs.

10.2.3 PROPOSED INITIATION OF SCHEME AMENDMENT – REZONING PORTION OF CROWN RESERVE 22521

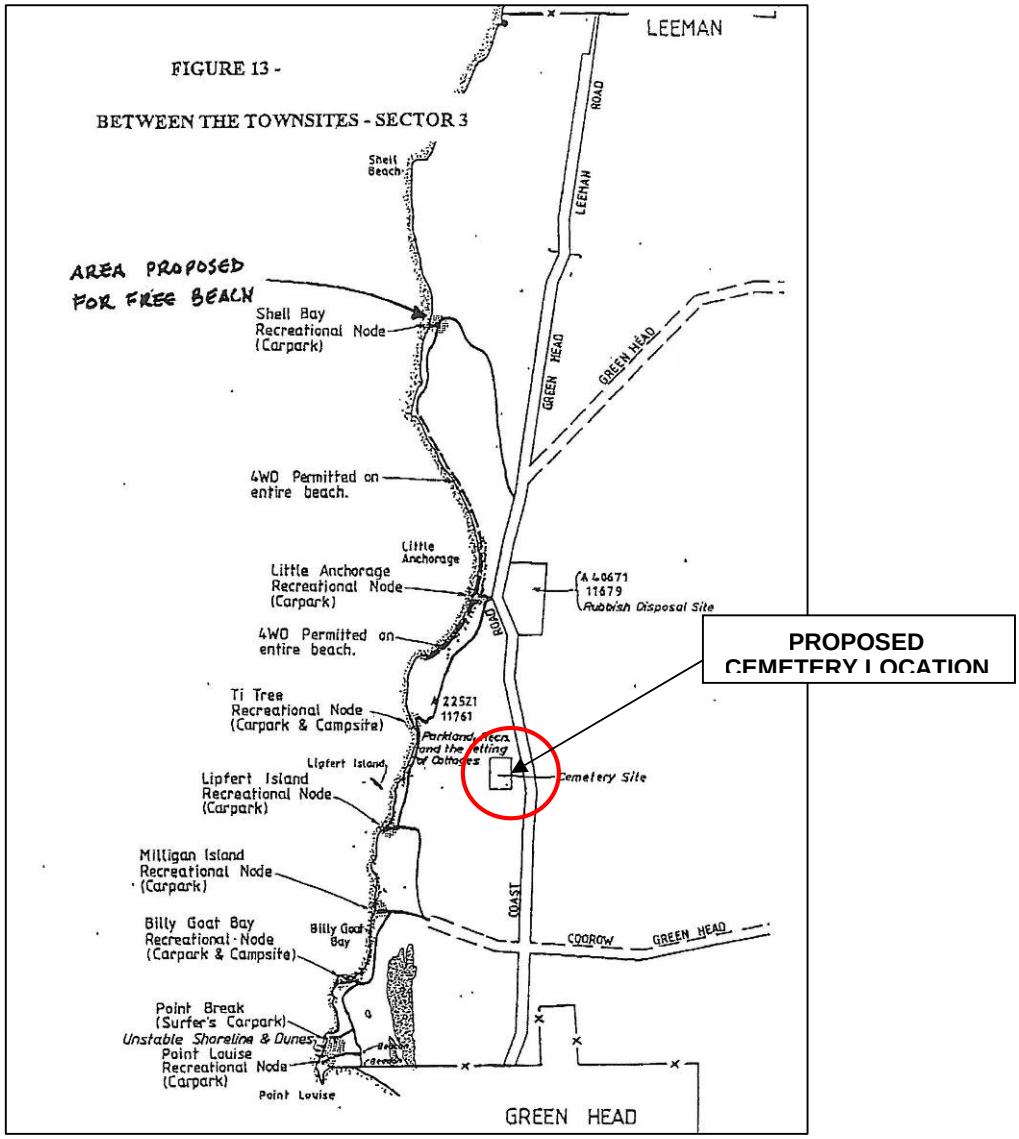
AUTHOR	Kathryn Jackson
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	8 May 2009
FILE	Reserve 22521

SUMMARY:

Council is requested to make a Scheme Amendment to Town Planning Scheme No.2 for the purpose of rezoning portion of Crown Reserve 22521 from 'Parks and Recreation' to 'Public Purposes – Cemetery'.

This report recommends that Council initiate the Scheme Amendment.

Figure 1 - Provides an understanding of the location of the subject property:



BACKGROUND:

Previously the Shire of Coorow initiated Town Planning Scheme No.2 Amendment No.2 at a meeting of Council in September 2003 where it was resolved:

"That:

1. *The Coorow Council under and by virtue of the powers conferred upon it in that behalf by the Town Planning and Development Act, (as amended) hereby amends the above Town Planning Scheme by:*
   - *(a) rezoning Crown Lots 716 and 717 east of Green Head Road, Green Head, from 'Special Use', 'Parks and Recreation', 'Residential' and 'Rural' to 'Major Road';*
   - *(b) reclassifying Crown Reserve 41662 and portion of Crown Lot 710 from 'Special Use' and 'Parks and Recreation' to 'Public Purposes – Public Utilities';*
   - *(c) reclassifying portion of Crown Lot 542 Green Head Road from, 'Special Use' and 'No Zone' to 'Parks and Recreation';*
   - *(d) rezoning Crown Lot 524 Green Head Road, Green Head, from 'Parks and Recreation' to 'Residential';*
   - *(e) rezoning Crown Lot 184 Cnr Bryant Street and Green Head Road, Green Head, from 'Commercial' to 'Tourist Accommodation';*
   - *(f) rezoning Vacant Crown Land on the south side of Bryant Street, Green Head, from 'Tourist Accommodation' to 'Residential – R12.5';*
   - *(g) amending Schedule 1 – Dictionary of Defined Words and Expressions by adding new Land Use Definitions for Holiday Accommodation and holiday cottages;*
   - *(h) amending Table 1 – Zoning Table by adding new classes relating to holiday accommodation with symbols against each of the respective zones; and*
   - *(i) reclassifying portion of Crown Reserve 22521 from 'Parks and Recreation' to 'Public Purposes – Cemetery'.*

   be adopted;
2. *the President and Chief Executive Officer be authorised to sign under common seal the Shire of Coorow Town Planning Scheme No. 2, Amendment No. 2; and*
3. *three copies of the Coorow Town Planning Scheme No. 2, Amendment No. 2 are to be sent to the Department for Planning and Infrastructure and one copy to the Department of Environmental Protection for approval to advertise."*

The Scheme Documentation was then forwarded for comment to the Western Australian Planning Commission (WAPC) and the Environmental Protection Authority (EPA).

Please note point (i) above of the September 2003 recommendation.

WAPC's advice stated:

"The Commission's approval is conditional on Sections 7A2 of the Town Planning and Development Act, 1928 (as amended) and 48C (6) (a) of the Environmental Protection Act, 1986 (as amended) being complied with (if compliance is required) before the Amendment is advertised.

On receipt of advice from the Environmental Protection Authority, the Amendment is to be advertised for a period of 42 days subject to:

1. *Sign(s), to the satisfaction of the Council, describing the proposal, being placed on-site within 14 days of the commencement of advertising and remaining on-site for the duration of the advertising period.*
2. *Adjoining/nearby owners being notified in writing of the proposal and invited to make submissions.*
3. *The modifications set out in the attached schedule being affected prior to submissions of documents for final approval.*
4. *The following authorities being notified of the proposal in writing by Council during the advertising period and requested to make a submission:*
    - *Department of Conservation and Land Management;*
    - *Department of Health;*
    - *Department of Industry and Resources;*
    - *Department for Planning and Infrastructure: Land Assessment Management Services;*
    - *Landcorp;*
    - *Water Corporation;*
    - *Western Australian Tourism Commission;*
    - *Western Power; and*
    - *Telstra.*
5. *The following additional requirement to be undertaken by Council during the advertising period:*
    - *The Department of Health being specifically requested to comment on the proposal to rezone land on Bryant Street, Green Head from Tourist Accommodation to Residential R 12.5."*

EPA's Advice stated:

"The land the subject of parts (e), (f) and (i) of the proposed omnibus amendment (also depicted in proposed Scheme Amendment Maps C and D) contain a significant amount of native vegetation and fauna habitat. In order for the EPA to review this proposal and set an appropriate level of assessment the following information is requested:

1. *An assessment of flora, vegetation and fauna. EPA Guidance No. 10 Level of assessment for proposals affecting natural areas within the System Region and Swan Coastal Plain portion of System 1 (EPA 2003) should be used to determine the regional or local significance of the vegetation on the site. In particular, specific information is requested with respect to the following:*
    - *Describe and map the vegetation units that will be impacted by the proposal, in suitable detail so that it can be placed in a regional context (the map should show vegetation structure and floristic components);*
    - *Survey the vegetation and flora to determine the vegetation condition of the area that will be impacted by the proposal using a recognised condition scale, in suitable detail to place in a regional scale;*
    - *List the flora species present and describe the presence or likely presence of significant flors (Declared Rare Flora, Priority Flora and other significant flora); and*
    - *Identify the ecological linkage role of the site and the site's possible significance for flora movement.*

2. *Advise on whether retention of vegetation and fauna habitat was a factor incorporated in preparing the Scheme Amendment, and if so how; and*
3. *Whether Council intends to examine ways and means of retaining some remnant vegetation and habitat on the land the subject of this Scheme Amendment."*

The Department of Environment indicated that before approval to advertise would be given they required that vegetation surveys be done on the areas proposed to be rezoned. These vegetation surveys were finally carried out in 2005 and presented to the Department of Environment around October, 2005. On chasing up approval to advertise with the Department of Environment they indicated in March, 2006 that they had some issues with the cemetery proposal. It was finally agreed that the amendment could proceed provided the proposal relating to the cemetery did not form part of the advertised document and therefore Council resolved that the Amendment 2 document be endorsed without the inclusion of points (g), (h) and (i) which included the proposed rezoning of Crown Reserve 22521, therefore the motion that was passed at the Council's 18 October 2006 meeting recommended:

"That Council:

1. *accept the summary of submissions received and endorse the comment and recommendations made in the tabulation appended to this report; and*
2. *in pursuance of Part 5 of the Planning and Development Act, 2005 (as amended), amend the Shire of Coorow Town Planning Scheme by:*
   a) *rezoning Crown Lots 716 and 717 east of Green Head Road, Green Head, from 'Special Use', 'Parks and Recreation' 'Residential' and 'Rural' to 'Major Road', as more clearly set out in the scheme Amendment Map A.*
   b) *reclassifying Crown Reserve 41662 and portion of Crown Lot 710 from 'Special Use' and 'Parks and Recreation' to 'Public Purposes - Public Utilities' as more clearly set out in the Scheme Amendment Map A.*
   c) *reclassifying portion of Crown Lot 542 Green Head Road from, 'Special Use' and 'No Zone' to 'Parks and Recreation' as more clearly set out in the Scheme Amendment Map A.*
   d) *rezoning Crown Lot 524 Green Head Road, Green Head, from 'Parks and Recreation' to 'Residential' as more clearly set out in Scheme Amendment Map B.*
   e) *rezoning Crown Land 184 cnr Bryant Street and Greenhead Road, Green Head, from 'Commercial' to 'Tourist Accommodation' as more clearly shown on Scheme Amendment Map C.*
   f) *rezoning Vacant Crown Land on the south side of Bryant Street, Green Head, from 'Tourist Accommodation' to 'Residential - R12.5' as more clearly shown on Scheme Amendment Map C.*
3. *authorise the Shire President and CEO to affix the Common Seal onto the amendment documentation, and submit same for the final approval of the WAPC and the Minister of Planning and Infrastructure."*

However, since the time Amendment No.2 was gazetted on 20 of March 2007 it has now become necessary that portion of Crown Reserve 22521 be rezoned and therefore the proposal is placed before Council now for fresh initiation of a new scheme amendment.

COMMENT:

The subject site is located on the west side of Green Head Road just north of the Green Head Townsite. In January 2003 a Master Plan for the new cemetery was prepared by Landscape Architects and Urban Designers and endorsed by Council. Therefore this amendment will enable the land to be rezoned and this plan enacted upon. A copy of this plan can be made available to the Council upon request.

As part of this proposal the amendment adds a new use 'cemetery' to the list of uses in the Public Purposes reserve by adding the notion 'c-cemetery' to the Scheme Map. In addition the proposal will also reclassify portion of Crown Reserve 22521 from 'Parks and Recreation' to 'Public Purposes – Cemetery'.

Consultation:
Should Council support this rezoning application then it is required to forward a copy of Scheme Amendment documentation to the Environmental Protection Authority (EPA) for their assessment. Should the endorsement of the EPA be obtained, then the next requirement is obtaining consent to advertise from the Western Australian Planning Commission (WAPC).

Should the WAPC grant consent to advertise the Scheme Amendment, Council would undertake the following actions of community consultation, inviting comments and responses within the 42 day advertising period:

- erect a public notification sign on Greenhead Road in front of proposed site;
- place a notice within a locally circulating newspaper;
- place a notice on the Shire of Coorow website;
- write to any affected surrounding landowners;
- write directly to relevant government agencies and service authorities.

At the completion of the advertising period all received submissions are presented for Council's consideration, and should the amendment be given final approval at this point by Council then the rezoning documents are forwarded to the Hon. Minister for Planning for final assessment and approval.

Council are advised that should it resolve to proceed with the Scheme Amendment process it is one in which the final decision rests with the Hon. Minister for Planning. This can result in the scenario whereby Council may resolve not to approve a rezoning following the completion of the advertising period and a review of all submissions received, however, the rezoning may still gain final approval from the WAPC. Therefore should Council have any queries or concerns with regard to a Scheme Amendment it is advised that the preferential time to raise them would be prior to formally initiating the rezoning process.

STATUTORY ENVIRONMENT:

Planning & Development Act 2005.

STRATEGIC IMPLICATIONS:

The proposal is consistent with Section 3.2.9 of the Shire of Coorow's Local Planning Strategy (2001).

POLICY IMPLICATIONS:

There are no policy implications.

FINANCIAL IMPLICATIONS:

Costs will be incurred by Council for the preparation and advertising of the Scheme Amendment.

VOTING REQUIREMENT:

Simple majority required.

OFFICER RECOMMENDATION:

That Council resolve in accordance with Part 5 of the *Planning and Development Act 2005* to amend its Town Planning Scheme No 2 by:

1. Rezoning portion of Crown Reserve 22521 from 'Parks and Recreation' to 'Public Purposes – Cemetery';

2. Amending the Scheme Map accordingly.

RESOLUTION: ***2009-060***

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

That Council resolve in accordance with Part 5 of the Planning and Development Act 2005 to amend its Town Planning Scheme No 2 by:

1. *Rezoning portion of Crown Reserve 22521 from 'Parks and Recreation' to 'Public Purposes – Cemetery';*

2. *Amending the Scheme Map accordingly.*

CARRIED 4/0

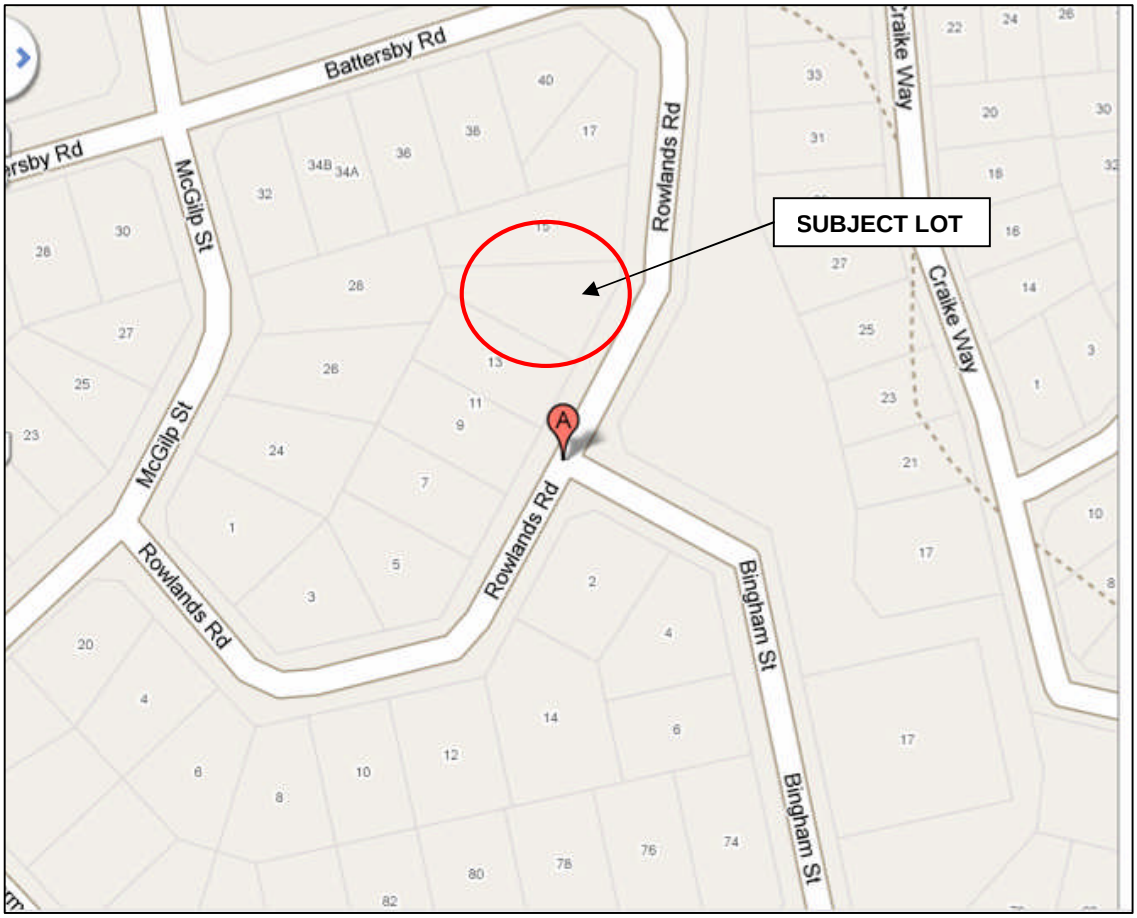
10.2.4 PROPOSED OUTBUILDING – LOT 98 (No.13) ROWLAND ROAD, GREEN HEAD

AUTHOR	Kathryn Jackson
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	11 May 2009
ATTACHMENT	10.2.4 Applicants submission
FILE	G98ROW

SUMMARY:

Council is in receipt of an application for an outbuilding (shed) at Lot 98 (No.13) Rowland Road, Green Head which exceed the maximum wall height permitted under Council's 'Outbuildings' Local Planning Policy. The subject land is zoned 'R12.5' under Town Planning Scheme No.2. Figure 1 below is a copy of a location plan for the property for Council's information. This report recommends conditional approval to the application.

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



BACKGROUND:

Council is in receipt of an application to construct an outbuilding at the above property that exceeds the height limitations as per the Shire's 'Outbuildings' Local Planning Policy.

The applicant seeks approval for a 7.5 x 10m (75m²) colorbond outbuilding with a wall height of 4m and an overall height of 4.5m. The proposed outbuilding will be located entirely behind the existing dwelling and will be required to match the colours of the existing dwelling.

The outbuilding is proposed to be located 1.5m from the Southern (side) boundary, 1m from the Northern (side) boundary and 3m from the Western (rear) boundary. Setbacks are in accordance with the provisions of the Residential Design Codes of WA 2008 (R-Codes).

A copy of the applicant's submitted site and elevation plans are included as Attachment 10.2.4.

COMMENT:

The proposed outbuilding is compliant with the required setbacks and site coverage as per the Residential Design Codes of Western Australia (2008). The outbuilding is proposed on a site that has an existing outbuilding, to which the applicant has indicated that the existing outbuilding will be removed from the site. The outbuilding meets the maximum floor area and overall heights as specified under the Shire's 'Outbuildings' Policy, however the outbuilding does not comply with the required maximum wall heights and therefore the proposal requires Council deliberation.

In considering the merits of this application the proposal is supported at an officer level as the outbuilding:

- is to be located entirely behind the existing dwelling and therefore the outbuilding will not have an impact on the streetscape of Rowlands Road.
- is proposed to be used for domestic purposes only and therefore is not foreseen to be detrimentally impacting on the amenity of the area.
- meets the maximum overall heights of the 'Outbuildings' Policy and therefore the impact of the wall height on affected adjoining landowners would be similar if the proposal was for a 3m wall height and a 4.5m overall height compared to this application which proposes a 4m wall height and a 4.5m overall height.

Consultation:

Under Council's 'Outbuildings' Policy it is a requirement that should a proposed outbuilding not comply with the requirements of the policy that neighbours consultation is required to be undertaken with the affected adjoining landowners.

Recommendation 1 directs Council staff to undertake a 14 day advertising period with affected adjoining landowners, and should no objections be received delegates authority to the CEO to approve the planning application in accordance with Recommendation 2.

STATUTORY ENVIRONMENT:

The subject land is zoned 'R12.5' under the Shire's Town Planning Scheme No.2.

STRATEGIC IMPLICATIONS:

Nil.

POLICY IMPLICATIONS:

The Shires 'Outbuildings' Local Planning Policy stipulates maximum standards for outbuildings as follows:

> *"Residential zoned land - 75m^2 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);"*

A Local Planning Policy 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.

Objectives of the policy are:

> *"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."*

The proposed shed has a total area of 75m², a wall height of 4m and an overall height of 4.5m and therefore the shed is not compliant with the maximum wall height permitted under the Policy.

In this regard the shed does however meet the overall maximum height allowable under the Policy and given that the shed will be entirely located behind that of an existing dwelling the structures impact on the existing amenity and streetscape of Rowlands Road is deemed

minimal. Therefore in considering the above objectives it is deemed that the proposed shed meets the intent of the policy and therefore approval is recommended in this instance.

FINANCIAL IMPLICATIONS:

Nil.

VOTING REQUIREMENT:

Simple Majority required.

OFFICER RECOMMENDATION:

Recommendation 1:

That Council staff proceed with a fourteen (14) day advertising period with affected adjoining landowners to obtain their written consultation regarding the construction of the proposed outbuilding (shed) on Lot 98 (No.13) Rowlands Road, Green Head.

Recommendation 2:

That Council delegate to the CEO the capacity to grant formal Planning Approval (following a fourteen (14) day neighbour consultation period and no objections / concerns being raised) for a outbuilding to be constructed on Lot 98 (No.13), Rowlands Road, Green Head, subject to the following:

Conditions

1. Development shall be in accordance with the attached approved plan(s) dated 20 May 2009 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.

2. Any additions to or change of use of any part of the building or land (not the subject of this consent/approval) requires further application and planning approval for that use/addition.

3. The use hereby permitted shall not cause injury to or prejudicially affect the amenity of the locality by reason of the emission of smoke, dust, fumes, odour, noise, vibration, waste product or otherwise.

4. A demolition licence is required to be lodged and issued for the removal of the existing outbuilding before the issue of the necessary building licence for the proposed outbuilding.

5. The existing outbuilding is to be removed within 3 months of the construction of the proposed outbuilding which is subject to this approval.

6. The approved outbuilding is only to be used for general storage purposes associated with the predominant use of the land and shall NOT be used for habitation, commercial or industrial purposes.

7. The development shall be consistent or complementary in colour with the existing building to the approval of the local government.

8. All stormwater is to be disposed of on-site to the specifications and approval of the local government. On application for a building licence a detailed design of stormwater collection and disposal system of developed areas is to be supplied.

Notes

a) This approval is valid for a period of two (2) years from the date of approval and will deemed to have lapsed if the development has not substantially commenced before the expiration of this period.

b) Compliance is required with the Building Code of Australia.

c) 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: ***2009-061***

Moved: *Cr Waite* ***Seconded:*** *Cr Bothe*

That Council:

1. *staff proceed with a fourteen (14) day advertising period with affected adjoining landowners to obtain their written consultation regarding the construction of the proposed outbuilding (shed) on Lot 98 (No.13) Rowlands Road, Green Head.*
2. *delegate to the CEO the capacity to grant formal Planning Approval (following a fourteen (14) day neighbour consultation period and no objections / concerns being raised) for a outbuilding to be constructed on Lot 98 (No.13), Rowlands Road, Green Head, subject to the following:*

Conditions

1. *Development shall be in accordance with the attached approved plan(s) dated 20 May 2009 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.*

2. *Any additions to or change of use of any part of the building or land (not the subject of this consent/approval) requires further application and planning approval for that use/addition.*

3. *The use hereby permitted shall not cause injury to or prejudicially affect the amenity of the locality by reason of the emission of smoke, dust, fumes, odour, noise, vibration, waste product or otherwise.*

4. *A demolition licence is required to be lodged and issued for the removal of the existing outbuilding before the issue of the necessary building licence for the proposed outbuilding.*

5. *The existing outbuilding is to be removed within 3 months of the construction of the proposed outbuilding which is subject to this approval.*

6. *The approved outbuilding is only to be used for general storage purposes associated with the predominant use of the land and shall NOT be used for habitation, commercial or industrial purposes.*

7. *The development shall be consistent or complementary in colour with the existing building to the approval of the local government.*

8. *All stormwater is to be disposed of on-site to the specifications and approval of the local government. On application for a building licence a detailed design of stormwater collection and disposal system of developed areas is to be supplied.*

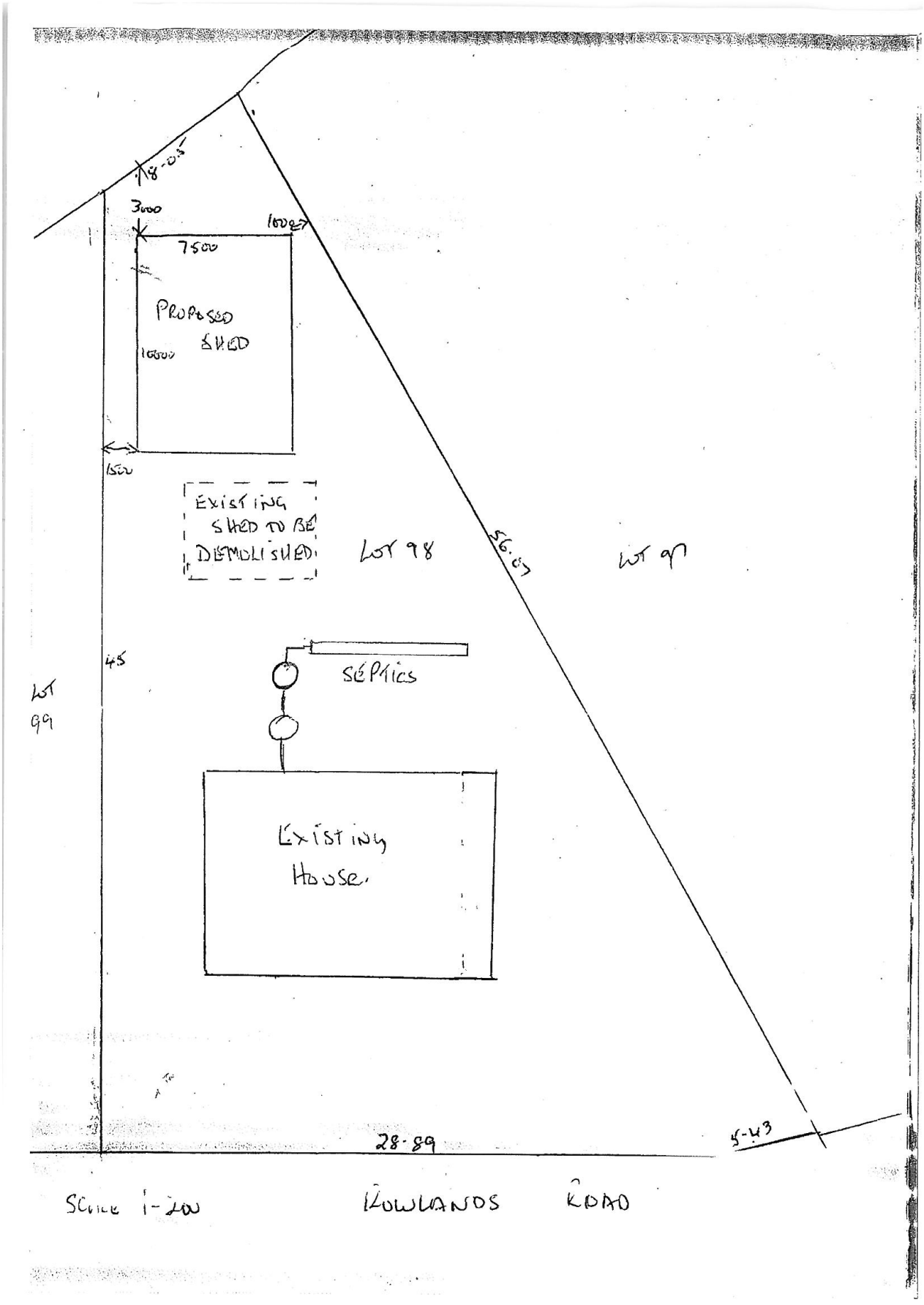
Notes

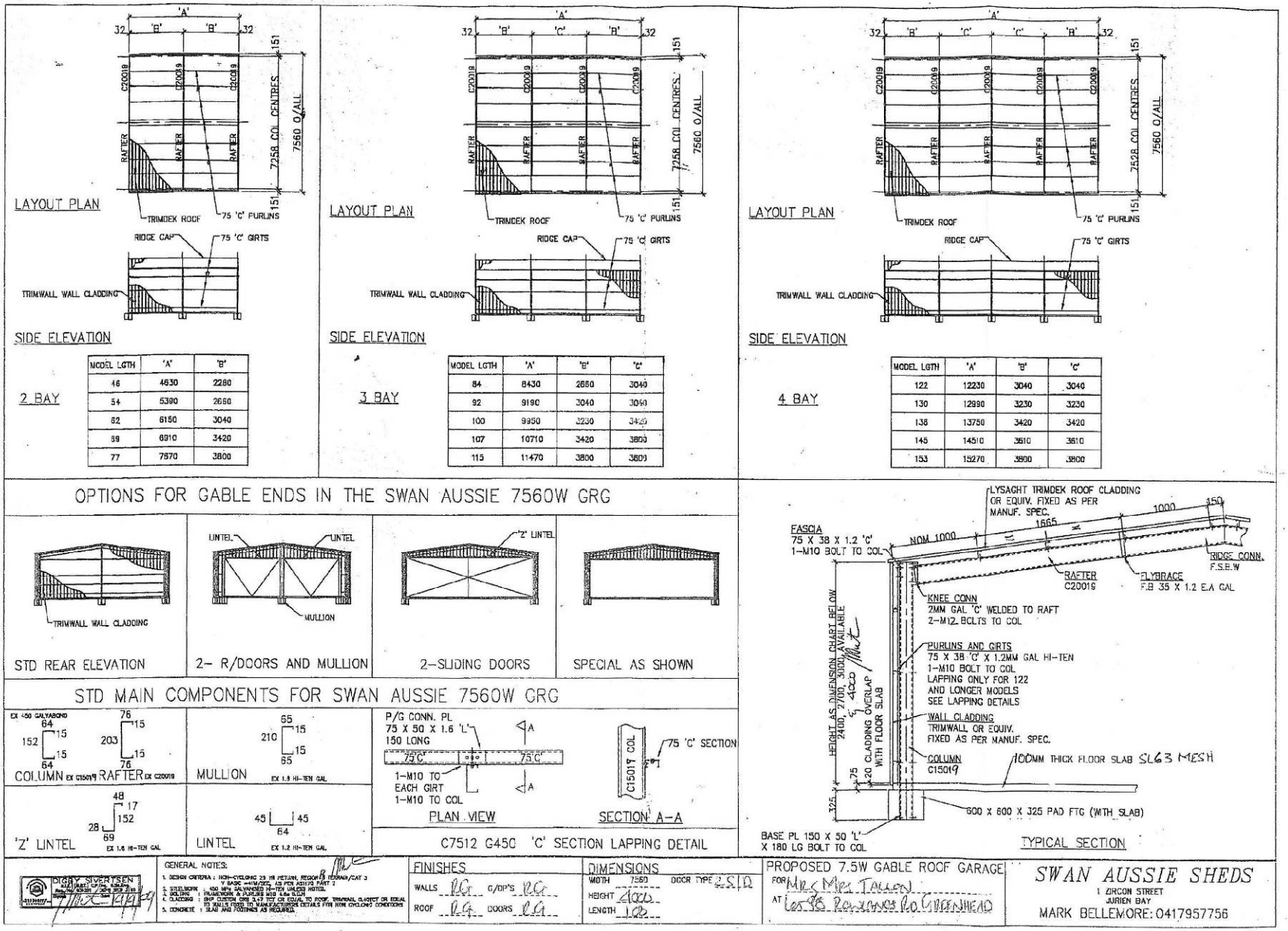
a) *This approval is valid for a period of two (2) years from the date of approval and will deemed to have lapsed if the development has not substantially commenced before the expiration of this period.*

b) *Compliance is required with the Building Code of Australia.*

c) *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 4/0


18.03
3000
16027
7500
PROPOSED SHED
16000
1500
EXISTING SHED TO BE DEMOLISHED
LOT 98
56.63
LOT 97
45
LOT 99
SEPTICS
EXISTING HOUSE.
28.89
5.43
SCALE 1-200
ROWLANDS ROAD


LAYOUT PLAN
TRIMDEK ROOF
75 'C' PURLINS
RIDGE CAP
75 'C' GIRTS
TRIMWALL WALL CLADDING
SIDE ELEVATION
2 BAY
MODEL LGTH | 'A' | 'B'
46 | 4630 | 2280
54 | 5390 | 2660
62 | 6150 | 3040
69 | 6910 | 3420
77 | 7570 | 3800
3 BAY
MODEL LGTH | 'A' | 'B' | 'C'
84 | 8430 | 2660 | 3040
92 | 9190 | 3040 | 3040
100 | 9950 | 3230 | 3420
107 | 10710 | 3420 | 3800
115 | 11470 | 3800 | 3800
4 BAY
MODEL LGTH | 'A' | 'B' | 'C'
122 | 12230 | 3040 | 3040
130 | 12990 | 3230 | 3230
138 | 13750 | 3420 | 3420
145 | 14510 | 3610 | 3610
153 | 15270 | 3800 | 3800
OPTIONS FOR GABLE ENDS IN THE SWAN AUSSIE 7560W GRG
STD REAR ELEVATION
2- R/DOORS AND MULLION
2-SLIDING DOORS
SPECIAL AS SHOWN
STD MAIN COMPONENTS FOR SWAN AUSSIE 7560W GRG
COLUMN EX C15019 RAFTER EX C20019
MULLION EX 1.6 HI-TEN GAL
'Z' LINTEL
LINTEL
P/G CONN. PL
75 X 50 X 1.6 'L'
150 LONG
1-M10 TO EACH GIRT
1-M10 TO COL
PLAN VIEW
SECTION A-A
75 'C' SECTION
C7512 G450 'C' SECTION LAPPING DETAIL
LYSAGHT TRIMDEK ROOF CLADDING
OR EQUIV. FIXED AS PER
MANUF. SPEC.
FASCIA
75 X 38 X 1.2 'C'
1-M10 BOLT TO COL
RIDGE CONN.
F.S.E.W
RAFTER
C20019
FLYBRACE
F.B 35 X 1.2 E.A GAL
KNEE CONN
2MM GAL 'C' WELDED TO RAFT
2-M12 BOLTS TO COL
PURLINS AND GIRTS
75 X 38 'C' X 1.2MM GAL HI-TEN
1-M10 BOLT TO COL
LAPPING ONLY FOR 122
AND LONGER MODELS
SEE LAPPING DETAILS
WALL CLADDING
TRIMWALL OR EQUIV.
FIXED AS PER MANUF. SPEC.
COLUMN
C15019
100MM THICK FLOOR SLAB SL63 MESH
600 X 600 X 325 PAD FTG (WITH SLAB)
BASE PL 150 X 50 'L'
X 180 LG BOLT TO COL
TYPICAL SECTION
GENERAL NOTES:
FINISHES
WALLS G/DP'S
ROOF DOORS
DIMENSIONS
WIDTH 7560
HEIGHT
LENGTH
DOOR TYPE
PROPOSED 7.5W GABLE ROOF GARAGE
FOR MR & MRS TOLLEN
AT LOT 98 ROWANCE RD CANNINGVALE
SWAN AUSSIE SHEDS
1 ZIRCON STREET
JURIEN BAY
MARK BELLEMORE: 0417957756

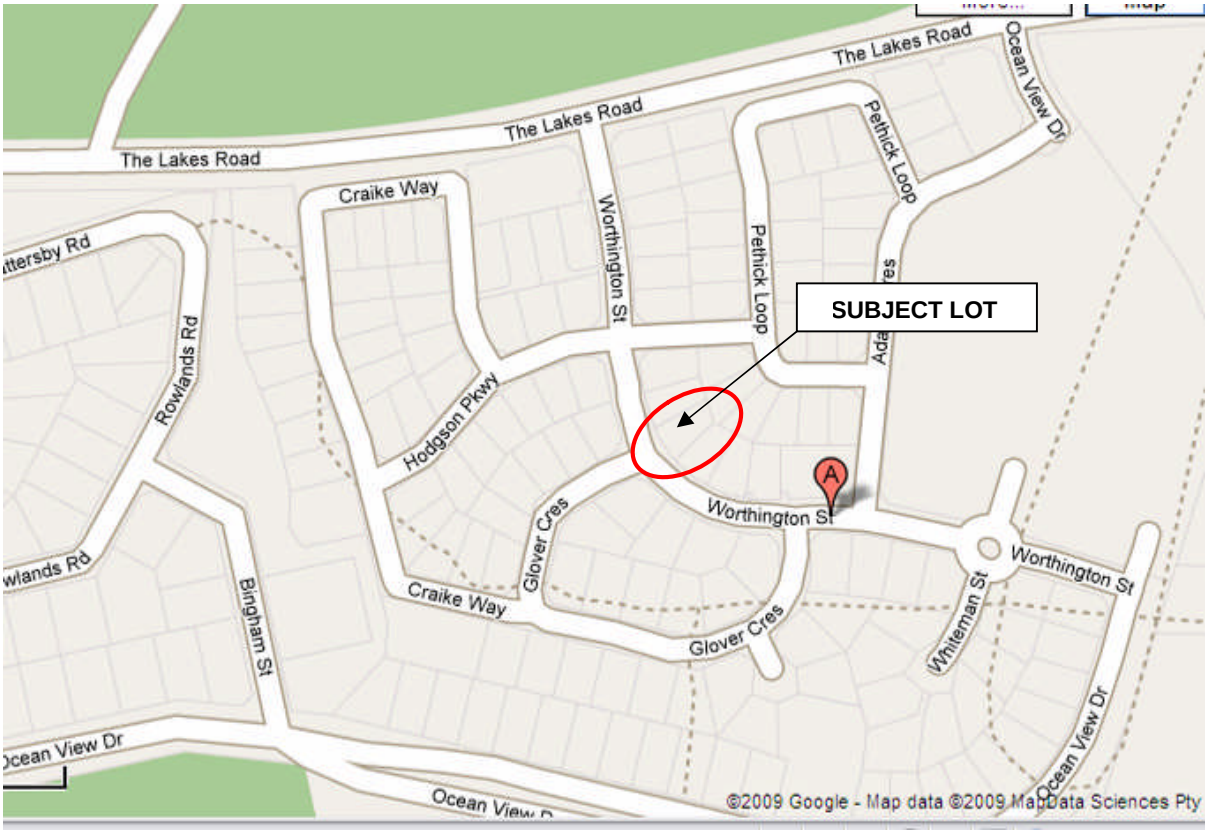
10.2.5 PROPOSED DWELLING LOT 793 (No.28) WORTHINGTON STREET - CONCESSION FOR BUILDING DESIGN GUIDELINES

AUTHOR	Kathryn Jackson
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	8 May 2009
ATTACHMENT	10.2.5 Site Plan
FILE	G793WOR

SUMMARY:

The Council is in recept of an application for planning consent seeking to construct a T & R transportable home on Lot 793 (No.28) Worthington Street, Green Head with the applicant requesting a concession to vary the roof pitch of 15° as prescribed under *Greenhead South Bay Development Guidelines* to a 5 – 6°30' pitch. A copy of the site plan, floor plan and elevations for the proposed dwelling are provided as Attachment 10.2.5 for your further information.

Figure 1 - Provides an understanding of the location of the subject property



COMMENT:

The underlying intent and principal aim of the Development Guidelines is "to guide development to maintain an open streetscape and prevent development that is not considered to be in the general interest of the community." This position is broadly supported by the state wide Residential Design Codes - April 2008 (R-Codes), where the explanatory guidelines of the R Codes state in part "the case for design controls rests essentially on the visual impact of buildings on the streetscape" ……and……. "too often controls which attempt to impose harmony simply encourage poor limitations or plastics of the styles of original housing."

With this in mind, the Development Guidelines for the South Bay area clearly serves an important function in achieving and maintaining consistency in housing design. However, the Council is urged to apply some flexibility in interpreting the design guidelines so as not to deny innovation and variation in housing design that would comfortably fit with the coastal environs and compliment the local streetscape.

Previously Council staff had been in liaison with Mr Ben Killigrew from Landcorp with confirmation that Landcorp is comfortable in the Council assessing and determining applications outside of the prescribed guidelines based on proper and orderly planning principles being applied and adhered too. Therefore, on this understanding and in consideration of the above comments and arguments presented in the application, particularly in relation to the streetscape presentation, appropriateness of design, and the more innovative use of lower pitch skillion and/or curved roof structures of today, it is recommended the variation to the roof pitch, as proposed, be supported.

STATUTORY ENVIRONMENT:

Pursuant to the Council's Town Planning Scheme No.2 - Zoning Table 1 (Clause 4.3) a dwelling is a permitted use in the 'Residential' zone, which if deemed to comply with the prescribed standards on both the Scheme and the R-Codes does not require formal planning consent from the Council. However, where an application is deemed not to comply the standards then Council is then obliged pursuant to Clause 8.2(b)(i) of the Scheme to determine an application based on sound planning merit. In doing so the Council is reminded Clause 2.3.2 of the Scheme affords flexibility to relax the standards to accommodate the proposed variation should the Council be satisfied there will not be any detrimental affect on the streetscape and/or local amenity.

Furthermore, Clause 5.2 of the Town Planning Scheme details that all dwellings within a 'Residential' zone are required to comply with the R-Codes, unless otherwise approved by the Council. In consideration of this requirement an assessment of the proposed house against the R Codes confirms the dwelling is not in compliance with prescribed standards in relation to boundary setback distances for the relevant 'R15' density coding. As the finished floor level of the dwelling is proposed to be constructed greater than 0.7m above natural ground level the privacy provisions of the R-Codes are applied and therefore the proposed dwelling does not comply with Section 6.8.1.A1 of the R-Codes which states:

> *"Major openings and unenclosed outdoor active habitable spaces (balconies, verandahs, terraces or other outdoor living areas) which have a floor level more than 0.5m above natural ground level and which overlook any part of any*

other residential property behind its street setback line, to comply with the following:

i. Are setback, in direct line of sight within the cone of vision, from the boundary a minimum of …
- *4.5m in the case of bedrooms*
- *6m in the case of habitable rooms other than bedrooms and studies; and*
- *7.5m in the case of outdoor unenclosed outdoor active habitable spaces; or*

ii. Are provided with permanent vertical screening to restrict views within the cone of vision from any major opening of an active habitable space; or

iii. Are provided with permanent vertical screening or equivalent, preventing direct line of sight within the cone of vision to ground level of the adjoining property if closer than 25m to the opening or equivalent."

Therefore an assessment of the dwelling indicates that the home theatre, alfresco, and bedroom 3 do not comply.

However, it is considered that the proposed reduction in setbacks distances could be considered favourably should written consultation be received consenting to the reduced setbacks from the affected adjoining landowners.

STRATEGIC IMPLICATIONS:

Nil.

POLICY IMPLICATIONS:

As reflected above, the proposed reduction in the roof pitch is inconsistent with objective 8 the *Greenhead South Bay Development Guidelines,* which currently states:

8. No dwelling shall be constructed with a roof pitch of less than 15 degrees.

In light of the discussions with the developer and the desire to have decisions made based on proper and orderly planning principles being applied approval is recommended for this proposed dwelling in this instance. The applicant has demonstrated quality of design, and an adherence to the *Greenhead South Bay Development Guidelines.*

Staff advise that previously Council have approved dwellings of similar design including wall cladding and roof pitches which are not compliant with the policies guidelines.

FINANCIAL IMPLICATIONS:

Nil.

VOTING REQUIREMENT:

Simple majority required.

OFFICER RECOMMENDATION:

Recommendation 1:

That Council staff proceed with a fourteen (14) day advertising period with affected adjoining landowners to obtain their written consultation regarding the construction of the proposed dwelling with reduced setbacks on Lot 793 (No.28) Worthington Street, Green Head.

Recommendation 2:

That Council delegate to the CEO the capacity to grant formal Planning Approval (following a fourteen (14) day neighbour consultation period and no objections / concerns being raised) for a dwelling to be constructed on Lot 793 (No.28) Worthington Street, Green Head, subject to the following:

Conditions

(a) Development shall be in accordance with the attached approved plan(s) dated 20 May 2009 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 use hereby permitted shall not cause injury to or prejudicially affect the amenity of the locality by reason of the emission of smoke, dust, fumes, odour, noise, vibration, waste product or otherwise.

(c) Any additions to or change of use of any part of the building or land (not the subject of this consent/approval) requires further application and planning approval for that use/addition.

(d) The roof cladding for the house shall be tiled or of a colorbond metal deck finish in a colour complimentary to the coastal environs. The use of zincalume cladding or similar is not permitted.

(e) 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.

(f) The driveway/car-parking bays and access crossover from the street shall be consistent in material, colour and pattern, with the exception of an existing footpath.

(g) All water tanks and clothes drying areas shall be positioned to the rear of the property or alternatively placed behind a privacy screen complimentary in material and colour with the house and boundary fencing.

(h) The side and rear boundary fencing shall be no greater than 1.8 metres in height and complimentary in colour with the house. The use of bore zincalume metal,

bare galvanized metal or unpainted hardi-fence or the like is not permitted.

Notes

i. The applicant is reminded that all future development (i.e. sheds/carports, patio/verandah extensions, letterbox, and front boundary fencing) is to accord with the Policy Objectives of the *Green Head South Bay Development Guidelines,* endorsed as the Shire of Coorow Local Planning Policy 6.6.6, that may be amended from time to time.

ii. This approval is valid for a period of two (2) years from the date of approval and will deemed to have lapsed if the development has not substantially commenced before the expiration of this period.

iii. 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: ***2009-062***

Moved: *Cr McDonald* ***Seconded:*** *Cr Bothe*

That Council:

1. *staff proceed with a fourteen (14) day advertising period with affected adjoining landowners to obtain their written consultation regarding the construction of the proposed dwelling with reduced setbacks on Lot 793 (No.28) Worthington Street, Green Head.*

2. *delegate to the CEO the capacity to grant formal Planning Approval (following a fourteen (14) day neighbour consultation period and no objections / concerns being raised) for a dwelling with a reduced pitch roof of 5^{o} to be constructed on Lot 793 (No.28) Worthington Street, Green Head, subject to the following:*

Conditions

(a) Development shall be in accordance with the attached approved plan(s) dated 20 May 2009 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 use hereby permitted shall not cause injury to or prejudicially affect the amenity of the locality by reason of the emission of smoke, dust, fumes, odour, noise, vibration, waste product or otherwise.

(c) Any additions to or change of use of any part of the building or land (not the subject of this consent/approval) requires further application and planning approval for that use/addition.

(d) The roof cladding for the house shall be tiled or of a colorbond metal deck finish in a colour complimentary to the coastal environs. The use of zincalume cladding or similar is not permitted.

(e) 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.

(f) The driveway/car-parking bays and access crossover from the street shall be consistent in material, colour and pattern, with the exception of an existing footpath.

(g) All water tanks and clothes drying areas shall be positioned to the rear of the property or alternatively placed behind a privacy screen complimentary in material and colour with the house and boundary fencing.

(h) The side and rear boundary fencing shall be no greater than 1.8 metres in height and complimentary in colour with the house. The use of bore zincalume metal, bare galvanized metal or unpainted hardi-fence or the like is not permitted.

Notes

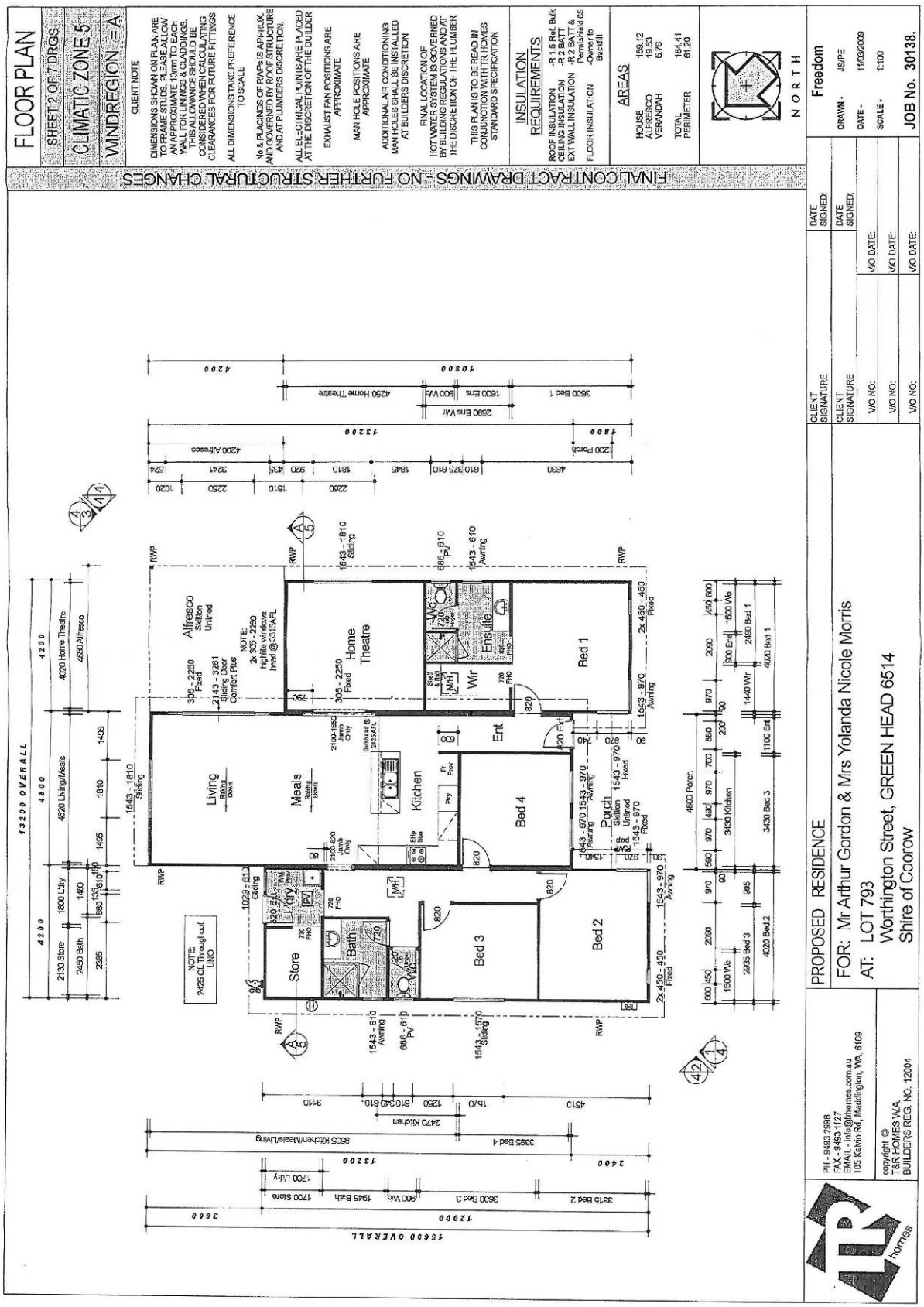
i. The applicant is reminded that all future development (i.e. sheds/carports, patio/verandah extensions, letterbox, and front boundary fencing) is to accord with the Policy Objectives of the Green Head South Bay Development Guidelines, endorsed as the Shire of Coorow Local Planning Policy 6.6.6, that may be amended from time to time.

ii. This approval is valid for a period of two (2) years from the date of approval and will deemed to have lapsed if the development has not substantially commenced before the expiration of this period.

iii. 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 4/0

SITE PLAN
SHEET 1 OF 7 DRGS.
CLIMATIC ZONE 5
WINDREGION = A
PLOT DESCRIPTION
Low shrubs to entire block, to be cleared. House site flat.
CLIENT NOTE
PLUMBING & ELECTRICAL CONNECTIONS TO BE COMPLETED BY OWNER ORGANISED LICENCED TRADESMEN ON SITE
FINAL CONTRACT DRAWINGS - NO FURTHER STRUCTURAL CHANGES
NORTH
Lot 794
Lot 792
LOT 793
Worthington Street
GREEN HEAD 6514
Shire of Coorow
Area - 612m²
PROPOSED RESIDENCE FFL @ approx 700 AFGL
FRONT
Crossover
WORTHINGTON STREET
14.75
31.57m
34.76m
17.4m
3.54m
1.41m
6.855
3.102
6.000
1.500
2.850
2.568
116°44'44"
78°55'
100°20'59"
94°23'36"
Freedom
DRAWN - JS/PE
DATE - 11/03/2009
SCALE - 1:200
JOB No. 30138.
CLIENT SIGNATURE
DATE SIGNED:
V/O NO:
V/O DATE:
PROPOSED RESIDENCE
FOR: Mr Arthur Gordon & Mrs Yolanda Nicole Morris
AT: LOT 793
Worthington Street, GREEN HEAD 6514
Shire of Coorow
PH - 9483 2386
FAX - 9483 2127
EMAIL - info@thomes.com.au
105 Kelvin Rd, Maddington, WA, 6109
copyright ©
T&R HOMES W/A
BUILDERS REG. NO. 12004
homes


FLOOR PLAN
SHEET 2 OF 7 DRGS.
CLIMATIC ZONE 5
WINDREGION = A
CLIENT NOTE
DIMENSIONS SHOWN ON PLAN ARE TO FRAME STUDS, PLEASE ALLOW AN APPROXIMATE 10mm TO EACH WALL FOR LININGS & FLOORINGS. THESE CHANGES SHOULD BE CONSIDERED WHEN CALCULATING CLEARANCES FOR FUTURE FITTINGS
ALL DIMENSIONS TAKE PREFERENCE TO SCALE
No & PLACINGS OF RWPs IS APPROX. AND GOVERNED BY ROOF STRUCTURE AND AT PLUMBERS DISCRETION.
ALL ELECTRICAL POINTS ARE PLACED AT THE DISCRETION OF THE BUILDER
EXHAUST FAN POSITIONS ARE APPROXIMATE
MAN HOLE POSITIONS ARE APPROXIMATE
ADDITIONAL AIR CONDITIONING MAN HOLES SHALL BE INSTALLED AT BUILDERS DISCRETION
FINAL LOCATION OF HOT WATER SYSTEM IS GOVERNED BY BUILDING REGULATIONS AND AT THE DISCRETION OF THE PLUMBER
THIS PLAN IS TO BE READ IN CONJUNCTION WITH TR HOMES STANDARD SPECIFICATION
INSULATION REQUIREMENTS
ROOF INSULATION - R 1.5 Ref. Bulk
CEILING INSULATION - R 2.5 BATT
EXT WALL INSULATION - R 2 BATT & Permishield 65
FLOOR INSULATION - Owner to Backfill
AREAS
HOUSE 158.12
ALFRESCO 19.33
VERANDAH 6.76
TOTAL PERIMETER 184.41
61.20
FINAL CONTRACT DRAWINGS - NO FURTHER STRUCTURAL CHANGES
NORTH
Alfresco
Stallion Unlined
NOTE: 2x 305 - 2250 highlite windows Inset @ 331SAFL
305 - 2250 Fixed
2143 - 3361 Sliding Door Comfort Plus
Home Theatre
1543 - 1810 Sliding
686 - 610 Pv
1543 - 610 Awning
Wc
Ensuite
Wir
Bed 1
2x 430 - 450 Fixed
1543 - 970 Awning
Ent
Living
Rakhs Down
Meals
Kitchen
Bed 4
Porch
Gallon Unlined
1543 - 970 Fixed
Laundry
Store
Bath
Bed 3
Bed 2
NOTE: 2425 CL Throughout UNO
1023 - 610 Sliding
2x 450 - 450 Fixed
1543 - 610 Awning
1543 - 970 Sliding
RWP
13200 OVERALL
4200
4800
4620 Living/Meals
4020 Home Theatre
4650 Alfresco
2130 Store
2450 Bath
1800 Lndry
2385
1495
1910
1405
1490
880
610
1220 Porch
4200 Alfresco
4630
1845
1810
920
435
610 375 610
1510
2250
1510
1020
524
3241
2250
1800
13200
10800
4200
2580 Ens Wir
1600 Ens
600 WIr
4250 Home Theatre
3500 Bed 1
15600 OVERALL
12000
3600
3315 Bed 2
3600 Bed 3
900 WIr
1945 Bath
1700 Store
1700 Lndry
2400
12200
3355 Bed 4
8555 Kitchen/Meals/Living
2470 Kitchen
4510
1510
1250
510 340 610
3110
4600 Porch
2000
970
850
700
970
970
580
970
2300
970
450
600
1500 Wir
2035 Bed 3
4020 Bed 2
1100 Ent
3430 Bed 3
3430 Kitchen
1440 Wir
2480 Bed 1
4020 Bed 1
1500 Wir
300 Ent
1600 Wir
CLIENT SIGNATURE
DATE SIGNED:
V/O NO:
V/O DATE:
PROPOSED RESIDENCE
FOR: Mr Arthur Gordon & Mrs Yolanda Nicole Morris
AT: LOT 793
Worthington Street, GREEN HEAD 6514
Shire of Coorow
Freedom
DRAWN - JS/PE
DATE - 11/03/2009
SCALE - 1:100
JOB No. 30138.
PH - 9493 2998
FAX - 9493 1127
EMAIL - info@trhomes.com.au
105 Kelvin Rd, Maddington, WA 6109
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T&R HOMES WA
BUILDERS REG. NO. 12004
homes

ELEVATIONS
SHEET 4 OF 7 DRGS
CLIMATIC ZONE 4
WINDREGION = A
HIGHEST POINT
3669 AFL
FINAL CONTRACT DRAWINGS - NO FURTHER STRUCTURAL CHANGES
5°00 PITCH COLORBOND ULTRA ROOF
5°00 PITCH PORCH COLORBOND ULTRA ROOF
6°30 PITCH COLORBOND ULTRA ROOF
ELEVATION 1
ELEVATION 2
ELEVATION 3
ELEVATION 4
PV
F.L. 00s
2425
Porch & Decking omitted for clarity
Newport Primeline Feature Cladding
Colorbond Ultra
BED 1
BED 2
RETURN WINDOWS
g/o Fixed
Scale 1:100
Colorbond Ultra
Newport Primeline Feature Cladding
PROPOSED RESIDENCE
FOR: Mr Arthur Gordon & Mrs Yolanda Nicole Morris
AT: LOT 793
Worthington Street, GREEN HEAD 6514
Shire of Coorow
CLIENT SIGNATURE
DATE SIGNED:
V/O NO:
V/O DATE:
Freedom
DRAWN - JB/PE
DATE - 11/03/2009
SCALE - 1:100
JOB No. 30138.
PH - 9483 2998
FAX - 9483 1127
EMAIL - info@lthomes.com.au
105 Kelvin Rd, Maddington, WA, 6109
copyright ©
T&R HOMES W.A.
BUILDERS REG. NO. 12004
homes

10.3 ACTING MANAGER WORKS AND SERVICES:

10.3.1 RESHEETING AND SEALING OF RAILWAY ROAD

LOCATION	Gunyidi Wubin Road
AUTHOR	Kelvin Bean
DATE OF REPORT	6 May 2009
ATTACHMENTS	10.3.1a Letter regarding Gunyidi Wubin Road 10.3.1b Map indicating Railway Road
FILE	R8.19

SUMMARY

Council is to consider placing an approximate amount of $250,000 in the 2009/10 Draft Budget for the re-sheeting and sealing of Railway Road.

BACKGROUND:

Council has received a letter from ratepayers and frequent users of Railway Road and Gunyidi Wubin Road regarding the state of the gravel section of Railway Road within the Shire of Coorow. This letter is included at Attachment 10.3.1a.

Railway Road in the Shire of Coorow is a link road for farmers from the Gunyidi Wubin Road to Watheroo CBH Site. Railway Road in the Shire of Moora is fully sealed to the Shire of Coorow southern boundary, see map included at Attachment 10.3.1b.

COMMENT:

Railway Road was last resheeted in 2003/04, by 2010 it will be due for re-sheeting, Resheeting this section will cost Council $130,000. Whilst using resources to do this, it would be cost effective to seal the 3.09km section at the same time.

Being a highly utilized road particularly at harvest time, and also being a school bus route Railway Road is water bound and graded approximately three time per year.

Council staff are seeking to use Roads to Recovery grant funding for this project.

STATUTORY ENVIRONMENT:

Shire of Coorow 2009/10 Draft Budget
Shire of Coorow 2009/10 Works Program

STRATEGIC IMPLICATIONS:

GOAL 3 – INFRASTRUCTURE
Introduce, maintain and upgrade assets and infrastructure which meet community needs through a timely and cost effective process.

Sealing the 3.09km section of Railway Road would link the bituminised Gunyidi Wubin Road to the bituminised Railway Road in the Shire of Moora.

POLICY IMPLICATIONS:

Nil.

FINANCIAL IMPLICATIONS:

Sealing this section of Railway Road would cut the costs of water binding every year, a cost of $9,869.71, this is the average figure per year since 2003/04.

Council currently spends, on average, $9,869.71 per annum on water binding Railway Road. This figure is the average amount Council has spent on Railway Road since 2003/04.

Council will already have the machinery and works crew on Railway Road for resheeting at a cost of $130,000.

The total cost of bitumen sealing this section of the Gunyidi Wubin Road will be approximately $250,000.

VOTING REQUIREMENTS:

Simple Majority.

OFFICER RECOMMENDATION:

That Council include $250,000 in the 2009/10 Budget for sealing 3.09km of Railway Road to the southern boundary of the Shire of Coorow.

RESOLUTION: ***2009-063***

Moved: *Cr Girando* ***Seconded:*** *Cr Bothe*

That Council include $250,000 in the 2009/10 Budget Estimates for sealing 3.09km of Railway Road to the southern boundary of the Shire of Coorow.

CARRIED 4/0

23 March 2009

Shire of Coorow
PO Box 42
COOROW
WA 6515

Re: Railway Road & Gunyidi-Wubin Road

We, the undersigned, wish to bring to your attention the continued poor condition of Railway Road & Gunyidi-Wubin Road near the southern boundary of Coorow Shire and reiterate the need for the gravel sections to be bituminised, as expressed in a letter sent to the shire in July 2002.

During the summer months more & more trucks are using the road causing deep corrugations and dangerous driving conditions. Last harvest there were even more trucks using the road to cart grain to Watheroo as a result of Marchagee CBH Bin not receiving lupins and the higher freight rates charged because of the changes to the grain market system. From February to April the road conditions are further exacerbated by the many trucks carting fertilizer from Perth and lime from the coast.

Although the shire has endeavoured to keep the roads graded, when requested, it becomes just as bad again within a couple of weeks due to the volume of heavy vehicles using the road.

During wet weather the road becomes extremely slippery, especially on Gunyidi-Wubin Road, between the end of the bitumen and Keighley Rd and through the lake systems. We are aware of a number of accidents in which cars have slid off the road in wet conditions.

The two culverts on Railway road urgently need attention. At the northern culvert the white marker posts are outside the road edge and it is not wide enough for two vehicles to pass safely. The Southern culvert is always potholed and very slippery when wet which has contributed to several accidents at the site.

The Watheroo School bus uses these sections of the road which raises further safety concerns.

We urge you to give priority to our request in your next round of budgeting, before a more serious accident occurs.

Yours sincerely,

Ratepayers and frequent users of Railway Road & Gunyidi-Wubin road

9651 7001

Rod. Manuel.
DEBBIE MANUEL
Alexandra Crombie
Ruth Prastmeyer
Watheroo School Principal.

	Andrew Crombie	– ARRAWARRA PTY. LTD.
	Tim Crombie	– ARRAWARRA PTY. LTD.
	SUE CROMBIE	– ARRAWARRA PTY LTD.
	Richard Crombie	ARRAWARRA PTY LTD
	LOUISE WILL	WATHEROO NTH EAST BUS RUN 1390 RAILWAY ROAD WATHEROO
	L. J. MORTON.	Cardinetta,
	PATRICIA MACCOLL	Cardinetta.
	Sam + Beth SOUTHCOTT	EDGEWATER
	NOAIRE PEARSE	MT HAWKE.
	MARK PEARSE	MT HAWKE
	FRANK CRAGO	FM+JM CRAGO.
	NOELENE BEAN	I.L+N.E. BEAN LAKEVIEW.
	IVAN BEAN	I.L & N.E BEAN LAKEVIEW
	MARC BEAN	
	M SARAH BEAN	IL+NE BEAN LAKEVIEW
	AB STONE	AB&KF STONE THOMAS RD.
	KF STONE	
	MATT STONE	AB & KF STONE
	H. Vanzetti	Hiniche, Marchagee
	Peter Vanzetti	Yiniche. Marchagee.

JANET MAILEY Mailey.

Bruce & Meredith Crossley. Meredith Crossley

Crossley Contracting

DALE MORTON D Morton Cudimera Farming Co.

GERARD NOBLE

PEGGY MORTON BRYANT PARK

Irene A. Morton J A Morton Bryant Park

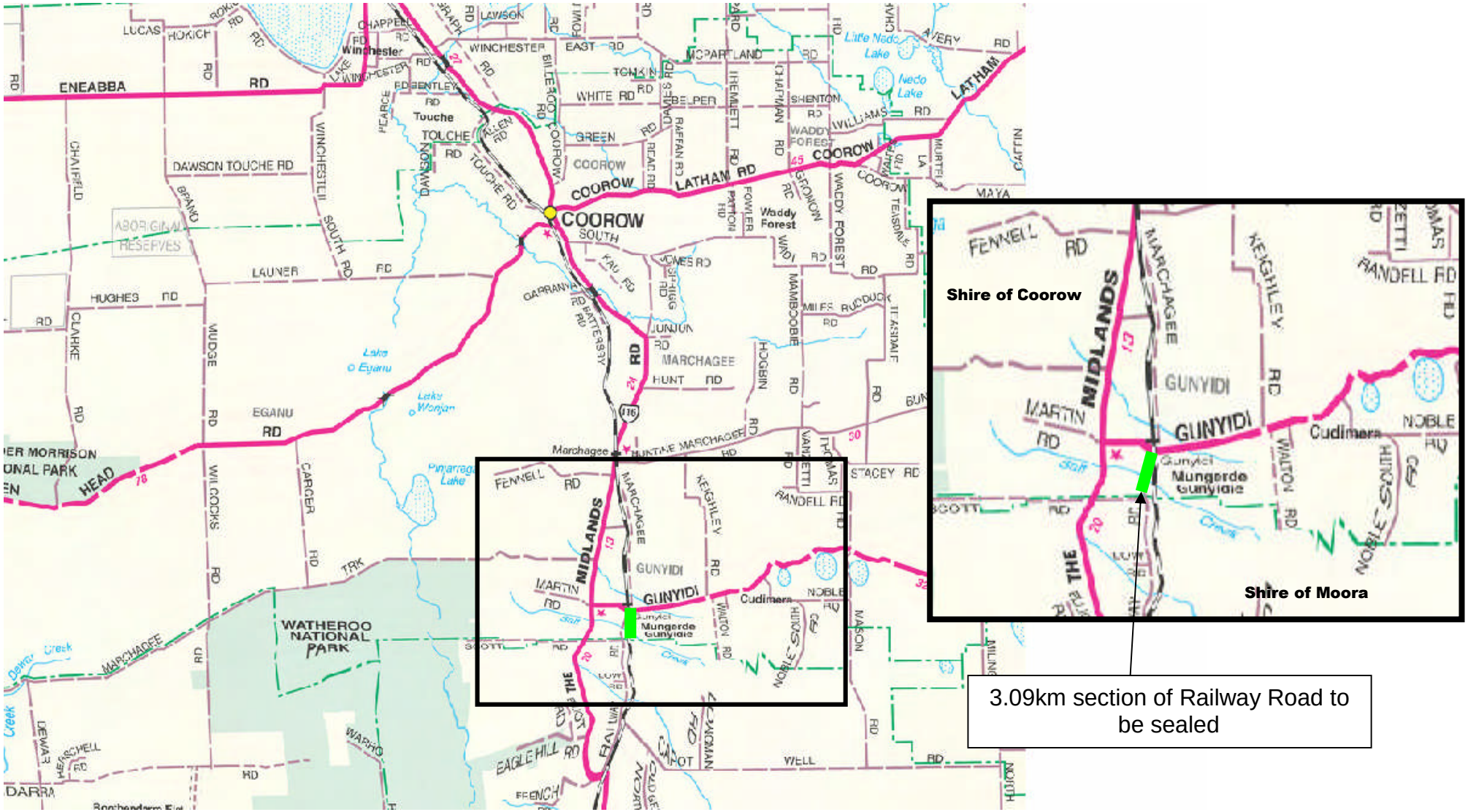
Danielle & Liam Carter Gresford Farm D Carter & Co.

BERNARD & JAMES FENNELL. FENNELL SPRAYING.

KIM & RICHIE NOBLE "BELMORE PARK"

Allen Morton J.A.M Cudimera Farming Co.

Tara Scott


Shire of Coorow
Shire of Moora
3.09km section of Railway Road to be sealed
COOROW
ENEABBA RD
DAWSON TOUCHE RD
LAUNER RD
EGANU RD
MARCHAGEE
GUNYIDI
MIDLANDS
WATHEROO NATIONAL PARK
Cudimera
Mungerde Gunyidie

10.3.2 UPGRADE OF NORTH MILING ROAD

LOCATION	Gunyidi Wubin Road
AUTHOR	Kelvin Bean
DATE OF REPORT	6 May 2009
ATTACHMENTS	10.3.2a Letter regarding North Miling Road 10.3.2b Map indicating Railway Road
FILE	R8.19

SUMMARY

Council is to consider placing an amount of $20,000 in the 2009/10 Budget for the upgrade of the North Miling Road.

BACKGROUND:

Council has received a letter from ratepayers and frequent users of North Miling Road on the south eastern boundary of the Shire of Coorow. This letter is included at Attachment 10.3.2a.

North Miling Road is a heavy haulage route, with access to the Watheroo CBH site via the eastern part of Gunyidi Wubin Road as included in Attachment 10.3.2b.

COMMENT:

Council receives requests for maintenance on this 4km of North Miling Road, staff then inspect the road and maintenance is undertaken as deemed necessary.

Due to increased traffic over the summer period for harvest and carting of fertiliser and lime sands, this road corrugates rapidly.

Small sections of the road are quite corrugated and do need resheeting, however other sections of North Miling Road still at a high standard.

STATUTORY ENVIRONMENT:

Shire of Coorow 2009/10 Budget
Shire of Coorow 2009/10 Works Program

STRATEGIC IMPLICATIONS:

GOAL 3 – INFRASTRUCTURE
Introduce, maintain and upgrade assets and infrastructure which meet community needs through a timely and cost effective process.

POLICY IMPLICATIONS:

Nil.

FINANCIAL IMPLICATIONS:

Council currently spends, on average, $1,344 per annum on water binding North Miling Road.

Staff believe that in spending approximately $20,000 on re-sheeting the gravel it would be more cost effective in the long run than bituminising as Council currently only spends $400 per kilometre per year.

VOTING REQUIREMENTS:

Simple Majority

OFFICER RECOMMENDATION:

That Council include $20,000 in the 2009/10 Budget for re-sheeting sections of North Miling Road.

RESOLUTION: ***2009-064***

Moved: *Cr Bothe* ***Seconded:*** *Cr Waite*

That Council include $20,000 in the 2009/10 Budget Estimates for re-sheeting sections of North Miling Road.

CARRIED 4/0

CEO
NFA
MWS
EDO
FINANCE
RANGER
DATE

To the Coorow Shire Council,

The signatories of this letter are writing to you to alert you to the state of the Miling North Road in the south-east corner of the shire.

This 4km of gravel road has been under-maintained for some considerable time, and the southern half of it is quite dangerous during periods of heavy usage. These periods include harvest, pre and post seeding with fertiliser cartage, as well as the road being part of the state lime route. The southern section of road contains poor quality gravel which results in deep ruts and large mounds being created when the road is under heavy truck usage. This creates dangerous driving conditions such as trailers behind trucks becoming very unstable, as well as making it difficult for vehicles coming in the opposite direction to safely pass one another.

The 2 other shire councils that maintain the majority of the road, Dalwallinu and Moora, have assessed the road as being an important and busy route, and have sealed their sections with bitumen.

We, the signatories, ask that you table this letter at the next council meeting and seriously consider the safety of the road users on this section of road.

Yours Sincerely

C & P PEARSE PTY LTD. (RD. WUBIN)

BRYANT BROS

R.D. MANUEL & CO

AJ & JA BARNES

G & H PEARSE PTY LTD

LA & E & A & B SOUTHCOTT

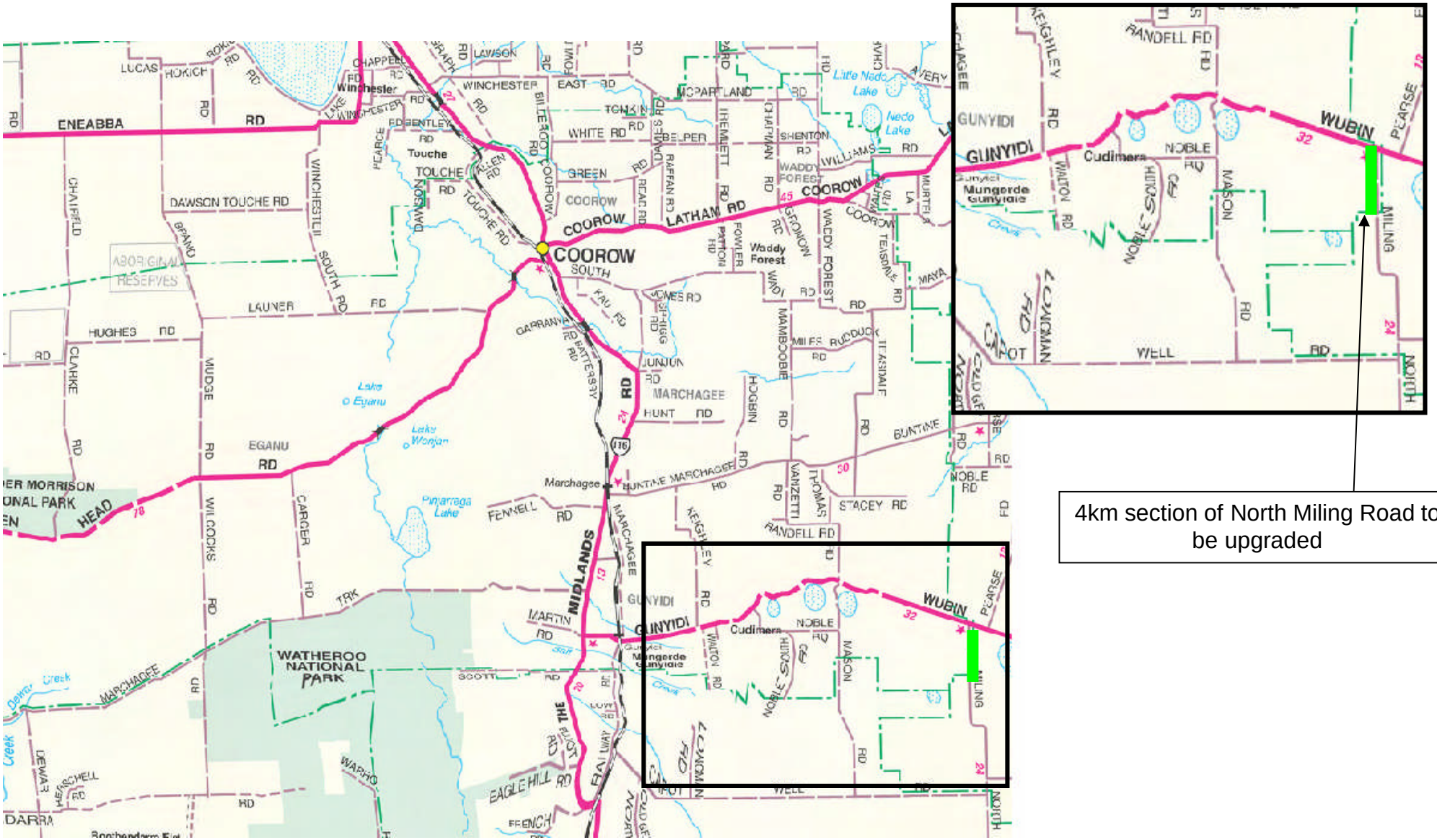
N.H. PEARSE & CO

M.H. PEARSE PTY LTD

Contact Details:

Michael Pearse
PO Box 4
Wubin
6612

Ph: 0429 681 007


ENEABBA RD
COOROW
COOROW SOUTH
LATHAM RD
DAWSON TOUCHE RD
LAUNER RD
EGANU RD
MARCHAGEE
HUNT RD
BUNTINE MARCHAGEE RD
MIDLANDS
WATHEROO NATIONAL PARK
EAGLE HILL RD
FENNELL RD
STACEY RD
RANDELL RD
WUBIN
GUNYIDI
Cudimara
NOBLE RD
MILING
WELL RD
Lake Eyaru
Lake Wonjan
Pinarrega Lake
Waddy Forest
Marchagee
Winchester
Touche
4km section of North Miling Road to be upgraded

10.4 DEPUTY CHIEF EXECUTIVE OFFICER:

10.4.1 ACCOUNTS FOR PAYMENT

AUTHOR	Erika Clement
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	13 May 2009
ATTACHMENT	10.4.1 Accounts Due and Submitted To Council Meeting 20 May 2009

SUMMARY:

Council approval is required for payment of accounts made within the months of April 2009 and May 2009 and to approve payments of accounts due in May 2009.

COMMENT:

Approval is sought for the following list of payments of accounts made since Council's last meeting on 15 April 2009 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 20 May 2009.

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 20 May 2009 including:

1. Vouchers 18031 to 18037, 18039 to 18056, PR71010509 to PR72300409, DD150409 to DD290409, EFT1763 to EFT1813, PRES, DCEO, CEO, MRS, MWS VISA CARDS totalling $461,112.49 from Council's Municipal Fund; and

2. Vouchers 96 to 99 totalling $3,111.92 from Council's Trust Fund;

be authorised and passed for payment.

RESOLUTION: ***2009-065***

Moved: *Cr Waite* ***Seconded:*** *Cr Bothe*

That payments listed at Attachment 10.4.1 Accounts Due and Submitted to Council Meeting on 20 May 2009 including:

1. *Vouchers 18031 to 18037, 18039 to 18056, PR71010509 to PR72300409, DD150409 to DD290409, EFT1763 to EFT1813, PRES, DCEO, CEO, MRS, MWS VISA CARDS totalling $461,112.49 from Council's Municipal Fund; and*

2. *Vouchers 96 to 99 totalling $3,111.92 from Council's Trust Fund;*

be authorised and passed for payment.

CARRIED 4/0

List of Accounts Due and Submitted to Council
20 May 2009

Chq/EFT	Date	Name	Description	TRUST	MUNI
96	06/05/2009	BBCITF	BCITF LEVY	$2,090.72	
97	06/05/2009	SHIRE OF COOROW	BCITF LEVY COMMISSION	$ 46.20	
98	06/05/2009	BUILDERS' REGISTRATION BOARD OF WA	BRB LEVY	$ 837.50	
99	06/05/2009	SHIRE OF COOROW	BRB LEVY COMMISSION	$ 137.50	
EFT1814	08/04/2009	FIRE & EMERGENCY SERVICES AUTHORITY	FEBRUARY ESL RETURN		$ 1,048.40
EFT1815	08/04/2009	GREEN HEAD COMMUNITY & RATEPAYERS ASSC	DONATION - ANZAC SERVICE		$ 300.00
EFT1816	24/04/2009	DRUMMOND JOE ELECTRICS	CLIFF PARK GAZEBO/GH COMMUNITY HALL/OFFICE LEEMAN		$ 1,356.30
EFT1817	24/04/2009	GREEN HEAD PLUMBING & GAS	TOILET REPAIRS LEEMAN FORESHORE		$ 2,907.13
EFT1818	24/04/2009	GERALDTON NEWSPAPERS LIMITED	TOWN PLANNING ADVERTS		$ 111.20
EFT1819	24/04/2009	GREEN HEAD BOBCAT AND TRUCK	BACKFILL FOOTPATH IN THOMAS STREET LEEMAN		$ 544.50
EFT1820	24/04/2009	HUGH GOES CONTRACTING	SWEEPING OF LEEMAN REC CENTRE DRIVEWAY & CAR PARKS		$ 420.75
EFT1821	24/04/2009	LGIS INSURANCE BROKING	INSURANCE FIRE TRUCK CW0053		$ 1,298.52
EFT1822	06/05/2009	FIRE & EMERGENCY SERVICES AUTHORITY	ESL LEVY RETURN APRIL 09		$ 205.93
EFT1823	13/05/2009	AUSTRALIA POST-LPO	POSTAGE - COOROW		$ 243.27
EFT1824	13/05/2009	CUNNINGHAMS AG SERVICES	BATTERY & KEY STEEL - CW0038		$ 211.05
EFT1825	13/05/2009	COOROW HOTEL	COUNCILLOR REFRESHMENTS - LOCAL STRUCTURAL REFORM MEETING		$ 132.00
EFT1826	13/05/2009	COOROW AG PTY LTD	TOOL BOX-RANGER, BULLETS, PIPE		$ 949.74
EFT1827	13/05/2009	LANDMARK	WIRE - NETBALL COURTS		$ 6,900.65
EFT1828	13/05/2009	GREEN HEAD PLUMBING & GAS	PLUMBING REPAIRS COOROW CARAVAN PARK		$ 1,396.89
EFT1829	13/05/2009	GREEN HEAD COMMUNITY CENTRE MANAGEMENT	ELECTRICITY		$ 713.69
EFT1830	13/05/2009	HALF WAY MILL ROADHOUSE	DIESEL		$ 478.30
EFT1831	13/05/2009	JURIEN HOME TIMBER & HARDWARE	POLY COUPLINGS - LEEMAN PARKS		$ 105.00
EFT1832	13/05/2009	LEEMAN HARDWARE	REPAIRS TO BUS SHELTER NAIRN ST		$ 1,014.59

List of Accounts Due and Submitted to Council 20 May 2009					
EFT1833	13/05/2009	LEEMAN COUNTRY & SPORTING CLUB INC	GAS - BACK DATED FROM FEB 07 40% SHARE OF CONSUMPTION		$ 4,349.34
EFT1834	13/05/2009	SNAG ISLAND ROADHOUSE	POSTAGE LEEMAN		$ 102.10
EFT1835	13/05/2009	SEASIDE SUPPLIES	REFRESHMENTS & CLEANING SUPPLIES		$ 192.49
EFT1836	13/05/2009	AVON WASTE	WASTE REMOVAL		$ 9,385.92
EFT1837	13/05/2009	BOC GASES	GAS		$ 301.69
EFT1838	13/05/2009	COURIER AUSTRALIA	FREIGHT- SIGMA CHEMICALS, WATER EXAMINATION		$ 86.11
EFT1839	13/05/2009	COVENTRY GROUP LTD	OIL MEASURE SPOUTS		$ 67.98
EFT1840	13/05/2009	GH COUNTRY COURIERS	FREIGHT - GERALDTON LOCK & KEY		$ 22.57
EFT1841	13/05/2009	GERALDTON LOCK & KEY SPECIALISTS	PADLOCKS & KEYS		$ 1,650.20
EFT1842	13/05/2009	GERALDTON FUEL CO PTY LTD	FUEL - LEEMAN & GREEN HEAD DEPOTS		$ 8,758.75
EFT1843	13/05/2009	HERSEY JR & A PTY LTD	REPAIR & SERVICE TO TOPCON		$ 199.65
EFT1844	13/05/2009	LEWIS TYRES PTY LTD	VALVE REDUCER - CW0012		$ 25.86
EFT1845	13/05/2009	J.E.LOW, LIQUIDATOR BROADBANDNET PTY LTD	INTERNET		$ 165.85
EFT1846	13/05/2009	NORTH MIDLANDS MOTORS	HAND CLEANER WORKSHOP		$ 40.00
EFT1847	13/05/2009	RBC-RURAL	PHOTOCOPY METERPLAN CHARGES LEEMAN TELECENTRE		$ 820.06
EFT1848	13/05/2009	RCR ENGINEERING	REPAIRS TO FIRE TRUCK CW 0052		$ 16,271.20
EFT1849	13/05/2009	STAR TRACK EXPRESS	FREIGHT - HERSEY, LANDMARK		$ 204.81
EFT1850	13/05/2009	RELIANCE PETROLEUM	ENDURON OIL CW005		$ 173.46
EFT1851	13/05/2009	WALTONS STORES	BEARING ,HOSES & FITTINGS - CW0025 & CW004		$ 412.95
EFT1852	13/05/2009	GERALDTON FUEL CO PTY LTD	FUEL - COOROW		$ 49,880.00
EFT1853	13/05/2009	WESTCOAST SYNTHETIC SURFACES	NETBALL COURT SURFACING		$ 25,344.00
EFT1854	13/05/2009	AGPARTS WAREHOUSE	TYRE & RIM,BEARINGS,FILTERS,LOCTITE		$ 268.35
EFT1855	13/05/2009	BUNNINGS BUILDING SUPPLIES PTY LTD	TEK SCREWS - NETBALL COURTS		$ 85.46
EFT1856	13/05/2009	BOC GASES	GAS		$ 168.33
EFT1857	13/05/2009	BINDOON TRACTORS	GEARBOX REPAIR KIT - COASTAL SLASHER		$ 194.00
EFT1858	13/05/2009	COVENTRY GROUP LTD	WIRE BRUSHED, TRAILER PLUGS, PARTS- CW0033		$ 234.45
EFT1859	13/05/2009	CLAW ENVIRONMENTAL	DRUM MUSTER		$ 1,123.43

List of Accounts Due and Submitted to Council 20 May 2009					
EFT1860	13/05/2009	DERRICK'S AUTO-AG	RATCHET STRAP - CW 0014		$ 66.00
EFT1861	13/05/2009	GERALDTON MOWER & REPAIRS	CLEVIS PINS - MOWERS		$ 33.80
EFT1862	13/05/2009	HONDA SHOP	OIL & FUEL LINE - MOWERS		$ 128.81
EFT1863	13/05/2009	HITACHI CONST MACHINERY (AUST) P/L	RIM, VALVE, WHEEL NUT - CW0012		$ 636.92
EFT1864	13/05/2009	MIDWEST CHEMICAL & PAPER	GRAFFITI REMOVER, CLEANING SUPPLIES		$ 1,117.52
EFT1865	13/05/2009	MIDALIA STEEL PTY LTD	FLAT STEEL - ROAD BROOM		$ 73.28
EFT1866	13/05/2009	MIDVALE DISCOUNT TYRES	TYRES - CW001/CW0037		$ 950.00
EFT1867	13/05/2009	METTAM'S MUFFLER MIDLAND	FLEX EXHAUST PIPE		$ 68.00
EFT1868	13/05/2009	MCINTOSH & SON	LH/ RH - ROTARY HOE		$ 1,088.44
EFT1869	13/05/2009	SHERIDANS FOR BADGES	REFURBISH PLAQUE CLIFF PARK		$ 94.60
EFT1870	13/05/2009	STAR TRACK EXPRESS	FREIGHT- MIDVALE TYRES		$ 215.26
EFT1871	13/05/2009	RELIANCE PETROLEUM	OILS- CW033		$ 210.55
EFT1872	13/05/2009	VAC INDUSTRIES	APPLIANCE TESTER & ELECTRICAL TAGS		$ 934.24
EFT1873	13/05/2009	WATTLEUP TRACTORS	SEAL - CW0025		$ 192.35
EFT1874	13/05/2009	WESTRAC EQUIPMENT	18 TEETH- CW009		$ 307.78
EFT1875	13/05/2009	WREN OIL	WASTE OIL DISPOSAL		$ 236.50
EFT1876	13/05/2009	WINCHESTER INDUSTRIES	SUPPLY & LAYING OF LEEMAN FOOTPATHS& MAMBOOBIE ROAD, CW-LTH RD, CW-GH RD		$ 61,745.75
EFT1877	13/05/2009	GIRANDO MJ	MEMBER SITTING FEES & TRAVEL		$ 835.00
EFT1878	13/05/2009	IT VISION	SYNERGYSOFT MAPPING & ADDITIONAL USER LICENSES		$ 3,864.67
EFT1879	13/05/2009	LOCAL GOVERNMENT MANAGERS AUSTRALIA	LGMA & WALGA REFORM STRATEGY WORKSHOP		$ 1,320.00
EFT1880	13/05/2009	LOU CHECKER PHOTOGRAPHY	PHOTOGRAPHS COUNCIL & STAFF		$ 1,990.00
EFT1881	13/05/2009	ML COMMUNICATIONS	PHONE SYSTEM RENTAL LEEMAN		$ 246.25
EFT1882	13/05/2009	PAPER PLUS OFFICE NATIONAL	STATIONARY		$ 106.10
EFT1883	13/05/2009	SHIRE OF GERALDTON-GREENOUGH	NORTH ROAD STOCK ROUTE CONTRIBUTION		$ 550.00
EFT1884	13/05/2009	MIDWEST REGIONAL COUNCIL	RECORDS MANAGEMENT PROJECT STAGE 2 & 3		$ 1,197.90
EFT1885	13/05/2009	AVON WASTE	WASTE REMOVAL- APRIL		$ 11,827.35
EFT1886	13/05/2009	RBC-RURAL	PHOTOCOPIER METERPLAN CHARGES		$ 2,796.51

List of Accounts Due and Submitted to Council 20 May 2009					
EFT1887	13/05/2009	RICOH FINANCE	PHOTOCOPY LEASE CHARGES		$ 663.49
EFT1888	13/05/2009	SNAP PRINT	PRINTING OF RATE NOTICES		$ 2,007.00
18031	24/04/2009	SHIRE OF COOROW	PETTY CASH		$ 194.50
18032	15/04/2009	SHIRE OF COOROW - LOTTO	PAYROLL DEDUCTIONS		$ 190.00
18033	30/04/2009	HOSTPLUS	SUPERANNUATION CONTRIBUTIONS		$ 281.67
18034	30/04/2009	SHIRE OF COOROW - LOTTO	PAYROLL DEDUCTIONS		$ 180.00
18035	30/04/2009	PAYROLL DEDUCTION - CSA	PAYROLL DEDUCTIONS		$ 2,098.09
18036	30/04/2009	PAYROLL DEDUCTION - SUPERANNUATION	SUPERANNUATION CONTRIBUTIONS		$ 29,795.40
18037	01/05/2009	STEVE WARD	ACCOMMODATION & TAXI - PERTH- REPAIRS TO TRUCK CW005		$ 191.70
18039	06/05/2009	GARY GEORGE	CROSSOVER SUBSIDY		$ 150.00
18040	13/05/2009	BOYA EQUIPMENT	HIRE OF ROTARY HOE		$ 6,600.00
18041	13/05/2009	HYATT REGENCY PERTH	CONFERENCE - MARK HOOK		$ 3,722.00
18042	13/05/2009	LEEMAN FUEL & LIQUOR	DIESEL - CW0052		$ 295.19
18043	13/05/2009	LEEMAN BOAT STORAGE AND GARDEN CENTRE	PLANTS & SOIL CONDITIONER - LEEMAN REC CENTRE		$ 318.00
18044	13/05/2009	LANDGATE	RURAL UV VALUATION ROLL		$ 3,096.28
18045	13/05/2009	MCDONALD BJ	MEMBER SITTING & TRAVEL FEES- MARCH & APRIL		$ 855.02
18046	13/05/2009	MADDINGTON RADIATOR SERVICE	FILTER- CW0033		$ 66.00
18047	13/05/2009	MOMAR AUSTRALIA PTY LTD	DRAIN CLEANER		$ 404.80
18048	13/05/2009	NOVUS GERALDTON	WINDSCREEN CW 000		$ 440.00
18049	13/05/2009	PERFECT COMPUTER SOLUTIONS	BACK UP UNIT SERVER COMPUTER		$ 2,648.00
18050	13/05/2009	ST JOHN AMBULANCE AUSTRALIA	FIRST AID REPLENISHMENT		$ 103.10
18051	13/05/2009	SYNERGY	ELECTRICITY-STREET LIGHTING		$ 2,120.65
18052	13/05/2009	SHIRE OF CHAPMAN VALLEY	PLANNING CHARGES - MARCH 2009		$ 1,006.35
18053	13/05/2009	TELSTRA	PHONE ACCOUNT		$ 2,211.55
18054	13/05/2009	WILLIAMS AK & P	SITTING FEES		$ 60.00
18055	13/05/2009	WATER CORPORATION	WATER ACCOUNT- MALEY PARK, CARAVAN PARK, COOROW AGED UNITS		$ 31,399.10
18056	13/05/2009	YARRA BUILDING SERVICES	REPAIRS TO L131 SPAIN ST		$ 319.00

List of Accounts Due and Submitted to Council 20 May 2009					
13140409	14/04/2009	BANKWEST	MC - CEO		$ 435.16
13140409	14/04/2009	BANKWEST	MC- DCEO		$ 1,152.00
13140409	14/04/2009	BANKWEST	MC- PRES		$ 71.38
13140409	14/04/2009	BANKWEST	MC- MRS		$ 44.00
71010509	01/05/2009	TRANSPORT DEPT OF	TRANS LICENSING		$ 2,199.75
71040509	04/05/2009	TRANSPORT DEPT OF	TRANS LICENSING		$ 1,800.75
71050509	05/05/2009	TRANSPORT DEPT OF	TRANS LICENSING		$ 1,262.55
71060509	06/05/2009	TRANSPORT DEPT OF	TRANS LICENSING		$ 168.30
71070509	07/05/2009	TRANSPORT DEPT OF	TRANS LICENSING		$ 4,458.26
71080409	08/04/2009	TRANSPORT DEPT OF	TRANS LICENSING		$ 459.30
71080509	08/05/2009	TRANSPORT DEPT OF	TRANS LICENSING		$ 1,634.30
71090409	09/04/2009	TRANSPORT DEPT OF	TRANS LICENSING		$ 2,133.60
71110509	11/05/2009	TRANSPORT DEPT OF	TRANS LICENSING		$ 718.85
71120509	12/05/2009	TRANSPORT DEPT OF	TRANS LICENSING		$ 574.50
71140409	14/04/2009	TRANSPORT DEPT OF	TRANS LICENSING		$ 1,343.30
71150409	15/04/2009	TRANSPORT DEPT OF	TRANS LICENSING		$ 433.85
71160409	16/04/2009	TRANSPORT DEPT OF	TRANS LICENSING		$ 143.60
71170409	17/04/2009	TRANSPORT DEPT OF	TRANS LICENSING		$ 1,819.60
71210409	21/04/2009	TRANSPORT DEPT OF	TRANS LICENSING		$ 1,172.90
71220409	24/04/2009	TRANSPORT DEPT OF	TRANS LICENSING		$ 1,153.70
71230409	23/04/2009	TRANSPORT DEPT OF	TRANS LICENSING		$ 66.70
71240409	24/04/2009	TRANSPORT DEPT OF	TRANS LICENSING		$ 1,947.10
71280409	28/04/2009	TRANSPORT DEPT OF	TRANS LICENSING		$ 3,372.60
71290409	29/04/2009	TRANSPORT DEPT OF	TRANS LICENSING		$ 973.75
71300409	30/04/2009	TRANSPORT DEPT OF	TRANS LICENSING		$ 4,030.90
72010509	01/05/2009	TRANSPORT DEPT OF	TRANS LICENSING		$ 600.80
72050509	05/05/2009	TRANSPORT DEPT OF	TRANS LICENSING		$ 2,990.95
72060509	06/05/2009	TRANSPORT DEPT OF	TRANS LICENSING		$ 562.25
72070509	07/05/2009	TRANSPORT DEPT OF	TRANS LICENSING		$ 517.75
72080409	08/04/2009	TRANSPORT DEPT OF	TRANS LICENSING		$ 2,776.65

List of Accounts Due and Submitted to Council 20 May 2009					
72090409	09/04/2009	TRANSPORT DEPT OF	TRANS LICENSING		$ 759.90
72120509	12/05/2009	TRANSPORT DEPT OF	TRANS LICENSING		$ 18.00
72140409	14/04/2009	TRANSPORT DEPT OF	TRANS LICENSING		$ 659.85
72150409	15/04/2009	TRANSPORT DEPT OF	TRANS LICENSING		$ 2,170.20
72160409	16/04/2009	TRANSPORT DEPT OF	TRANS LICENSING		$ 1,449.25
72170409	17/04/2009	TRANSPORT DEPT OF	TRANS LICENSING		$ 1,588.85
72200409	20/04/2009	TRANSPORT DEPT OF	TRANS LICENSING		$ 5,865.45
72210409	21/04/2009	TRANSPORT DEPT OF	TRANS LICENSING		$ 2,002.95
72220409	22/04/2009	TRANSPORT DEPT OF	TRANS LICENSING		$ 729.90
72230409	23/04/2009	TRANSPORT DEPT OF	TRANS LICENSING		$ 448.35
72280409	28/04/2009	TRANSPORT DEPT OF	TRANS LICENSING		$ 705.40
72290409	29/04/2009	TRANSPORT DEPT OF	TRANS LICENSING		$ 1,393.70
72300409	30/04/2009	TRANSPORT DEPT OF	TRANS LICENSING		$ 1,015.20
DDEBIT	15/04/2009	PAYROLL	PAYROLL		$ 38,735.00
DDEBIT	29/04/2009	PAYROLL	PAYROLL		$ 37,434.00
				$3,111.92	**$461,112.49**

10.4.2 MONTHLY STATEMENT OF FINANCIAL ACTIVITY – APRIL 2009

AUTHOR	Stuart Billingham
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	12 May 2009
ATTACHMENT	10.4.2 Statement of Financial Activity to 30 April 2009
FILE	F8.07 – Finance – 2008/09

SUMMARY:

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

BACKGROUND:

The form of the Monthly Financial Statements presented to Council is a Statement of Financial Activity, which also includes supplementary information including an Operating Statement Function and Activity, Balance Sheet, Cash Flow Graph and Plant Cost Recovery Report. A copy of the Statement of Financial Activity for the month ended 30 April 2009 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 30 April 2009.

RESOLUTION: ***2009-066***

Moved: *Cr Bothe* ***Seconded:*** *Cr McDonald*

That Council accepts the Monthly Statement of Financial Activity as included at Attachment 10.4.2 for the period ended 30 April 2009.

CARRIED 4/0

10.4.3 LEEMAN TELECENTRE REQUEST FOR FUNDING

AUTHOR	Stuart Billingham
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	11 May 2009
FILE	T13

SUMMARY:

The Leeman Telecentre is requesting Council to donate a new laptop computer for publishing the Snag Island News.

BACKGROUND:

The Leeman Telecentre has requested if Council would be prepared to donate a new laptop computer to the Leeman Telecentre for publishing the Snag Island News, as their laptop stopped working in January and will be too costly to repair.

They have requested $1,500 towards the purchase of a Toshiba laptop.

Council will have a spare Toshiba laptop once the ones seized by the CPU are returned.

This matter was referred to Council at the April 2009 Ordinary Meeting where Council requested staff further investigate the regulations for disposing of property.

COMMENT:

After researching this matter further, it seems that Local Governments are not able to just give away property included on Asset Registers. Any excess property that a Local Government wishes to dispose of needs to be advertised for a period of no less than two weeks.

If Council agree to the disposal of the Toshiba Laptop to the Leeman Telecentre, a public advertising period will need to be undertaken listing the item to be disposed of, the group the item will be going to, the current cost of the item and also the amount for which Council will be disposing of the property.

STATUTORY ENVIRONMENT:

Local Government Act 1995
Section 3.58 Disposing of Property

(1) In this Section -

"dispose" includes to sell, lease, or otherwise dispose of, whether absolutely or not;

"property" includes the whole or any part of the interest of a local government in property, but does not include money.

(2) Except as stated in this section, a local government can only dispose of property to -

(a) the highest bidder at public auction; or

(b) the person who at public tender called by the local government makes what is, in the opinion of the local government, the most acceptable tender, whether or not it is the highest tender.

(3) A local government can dispose of property other than under subsection (2) if, before agreeing to dispose of the property -

(a) it gives local public notice of the proposed disposition -

(i) describing the property concerned;

(ii) giving details of the proposed disposition; and

(iii) inviting submissions to be made to the local government before a date to be specified in the notice, being a date not less than 2 weeks after the notice is first given;

and

(b) it considers any submission made to it before the date specified in the notice and, if its decision is made by the Council or a committee, the decision and the reasons for it are recorded in the minutes of the meeting at which the decision was made.

(4) the details of a proposed disposition that are required by subsection (3)(a)(ii) include -

(a) the names of all other parties concerned;

(b) the consideration to be received by the local government for the disposition; and

(c) the market value of the disposition as ascertained by a valuation carried out nor more than 6 months before the proposed disposition

STRATEGIC IMPLICATIONS:

Meets Goal 2 of Strategic Plan
Ensure the Community has access to quality facilities and services to allow a safe and vibrant lifestyle.

POLICY IMPLICATIONS:

Nil.

FINANCIAL IMPLICATIONS:

Financial costs will include the write off of the old Toshiba Laptop from Council's asset register and advertising costs.

VOTING REQUIREMENTS:

Simple Majority.

OFFICER RECOMMENDATION:

That Council advertises the proposed disposal of the Toshiba Laptop to the Leeman Telecentre by way of local public notice according to Section 3.58 of the Local Government Act 1995.

RESOLUTION: ***2009-067***

Moved: *Cr Bothe* ***Seconded:*** *Cr Girando*

That Council declines the request by the Leeman Telecentre to donate Council's Toshiba Laptop or $1,500.

CARRIED 4/0

Councils Resolution differed from the Officers Recommendation as they believe that the Telecentre is adequately funded by other forms of Government.

10.4.4 DONATION TO THE CHAPLAINCY PROGRAM – JURIEN BAY DISTRICT HIGH SCHOOL

AUTHOR	Stuart Billingham
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	12 May 2009
FILE	D3

SUMMARY:

Council is being requested to make a donation to the Chaplaincy Program run by the Jurien Youth Care District Council.

BACKGROUND:

Council has received the following request from the Jurien Youth Care District Council who run a chaplaincy program at Cervantes Primary School, Jurien Bay District High School and Leeman Primary School:

> *I am writing to seek the assistance of the Shire of Coorow with the provision of Chaplaincy programme in Cervantes Primary School, Jurien Bay District High School and Leeman Primary School.*
>
> *There are various funding sources to support School Chaplaincy. Federal funding (expiring in 2011), local churches and local businesses are some of these sources to whom we rely on for the continuation of this service.*
>
> *I am aware that Shires in other districts have been able to offer such support to their local chaplains. I would understand that if financial support was forthcoming, there would be some reporting requirements (within the bounds of confidentiality) to Council by the Chaplain.*
>
> *The Chaplaincy programme has many benefits for our school children and the wider community. With the current emphasis on youth affairs by the Shire, the Chaplaincy is one other resource that supports youth and their families.*
>
> *We are still in the early stages of running the Chaplaincy programme and we are trying to source income to ensure the continued sustainability of this important service.*

COMMENT:

This service is provided to the Leeman Primary School which is within the Shire of Coorow and also the Jurien Bay District High School where many students from Leeman and Green Head attend senior schooling.

STATUTORY ENVIRONMENT:

Local Government Act 1995

STRATEGIC IMPLICATIONS:

Shire of Coorow Strategic Plan
GOAL 2 – SERVICES
Ensure the community has access to quality facilities and services to allow a safe and vibrant lifestyle.

POLICY IMPLICATIONS:

Nil.

FINANCIAL IMPLICATIONS:

Shire of Coorow 2009/10 Budget Estimates.

VOTING REQUIREMENTS:

Simple Majority.

OFFICER RECOMMENDATION:

That Council includes an amount of $500 in the 2009/10 Budget Estimates for a donation to the Jurien Youth Care District Council.

RESOLUTION: ***2009-068***

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

That Council includes an amount of $500 in the 2009/10 Budget Estimates for a donation to the Jurien Youth Care District Council.

CARRIED 3/1

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 DRAFT BUDGET MEETING

10am Wednesday 17 June 2009 at the Coorow District Hall, Coorow.

14.2 ORDINARY MEETING OF COUNCIL

3pm Wednesday 17 June 2009 at the Coorow District Hall, Coorow

15. CLOSURE:

There being no further business, the President Cr Girando closed the meeting at 5.41pm.