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

The President welcomed those present and declared the meeting open at 4.00pm.

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

Councillor M J Girando  
Councillor J K Waite  
Councillor M R Bothe  
Councillor B A Jack  
Councillor B J McDonald  
Councillor D B McTaggart  
Councillor A K Williams

President  
Deputy President

Mr S D Billingham  
Mr D R Hadden  
Mr K L Bean  
Ms S G Donohue

Acting Chief Executive Officer  
Manager Regulatory Services  
Principal Works Supervisor  
Minutes Clerk

### **Leave of Absence**

Councillor G George

### **Declarations of Interest**

<b>Councillor/Officer</b>	<b>Item</b>	<b>Interest</b>	<b>Nature</b>
Cr B A Jack	10.2.4	Impartiality/Indirect Financial	Being that he is related to the seller of the proposed sub divided lot.
Cr B J McDonald	10.2.4	Indirect Financial	Being that her husband is the agent selling the property, proposed lot 1 of the subdivision

### **Visitors**

10 Public Gallery

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

Nil.

### **4. PUBLIC QUESTION TIME:**

#### **Mr Graham Eaton**

1. Is Council considering or intending to contract out, rationalize operations, downsize and or out outsource any activity or function linked with the Shire of Coorow that does or can employ people residing in or who could be attracted to the Shire of Coorow to take up employment or open a business and if so can details please be provided?
2. Is Council considering or intending any action that affects the stability of each of the communities making up the Shire of Coorow in a manner that reduces local employment opportunities, population, new business and investment and if so can details please be provided?
3. Is Council considering or intending implement any action that has the potential to drive down the value of Leeman, Coorow and Greenhead properties and if so can details please be provided?
4. Is Council considering or intending to adopt a proactive and priority approach to the following and if so can details please be provided?
  - Develop proposals and actions to market the SOC to potential investors, residents, travellers and businesses.
  - Develop proposals and actions to retain population, business and investment in Leeman.
  - Develop proposals and actions to encourage Gindalbie to employ workers from within the SOC.
  - Develop proposals and actions to encourage Iluka to continue to employ Leeman and Greenhead residents as a priority.
  - Develop proposals and actions to attract new investment, business and residents to the towns of Coorow and Leeman.
  - Develop proposals and actions to facilitate the establishment of new business in the SOC.
  - Create a theme for the future of Leeman and Coorow given their general demise over the past ten years.
  - Form a working group of Councillors and Ratepayers to prepare an interim short term action plan for how best to respond to the completion of the Indian Ocean Drive.

- Form a working group of Councillors and Ratepayers to retard the obvious ruin/downfall/end/collapse of Leeman and Coorow town sites; quality of life, opportunities, population, services and future.
  - Adopt a position and seek funding to establish a Leeman Retail Complex/Shopping Centre to incorporate existing and future businesses of a retail nature.
  - Balance the use of time and effort between structural change on one hand and the survival and progress of the Shire as a whole and its three town sites.
5. Can Council advise what the current situation is regarding Native Title in Leeman and what actions and time frames are in place to resolve any Native Title issues that impact on current and future development in the town and outskirts of Leeman?
  6. Does Council hold the view that to join with Carnamah is the best reform option, is consideration being given to a merger involving Moora, and does Council see there could be benefits in the coastal portion of the SOC being devolved to the Shire of Dandaragan?
  7. Regarding the subject of amalgamation is Council in the process of developing a business and transition concept plan?

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

Cr McDonald requested Leave of Absence from 19 February 2010 to 24 February 2010  
 Cr Williams requested Leave of Absence from 25 February 2010 to 15 March 2010  
 Cr Waite requested Leave of Absence from 20 February 2010 to 23 Feb 2010 and 4 March 2010 to 9 March 2010

### **RESOLUTION:                      2010-001**

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

*That Council grant Leave of Absence to:*

1. *Cr McDonald from 19 February 2010 to 24 February 2010;*
2. *Cr Williams from 25 February 2010 to 15 March 2010; and*
3. *Cr Waite from 20 February 2010 to 23 Feb 2010 and 4 March 2010 to 9 March 2010*

**CARRIED 7/0**

## **6. PETITIONS/DEPUTATIONS/PRESENTATIONS:**

### **6.1 NORTHERN AGRICULTURAL CATCHMENTS COUNCIL – THREE BAYS WALKWAY GREEN HEAD**

Mr Ashley Robb from Northern Agricultural Catchments Council (NACC) made a presentation to Council regarding the draft Three Bays Walkway project brief.

## **7. CONFIRMATION OF MINUTES:**

### **7.1 ORDINARY MEETING HELD WEDNESDAY 9 DECEMBER 2009 AT THE LEEMAN ADMINISTRATION CENTRE, LEEMAN**

<b>AUTHOR</b>	Mark Hook
<b>DISCLOSURE OF INTEREST</b>	Nil
<b>DATE OF REPORT</b>	4 January 2010

#### **COMMENT:**

Nil

#### **OFFICER RECOMMENDATION:**

That the Minutes of the Ordinary Meeting held on Wednesday 9 December 2009 at the Leeman Administration Centre, Leeman be confirmed as a true and correct record.

#### **RESOLUTION:                    2010-002**

**Moved:** Cr Williams                    **Seconded:** Cr Bothe

*That the Minutes of the Ordinary Meeting held on Wednesday 9 December 2009 at the Leeman Administration Centre, Leeman be confirmed as a true and correct record, with the following amendments:*

- 1. Resolution 2009-228 was carried by Absolute Majority; and*
- 2. Resolution 2009-235 was carried by Absolute Majority.*

**CARRIED 7/0**

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

At any meeting of 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:**                      **2010-003**

**Moved:** Cr Girando

**Seconded:** Cr Waite

*That Council change the order of the business to deal with Item 10.2.4 first.*

**CARRIED 7/0**

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

For the convenience of members of the public Council may identify, by decision, early in the meeting any matter on the agenda to be discussed behind closed doors and that matter is to be deferred for consideration as the last item of the meeting.

Items for which the meeting will be closed include:

13.1 – LEGAL ACTION FOR UNAUTHORISED USE OF SHED

## **10. REPORTS:**

**Cr Jack declared an Impartiality Interest in Item 10.4.2 and left the meeting at 4.31pm.**

**Cr McDonald declared an Indirect Financial Interest in Item 10.4.2 and left the meeting at 4.31pm.**

### **10.2.4 PROPOSED SUBDIVISION – LOT 10045 LAUNER ROAD, EGANU**

<b>AUTHOR</b>	Simon Lancaster
<b>DISCLOSURE OF INTEREST</b>	Nil
<b>DATE OF REPORT</b>	29 January 2010
<b>ATTACHMENT</b>	10.2.4 Submitted subdivision plan
<b>FILE</b>	Lot File

### **SUMMARY:**

**Council is in receipt of correspondence from the Western Australian Planning Commission seeking the Shire's comment upon an application to subdivide Lot 10045 Launer Road, Eganu into 2 lots. This report recommends support for the application.**

### **BACKGROUND:**

Lot 10045 Launer Road, Eganu is a 1,382.7377ha property located on the north-west corner of Winchester South Road and Launer Road, Eganu approximately 17km west of the Coorow townsite. The applicant (Land Surveys Pty Ltd) on behalf of the landowners (Brian Jack and Victoria Syme) has applied to subdivide the property into a 218.2387ha lot and an 1164.499ha balance lot.

The property is largely uncleared and contains a clustered residence, outbuildings and a wildflower and native plant nursery towards the south-east of the property that would be contained within the smaller of the 2 proposed lots.

Figure 1 – Extract from the Scheme Map illustrating Lot 10045 Launer Road, Eganu

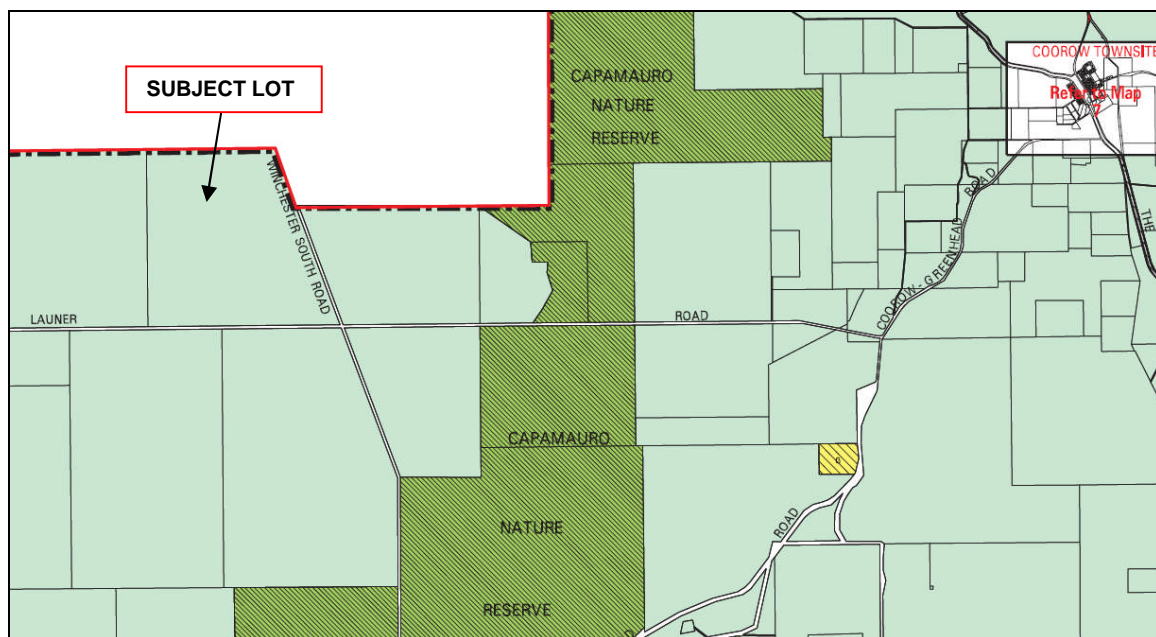
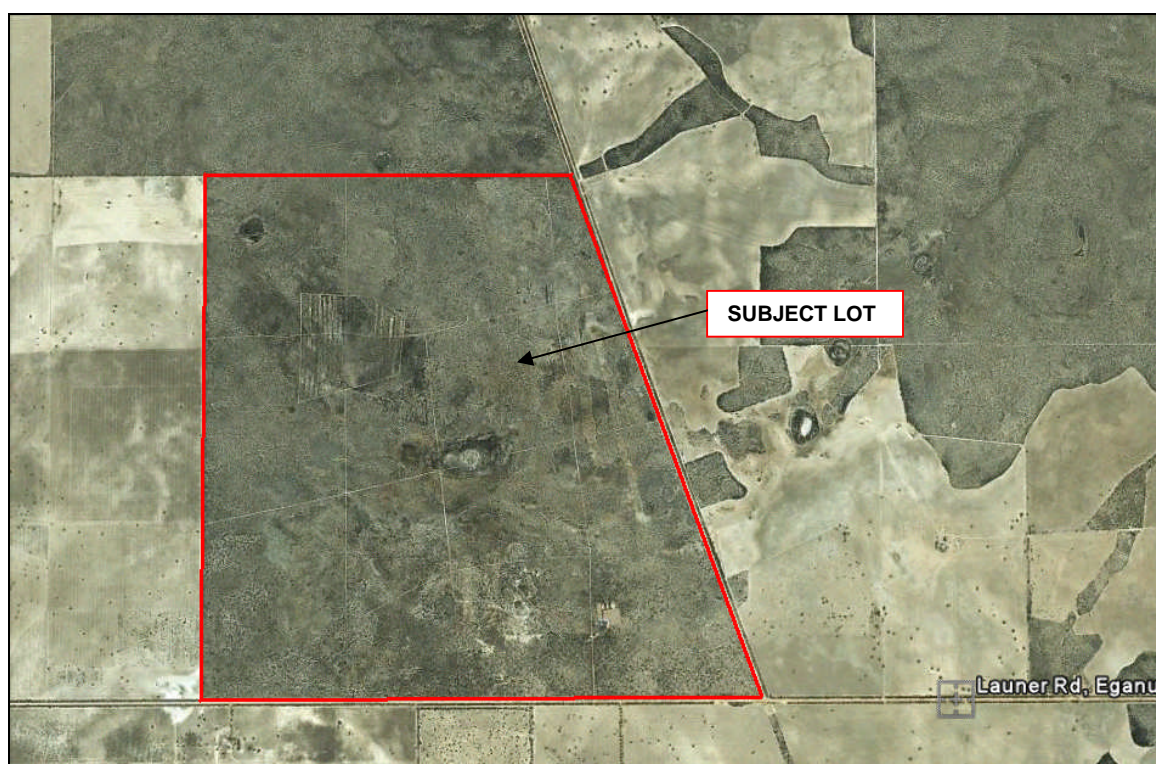


Figure 2 - Aerial Photograph illustrating Lot 10045 Launer Road, Eganu



A copy of the submitted subdivision plan and the landowner's supporting letter are included as Attachment 10.2.4.

## COMMENT:

The landowners have stated in support of their subdivision application that Lot 10045 has been well maintained as natural bushland, with the Department of Environment and Conservation having surveyed the property, and that they wish to retain a portion of the property and sell the remainder to a similarly minded party.

Council may consider that the application has merit and that the subdivision of the property will not impact upon the region's agricultural production given its uncleared state. Council may also consider it appropriate that the new lots should be created as conservation lots and be subject to restrictive covenants that protect the remnant vegetation on the site by requiring the identification of building envelopes, and that no clearing upon the property be permitted outside of the building envelope except for the purpose of maintaining fire breaks or vehicular access to the building envelope. This restrictive covenant could be imposed by the Local Government or the Department of Environment and Conservation.

Should Council believe that the subdivision application does not have merit and should not be supported then it may consider the following wording to be appropriate:

*"That Council advise the Western Australian Planning Commission that it does not support the proposed subdivision of Lot 10045 Launer Road, Eganu into 2 lots as shown on Plan: DP206116 (WAPC date stamped: 21/12/09) as it considers that the subdivision of the land will create a lot that is not in keeping with the lot sizes of the surrounding area, create a precedent for fragmentation of surrounding rural zoned land, and lead to further clearing of remnant vegetation due to the introduction of a second habitable building and associated outbuildings, driveways and firebreaks."*

## STATUTORY ENVIRONMENT:

The subject land is zoned 'Rural' under the Shire of Coorow Town Planning Scheme No.2 ('the Scheme').

Section 4.2 of the Scheme lists the objective for 'Rural' zones as being:

*"To provide for a range of rural pursuits such as broadacre and diversified farming which are compatible with the capability of the land and retain the rural character and amenity of the locality."*

Section 1.6 of the Scheme sets out a number of aims, some of which are listed below, that Council may consider relevant in its assessment of this subdivision application:

- “● *To provide for housing choice and variety with a community identity and high levels of amenity.*
- *To protect and enhance the environmental values and natural resources of the Scheme area and to promote ecologically sustainable land use and development.*

- *To safeguard and enhance the character and amenity of the built and natural environment of the Scheme area.”*

Section 2.1 of the Scheme states that:

*“2.1 Scheme Determinations to Conform with Local Planning Strategy*

*Except to the extent that the Local Planning Strategy is inconsistent with the Scheme, determinations of the Local Government under the Scheme are to be consistent with the Local Planning Strategy.”*

Section 6.2.5 of the Shire of Coorow Local Planning Strategy lists the following objectives for the ‘Rural’ zone:

- *To ensure the continuation of the basic rural use within the zone, encouraging where appropriate, the retention and expansion of present agricultural activities.*
- *To consider granting Planning Consent to non-rural uses where these can be demonstrated to be of benefit to the district and not detrimental to the area’s natural resources and environment generally.*
- *To permit, subject to Planning Consent, development providing facilities for tourists, travellers and for recreation usage.”*

Section 7.2 of the Local Planning Strategy recommends that:

*“The Shire should avoid subdividing productive agricultural land for small rural lots (hobby farms). This form of ‘lifestyle’ rural residential should be investigated in the existing townsites to help build up the town population.”*

Given that Lot 10045 is almost entirely covered in remnant vegetation the subdivision of the land could be considered to have no impact on current agricultural production.

## **STRATEGIC IMPLICATIONS:**

The State Planning Strategy identifies that greater emphasis should be given to protecting and restoring remnant vegetation in the rural landscape with the Department of Environment and Conservation listed as a key agency in this (page 39). It may be considered that this subdivision application could be supported on condition that conservation covenants be applied to the created lots as a means of achieving this listed action.

The Western Australian Planning Commission’s Policy No.3.4 - Subdivision of Rural Land has a general presumption against the subdivision of rural land but makes provision for the creation of conservation lots to protect biodiversity and natural heritage. Section 4.8 of the Policy requires that Conservation lots may be created to preserve significant environmental features and remnant vegetation provided that:

- “(a) The vegetation has been identified and agreed as worthy of protection in an approved strategy, catchment plan, or a specific assessment carried out by an appropriate expert on behalf of the subdivider in accordance with the principles for clearing native vegetation contained in schedule 5 of the Environmental Protection Act 1986 (appendix 4).*
- (b) The Department of Environment and Conservation, National Trust of Australia (WA) or another relevant agency has provided advice endorsing the suitability of the lot for the intended purpose of retaining environmental values including the adequacy of the area if it is less than 40 ha, and has provided in-principle agreement to administer the necessary conservation covenant.*
- (c) Generally at least 85 per cent of the area of the conservation lot has high environmental values or is covered by native or regenerated vegetation and/or wetland.*
- (d) The proposed conservation lot has an appropriate shape having regard for the native vegetation, natural features, bush fire management, farm management and existing or proposed structures.*
- (e) A conservation covenant in perpetuity with the Department of Environment and Conservation, the National Trust of Australia (WA) or an alternative authority acceptable to the WAPC is registered on the certificate of title and that covenant includes provisions that:*
  - (i) prohibit further clearing (other than for necessary land management requirements);*
  - (ii) clearly delineate a building envelope and/or building exclusion area also shown on the subdivision plan; and*
  - (iii) prohibit stocking outside any existing cleared area.*
- (f) The remaining agricultural lot:*
  - (i) has sufficient area to be capable and suitable for agricultural use; and*
  - (ii) retains, where practical, native or regenerated vegetation as an integral part of sustainable farming, provided that this does not result in the division of significant vegetation in order to include a portion of that vegetation in the agricultural lot.”*

Given that the lot is not specifically listed as being appropriate for subdivision within the Local Planning Strategy, does not contain a site identified on the Shire’s Municipal Inventory of Heritage Places, and is not dissected by an artificial feature (e.g. road, railway, pipeline etc.) there does not appear to be grounds for approval of the subdivision without application of a conservation covenant.

## **POLICY IMPLICATIONS:**

The Shire’s Local Planning Policy 6.6.4 – Conditions of Subdivision, that specifics road construction and servicing requirements, is not relevant to this application as the subject land is zoned rural, and not residential, commercial or industrial.

Council may wish to consider streamlining its handling of subdivision applications by amending its Delegated Authority Manual to allow for subdivision referrals that are minor in nature to be dealt with by staff. Applications that do not involve the creation of an additional lot (i.e. boundary rationalisations and amalgamations) could be considered minor in nature and delegated to the Chief Executive Officer, as well as applications to subdivide that are in accordance with a Structure Plan or Subdivision Guide Plan that has previously been endorsed by the Council (e.g. a staged release of a larger estate).

Should Council consider that such delegation has merit the following additional text could be inserted into the Shire of Coorow Delegated Authority Manual:

*“Sub Section:                   Town Planning and Regional Development*

*Delegation Number:   6.6.2*

*Delegation Subject:   Subdivision Referrals*

*Delegation:           The Chief Executive Officer is delegated authority to advise the Western Australian Planning Commission with regards to applications under the following circumstances (and applications that do not satisfy the following criteria are to be considered by Council):*

- i)       Applications proposing the amalgamation of existing lots;*
- ii)     Applications proposing the rationalisation/realignment of a boundary between existing lots where no additional lot is to be created;*
- iii)    Subdivisions which are in accordance with Council endorsed Structure Plans, Outline Development Plans, Subdivision Guide Plans and Scheme Amendments;*
- iv)     Amended subdivision designs where the conditions previously supported by Council still apply;*
- v)      Subdivisions/Amalgamations that are in accordance with a development approval issued by Council or are relatively straight forward, being no more than a formality;*
- vi)     Applications involving the creation of lots for the purposes of public or servicing authorities, where the application does not involve the creation of any new roads;*
- vii)    Sign Deposited Plans of Survey that are in accordance with the relevant subdivision approval issued by the Western Australian Planning Commission and all Local Authority conditions have been satisfied.*

*Objective: To facilitate the effective administration of provisions of the Town Planning Scheme and ensure timely customer service on minor subdivision matters.*

*Guidelines: Notwithstanding the delegation listed above, any matter may be referred to Council, where in the opinion of the delegated officer, it is considered appropriate.*

*On Delegation: Manager Regulatory Services.”*

The above text would still require applications such as the one for Lot 10045 Launer Road to be presented to Council along with any application seeking to create an additional privately owned lot that is not in accordance with a concept plan previously viewed and approved/endorsed by Council.

### **FINANCIAL IMPLICATIONS:**

Suggested condition 3 of support for this subdivision application (if applied by the Western Australian Planning Commission to any approval) would require the subdivider to liaise with the Shire to ascertain what financial contribution is considered appropriate for the upgrading of any roads fronting (or in immediate vicinity) to the subdivision given the increased usage of the local road network arising from the subdivision.

In the event that the application is refused by the Western Australian Planning Commission, and Council has supported the application, then the applicant may seek the assistance of the Shire's officers in appearing as a witness in any potential appeal process with the State Administrative Tribunal.

### **PUBLIC CONSULTATION:**

The Western Australian Planning Commission is not obliged to undertake any public consultation in its assessment of subdivision applications, but has referred the application out to the Shire of Coorow, Department of Environment and Conservation, Department of Industry and Resources, Fire and Emergency Services Authority, Telstra, Water Corporation, Western Power and the Department of Water for comment.

Council staff have contacted the Jurien office of the Department of Environment and Conservation who advised that they have not raised an objection to the subdivision application in their response to the Western Australian Planning Commission.

### **VOTING REQUIREMENT:**

Simple Majority.

## **OFFICER RECOMMENDATION 1:**

That Council having taken into consideration the provisions of the Shire of Coorow Town Planning Scheme No.2 and the Shire of Coorow Local Planning Strategy, advise the Western Australian Planning Commission that it supports the proposed subdivision of Lot 10045 Launer Road, Eganu into 2 lots as shown on Plan: DP206116 (WAPC date stamped: 21/12/09) subject to the following:

- 1 The vegetation being identified as worthy of protection by the Department of Environment and Conservation and their agreement to administer the necessary conservation covenant;
- 2 A Conservation Covenant with the Department of Environment and Conservation, pursuant to section 129BA of the Transfer of Land Act 1893 (as amended) is to be placed on the Certificates of Title of the proposed lots advising of the existence of a restriction on the use of the land to protect areas identified for conservation. Notice of this restriction shall be included on the Deposited Plan, and the covenant shall include provisions that:
  - (i) prohibit further clearing (other than for necessary land and fire management requirements);
  - (ii) clearly delineate a building envelope and/or building exclusion area; and
  - (iii) prohibit stocking outside any existing cleared area.
- 3 Arrangements being made with the Local Government for contribution towards the upgrading of the local road network fronting the subject lot;
- 4 The street corner of Launer Road and Winchester South Road to be truncated with a 15 metre truncation and the land to be ceded free of cost for road purposes with no payment of compensation by the Local Government; &
- 5 A Fire Management Plan being prepared and implemented to the specifications of the Fire and Emergency Services Authority and the Local Government.

## **RESOLUTION:                      2010-004**

**Moved:** Cr Waite

**Seconded:** Cr Bothe

*That Council having taken into consideration the provisions of the Shire of Coorow Town Planning Scheme No.2 and the Shire of Coorow Local Planning Strategy, advise the Western Australian Planning Commission that it supports the proposed subdivision of Lot 10045 Launer Road, Eganu into 2 lots as shown on Plan: DP206116 (WAPC date stamped: 21/12/09).*

**CARRIED 5/0**

Councils resolution differed from the Officers Recommendation as Council believed that the officer recommendation did not follow the Shire of Coorow Planning Strategy.

## **Cr Jack and Cr McDonald returned to the meeting at 4.42pm**

### **OFFICER RECOMMENDATION 2:**

That Council insert the following additional text into the Shire of Coorow Delegated Authority Manual:

Sub Section:	Town Planning and Regional Development
Delegation Number:	6.6.2
Delegation Subject:	Subdivision Referrals
Delegation:	<p>The Chief Executive Officer is delegated authority to advise the Western Australian Planning Commission with regards to applications under the following circumstances (and applications that do not satisfy the following criteria are to be considered by Council):</p> <ul style="list-style-type: none"><li>i) Applications proposing the amalgamation of existing lots;</li><li>ii) Applications proposing the rationalisation/realignment of a boundary between existing lots where no additional lot is to be created;</li><li>iii) Subdivisions which are in accordance with Council endorsed Structure Plans, Outline Development Plans, Subdivision Guide Plans and Scheme Amendments;</li><li>iv) Amended subdivision designs where the conditions previously supported by Council still apply;</li><li>v) Subdivisions/Amalgamations that are in accordance with a development approval issued by Council or are relatively straight forward, being no more than a formality;</li><li>vi) Applications involving the creation of lots for the purposes of public or servicing authorities, where the application does not involve the creation of any new roads;</li><li>vii) Sign Deposited Plans of Survey that are in accordance with the relevant subdivision approval issued by the Western Australian Planning Commission and all Local Authority conditions have been satisfied.</li></ul>
Objective:	<p>To facilitate the effective administration of provisions of the Town Planning Scheme and ensure timely customer service on minor subdivision matters.</p>

Guidelines: Notwithstanding the delegation listed above, any matter may be referred to Council, where in the opinion of the delegated officer, it is considered appropriate.

On Delegation: Manager Regulatory Services.

**MOTION:**

**Moved:** Cr Williams

**Seconded:** Cr Bothe

*That Council insert the following additional text into the Shire of Coorow Delegated Authority Manual:*

*Sub Section: Town Planning and Regional Development*

*Delegation Number: 6.6.2*

*Delegation Subject: Subdivision Referrals*

*Delegation: The Chief Executive Officer is delegated authority to advise the Western Australian Planning Commission with regards to applications under the following circumstances (and applications that do not satisfy the following criteria are to be considered by Council):*

- i) Applications proposing the amalgamation of existing lots;*
- ii) Applications proposing the rationalisation/realignment of a boundary between existing lots where no additional lot is to be created;*
- iii) Subdivisions which are in accordance with Council endorsed Structure Plans, Outline Development Plans, Subdivision Guide Plans and Scheme Amendments;*
- iv) Amended subdivision designs where the conditions previously supported by Council still apply;*
- v) Subdivisions/Amalgamations that are in accordance with a development approval issued by Council or are relatively straight forward, being no more than a formality;*
- vi) Applications involving the creation of lots for the purposes of public or servicing authorities, where the application does not involve the creation of any new roads;*
- vii) Sign Deposited Plans of Survey that are in accordance with the relevant subdivision approval issued by the Western Australian*

*Planning Commission and all Local Authority conditions have been satisfied.*

*Objective: To facilitate the effective administration of provisions of the Town Planning Scheme and ensure timely customer service on minor subdivision matters.*

*Guidelines: Notwithstanding the delegation listed above, any matter may be referred to Council, where in the opinion of the delegated officer, it is considered appropriate.*

*On Delegation: Manager Regulatory Services.*

**AMENDMENT:**

**Moved:** Cr Waite

**Seconded:** Cr Jack

*Remove section vi) Applications involving the creation of lots for the purposes of public or servicing authorities, where the application does not involve the creation of any new roads;*

**CARRIED 5/2**

**RESOLUTION:                      2010-005**

*That Council insert the following additional text into the Shire of Coorow Delegated Authority Manual:*

*Sub Section:                      Town Planning and Regional Development*

*Delegation Number: 6.6.2*

*Delegation Subject: Subdivision Referrals*

*Delegation: The Chief Executive Officer is delegated authority to advise the Western Australian Planning Commission with regards to applications under the following circumstances (and applications that do not satisfy the following criteria are to be considered by Council):*

- i) Applications proposing the amalgamation of existing lots;*
- ii) Applications proposing the rationalisation/realignment of a boundary between existing lots where no additional lot is to be created;*
- iii) Subdivisions which are in accordance with Council endorsed Structure Plans, Outline*

- Development Plans, Subdivision Guide Plans and Scheme Amendments;*
- iv) Amended subdivision designs where the conditions previously supported by Council still apply;*
  - v) Subdivisions/Amalgamations that are in accordance with a development approval issued by Council or are relatively straight forward, being no more than a formality;*
  - vi) Sign Deposited Plans of Survey that are in accordance with the relevant subdivision approval issued by the Western Australian Planning Commission and all Local Authority conditions have been satisfied.*

*Objective: To facilitate the effective administration of provisions of the Town Planning Scheme and ensure timely customer service on minor subdivision matters.*

*Guidelines: Notwithstanding the delegation listed above, any matter may be referred to Council, where in the opinion of the delegated officer, it is considered appropriate.*

*On Delegation: Manager Regulatory Services*

**CARRIED 5/2**



Brian Jack & Victoria Syme  
 P O Box 88  
 Coorow WA 6515  
 Ph 08 9952 5040 0429 040 525 Fax 08 9952 5053  
 E Mail [westernflora@bigpond.com](mailto:westernflora@bigpond.com)

10/11/2009

Land Surveys  
 P.O.Box 1875  
 Midland DC 6936

Attention Kim.

Dear Kim,

RE Victoria Location 10045 1354 Launer rd Eganu (Coorow)

Brian Jack and Victoria Syme own the property. It was purchased by Brian Jack in 1976 for the purpose of conservation and the cultivation of Western Australian plants for seed and cut flowers. Brian wanted natural bushland with freehold status and this property was suitable being in the northern sandplains with a wide range of indigenous flora and fauna.

A nursery was established on the south east portion of the property to provide plants for the venture and to supply other native plant growers.

The property has been surveyed by DEC who have recorded that there are several "hidden Treasures" on the property and that the property has been well maintained as a natural bushland property.

There is no surface water on the property and only occasionally does Opossum Swamp have water on it.

Brian and Victoria want to sell part of the property to a person who wishes to carry on the ownership and management of the property the same way that Brian and Victoria have for the last 32 years.

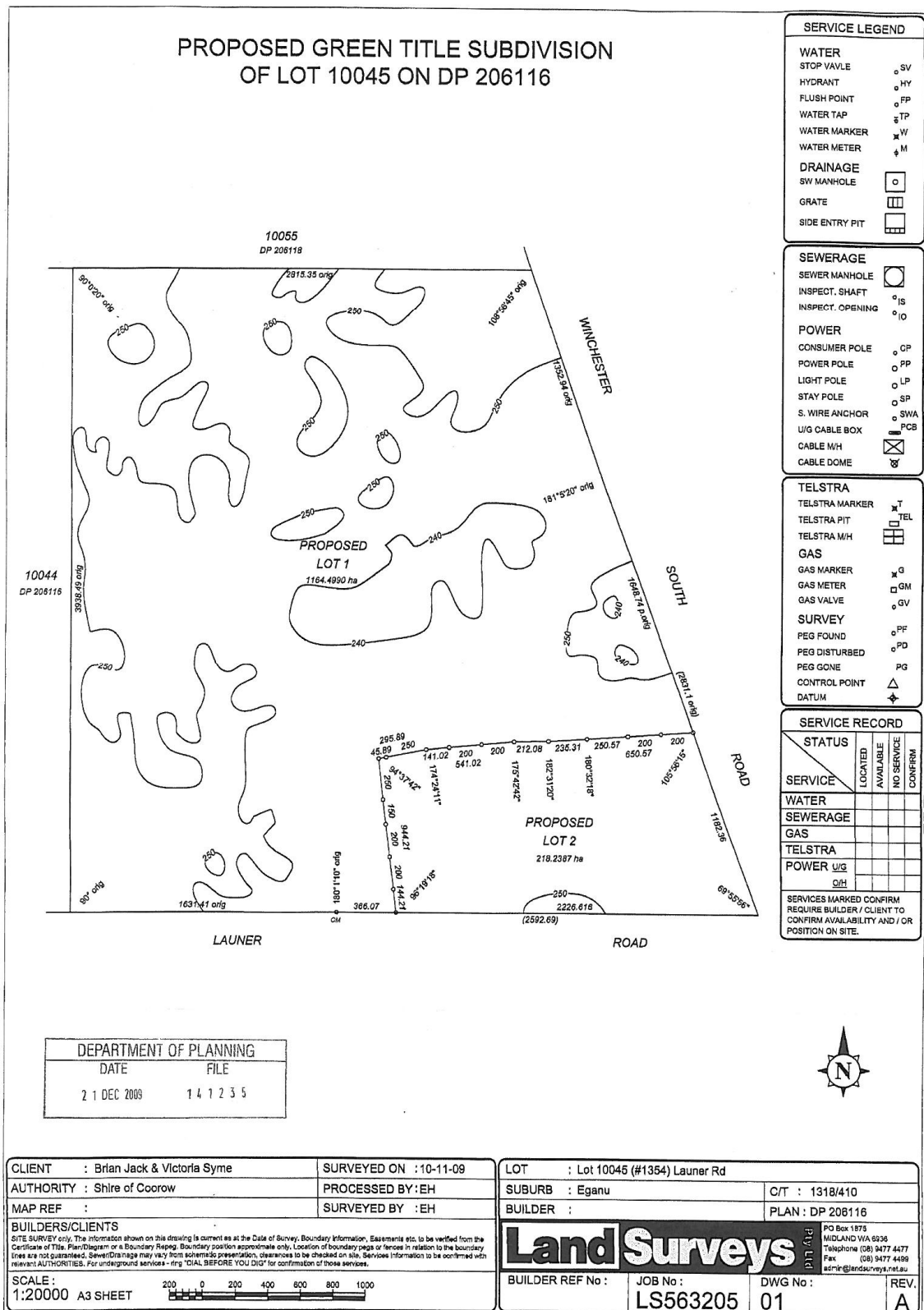
Brian and Victoria will retain a section of the property .

The property will be subdivided into two lots, one of approximately 2900 acres will be known as Lot 1 and be sold, the remaining approximately 500 acres will be known as lot 2 and be retained by Brian and Victoria.

Sincerely,

Brian Jack.

DEPARTMENT OF PLANNING	
DATE	FILE
21 DEC 2009	141235



## **10.1 CHIEF EXECUTIVE OFFICER:**

### **10.1.1 LEEMAN FORESHORE CROWN LAND**

<b>AUTHOR</b>	Mark Hook
<b>DISCLOSURE OF INTEREST</b>	Nil
<b>DATE OF REPORT</b>	6 January 2010
<b>FILE</b>	E6

#### **SUMMARY:**

**Council is being requested to advise the Department of Regional Development and Lands that it wishes to take control of the Leeman foreshore crown land as a recreation and drainage reserve with a management order issued to council for the care control and management of the land.**

#### **BACKGROUND:**

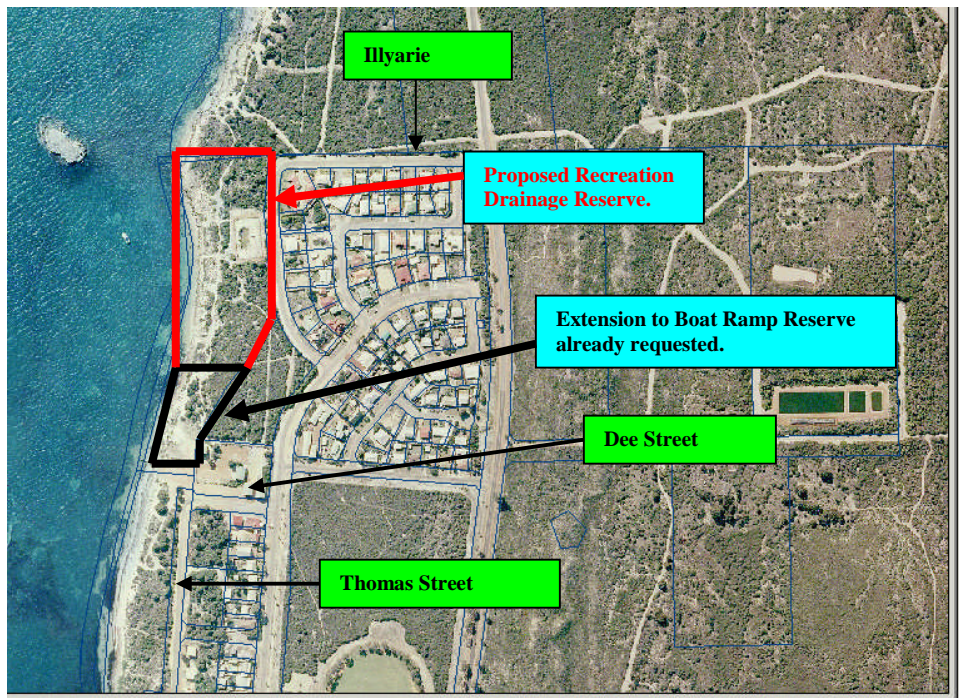
Council requested the Department of Regional Development and Lands for permission to have erected an Osprey nest on the foreshore in front of Illyarrie Street Leeman. The proposal was to erect the Osprey nest to the west of Illyarrie Street approximately 25 metres north of the stormwater sump and 30 metres from the coastline.

Council has received the following reply from the Department of Regional Development and Lands.

*Reference is made to your letter dated 16 December 2009 seeking authority for the construction of an Osprey Nest on unallocated Crown Land off Illyarrie Street in Leman. It is evident that the nest is to be constructed by a private individual, adjacent to drainage sump (presumably constructed by Council). This office is not willing to give approval to this proposal as it stands, due to Native Title, heritage matters, and standards of construction for the proposed nest. However following a formal request by Council for control of that foreshore land, consideration would be given to creating a reserve for possibly "Recreation and Drainage" with a management order issuing to Council. Action would need to be taken to clear Native Title and Council would be responsible for action pursuant to the Aboriginal Heritage Act.*

#### **COMMENT:**

By Council requesting that the foreshore area as shown below be reserved as a "Recreation and Drainage" reserve, it will give Council the care control and management of the foreshore area and will allow for the future development of the foreshore area.



Council needs to keep in mind the proposed development by Landcorp for this area as shown in the following map.

**Boat Trailer Concept plan undertaken by Koltasz Smith for Landcorp.**



## **STATUTORY ENVIRONMENT:**

*Land Administration Act*  
*Aboriginal Heritage Act*  
*Local Government Act 1995*

## **STRATEGIC IMPLICATIONS:**

### GOAL 2 - SERVICES

Ensure the community has access to quality facilities and services to allow a safe and vibrant lifestyle.

### 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:**

There will be a cost for the clearance of Native Title and also under the Aboriginal Heritage Act. The cost of the clearances for aboriginal heritage is unknown until Council makes an application but it would be in the vicinity of approximately \$2,000. The cost associated with Aboriginal Heritage Act relies on whether there is a need for an anthropologist or just a walk through by the Local Native Title respondents.

## **PUBLIC CONSULTATION:**

No public consultation has been commenced in relation to this issue however there was consultation done on the proposed Landcorp development.

## **VOTING REQUIREMENT:**

Simple Majority

## **OFFICER RECOMMENDATION:**

That Council submit a request to the Department of Regional Development and Lands for the vesting of the Leeman Foreshore Reserve west of Illyarrie Street Leeman to the northern boundary of the proposed Recreation Reserve for the new Boat Ramp to the Shire of Coorow as a "Recreation and Drainage Reserve".

**RESOLUTION:**                      **2010-006**

**Moved:** Cr Williams

**Seconded:** Cr McTaggart

*That Council submit a request to the Department of Regional Development and Lands for the vesting of the Leeman Foreshore Reserve west of Illyarrie Street Leeman to the northern boundary of the proposed Recreation Reserve for the new Boat Ramp to the Shire of Coorow as a "Recreation and Drainage Reserve".*

**CARRIED 7/0  
BY ABSOLUTE MAJORITY**

## 10.1.2 NOMINATION FOR AUSTRALIA'S CORAL COAST BOARD – LOCAL GOVERNMENT REPRESENTATIVE

<b>AUTHOR</b>	Mark Hook
<b>DISCLOSURE OF INTEREST</b>	Nil
<b>DATE OF REPORT</b>	19 January 2010
<b>FILE</b>	T8.2

### **SUMMARY:**

Council is being requested to nominate a Councillor for a local government representative position from the Australia's Coral Coast tourism region to the Australia's Coral Coast Board.

### **BACKGROUND:**

Council has received the following correspondence from Australia Coral Coast:

*At the October Annual General Meeting of Australia's Coral Coast regional tourism it was resolved that I contact each shire in the Coral Coast tourism region calling for nominations to fill the two board positions allocated to local government.*

*You are therefore invited to nominate a shire employee or councillor to sit on the Coral Coast board. As outlined in section 19.2 of our constitution, the two representatives from local government will be selected and co-opted by the six elected members currently on our board.*

*Should you wish to nominate a representative, and to assist with our selection process, please include a profile of the nominated person detailing the experience and skills they will bring to regional tourism. You may also wish to outline how the nominee will communicate on tourism matters between the Australia's Coral Coast board and local government.*

*It would be appreciated if nominations were received at this office by February 22, 2010 via email, fax or mail.*

### **COMMENT:**

Councillor McDonald was a member on the Coral Coast Board but was not re elected last time and has indicated that she does not wish to be renominated to the Coral Coast Board at this stage.

### **STATUTORY ENVIRONMENT:**

Nil

**STRATEGIC IMPLICATIONS:**

Nil

**POLICY IMPLICATIONS:**

Nil

**FINANCIAL IMPLICATIONS:**

**PUBLIC CONSULTATION:**

Nil

**VOTING REQUIREMENT:**

Simple Majority

**OFFICER RECOMMENDATION:**

That Council nominate Cr \_\_\_\_\_ as the Local Government Representative to the Australia's Coral Coast Board.

**MOTION:**

**Moved:**

**Seconded:**

*That Council nominate Cr \_\_\_\_\_ as the Local Government Representative to the Australia's Coral Coast Board.*

**MOTION LAPSED FOR WANT OF A MOVER**

Council did not receive any nominations therefore the motion lapsed.

### 10.1.3 POLICY UPDATE – 8.4.1 CROSSOVER AND ENTRANCES

<b>AUTHOR</b>	Mark Hook
<b>DISCLOSURE OF INTEREST</b>	Nil
<b>DATE OF REPORT</b>	25 January 2010
<b>ATTACHMENT</b>	10.1.3a Original Policy 8.4.1 – Crossovers and Entrances 10.1.3b Reviewed Policy 8.4.1 – Crossover and Entrances 10.1.3c Crossover specification maps (under separate cover) 10.1.3d Cross Over Claim Form
<b>FILE</b>	Policy Manual

#### **SUMMARY:**

**Council is to consider the adoption of the reviewed Policies 8.4.1 Crossover and Entrances.**

#### **BACKGROUND:**

The Shire of Coorow Policy manual has been recently reviewed by staff and several areas of the manual were changed.

The Policies that required major changes were not part of the annual policy review but are now brought to Council for discussion and adoption.

#### **COMMENT:**

In consultation with the Principal Works Supervisor and the Manager Regulatory Services the attached Policy for Footpaths and Crossovers is brought to Council for adoption to replace the outdated policy in the Policy Manual. The old policy was outdated and did not cover the changes in design and costs for footpaths and crossovers in 2009.

#### **STATUTORY ENVIRONMENT:**

Shire of Coorow Policy Manual  
Councillors Manual  
*Local Government Act 1995*

#### **STRATEGIC IMPLICATIONS:**

Nil.

#### **POLICY IMPLICATIONS:**

As above.

**FINANCIAL IMPLICATIONS:**

Nil.

**VOTING REQUIREMENTS:**

Absolute Majority.

**OFFICER RECOMMENDATION:**

That Council adopt reviewed Policy 8.4.1 Crossover and Entrances as included at Attachment 10.1.3b.

**RESOLUTION:                      2010-007**

**Moved:** Cr Waite

**Seconded:** Cr Bothe

*That Council adopt reviewed Policy 8.4.1 Crossover and Entrances as included at Attachment 10.1.3b, with the following amendments:*

- 1. delete guidelines paragraph starting with 'Rural farming properties';*
- 2. First paragraph to read '...the minimum standard comprises of 3m width x 150mm...; and*
- 3. delete last sentence of first paragraph.*

**CARRIED 7/0  
BY ABSOLUTE MAJORITY**

**POLICY – TRANSPORT ENGINEERING**

Sub Section:	Footpaths/Crossovers
Policy Number:	8.4.1
Policy Subject:	Definition of a Standard Crossover
Policy Statement:	<p>Council define a Standard Crossover for the purpose regulation 15 of the Local Government (Uniform Local Provisions) Regulation to be 2.7m in width and constructed of 150mm deep compact crushed limestone or laterite (gravel)</p> <p>The Standard Crossover as nominated is to be used to determine Council's contribution to the construction of crossovers within towns located within the Shire</p>
Objectives:	
Guidelines:	<p>A subsidy is not payable:</p> <ul style="list-style-type: none"><li>• for parts of crossovers in excess of a standard crossover;</li><li>• on any crossover not constructed to the standards required by the Shire;</li><li>• for second or subsequent crossover's to the same property; and</li><li>• where an applicant for a crossover subsidy does not provide documentary evidence of expenditure and suitable digital photographs of the construction to help establish that the crossover has been constructed to the standard required by the Shire.</li></ul>
Resolution No:	
Resolution Date:	
Source:	Manager, Community Development
Date of Review:	June Annually
Review Responsibility:	Manager, Community Development

**POLICY - TRANSPORT/ENGINEERING**

Sub Section:	Footpaths/Crossovers
Policy Number:	8.4.1
Policy Subject:	<b>Crossover and Entrances</b>
Policy Statement:	<p>Council define a Standard Crossover for the purpose of regulation 15 of the Local Government (Uniform Local Provisions) Regulation to be for town site lots, the minimum standard comprises a 150mm minimum pavement depth surfaced with a 2 coat emulsion bitumen crossover over the full width of applicable verge. For gravel road crossover, the standard specification will be unsurfaced 150mm gravel and appropriate concrete pipe drainage under (minimum 300mm in diameter, if a pipe is required) in order to maintain the longitudinal 'table drain' flow. Rural farming properties are to be categorised as light industrial with regard to standard crossover widths.</p> <p>A permit from Council's Works Department is required before the construction of a crossover from a property boundary to a constructed road.</p> <p>Authorised crossovers to sealed town site roads may be constructed of bitumen, concrete or paving bricks to Council's standard plan and specifications. Crossovers to gravel roads can be gravel.</p> <p>Works are to be carried out by approved contractors or by Council resources with all costs including any necessary drainage, clearing and service relocation or conducting, being borne by the applicant.</p> <p>Each lot or property location is entitled to one crossover subsidy, which is up to \$500 or 50 % of the total project cost, whichever is the lesser.</p> <p>Crossovers to a greater width and material standard than the minimum (but below a specified maximum width) will be approved but the value of the subsidy will remain as for the minimum standard.</p>
Objectives:	To provide clear administrative guidelines for dealing with cross over and entrances to properties and outlining Councils contribution to crossovers and entrances.
Guidelines:	For town site lots, the minimum standard comprises a 150mm minimum pavement depth surfaced with a 2 coat emulsion bitumen crossover over the full width of applicable verge. Where the existing verge is brick paved or the verge has a cast in-situ concrete footpath, then the standard minimum material and

subsidy will be increased to paving bricks or concrete, accordingly.

For gravel road crossover, the standard specification will be unsurfaced 150mm gravel and appropriate concrete pipe drainage under (minimum 300mm in diameter, if a pipe is required) in order to maintain the longitudinal 'table drain' flow.

Rural farming properties are to be categorised as Commercial with regard to standard crossover widths. Each rural location is also entitled to one crossover subsidy, being up to \$500 or 50 % of the total project cost whichever is the lesser.

Where crossovers are installed by approved contractors, Council's crossover subsidy is paid, on production of the invoice or receipt for payment for the works, to the landowner unless there is written authorisation from the landowner for the subsidy to be paid to another person.

Where there is disruption of an existing crossover by Council works, Council will make good all damage caused by them to the crossover.

A subsidy is not payable:

- for parts of crossovers in excess of a standard crossover;
- on any crossover not constructed to the standards required by the Shire;
- for second or subsequent crossover's to the same property; and
- where an applicant for a crossover subsidy does not provide documentary evidence of expenditure and suitable digital photographs of the construction to help establish that the crossover has been constructed to the standard required by the Shire.

Resolution No:

Resolution Date:

Source: Works

Date of Review: June Annually

Review Responsibility: Works

TO: Shire of Coorow

Lot Number: \_\_\_\_\_ House Number \_\_\_\_\_

Street: \_\_\_\_\_ Locality \_\_\_\_\_

Owners Name : \_\_\_\_\_ Telephone No \_\_\_\_\_

Postal Address: \_\_\_\_\_

Completion Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_ (When all crossover works were completed)

Dear Sir / Madam

I intend to construct a crossover to the above Lot.

The proposed crossover will be \_\_\_\_\_ metres wide and constructed from;

Concrete                      Hot Mix                      Sprayed Bitumen

Brick Paving                      Gravel                      (Please tick one)

I understand that the crossover is to be constructed to comply with the latest Shire of Coorow Specifications and must be completed within six (6) months of this application in order to receive a subsidy.

I declare that I am the owner of the property as stated in the application and that I have not made a previous claim for a crossover at this address.

The subsidy payment (if applicable) is to be paid to the account as detailed below by Electronic Transfer.

**PLEASE PRINT CLEARLY**

Name: \_\_\_\_\_

Bank Name: \_\_\_\_\_

BSB Number (6 Digits) : \_\_\_\_\_

Bank Account Number: \_\_\_\_\_

Bank Account Name: \_\_\_\_\_

Remittance Advice Required: \_\_\_\_\_

Signature of Applicant : \_\_\_\_\_ Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

10.1.4	POLICY UPDATE –8.4.2 STANDARDS OF CONSTRUCTION FOR RIGHT OF WAYS
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<b>AUTHOR</b>	Mark Hook
<b>DISCLOSURE OF INTEREST</b>	Nil
<b>DATE OF REPORT</b>	25 January 2010
<b>ATTACHMENT</b>	10.1.4a Original Policy 8.4.2 – Standards of Construction for Right Of Ways and Common Property Access Ways in Strata Schemes 10.1.4b Reviewed Policy 8.4.2 - Standards of Construction for Right of Ways and Common Property Access Ways in Strata Schemes
<b>FILE</b>	Policy Manual

**SUMMARY:**

**8.4.2 Standards of Construction for Right of Ways and Common Property Access Ways in Strata Schemes.**

**BACKGROUND:**

The Shire of Coorow Policy manual has been recently reviewed by staff and several areas of the manual were changed.

The Policies that required major changes were not part of the annual policy review but are now brought to Council for discussion and adoption.

**COMMENT:**

In consultation with the Principal Works Supervisor and the Manager Regulatory Services the attached Policy for Footpaths and Crossovers is brought to Council for adoption to replace the outdated policy in the Policy Manual. The old policy was outdated and did not cover the changes in design and costs for footpaths and crossovers in 2009.

**STATUTORY ENVIRONMENT:**

Shire of Coorow Policy Manual  
Councillors Manual  
*Local Government Act 1995*

**STRATEGIC IMPLICATIONS:**

Nil.

**POLICY IMPLICATIONS:**

As above.

**FINANCIAL IMPLICATIONS:**

Nil.

**VOTING REQUIREMENTS:**

Absolute Majority.

**OFFICER RECOMMENDATION:**

That Council adopt Policy 8.4.2 Standards of Construction for Right of Ways and Common Property Access Ways in Strata Schemes as included at Attachment 10.1.4b.

**RESOLUTION:                      2010-008**

**Moved:** Cr Bothe

**Seconded:** Cr Waite

*That Council adopt Policy 8.4.2 Standards of Construction for Right of Ways and Common Property Access Ways in Strata Schemes as included at Attachment 10.1.4b*

**CARRIED 7/0  
BY ABSOLUTE MAJORITY**

**POLICY - TRANSPORT/ENGINEERING**

Sub Section:	Footpaths/Crossovers
Policy Number:	8.4.2
Policy Subject:	<b>Standards of Construction for Crossovers, Row's and Common Property Driveways in Strata Schemes</b>
Policy Statement:	<ol style="list-style-type: none"><li>1. Crossovers approved in accordance with Regulation 12 and 14 of the Local Government (Uniform Local Provisions) Regulations are to be constructed to the standards prescribed in the tabulation below.</li><li>2. Row's created through the sub-division process or where upgrade is to be funded by the property owners receiving benefit from a ROW, the construction will comply with the requirements detailed in the attached tabulation, except that construction to the gravel standard specified will not be acceptable</li><li>3. Common Property Driveways developed as part of a Strata Scheme such driveways will be construction to the standard required in the tabulation below except that construction to a bitumen or gravel standard will not be acceptable</li></ol>
Objectives:	To set suitable standards for the construction of crossovers, Row's and Common Property Driveways.
Guidelines:	<p>A crossover subsidy is not payable:</p> <ul style="list-style-type: none"><li>• for parts of crossovers in excess of a standard crossover;</li><li>• on any crossover not constructed to the standards required by the Shire;</li><li>• for second or subsequent crossover's to the same property; and</li><li>• where an applicant for a crossover subsidy does not provide documentary evidence of expenditure and suitable digital photographs of the construction to help establish that the crossover has been constructed to the standard required by the Shire.</li></ul>
Resolution No:	
Resolution Date:	

Source: Manager, Community Development

Date of Review: June Annually

Review Responsibility: Manager, Community Development

**POLICY - TRANSPORT/ENGINEERING**

Sub Section:	Footpaths/Crossovers
Policy Number:	8.4.2
Policy Subject:	<b>Standards of Construction for Right of Ways and Common Property Access Ways in Strata Schemes</b>
Policy Statement:	<ol style="list-style-type: none"><li>1. Right of Ways created through the sub-division process or where upgrade is to be funded by the property owners receiving benefit from a Right of Way, the construction will comply with the requirements detailed in Council's standard plan and specifications for cross over's.</li><li>2. Common Property Driveways developed as part of a Strata Scheme such driveways will comply to Council's standard plan and specifications for cross over's except that construction to a bitumen or gravel standard will not be acceptable</li></ol>
Objectives:	To set suitable standards for the construction of, Right of Ways and Common Property access ways.
Guidelines:	
Resolution No:	
Resolution Date:	
Source:	Principal Works Supervisor
Date of Review:	June Annually
Review Responsibility:	Works Department

## **10.2 MANAGER REGULATORY SERVICES:**

### **10.2.1 LEEMAN BOAT RAMP UPGRADE**

<b>AUTHOR</b>	Dave Hadden
<b>DISCLOSURE OF INTEREST</b>	Nil
<b>DATE OF REPORT</b>	11 January 2010
<b>LOCATION</b>	Dee Street, Leeman
<b>FILE</b>	B8
<b>ATTACHMENT</b>	10.2.1 Photos-Bundigi Boat Ramp-Exmouth

#### **SUMMARY:**

**Council has previously received funding from the Recreational Boating Facilities Scheme to survey the sea floor in the vicinity of the existing Boat Ramp, carry out design plans and consultation with the Community regarding the proposed Dee Street Boat Ramp.**

#### **COMMENT:**

Council has since requested the Department for Planning & Infrastructure to have an area of Reserves 41464 and 38474 vested for “Recreation purposes” to allow the Boat Ramp to be constructed just north of the existing Dee Street Boat Ramp.

This process is expected to take at least another twelve (12) months to clear Native Title requirements. Previous survey work carried out in front of the existing Boat Ramp indicates quite shallow water for at least 50 metres seaward of the Boat Ramp.

In order to provide a useable Boat Ramp in the vicinity of the existing ramp will require a raised (piles) boat ramp extending a minimum of 50 metres from shore to clear the shallows.

The length of this ramp (50m x 4.6m = 230m<sup>2</sup>) will cost around \$696,000 for a single lane ramp which incorporates an amount of \$6,000 for further survey and engineering working drawings.

It is believed that deeper water required for safer boat launching is available just north of the existing Dee Street boat ramp in front of the land Council is seeking vesting over. If this area does provide deeper water it would be the preferred location for a new boat ramp.

A dual ramp, located north of the Dee Street Ramp, may be feasible for a similar price of \$696,000 as it would only need to be half the length of the abovementioned (50m) ramp. As such, staff believe that this area of water requires survey work to locate the best location for a new boat ramp.

Round 15 of the Recreational Boating Facilities Scheme is open to applications until 30 March 2010. Council can apply for grants up to \$500,000 for either works projects or planning projects.

If Council were to apply for funding to construct a new boat ramp at either location, an application for \$393,000 would need to be registered with Council contributing the balance (\$303,000).

**STATUTORY ENVIRONMENT:**

Nil.

**STRATEGIC IMPLICATIONS:**

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:**

As with all Grants there will be a cost to Council which will consist of some cash and works in kind.

**VOTING REQUIREMENTS:**

Simple Majority.

**OFFICER RECOMMENDATION:**

That Council:

1. request staff to make application through the Recreational Boating Facilities Scheme Round 15 for a \$393,000 grant to construct a new boat ramp north of Dee Street, Leeman;
2. place an amount of \$393,000 for budget consideration in the 2010/2011 draft budget to match the above grant application which incorporates an amount of \$6,000 for further survey work with corresponding drawings and preparation of working drawings (engineering).

**RESOLUTION:**                      **2010-009**

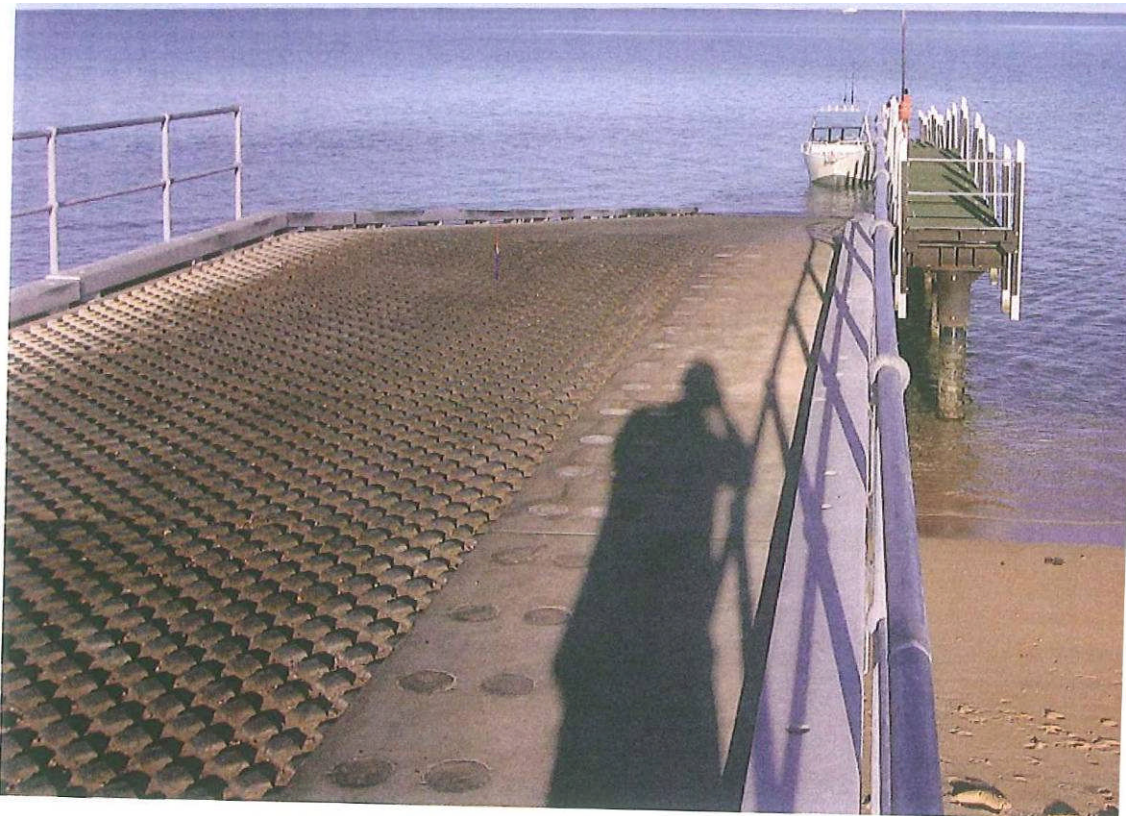
**Moved:** Cr Williams

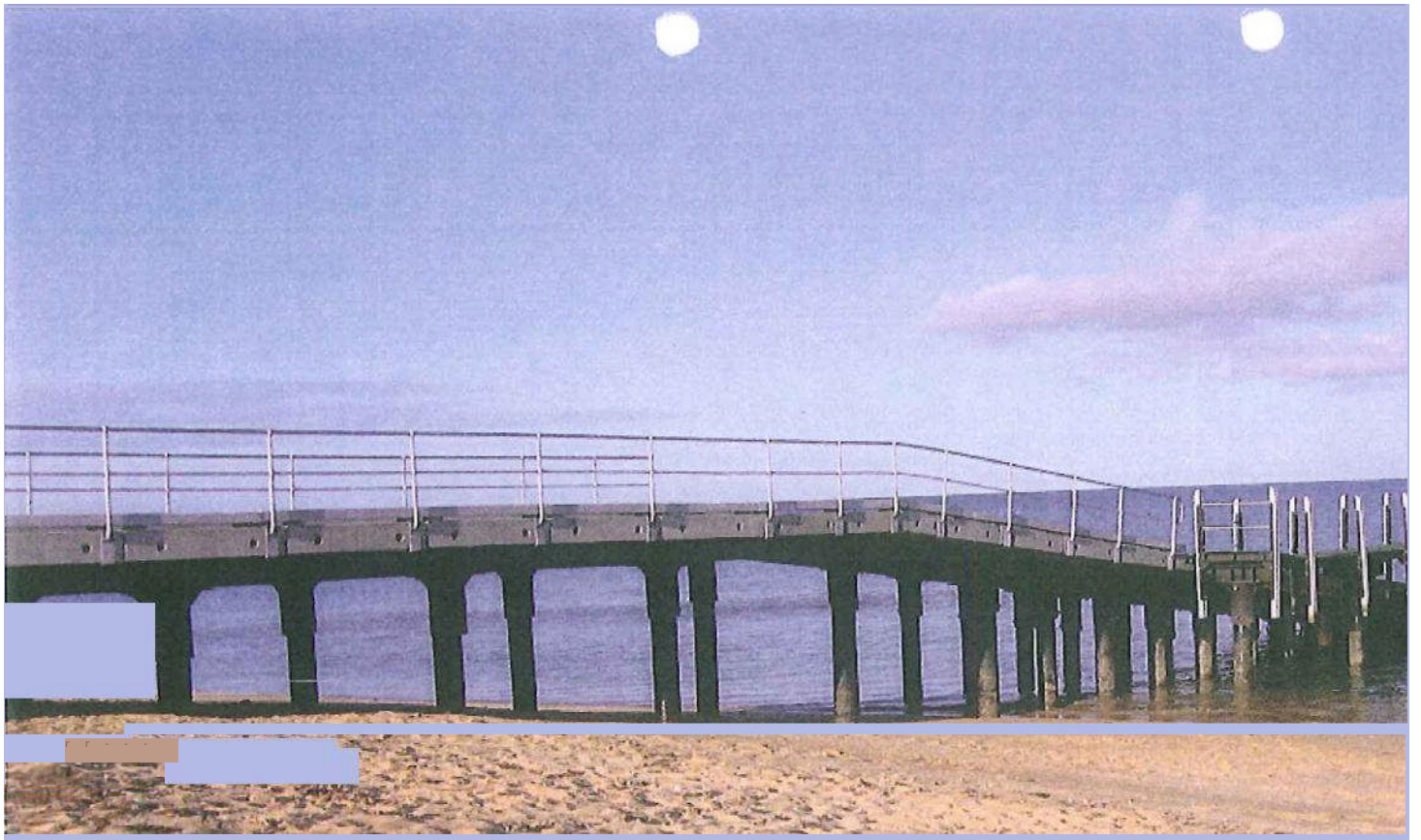
**Seconded:** Cr McDonald

*That Council:*

1. *request staff to make application through the Recreational Boating Facilities Scheme Round 15 for a \$393,000 grant to construct a new boat ramp north of Dee Street, Leeman;*
2. *a contingency amount be included in the grant application for this project;*
3. *place an amount of \$393,000 for budget consideration in the 2010/2011 draft budget to match the above grant application which incorporates an amount of \$6,000 for further survey work with corresponding drawings and preparation of working drawings (engineering); and*
3. *request staff to research further funding options to reduce Councils contribution of \$393,000 towards this project.*

**CARRIED 7/0**





## 10.2.2 BLUE OCEAN GALLERY

<b>AUTHOR</b>	Dave Hadden
<b>DISCLOSURE OF INTEREST</b>	Nil
<b>DATE OF REPORT</b>	2 February 2010
<b>LOCATION</b>	LOT 39 Ocean View Drive, Green Head
<b>FILE</b>	B 5.2
<b>ATTACHMENT</b>	10.2.2 Block Plan/ Wrought Iron Front Fence Design

### **SUMMARY:**

**Council has received an application to construct a 2 metre high boundary fence around Lot 39 Ocean View Drive, Green Head (Blue Ocean Gallery).**

### **COMMENT:**

The owners of Blue Ocean Gallery propose to house an extensive display of exterior artworks in two sculpture gardens in front of and to the side of the proposed gallery. For security purposes approval is requested for a 2 metre high colourbond clad post and rail fence extending around the property to within 3 metres of the front boundary. The applicants propose to construct a 2 metre high limestone block front fence with piers and wrought iron infill to complement the Gallery frontage.

This application is tabled for Council approval due to the 2 metre high colourbond fence extending forward of the front building line not complying with Councils Local Laws relating to fencing.

The front fence design will allow good visibility for vehicles leaving the property while also complementing the property frontage. Staff do not have any concerns regarding the 2 metre high colourbond fence extending forward of the building line by 7 metres or the limestone block and wrought iron 2 metre high front fence. A copy of the plan and fence design is included at Attachment 10.2.2 for Councillors information.

### **STATUTORY IMPLICATIONS:**

Fencing materials and specifications are controlled under Councils Local Laws Relating to Fencing.

### **STRATEGIC IMPLICATIONS:**

No implications are expected.

### **POLICY IMPLICATIONS:**

Nil.

### **VOTING REQUIREMENT:**

Absolute Majority

## **OFFICER RECOMMENDATION**

That Council:

1. approve the application to construct a 2metre high colourbond post and rail fence around the rear of the property and extending 7 metres forward of the building line on Lot 39 Ocean View Drive Green Head;
2. approve the construction of a 2 metre high limestone block and wrought iron infill fence across the front of Lot 39 Ocean View Drive Green Head; and
3. advise the applicants their responsibility regarding the Dividing Fence Act.

**RESOLUTION:**                      **2010-010**

**Moved:** Cr Waite

**Seconded:** Cr Williams

*That Council:*

1. *approve the application to construct a 2metre high colourbond post and rail fence around the rear of the property and extending 7 metres forward of the building line on Lot 39 Ocean View Drive Green Head;*
2. *approve the construction of a 2 metre high limestone block and wrought iron infill fence across the front of Lot 39 Ocean View Drive Green Head; and*
3. *advise the applicants their responsibility regarding the Dividing Fence Act.*

**CARRIED 7/0  
BY ABSOLUTE MAJORITY**



# Blue Ocean Gallery

C/O Post Office  
GREEN HEAD WA 6514  
Ph: 08 9953 1772  
Mobile: 0409 427 486 Irene  
0427 26 1642 Adrian  
I [mail: oceangallery@bigpond.com](mailto:oceangallery@bigpond.com)

Dave Hadden  
Manager, Regulatory Services  
Shire of Coorow  
P.O. Box 238  
LEEMAN WA 6514

Re: Proposed Fencing  
Lot 39 Ocean View Drive, GREEN HEAD

Dear Dave,

We seek approval from the Shire of Coorow to erect a 2 metre high fence around the boundary of our commercial property for the purpose of security.

The Blue Ocean Gallery will house an extensive display of exterior artworks in the two sculpture gardens as indicated on the site plan. Due to the possibilities of theft and damage, it will be essential for our business to only allow public access to these gardens during opening times.

We propose to build a wrought iron and limestone fence across the front of the property along Ocean View Drive. The limestone blocks to be two courses high across the base. This will extend around to the north and south fences by 3 metres to allow for visibility when entering and exiting the premises. The gates will also be of wrought iron.

The remaining fences to the north, south and east will be of treated and painted pine poles, colourbond, and galvanised furring channel. The gates on the eastern boundary, Banksia Way, will also be of galvanised steel frames and colourbond. The fence line on the eastern boundary has been truncated at the gates to allow for greater visibility when entering and exiting the property.

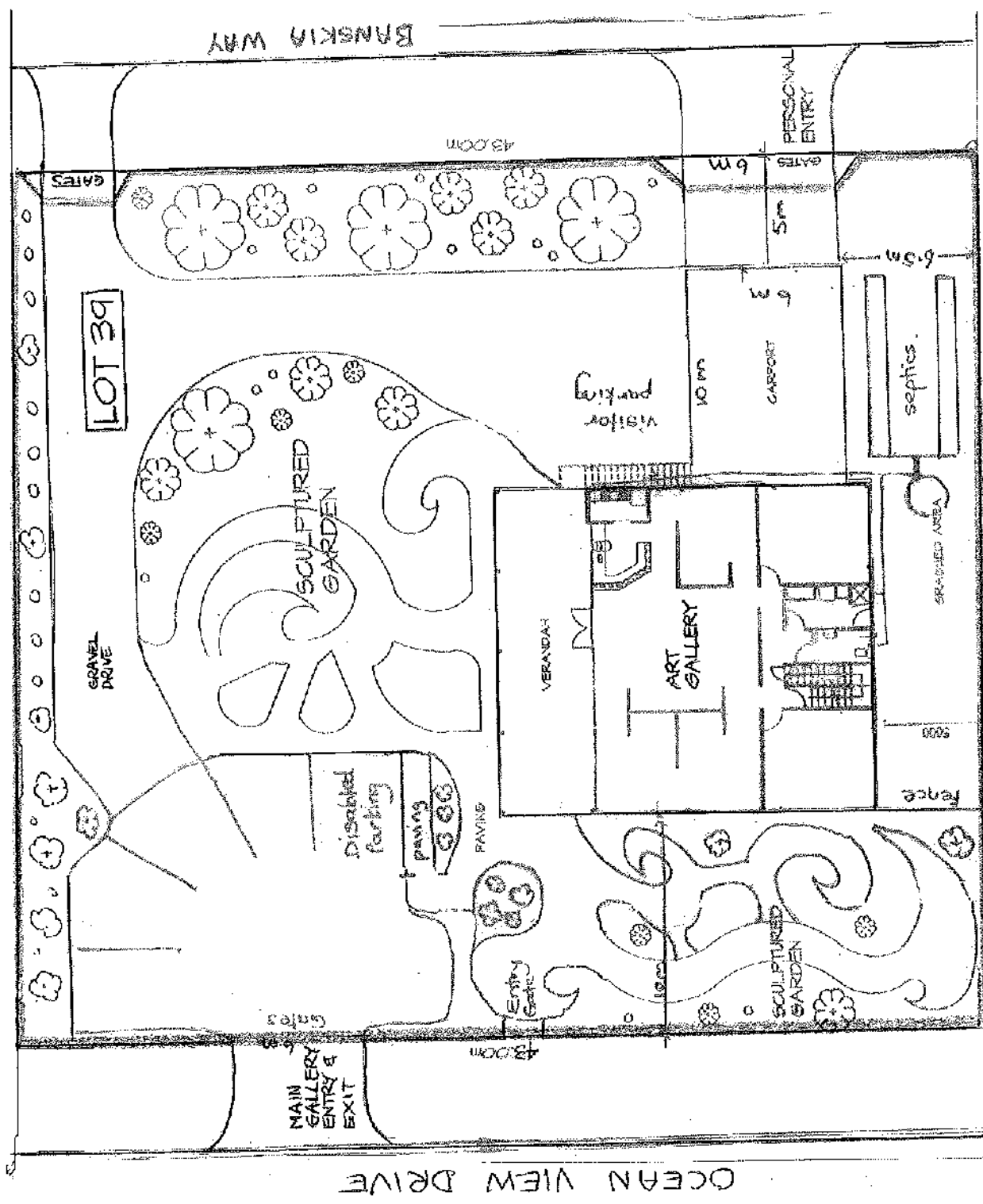
Regards



Irene Powell & Adrian Toomey

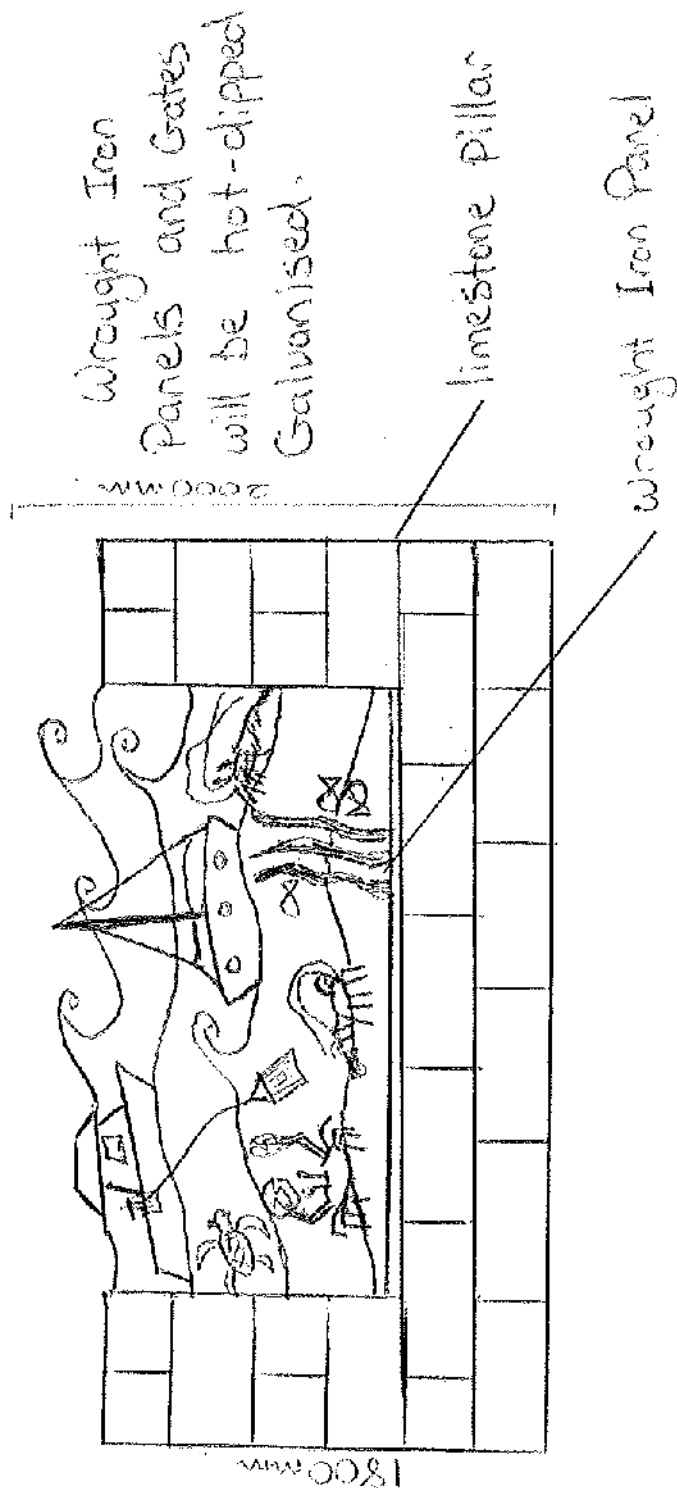
2<sup>nd</sup> February 2010

Fencing Proposal. 2m in height. Colourbond + pine posts  
 2m in height. Wrought iron + limestone blocks. Gates-Wrought iron.

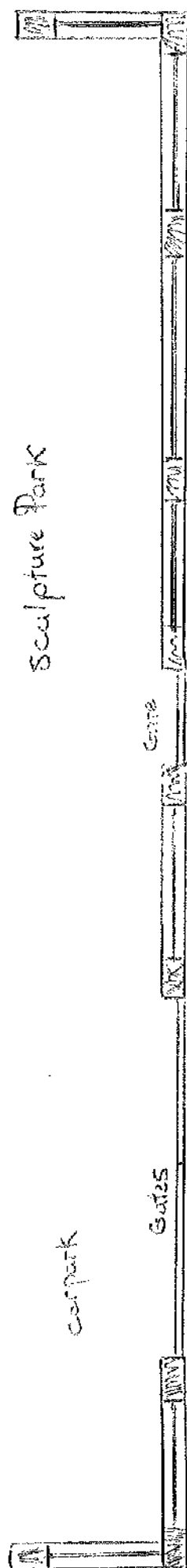


02/2010

Toomey & Powell



Top View.



N.T.S.

## 10.2.3 COOROW WASTE TRANSFER STATION AND RECYCLING DEPOT

<b>AUTHOR</b>	Dave Hadden
<b>DISCLOSURE OF INTEREST</b>	Nil
<b>DATE OF REPORT</b>	1 February 2010
<b>LOCATION</b>	Part Lot 10, Location 2023 Coorow
<b>FILE</b>	R21
<b>ATTACHMENT</b>	10.2.3a Item 10.2.1 – November 10.2.3b Costings – Transfer station against Coorow Maintenance 2009-10

### **SUMMARY:**

**Council is to consider opening the Coorow Transfer Station on Part Lot 10, Location 2023 Coorow.**

### **BACKGROUND:**

Council was presented this matter at the November 2009 Ordinary Meeting of Council, included at Attachment 10.2.3a, where Council resolved the following:

#### RESOLUTION: 2009-198

Moved: Cr George                      Seconded: Cr Waite                      Carried 8/0  
That this matter lay on the table for staff to seek further costings on the project.

### **COMMENT:**

By fencing, and then closing, the Coorow Refuse site to the public all rubbish generated will be dealt with through the transfer station.

By doing so, staff expected that site maintenance costs at the refuse site would be reduced. Less rubbish is then expected to be handled at the Refuse site thereby improving Council's compliance issues with DEC Licence conditions at Coorow.

After discussion with Council's Refuse contractors, Avon Waste, staff believe that waste transfer between the Transfer Station and Refuse site (Leeman) can be carried out using existing depot skip bins. These skip bins located at Coorow (2) and Leeman (1) Depots are not being used effectively at present but could be if used at the Transfer Station.

In effect, the skip bins would be relocated to the Transfer Station and emptied weekly (Thursday) under the current contract at no increased cost. Avon Waste has offered to upgrade the skip bins to 6m<sup>3</sup> from 4m<sup>3</sup> for use at the Transfer Station at no cost.

The commercial rubbish collection is carried out on Thursdays and is normally carted through to Green Head and disposed at the Coastal Refuse site further reducing handling (burial) costs at the Coorow Refuse site.

A costing of this proposal is provided at Attachment 10.2.3b for Council's information.

## **STATUTORY ENVIRONMENT:**

Both Refuse sites are currently licensed with the Department of Environment and Conservation. However, once both sites are fenced, application will be made to register both sites in accordance with the following resolution:

### RESOLUTION 2009-200

Moved: Cr McTaggart      Seconded: Cr Waite

That Council apply to the Department of Environment and Conservation to register both the Coorow and Coastal Refuse sites at the completion of boundary fencing around both sites.

CARRIED 8/0

## **STRATEGIC IMPLICATIONS:**

No implications are expected.

## **POLICY IMPLICATIONS:**

Nil.

## **FINANCIAL IMPLICATIONS:**

The costing of this proposal included at Attachment 10.2.3b indicates a cost saving for Council.

## **VOTING REQUIREMENT:**

Simple Majority.

## **OFFICER RECOMMENDATION:**

That Council formally open the Coorow Transfer Station on Part Lot 10, Location 2023 Coorow subject to the following:

1. when Council has taken ownership of the Shire of Coorow Refuse site;
2. upon completion of boundary fencing around the Coorow Refuse site, and
3. the Coorow Refuse site being closed to the general public from the Coorow Transfer Station opening date.

**RESOLUTION:**                      **2010-011**

**Moved:** Cr McDonald              **Seconded:** Cr McTaggart

*That Council formally open the Coorow Transfer Station on Part Lot 10, Location 2023 Coorow subject to the following:*

- 1.    when Council has taken ownership of the Shire of Coorow Refuse site;*
- 2.    upon completion of boundary fencing around the Coorow Refuse site, and*
- 3.    the Coorow Refuse site being closed to the general public from the Coorow Transfer Station opening date.*

**CARRIED 7/0**

## 10.2.1 COOROW WASTE TRANSFER STATION AND RECYCLING DEPOT

<b>AUTHOR</b>	Dave Hadden
<b>DISCLOSURE OF INTEREST</b>	Nil
<b>DATE OF REPORT</b>	1 October 2009
<b>LOCATION</b>	Part Lot 10, Location 2023 Coorow
<b>FILE</b>	R.21

**SUMMARY:**

**Council adopted the draft design for the Coorow Waste Transfer Station/Recycling Depot at the April 2005 Ordinary Meeting of Council. Construction of the Transfer Station commenced soon after. Unfortunately the Transfer Station has not been commissioned since its completion.**

**COMMENT:**

Council has budgeted to fence the Coorow Refuse site this year once subdivision of the site has been completed. Staff believe that for the Coorow Transfer Station to operate effectively the current refuse site requires fencing to close the site to ratepayers to ensure that all waste generated in the Coorow locality passes through the Transfer Station. This would also allow staff to effectively manage both sites in accordance with Department of Environment & Conservation requirements. In effect all waste generated in the Coorow locality will be handled at the Transfer Station with only that waste requiring burial to be transferred to the refuse site by Council/contracted staff. By closing the refuse site to the general public Council/ contract staff will be able to manage the site to the higher standard required under existing licence conditions while extending the life of the refuse site.

**STATUTORY IMPLICATIONS:**

Both refuse sites are currently licensed with the Department of Environmental and Conservation and will continue to be until Council determines otherwise. The Coorow Transfer Station due to its projected through put falls outside of the DEC licensing requirements, however is still required to comply with DEC guidelines.

**STRATEGIC IMPLICATIONS:**

Currently no strategic implications are expected. The Mid West Regional Council is still progressing its Strategic Waste Management Plan that could culminate with the creation of a regional refuse site. If this were to happen Coorow would be well placed to take advantage of the change if its transfer station was operational when a regional refuse site is created.

**POLICY IMPLICATIONS:**

Nil.

**FINANCIAL IMPLICATIONS:**

Initially the operational cost associated with running a transfer station will increase expenditure slightly as there should be some savings with operational costs at the refuse site.

**VOTING REQUIREMENTS:**

Simple majority.

**OFFICER RECOMMENDATION:**

That Council formally open the Coorow Transfer Station, on Part lot 10, Location 2023 Coorow, subject to the following:

- (a) When Council has taken ownership of the Shire of Coorow Refuse Site;
- (b) Upon completion of boundary fencing around the Coorow Refuse Site; and
- (c) the Coorow Refuse Site being closed to the general public from the Coorow Transfer Station opening date.

**RESOLUTION:**                      **2009-198**

***Moved:*** Cr George                      ***Seconded:*** Cr Waite

*That this matter lay on the table for staff to seek further costings on the project.*

**CARRIED 8/0**

## Coorow Waste Transfer Station

Strainer	22	x \$ 30	= \$ 660
Fence post	50	x \$7.89	= \$ 394.50
Signs			= \$2,000
Mest	10x 50m	x \$145	= \$1,450
Gravel	100m3	x \$1.50	= \$150
Culverts	375mm x 8	x \$125.48	= \$1,003.84
Head walls	x 4	x \$253	= \$1,012
Gates	x 4	x \$263.35	= \$1,053.40
Total			= \$7,723.74

1 men for 8 hours a month	Wages	= \$ 2,112
	Over heads	= \$ 1,690
1 Loader 6 hours a month	Plant Costs	= \$ 6,480
Total		= \$10,282

## Coorow Rubbish Site Mtce 2009-10

Labour	= \$4,576
Labour over heads	= \$3,661
Plant Costs	= \$9,360
Materials & Contracts	= \$12,660
Total	= \$30,257

10.2.5	REGIONAL AND LOCAL COMMUNITY INFRASTRUCTURE PROGRAM
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AUTHOR	Dave Hadden
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	3 February 2010
LOCATION	Nil
FILE	G11
ATTACHMENT	10.2.5 Email from Regional Grants

## SUMMARY

Council determined at the 18 November 2009 Ordinary Meeting of Council to advise the Regional Community Infrastructure Program of its projects for 2009/2010 as listed below:

### **RESOLUTION:**                      **2009-207**

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

***That Council:***

1. *endorse the actions of the CEO in seeking approval for the reallocation of the RCLIP 2008/09 projects savings to the RCLIP Coorow Pool Shed project, in view of the time constraints to complete and acquit the projects; and*
- 2 *advise the Regional Community Infrastructure Program of its projects for 2009/10 as listed below:*

- |  |                        |
|--|------------------------|
| 1. <i>Green Head Community Centre - Install Air conditioners</i> | <b>\$15,000</b>        |
| 2. <i>Morphett Park – Install new playground surround</i>        | <b>\$4,000</b>         |
| 3. <i>Green Head Community Centre – Install picture rail</i>     | <b>\$5,000</b>         |
| 4. <i>Warradarge – Bench and Seats</i>                           | <b>\$2,000</b>         |
| 5. <i>Leeman Recreation Centre Lino Flooring</i>                 | <b>\$4,000</b>         |
| 6. <i>Coorow Medical Centre Soundproofing for toilets</i>        | <b>\$2,000</b>         |
| 7. <i>Exit Lights GHSC</i>                                       | <b>\$2,000</b>         |
| 8. <i>Replacement of Playground equipment Leeman foreshore</i>   | <b>\$21,000</b>        |
| 9. <i>Replacement of Playground equipment GHCC</i>               | <b>\$21,000</b>        |
| 10. <i>Lighting at Leeman Foreshore area</i>                     | <b><u>\$18,000</u></b> |

**Total                      \$94,000**  
**CARRIED 8/0**

### **COMMENT:**

At the time when the application was made Regional Grants could not advise whether the listed projects would comply with Guidelines as they had not been completed. Regional Grants have now advised by email, included at Attachment 10.2.5, those projects that do not comply with their guidelines.

With the three non-compliant projects listed in the Regional Grants email removed from Councils list of projects. Staff determined to request approval to reduce the Project Cost on the next project in order of priority on Councils list.

As such, staff have requested that Regional Grants amend the project cost for the Leeman Foreshore Playground Equipment from \$21,000 to \$15,000 which will allow replacement with a similar sized playground not a larger one as initially proposed.

Regional Grants have accepted this request and will continue processing Council's application.

**STATUTORY IMPLICATIONS:**

*Local Government Act 1995*

**STRATEGIC IMPLICATIONS:**

Nil.

**POLICY IMPLICATIONS:**

Nil.

**FINANCIAL IMPLICATIONS:**

The Shire of Coorow 2009/10 Budget will be impacted by \$30,000 increased grants and offset by corresponding amount of expenditure.

**VOTING REQUIREMENTS:**

Simple Majority

**OFFICER RECOMMENDATION**

That Council endorse staff actions in seeking approval from Regional Grants to reduce the Project Cost of "Replacement of Playground Equipment" – Leeman Foreshore from \$21,000 to \$15,000 to allow the grant application process to continue.

**RESOLUTION:                      2010-012**

**Moved:** Cr Waite

**Seconded:** Cr Williams

*That Council endorse staff actions in seeking approval from Regional Grants to reduce the Project Cost of "Replacement of Playground Equipment" – Leeman Foreshore from \$21,000 to \$15,000 to allow the grant application process to continue.*

**CARRIED 7/0**

**From:** RegionalGrants [mailto:RegionalGrants@infrastructure.gov.au]  
**Sent:** Tuesday, 2 February 2010 1:05 PM  
**To:** Dave Hadden  
**Subject:** Request for Clarification for Coorow RLCIP \$100m - Rachel [SEC=UNCLASSIFIED]

Good afternoon Dave,

This email is in relation to our telephone conversation today regarding your submission under the RLCIP \$100m. Please attend to the requirements below at your earliest convenience by replying to this email.

*Coorow-101 - Green Head Community Centre - install air conditioning*

- An eligible project needs to involve internal construction of a facility (guideline 2.1). Installation of an air conditioning unit does not involve significant construction costs and is an ineligible project

*Coorow-106 - Coorow Medical Centre Soundproofing for Toilets*

- Upgrades to amenities as an individual project will not be eligible (FAQ 28 V. 1.4)

*Coorow-107 - Exit Lights- Green Head Sporting Club*

- An eligible project needs to involve internal construction (guideline 2.1. Installing an exit light does not involve significant construction costs and is an ineligible project

*Coorow-110 - Installation of Lighting at the Leeman Foreshore Reserve*

- If Council decides it wants to increase the priority of this project, please confirm the number of lights to be installed and what type of lighting is proposed

If Council wishes to remove *Coorow-101* from the assessment, there is \$15,000 remaining funding. If assessment continues on *Coorow-102* and *103* (totalling \$9,000), there is \$21,000 available, and these funds could be used for one of the priority E projects that total this amount. Alternatively, Council can nominate what projects it wishes to be considered and confirm that any shortfall will be funded by Council, or another source. Please confirm how Council wishes to proceed with the assessment process.

Please do not hesitate to contact our team with any questions. The Info Line can be reached on 1800 005 494.

Kind Regards,

Rachel Kerrigan | *RLCIP Appraisal Support Officer* | Regional & Local Community Infrastructure Program  
100M  
Ph 02 6274 8164  
Em [rachel.kerrigan@infrastructure.gov.au](mailto:rachel.kerrigan@infrastructure.gov.au)

## Council data

Council name  
**SHIRE OF COOROW**  
[ABN 96727377894]  
Address  
20 Morcombe Road, Leeman, WA, 6514  
Telephone  
(08) 9553 1388, Fax: (08) 9553 1377  
Council website  
[www.coorow.wa.gov.au](http://www.coorow.wa.gov.au)  
Update Council data [Update Council data](#)

## Contacts for RLCIP 100

**Authorised person**  
Position  
Chief Executive Officer  
Email address  
[markh@coorow.wa.gov.au](mailto:markh@coorow.wa.gov.au)  
Phone  
(08) 95520100  
**Contact person**  
Position  
Manager, Regulatory Services  
Email address  
[daveh@coorow.wa.gov.au](mailto:daveh@coorow.wa.gov.au)  
Phone  
(08) 089531388

## Funding proposal and plan

Note: All amounts include GST

**RLCIP allocation** **\$30,000**  
Projects nominated \$94,000  
Funding confirmed \$0  
Funding paid \$0

## Quarterly expenditure plan

Quarter	Amount
Jan - Mar 2010	\$90,000
Apr - Jun 2010	\$4,000
Jul - Sep 2010	\$0
Sep - Dec 2010	\$0

## Progress: key dates

Date submitted 19/11/2009 3:57:55 PM  
Date approved

How do I change these contacts? [?](#)

## Submit proposal

Submitted on Thursday, 19 November 2009 ([Q&A: How do I unsubmit the application?](#))

## Environmental sustainability

Councils are encouraged to consider environmental sustainability when preparing project proposals, and how their RLCIP activities will promote green building technologies, design practices and operations.

## Indigenous issues

Councils are encouraged to include projects in their proposal that address the needs of the indigenous population.

## Nominated projects

Download all the project form questions [?](#)

Proj Ref	Delete	Priority	RLCIP \$	Status	Status Date	Project title
<a href="#">Coorow-101 &gt;&gt;</a>	<input type="checkbox"/>	A	<del>45000</del>	App OK	<del>19/11/2009</del>	<del>Green Head Community Centre - install air conditioning</del>
<a href="#">Coorow-102 &gt;&gt;</a>	<input type="checkbox"/>	B	4000	App OK	19/11/2009	Installation of new play ground surround
<a href="#">Coorow-103 &gt;&gt;</a>	<input type="checkbox"/>	C	5000	App OK	19/11/2009	Installation of a Picture Rail at the Green Head Community Centre
<a href="#">Coorow-104 &gt;&gt;</a>	<input type="checkbox"/>	D	2000	App OK	19/11/2009	Installation of a Bench Seat at Warradarge
<a href="#">Coorow-105 &gt;&gt;</a>	<input type="checkbox"/>	E	4000	App OK	19/11/2009	Upgrade of the Facilities at the Leeman Recreation Centre
<a href="#">Coorow-106 &gt;&gt;</a>	<input type="checkbox"/>	E	<del>2000</del>	App OK	<del>19/11/2009</del>	<del>Coorow Medical Centre Soundproofing for Trolleys</del>
<a href="#">Coorow-107 &gt;&gt;</a>	<input type="checkbox"/>	E	<del>2000</del>	App OK	<del>19/11/2009</del>	<del>Exit Lights - Green Head Sporting Club</del>
<a href="#">Coorow-108 &gt;&gt;</a>	<input type="checkbox"/>	E	<b>\$15,000</b> <del>24000</del>	App OK	19/11/2009	Upgrade of the Playground Equipment at the Leeman Foreshore Reserve
<a href="#">Coorow-109 &gt;&gt;</a>	<input type="checkbox"/>	E	21000	App OK	19/11/2009	Supply and Installation of New Playground Equipment at the Green Head Community Centre
<a href="#">Coorow-110 &gt;&gt;</a>	<input type="checkbox"/>	E	18000	App OK	19/11/2009	Installation of Lighting at the Leeman Foreshore Reserve

## 10.2.6 PROPOSED HOME BUSINESS – LOT 1 (NO.6) BRYANT STREET, GREEN HEAD

<b>AUTHOR</b>	Kathryn Jackson
<b>DISCLOSURE OF INTEREST</b>	Nil
<b>DATE OF REPORT</b>	18 January 2010
<b>ATTACHMENT</b>	10.2.6a Site Plan and Photos 10.2.6b Objection submission
<b>FILE</b>	GH1BRY

### SUMMARY:

Council was presented an application at its 18 November 2009 meeting to operate a business from Lot 1 (No.6) Bryant Street, Green Head. Council resolved to advertise the application in accordance with the Shire of Coorow Town Planning Scheme No.2 (the 'Scheme') with the Chief Executive Officer delegated the authority to grant conditional approval should no objections be received during the consultation period. As a written, author-identified objection has been received the application is required to be placed back before Council for final deliberation.

The subject land is zoned 'Residential 12.5' under the Scheme. Figure 1 below provides an aerial photograph of the subject property for Council's information.

Figure 1 – Location Plan



## **BACKGROUND:**

The application proposes to operate an office from the former sewing room at the front of the residence at Lot 1 (No.6) Bryant Street, Green Head. The office would service the applicant's business that sells soaps, candles and gifts. The applicant has advised that the sales would be conducted by phone and e-mail orders, as well as displays at markets and community events. The office would also be used for booking of a DJ service. The kitchen of the residence would also be used to make the products, and the existing outbuilding at the rear of the residence would be used for storage.

Copies of the applicant's submitted business plan, along with a site plan and photographs are included as Attachment 10.2.6a to this report.

## **COMMENT:**

The operation of a business from home can in many instances be approved by Shire staff under delegated authority, as a 'Home Occupation' is listed as a 'D' ('means that the use is not permitted unless the local government has exercised its discretion by granting planning approval') within residential zones under the Scheme.

However the applicant wishes to display a 'sandwich board' style sign in the front garden of the property the size of the proposed sign that exceeds the level of delegated authority for staff and therefore the application is required to be considered as a 'Home Business' and requires a decision of Council. At its 18 November 2009 meeting Council resolved that the application be advertised to surrounding landowners/occupiers for a period of 14 days seeking their comment upon the proposal.

During the advertising period there were four (4) submissions received; two (2) in support, one (1) indifferent and one (1) in objection. A copy of the submission received in objection to the application has been included as Attachment 10.2.6b to this report.

The principle concern raised in the objection is that the Home Business would increase the traffic volume in the street and cause interference at the front of the property with customers parking on the road verge to attend parties, workshops and the like. The applicant has not indicated within their submitted application that workshops and parties are proposed to be held at the property but rather they would be held at the customer's home. However, given that this has been raised as a concern Condition 8 of the Officer's Recommendation has been worded to specifically state that workshops, parties, the sale of goods, bookings etc are not to take place at the property and Condition 4 has been worded to not permit any person other than the occupiers of the residence to work from the property.

## **STATUTORY ENVIRONMENT:**

Given the nature of the proposed application it would generally be considered a 'Home Occupation' and could be approved by Shire staff under delegated authority, however, the inclusion of a proposed sandwich board sign (which the applicant has already purchased and wishes to display) means that the application does not comply with part (d) of the definition for a home occupation as listed within Schedule 1 Part 2 of the Scheme:

***“home occupation means an occupation carried out in a dwelling or on land around a dwelling by an occupier of the dwelling which —***

- (a) does not employ any person not a member of the occupier’s household;*
- (b) will not cause injury to or adversely affect the amenity of the neighbourhood;*
- (c) does not occupy an area greater than 20m<sup>2</sup>;*
- (d) does not display a sign exceeding 0.2m<sup>2</sup>;***
- (e) does not involve the retail sale, display or hire of goods of any nature;*
- (f) in relation to vehicles and parking, does not result in the requirement for a greater number of parking facilities than normally required for a single dwelling or an increase in traffic volume in the neighbourhood, does not involve the presence, use or calling of a vehicle more than 2 tonnes tare weight, and does not include provision for the fuelling, repair or maintenance of motor vehicles; and*
- (g) does not involve the use of an essential service of greater capacity than normally required in the zone.”*

The proposed application can also not be considered as a ‘Cottage Industry’ which is listed as an ‘A’ use (‘means that the use is not permitted unless the local government has exercised its discretion by granting planning approval after giving special notice in accordance with clause 9.4’) within residential zones under the Scheme as it does not meet part (e) of the definition prescribed by Schedule 1 Part 2:

***“industry - cottage means a trade or light industry producing arts and crafts goods which does not fall within the definition of a home occupation and which —***

- (a) does not cause injury to or adversely affect the amenity of the neighbourhood;*
- (b) where operated in a residential zone, does not employ any person other than a member of the occupier’s household;*
- (c) is conducted in an out-building which is compatible with the principal uses to which land in the zone in which it is located may be put;*
- (d) does not occupy an area in excess of 50m<sup>2</sup>; and*
- (e) does not display a sign exceeding 0.2m<sup>2</sup> in area.”***

Therefore the application should be treated as ‘Home Business’ the definition for which it complies with:

***“home business means a business, service or profession carried out in a dwelling or on land around a dwelling by an occupier of the dwelling which —***

- (a) does not employ more than 2 people not members of the occupier’s household.*
- (b) will not cause injury to or adversely affect the amenity of the neighbourhood;*
- (c) does not occupy an area greater than 50m<sup>2</sup>;*
- (d) does not involve the retail sale, display or hire of goods of any nature;*

- (e) *in relation to vehicles and parking, does not result in traffic difficulties as a result of the inadequacy of parking or an increase in traffic volumes in the neighbourhood, and does not involve the presence, use or calling of a vehicle more than 3.5 tonnes tare weight; and*
- (f) *does not involve the use of an essential service of greater capacity than normally required in the zone.*

Whilst 'Home Business' is defined in the Schedule of the Scheme it is not listed on the Scheme's Zoning Table and therefore must be considered as a 'use not listed' and as such there are three options available to Council in its assessment of this application under the requirements of Section 4.4.2 of the Scheme:

*"If a person proposes to carry out on land any use that is not specifically mentioned in the Zoning Table and cannot reasonably be determined as falling within the type, class or genus or activity of any other use category the local government may;*

- a) determine that the use is consistent with the objectives of the particular zone and is therefore permitted;*
- b) determine that the use may be consistent with the objectives of the particular zone and thereafter follow the advertising procedures of clause 9.4 in considering an application for planning approval;*
- c) determine that the use is not consistent with the objectives of the particular zone and is therefore not permitted."*

Council resolved at its 18 November 2009 meeting that the use may be consistent with Section 4.4.2(b) of the Scheme and resolved to advertise the application for a period of 14 days to surrounding landowners.

## **STRATEGIC IMPLICATIONS:**

The application is considered minor in nature and would not have any major strategic implications.

Element 7 of the 'Liveable Neighbourhoods' (2007) a community design policy prepared by the Western Australian Planning Commission, recognises that home based businesses and a mixture of land uses are vital parts of a neighbourhood and should be encouraged in appropriate locations, with up to 16% of dwellings now incorporating a home based business. There is a trend in land use planning to promote a greater mixture of land uses, where such uses can be carried out in a complementary manner. The operation of small businesses from residential areas should be allowed where they can be carried out without detriment to the amenity of residents.

## **POLICY IMPLICATIONS:**

Shire of Coorow Local Planning Policy 6.6.5 'Home Occupation Approval – Renewal' provides delegation to the Chief Executive Officer to annually renew Home Occupation approvals in circumstances where the business is operating within conditions of approval, and no complaints have been received in relation to the business. However,

given that the application exceeds the definition for a 'Home Occupation' the Policy does not provide scope for the matter to be treated under delegated authority.

#### **FINANCIAL IMPLICATIONS:**

Applications for approval of a home based business incur an initial fee of \$191 and an annual renewal fee of \$64 under Council's Adopted Planning Fee Schedule.

#### **VOTING REQUIREMENT:**

Simple Majority.

#### **OFFICER RECOMMENDATION:**

That Council grant formal Planning Approval for a Home Business (office for soap, candle, gift wholesaler, DJ business, and associated storage) at Lot 1 (No.6) Bryant Street, Green Head, subject to the following:

#### **Conditions**

1. Development shall be in accordance with the attached approved plan(s) dated 17 February 2010 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 or business plan (not the subject of this consent/approval) requires further application and planning approval for that use/addition.
3. This approval is issued only to Natasha and Keren Benoiton for Lot 1 (No.6) Bryant Street, Green Head and is NOT transferable to any other person or to any other land parcel. Should there be a change of the occupier on the land in respect of which this planning approval is issued this approval shall no longer be valid.
4. The home business shall not employ any person not a member of the occupier's household.
5. The home business 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.
6. The home business shall not occupy an area greater than 50m<sup>2</sup>.
7. The home business activity on the property shall be limited to the establishment of a home office for administrative duties associated with the home business, minor production and the storage and maintenance of associated business equipment.

8. The home business shall not involve the on-site retail sale, display or hire of goods of any nature, or the conducting of workshops, parties or the like at the property.
9. The home business shall not result in traffic difficulties as a result of the inadequacy of parking or an increase in traffic volumes in the neighbourhood, and does not involve the presence, use or calling of a vehicle more than 3.5 tonnes tare weight.
10. The home business shall not involve the use of an essential service of greater capacity than normally required in the zone.
11. Signage for the home business is limited to one 0.2m<sup>2</sup> sign affixed to the residence and one 'sandwich board' sign as per the photographs accompanying the application.
12. The 'sandwich board' sign shall only be displayed within the boundaries of the property.
13. This approval is valid for a period of 12 months from the date of this advice, after which the further renewal of the approval by the local government is required annually. A common annual renewal date of 1 July applies within the Shire of Coorow and home occupation operators will be invoiced the annual renewal fee at this time, it is the responsibility of the operator to advise the Shire should the home occupation have ceased operation to thereby cancel the issue of this renewal invoice.

## **Notes**

- a) This approval to commence home business activities is valid for a period of two (2) years from the date of approval and will be deemed to have lapsed if the development has not substantially commenced before the expiration of this period.
- b) Where an approval has so lapsed, no development/land use shall be carried out without the further approval of the local government having first been sought and obtained.
- c) If an applicant is aggrieved by this determination there is a right (pursuant to the Planning and Development Act 2005) to have the decision reviewed by the State Administrative Tribunal. Such application must be lodged within 28 days from the date of determination.
- d) In relation to Condition 5 should Council receive a substantive, written, author-identified complaint regarding the operation of the home business then the nature of the complaint will be given consideration at the expiry of the 12 month approval, and Council reserves the right to not renew the approval or apply additional conditions of approval to any new approval.

**RESOLUTION:****2010-013****Moved:** Cr Waite**Seconded:** Cr Girando

*That Council grant formal Planning Approval for a Home Business (office for soap, candle, gift wholesaler, DJ business, and associated storage) at Lot 1 (No.6) Bryant Street, Green Head, subject to the following:*

**Conditions**

- 1. Development shall be in accordance with the attached approved plan(s) dated 17 February 2010 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 or business plan (not the subject of this consent/approval) requires further application and planning approval for that use/addition.*
- 3. This approval is issued only to Natasha and Keren Benoiton for Lot 1 (No.6) Bryant Street, Green Head and is NOT transferable to any other person or to any other land parcel. Should there be a change of the occupier on the land in respect of which this planning approval is issued this approval shall no longer be valid.*
- 4. The home business shall not employ any person not a member of the occupier's household.*
- 5. The home business 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.*
- 6. The home business shall not occupy an area greater than 50m<sup>2</sup>.*
- 7. The home business activity on the property shall be limited to the establishment of a home office for administrative duties associated with the home business, minor production and the storage and maintenance of associated business equipment.*
- 8. The home business shall not involve the on-site retail sale, display or hire of goods of any nature, or the conducting of workshops, parties or the like at the property.*
- 9. The home business shall not result in traffic difficulties as a result of the inadequacy of parking or an increase in traffic volumes in the neighbourhood, and does not involve the presence, use or calling of a vehicle more than 3.5 tonnes tare weight.*

10. *The home business shall not involve the use of an essential service of greater capacity than normally required in the zone.*
11. *Signage for the home business is limited to one 0.2m<sup>2</sup> sign affixed to the residence.*
12. *This approval is valid for a period of 12 months from the date of this advice, after which the further renewal of the approval by the local government is required annually. A common annual renewal date of 1 July applies within the Shire of Coorow and home occupation operators will be invoiced the annual renewal fee at this time, it is the responsibility of the operator to advise the Shire should the home occupation have ceased operation to thereby cancel the issue of this renewal invoice.*

### **Notes**

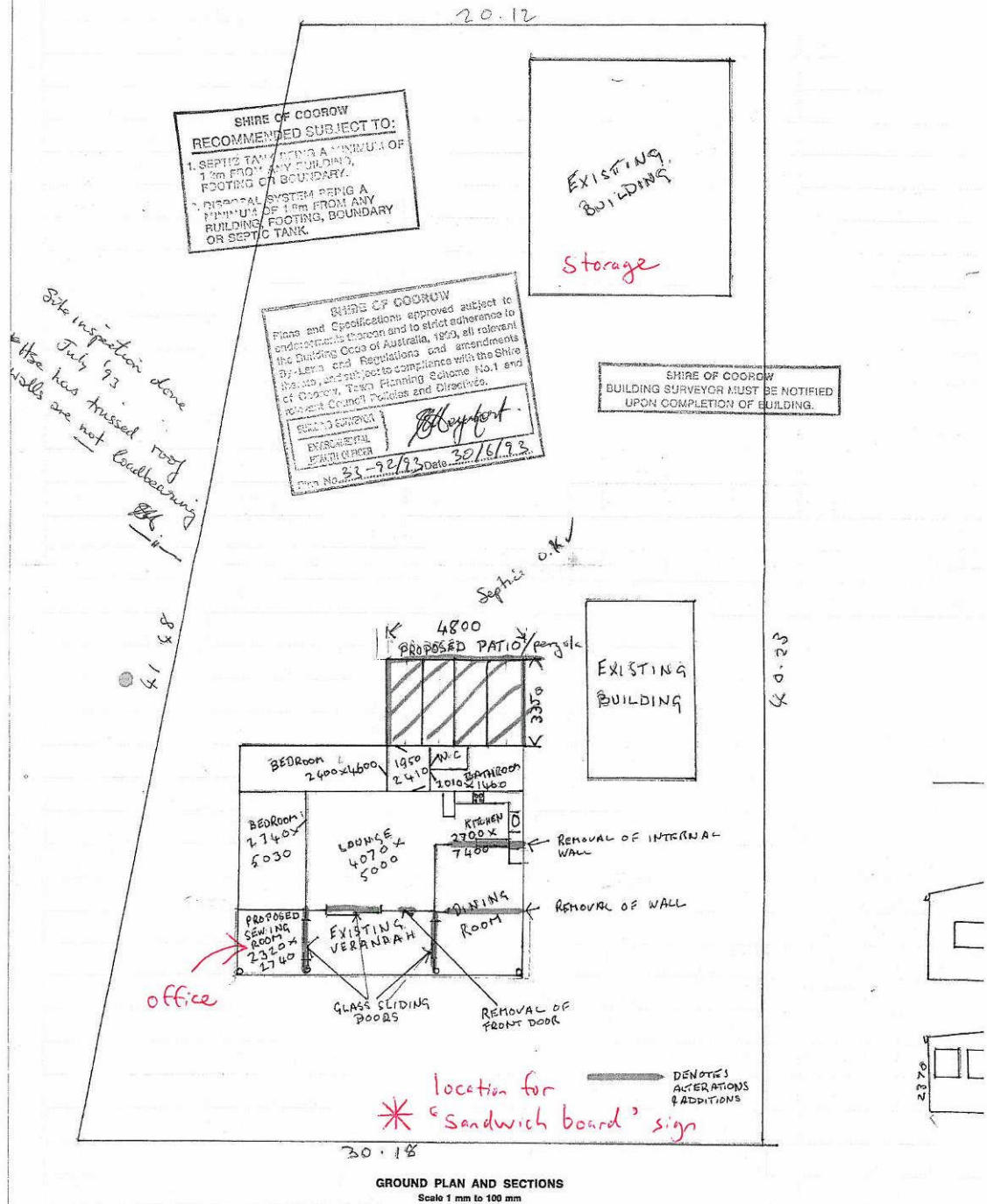
- a) *This approval to commence home business activities is valid for a period of two (2) years from the date of approval and will be deemed to have lapsed if the development has not substantially commenced before the expiration of this period.*
- b) *Where an approval has so lapsed, no development/land use shall be carried out without the further approval of the local government having first been sought and obtained.*
- c) *If an applicant is aggrieved by this determination there is a right (pursuant to the Planning and Development Act 2005) to have the decision reviewed by the State Administrative Tribunal. Such application must be lodged within 28 days from the date of determination.*
- d) *In relation to Condition 5 should Council receive a substantive, written, author-identified complaint regarding the operation of the home business then the nature of the complaint will be given consideration at the expiry of the 12 month approval, and Council reserves the right to not renew the approval or apply additional conditions of approval to any new approval.*

**CARRIED 6/1**

Two Copies Required

## Shire of Coorow

Plan of

Mr & Mrs Polli  
proposed to be erected on St.

1. These drawings are to be to a scale of not less than 1 mm to every 100 mm showing a plan of each storey and at least two elevations of



Above: View of Residence (office at front-left)  
Below: View of 'sandwich board' sign



# **Benoiton Specialty Services Business Plan**

## **EXECUTIVE SUMMARY**

### **BUSINESS OVERVIEW**

Benoiton Specialty Services (Formally Marine Magic Curios) is a Small Hobby Business, located in Green Head Perth W.A. We are Independent Candle & Soap Makers and Wholesaler & create Unique Gifts for ALL OCCASIONS.

#### **Our Products Include:**

- + Scented & Non-Scented Jar Candles – Large and Small sizes
- + Votive Candles – Scented & Non-Scented
- + Tea Light Candles – Scented and Non-Scented
- + Candle Kits – Used for Fundraising Events
- + Portable Travel Tin Candles – Various Sizes
- + Pillar Candles – Using Palm Wax
- + Beauty Products Range
- + Something Naughty Products “Adults Only” 18+
- + Special Discounts for our Members
- + Pensioner Discounts

We believe we have a Healthier alternative for our Customers who wish to have candles burning in there home, but don't like having something that may be harmful to them and their families. The wax we use is 100% Natural, it is Vegetable Based, Cleans easily with warm soapy water, Burns Cleaner and Cooler, Consumers are demanding a safer alternative, and we now have an opportunity to them provide them with exactly that – “An All Natural Healthier Alternative” we believe because our products are natural they will benefit everybody who purchases any of our Soy & Palm Wax products.

For all of our customers who want to add a little “something naughty” to their lives we also have extended our product line by adding the “[Something Naughty Parties](#)” product line, all products can be purchased through your very own “Shop At Home” Experience or place your order over the phone or email.

---

## Market Opportunity

We believe the opportunity exists as people everywhere now are looking for healthier alternatives to everything they consume in or around their homes for themselves and for their families. Everybody will always know someone who burns candles in there home, or prefer alternative types of products which are natural and more beneficial to there health. This will always be a competitive business to be in no matter how we look at it however we really believe in the products we make and sell, and have had people comment on how beautiful our products are and how the quality of our products is of a very high standard, so with this in mind we believe we have something that everyone will want and enjoy as much as we do, we will market our products online, through general advertising, we believe word of mouth is going to be our strongest form of advertising.

## Market Opportunity - Continued

We will try a variety of other avenue's such as markets, fundraising events, involve our products that the community will be able to get involved in such as –

- ✚ Church Groups
- ✚ Local Clubs
- ✚ Charity Organisations
- ✚ Local Schools
- ✚ Retail Sales to be conducted through an online shop on our website online facilities will be put into place effective 19<sup>th</sup> November 2009.

We believe if we can become successful in what we want to do by making the products we make, and promoting them in the way we are planning, we believe we can also create employment and business opportunities for other's to do the same as the way we have done ourselves and have a successful home business of their own.

---

## Business Success Factors

As stated a little earlier we believe we will be successful as we have a Healthier Alternative range of products that will provide the consumer with access to products that have health benefits as well, plus they will already be using products like ours in there home either for themselves or their family. I have been in marketing positions for over 15 years now, and have sold and marketed a variety of different products through different companies I've worked for, I believe it is not only the type of product you have, but the quality of the product itself, and the way the product is represented will be the reason that a product sells and a company is successful in marketing there business and their products. We as a home based hobby business reduce our overhead costs by working from home, which then enables us to pass the savings onto our customers and offer them more then what would be able to offer then if we had expensive overheads to pay for, which will assist us better when competing in the market place and now because we have reduced our overheads to begin this will allow us in due course to venture into our first office space & start expanding our business through other forms.

---

## Financial Summary

At this stage our business is only in the planning stages, therefore a financial Summary cannot be presented as yet, we will be paying for all of our supplies we will require such as – stock, equipment, office supplies as we go along, to reduce us getting into financial hardship in the earlier stages of our small business, when we have been set up for at least two years we can then start putting figures on things that we may require if we were to get a business loan of any kind to help assist get our business off the ground. We will however set up very small business accounts with some suppliers perhaps, so that we may establish a line of credit.

---

## BUSINESS DETAIL

### Business Idea

- A. Our business is wholesale and Retail (Retail Side Handled in QLD) we are Candle Makers and Wholesalers of Wax (hand poured) Jar Candles, Votives, Tea lights, plus other soy wax products & offer a DJ Service which my husband Keren had been previously doing for 21 years &

B. Our Products Include:

- ✚ Scented & Non-Scented Jar Candles – Large and Small sizes
- ✚ Votive Candles – Scented and Non-Scented
- ✚ Tea Light Candles – Scented and Non-Scented
- ✚ Insta-Candle Kits – Used for Fundraising Events
- ✚ Portable Travel Tin Candles – Various Sizes
- ✚ Pillar Candles – Using Palm Wax
- ✚ Something Naughty Parties “Adults Only” 18+
- ✚ Special Discounts for our Members
- ✚ Pensioner Discounts

C. Our Customers

Will be anybody who wants to try a new healthier alternative to our hand made products these may include

- ✚ Families
  - ✚ Aged
  - ✚ Teenagers
  - ✚ Every day Consumers
-

### The Product/Service Description

The products below will be sold mainly online through our website  
[www.benoitons.org](http://www.benoitons.org)

#### Soy & Palm Wax Products –

- ✦ Scented & Non-Scented Jar Candles – Large and Small sizes
  - ✦ Votive Candles – Scented and Non-Scented
  - ✦ Tea Light Candles – Scented and Non-Scented
  - ✦ Portable Travel Tin Candles – Various Sizes
  - ✦ Pillar Candles – Using Palm Wax
  - ✦ Candle Kits – Used for Fundraising Events
- These are hand poured & made by us and will be made as  
Customers Order them & delivered once payment has  
been forwarded to us

#### Something Naughty Parties (Party Plan)

- ✦ Adult Products
  - ✦ Games
  - ✦ Lingerie
  - ✦ PLUS Much More
- These products can be purchased through our “Shop At Home”  
Experience or through email or phone & Internet

Features that our products have simply are, that they are unique, and the Soy & Palm Wax line is unique with each & every product made - as an example each candle we make will always be different as they are made specifically for each customer & what they want their candle to be. Money that will be required to have what we need on hand at any given time, will also depend, due to the fact each order will be different & will cost differently depending on what will be ordered as each order is placed. We have made a small range of candles that we will use as our “Display Line” for people who would like to get an idea of what they actually look like which has cost us approximately \$250 so far, other costs are minimal as they are only small things such as brochures, business cards etc which we anticipate to be about \$200 a month to do it the way we would like, we will be keeping a record of figures as we do things, so then if we are asked for any figures at any point we will be able to present them as accurately as we can.

37 Beech St  
Bilton 6157  
4-12-09

The CEO

N° 3 Bryant St.

Shire of Coorow

Dear Sir,

I object to the proposed development firstly because this is a residential area and the signs and activities proposed are objectional in a residential area.

There would be increased cars in the area obviously and where would the Childrens parties be held, imagine the cars extra for a popular party.

The sign also is objectional in this area.

A few years ago I rang to see if I could do similar & was told bluntly that as it was a residential area, no business was permitted, I accepted that ruling.

The sign says classes available, how many cars would be coming for the classes and what does it mean when you say the office would also be used for booking of a DJ service, will this mean band practice in some part of the property.

This area is more quiet, I try to keep my place and the verge attractive and I would have thought you would have knocked the proposal back before asking for neighbours comments but perhaps things have changed since I made application for a small business & was told it wouldn't be approved as this was a residential area.

If they wanted to run a business from a residential area they should have approached the Council before they bought.

I have listed my objections and I'm sure others will raise if this proposal is approved and it will create a precedent so

3.

I strongly urge the Council to refuse the application.  
When you write to advise me of the result could  
you please advise how many other owners were  
asked for their comments.

Yours faithfully  
R. J. CONGDON

R. J. CONGDON

SHIRE OF GOOROW	
LEEMAN BRANCH	
FILE .....	NO. ....
<b>RECEIVED</b>	
- 8 DEC 2009	
ACTION/TABLED ...../19....	
OFFICER .....	

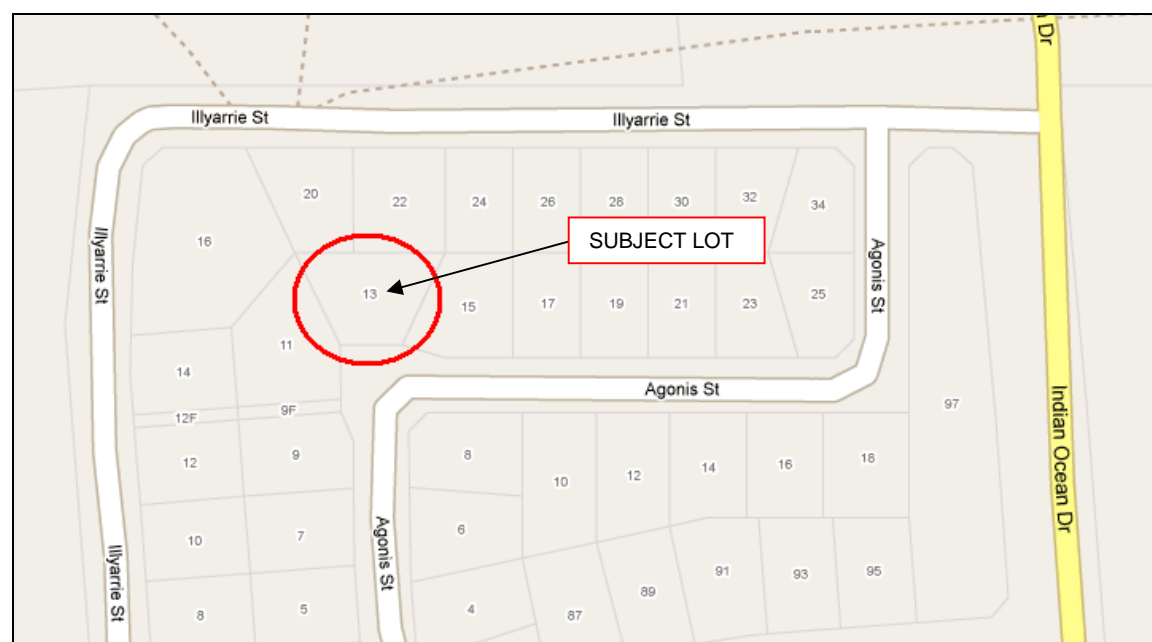
## 10.2.7 PROPOSED OUTBUILDING – LOT 551 (NO.13) AGONIS STREET, LEEMAN

<b>AUTHOR</b>	Kathryn Jackson
<b>DISCLOSURE OF INTEREST</b>	The applicant is an employee of the Shire of Coorow
<b>DATE OF REPORT</b>	20 January 2010
<b>ATTACHMENT</b>	10.2.7 Supporting Letters
<b>FILE</b>	551LMN

### SUMMARY:

**Council is in receipt of an application for an outbuilding extension at Lot 551 (No.13) Agonis Street, Leeman that will exceed the maximum aggregate area and wall height permitted under Council's 'Outbuildings' Local Planning Policy. This report recommends refusal of 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 a 72m<sup>2</sup> (12 x 6m) extension (carport) to an existing outbuilding. The structure is proposed to be constructed with a wall height of 4.2m to match the existing masonry outbuilding and is proposed to be roofed with zincalume to match the roof of the existing outbuilding and residence. The carport elevations facing the existing residence and the street would be completely open, however, the western (side boundary) elevation is proposed to be clad with zincalume sheeting from the roof line down to a depth of 2m, therefore leaving the remaining 2.2m open to the floor of the carport. From adjoining Lot 620 (No.11) Agonis Street it would not appear that the sheeting stops short of the ground as the view would be obstructed by an existing masonry fence that has been built on the common property

boundary. The applicant has advised that the additional outbuilding area is required for the storage of a boat and other vehicles.

The applicant has advised the following in support of their application:

*“The area and wall height of the proposed building – this is to house a boat (on a trailer) and car vehicle (we have 4 cars at present) –the boat, at present, just fits into the existing garage with no vehicle – this is because the remaining part of the garage houses work benches, storage and freezers – hence the need for a bigger area.*

*The wall height is to have clearance for the present boat and, eventually, a new boat which may need greater height clearance than the present garage could accommodate without alteration. It is also required to match the existing wall height and roof pitch so that any extension doesn’t look “tacked on” even though they are built of different materials.”*

Lot 551 is an unusually shaped 1,034m<sup>2</sup> lot that contains a residence located at street-level at the front of the property. A 53.85m<sup>2</sup> masonry outbuilding (to which this extension would be added) is located at the front of the property alongside the existing residence. The total outbuilding area upon Lot 551, including the proposed outbuilding extension, would be 125.85m<sup>2</sup> in area.

The Shire’s ‘Outbuildings’ Local Planning Policy provides guidance on the maximum requirements permissible for an outbuilding(s). In this instance the proposed aggregate area of 125.85m<sup>2</sup> exceeds the 90m<sup>2</sup> maximum outbuilding area and the proposed wall height of 4.2m exceeds the 3.6m maximum wall height and hence this application has been presented to Council for its deliberation.

A copy of the applicant’s submitted site and elevation plans, site photographs, and supporting letter from the adjoining landowners are included as Attachment 10.2.7.

#### **COMMENT:**

In considering the merits of the application staff are not in support of the proposal for the following reasons:

- It is considered that the 90m<sup>2</sup> aggregate area for outbuildings within the residential areas is sufficient for the storage of personal items, cars and the like.
- Approval of this application may well set an undesirable precedent for continued increases in the maximum allowable aggregate area, which in time could prove to be detrimental to the residential amenity and lifestyle opportunities of the locality.
- That the addition of the 12m x 6m extension to the existing outbuilding will create a continuous wall 21m in length and 4.2m in height along the common boundary with No.11 Agonis Street, Leeman which is considered to be an imposing structure on the adjoining property.
- The purpose of an outbuilding is to neatly and securely store personal items upon a property, out of the elements, creating a neat streetscape. It is considered that having the carport open to the street would be untidy and would not contribute to a desirable streetscape.

- Council is not satisfied that there is sufficient justification to warrant a concession being granted in this instance;

However, Council resolved at its 15 May 2001 meeting to relax its policy requirements and approve the construction of 288m<sup>2</sup> of aggregate outbuilding area upon Lot 393 Green Head Road to allow for the storage of commercial crayfishing equipment., 120m<sup>2</sup> upon Lot 348 (No.2) Croft Street and 99m<sup>2</sup> upon Lot 631 (No.54) Oceanview Drive, Green Head.

Should Council believe the application has merit it may consider the following wording to be appropriate:

*“That Council given the open sided nature of the outbuilding extension and the high level of support from neighbouring owners/occupiers for the application, grant formal Planning Approval for an outbuilding extension to be constructed on Lot 551 (No.13) Agonis Street, Leeman, subject to the following:*

### **Conditions**

- 1. Development shall be in accordance with the attached approved plan(s) dated 17 February 2010 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. The approved outbuilding extension 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.*
- 5. The development shall be consistent or complementary in colour with the existing outbuilding to the approval of the local government.*
- 6. 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 be 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.”*

### **STATUTORY ENVIRONMENT:**

The subject land is zoned ‘Residential – ‘R12.5’ under the Shire of Coorow Town Planning Scheme No.2.

The proposed outbuilding is compliant with the required site coverage as per the Residential Design Codes of Western Australia (2008).

### **STRATEGIC IMPLICATIONS:**

Nil.

### **POLICY IMPLICATIONS:**

The underlying intention of the Shire’s Local Planning Policy 6.6.8 – Outbuildings is to provide for adequate domestic storage to meet landowner’s needs, whilst regulating the size of outbuildings to minimise the impact on neighbouring development. The Policy stipulates the maximum standards for residential outbuildings as follows:

*“Residential zoned land - 90m<sup>2</sup> in area or 20% in aggregate of the site area, whichever is the lesser, with a maximum wall height of 3.6m 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.

The 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.”*

In most circumstances the Council will adhere to the standards prescribed in a Local Planning Policy, however, the Council is not bound by the Policy provisions and has the right to vary the standards and approve development where it is satisfied that sufficient justification warrants a concession and the variation granted will not set an undesirable precedent for future development.

Council has approved two residential outbuilding(s) in excess of the current policy requirements (updated by Council to 90m<sup>2</sup> at the 16 September 2009 meeting) these being:

- Lot 631 (No.54) Oceanview Drive, Green Head 99m<sup>2</sup>
- Lot 393 (No.49) Green Head Road, Green Head 288m<sup>2</sup>

#### **FINANCIAL IMPLICATIONS:**

Nil, however should Council refuse this application and the applicant proceed to exercise their right of appeal a further cost is likely to be imposed on the Shire through involvement in the appeal process.

#### **PUBLIC CONSULTATION:**

Local Planning Policy 6.6.8 notes that:

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

The applicant sent out consultation letters to surrounding landowners and has obtained the written consent from the following properties (being the two rear adjoining neighbours and the effected side neighbour):

- Lot 619 (No.16) Illyarrie Street, Leeman
- Lot 620 (No.11) Agonis Street, Leeman
- Lot 537 (No.20) Illyarrie Street, Leeman

#### **VOTING REQUIREMENT:**

Simple Majority.

#### **OFFICER RECOMMENDATION:**

That Council having taken into consideration the provisions of Shire of Coorow Town Planning Scheme No. 2 and the Shire’s ‘Outbuildings’ Local Planning Policy, refuse planning approval for the application for an outbuilding extension on Lot 551 (No.13) Agonis Street, Leeman for the following reasons:

- a. The proposed outbuilding extension is in excess of the aggregate allowable area and maximum wall height as specified under the Shire's 'Outbuildings' Local Planning Policy;
- b. Council is not satisfied that there is sufficient justification to warrant a concession being granted in this instance;
- c. Approval of this application may well set an undesirable precedent for continued increases in the maximum allowable aggregate area, which in time could prove to be detrimental to the residential amenity and lifestyle opportunities of the locality.

#### **Notes**

- a) 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:                      2010-014**

**Moved:** Cr Williams

**Seconded:** Cr McTaggart

*"That Council given the open sided nature of the outbuilding extension and the high level of support from neighbouring owners/occupiers for the application, grant formal Planning Approval for an outbuilding extension to be constructed on Lot 551 (No.13) Agonis Street, Leeman, subject to the following:*

#### **Conditions**

1. *Development shall be in accordance with the attached approved plan(s) dated 17 February 2010 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. *The approved outbuilding extension 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.*

5. *The development shall be consistent or complementary in colour with the existing outbuilding to the approval of the local government.*
6. *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 be 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."*

**LOST 2/5**

#### **RESOLUTION:                      2010-015**

**Moved:** Cr Waite

**Seconded:** Cr Bothe

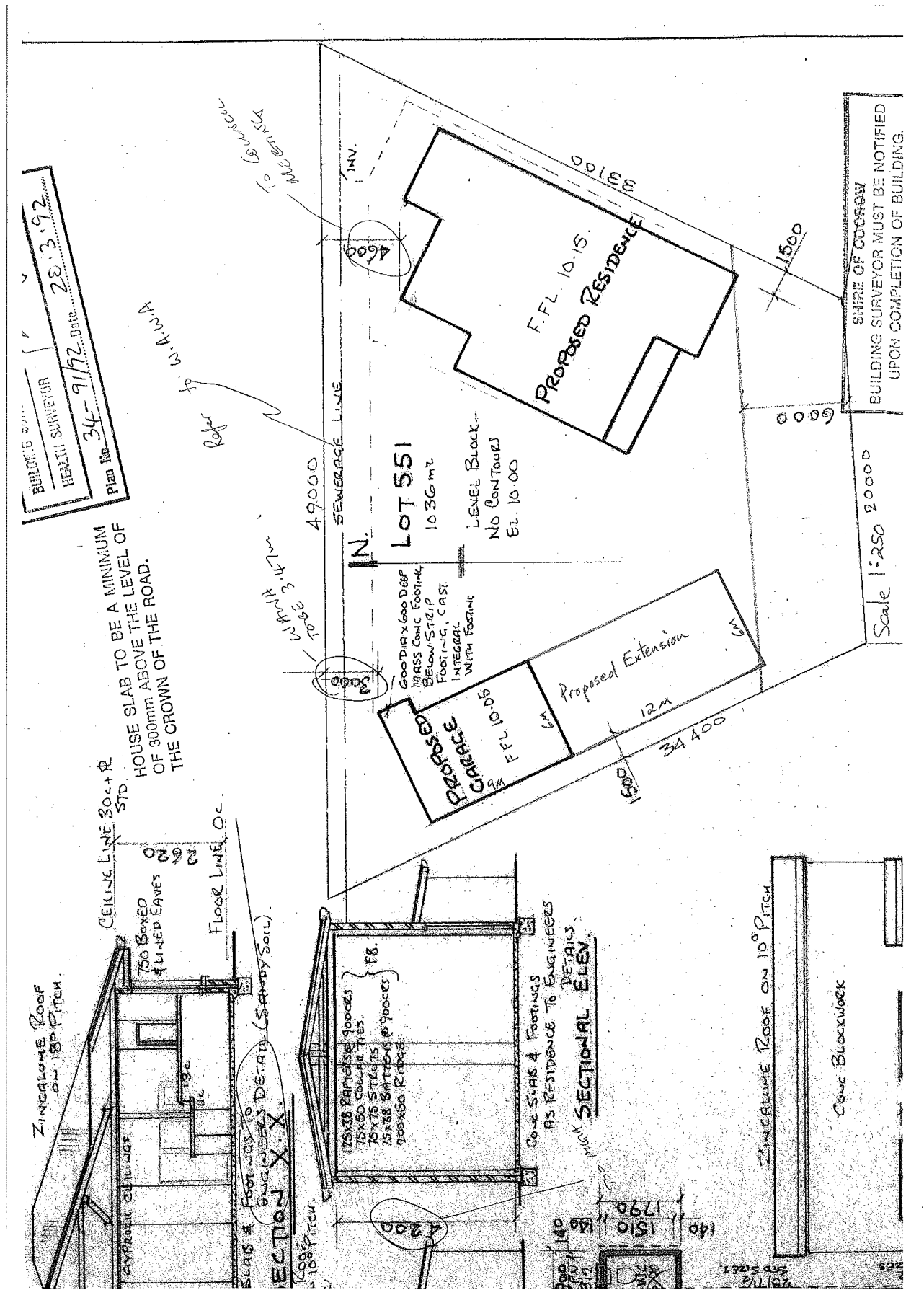
*That Council having taken into consideration the provisions of Shire of Coorow Town Planning Scheme No. 2 and the Shire's 'Outbuildings' Local Planning Policy, refuse planning approval for the application for an outbuilding extension on Lot 551 (No.13) Agonis Street, Leeman for the following reasons:*

- a. *The proposed outbuilding extension is in excess of the aggregate allowable area and maximum wall height as specified under the Shire's 'Outbuildings' Local Planning Policy;*
- b. *Council is not satisfied that there is sufficient justification to warrant a concession being granted in this instance;*
- c. *Approval of this application may well set an undesirable precedent for continued increases in the maximum allowable aggregate area, which in time could prove to be detrimental to the residential amenity and lifestyle opportunities of the locality.*

#### **Notes**

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

**CARRIED 7/0**

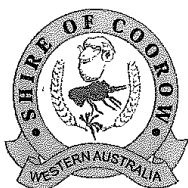






Above: View across Lot 551 looking eastwards from Lot 620 (No.11) Agonis Street  
 Below: View of Lot 551 and outbuilding extension site looking north





## SHIRE OF COOROW

### ADJOINING LANDOWNERS CONSULTATION FORM

Attention: Dave Hadden

**Adjoining Property Owner Details**Name: STRATA PLAN 44437 - BODY CORPORATELot No.: 619 Street No.: 16 Street Name: ILLYARRIESuburb: LEEMAN Postcode: 6514**Proposed Development**Proposal: EXTENSION TO EXISTING GARAGELot No.: 551 Street No.: 13 Street Name: AGONISSuburb: LEEMAN Postcode: 6514**Details of matters on which Council discretion is required and comment sought**☒ Plans Attached

Details of proposed variations, or matters on which Council discretion is required:

**Adjoining Property Owners Comments**I/we have inspected the plans and comment as follows: ☒ Support ☐ Object ☐ Indifferent

(Attach additional information and plans if necessary)

Signed: Phillip Duncan Burnet Date: 16-1-2010 Phone: 99531947Print Name: PHILLIP DUNCAN BURNET

Please return to: Chief Executive Officer  
Shire of Coorow  
PO Box 238  
LEEMAN WA 6514

**NOTE:** The Local Government, in determining the application, will take into account the comments of adjoining owners but is not obliged to support the views of adjoining owners.

Submissions Close: \_\_\_\_\_



**SHIRE OF COOROW  
ADJOINING LANDOWNERS  
CONSULTATION FORM**

Attention: Dave Hadden

**Adjoining Property Owner Details**

Name: MCCONNELL NOMINEES PTY. LTD  
Lot No.: 620 Street No.: 11 Street Name: AGONIS  
Suburb: LEEMAN Postcode: 6514

**Proposed Development**

Proposal: EXTENSION TO EXISTING GARAGE  
Lot No.: 551 Street No.: 13 Street Name: AGONIS  
Suburb: LEEMAN Postcode: 6514

**Details of matters on which Council discretion is required and comment sought**

☒ Plans Attached

Details of proposed variations, or matters on which Council discretion is required:

**Adjoining Property Owners Comments**

I/we have inspected the plans and comment as follows: ☒ Support ☐ Object ☐ Indifferent

(Attach additional information and plans if necessary)

Signed: [Signature] Date: 21-1-2010 Phone: 0818 940 705

Print Name: STUART DICKSON

Please return to: Chief Executive Officer  
Shire of Coorow  
PO Box 238  
LEEMAN WA 6514

**NOTE:** The Local Government, in determining the application, will take into account the comments of adjoining owners but is not obliged to support the views of adjoining owners.

Submissions Close: \_\_\_\_\_



**SHIRE OF COOROW  
ADJOINING LANDOWNERS  
CONSULTATION FORM**

Attention: Dave Hadden

**Adjoining Property Owner Details**

Name: RP & ML BURMAZ  
Lot No.: 537 Street No.: 20 Street Name: ILLYARRIE  
Suburb: LEEMAN Postcode: 6514

**Proposed Development**

Proposal: EXTENSION TO EXISTING GARAGE  
Lot No.: 551 Street No.: 13 Street Name: AGONIS  
Suburb: LEEMAN Postcode: 6514

**Details of matters on which Council discretion is required and comment sought**

☒ Plans Attached

Details of proposed variations, or matters on which Council discretion is required:

**Adjoining Property Owners Comments**

☒ We have inspected the plans and comment as follows: ☒ Support ☐ Object ☐ Indifferent

(Attach additional information and plans if necessary) Russell

Signed: MBurmag Date: 21/1/2010 Phone: 047932105

Print Name: Megan Burmag & Russell Burmag

Please return to: Chief Executive Officer  
Shire of Coorow  
PO Box 238  
LEEMAN WA 6514

NOTE: The Local Government, in determining the application, will take into account the comments of adjoining owners but is not obliged to support the views of adjoining owners.

Submissions Close: \_\_\_\_\_

**Council adjourned the meeting with all members present at 5.27pm.**

**Council resumed the meeting with all members present at 5.45pm**

### **10.3 PRINCIPAL WORKS SUPERVISOR:**

#### **10.3.1 TREE UNDER POWER LINES**

<b>AUTHOR</b>	Kelvin Bean
<b>DISCLOSURE OF INTEREST</b>	Nil
<b>DATE OF REPORT</b>	2 February 2010
<b>FILE</b>	8.6

#### **SUMMARY**

**Council is being requested to allow the Principal Works Supervisor to proceed with a three year tree replacement program for all trees that do not comply with Western Power regulations or pose a significant risk to Council's infrastructure within the townsites of Leeman, Green Head and Coorow.**

#### **BACKGROUND:**

Council has been paying costs of up to \$25,000 per year to prune the same trees using contractors. New Western Power regulations require trees to be 3 metres distance from high voltage power lines.

#### **COMMENT:**

The size of the trees means annual pruning is essential, and the trees are left bare for approximately three months of the year. Suitable substitute trees would be cost effective due to longer periods between prunings. Using a three year plan will leave established trees at all times, shade for the public, and be aesthetically pleasing.

#### **STATUTORY ENVIRONMENT:**

Nil.

#### **STRATEGIC IMPLICATIONS:**

Nil.

#### **POLICY IMPLICATIONS:**

Nil.

#### **FINANCIAL IMPLICATIONS:**

Tree pruning costs will be cut by a third and in the long term pruning may be able to be carried out by council employees not contractors.

## **VOTING REQUIREMENTS:**

Simple Majority

## **OFFICER RECOMMENDATION**

That Council authorise the Principal Works Supervisor to proceed with a three year tree replacement program for all trees that do not comply with Western Power regulations or pose a significant risk to Council's infrastructure within the townsites of Leeman, Green Head and Coorow.

## **RESOLUTION:                      2010-016**

**Moved:** Cr Williams

**Seconded:** Cr Bothe

*That Council authorise the Principal Works Supervisor to proceed planning with a three year tree replacement program for all trees that do not comply with Western Power regulations or pose a significant risk to Council's infrastructure within the townsites of Leeman, Green Head and Coorow.*

**CARRIED 7/0**

## **10.4 DEPUTY CHIEF EXECUTIVE OFFICER:**

### **10.4.1 ACCOUNTS FOR PAYMENT**

<b>AUTHOR</b>	Erika Clement
<b>DISCLOSURE OF INTEREST</b>	Nil
<b>DATE OF REPORT</b>	8 February 2010
<b>ATTACHMENT</b>	10.4.1 Accounts Due and Submitted To Council Meeting 17 February 2010

#### **SUMMARY:**

**Council approval is required for payment of accounts made within the months of December 2009, January 2010 and February 2010 and to approve payments of accounts due in February 2010.**

#### **COMMENT:**

Approval is sought for the following list of payments of accounts made since Council's last meeting on 9 December 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 17 February 2010.

#### **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 sub regulation (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 17 February 2010 including:

1. Vouchers 18239 to 18254. 18285 to 18297, 18299 to 18306, 18359 to 18384 PR71011209 to PR72290110, DD091209 to DD030210, EFT2348 to EFT2516, DCEO, CEO, MRS VISA CARDS totalling \$1,309,838.11 from Council's Municipal Fund; and
2. Vouchers 127 from Council's Trust Fund totalling \$12,269.06;

be authorised and passed for payment.

## **RESOLUTION:                      2010-017**

**Moved:** Cr McTaggart            **Seconded:** Cr Jack

*That payments listed at Attachment 10.4.1 Accounts Due and Submitted to Council Meeting on 17 February 2010 including:*

1. *Vouchers 18239 to 18254. 18285 to 18297, 18299 to 18306, 18359 to 18384 PR71011209 to PR72290110, DD091209 to DD030210, EFT2348 to EFT2516, DCEO, CEO, MRS VISA CARDS totalling \$1,309,838.11 from Council's Municipal Fund; and*
2. *Vouchers 127 from Council's Trust Fund totalling \$12,269.06;*

*be authorised and passed for payment.*

**CARRIED 7/0**

CHQ/EFT	DATE	NAME	DESCRIPTION	TRUST	MUNI
129	30/11/2009	DOUGLAS BRUCE WAGHORN	KERBING BOND REFUND L648 WORTHINGTON ST GREEN HEAD	\$ 500.00	
130	30/11/2009	CEDAR HOMES	KERBING BOND REFUND - L777 CRAIKE WAY GREEN HEAD	\$ 1,000.00	
131	30/11/2009	WAYNE MOL	KERBING BOND REFUND - L486 WHISTLER CR GREEN HEAD	\$ 500.00	
132	30/11/2009	PHILLIP MARK TRELOAR	KERBING BOND REFUND - L60 NARIN ST LEEMAN	\$ 500.00	
133	30/11/2009	STEPHEN ROSS AIKMAN	KERBING BOND REFUND - LOT851 PETHICK LOOP GREEN HEAD	\$ 500.00	
134	30/11/2009	ROBERT LESLIE BLAIR	KERBING BOND REFUND - L484 WHISTLER CR GREEN HEAD	\$ 500.00	
135	30/11/2009	TUNBRIDGE CONSTRUCTIONS	KERBING BOND REFUND - 99 ROWLANDS ROAD GREEN HEAD	\$ 1,000.00	
136	30/11/2009	PHILLIP WILLIAM CONDER	KERBING BOND REFUND - L631 LAKE ST LEEMAN	\$ 500.00	
137	30/11/2009	ARCHER BUILDERS	KERBING BOND REFUND - L643 TAILOR ST LEEMAN	\$ 500.00	
138	30/11/2009	LARRY JOHN O'CALLAGHAN	KERBING BOND REFUND - L762 CRAIKE WAY LEEMAN	\$ 500.00	
139	30/11/2009	ROSS DAVID CRAKE	KERBING BOND REFUND - 1 TAILOR ST LEEMAN	\$ 500.00	
140	30/11/2009	N & J GASCOYNE	KERBING BOND REFUND - U4/16 ILLYARRIE ST LEEMAN	\$ 500.00	
141	30/11/2009	JANINE NARELLE HOLMES	KERBING BOND REFUND - L477 HONEYEATER DR GREEN HEAD	\$ 500.00	
142	30/11/2009	CHAMBERLAIN DESIGN HOMES	KERBING BOND REFUND - L377 QUANDONG PLACE LEEMAN	\$ 1,000.00	
143	30/11/2009	IAN PAUL STAGLES	KERBING BOND REFUND - L1 WILLIAMS PL GREEN HEAD	\$ 500.00	
144	30/11/2009	RUSSELL WILLIAM COATES	KERBING BOND REFUND - L645 GLOVER CRES GREEN HEAD	\$ 500.00	
145	30/11/2009	SWAN AUSSIE SHEDS	KERBING BOND REFUND - L640 TAILOR ST LEEMAN	\$ 500.00	
146	30/11/2009	NEIL FREDERICK GASCOYNE	KERBING BOND REFUND - L799 PETHICK LOOP GREEN HEAD	\$ 500.00	
147	30/11/2009	PETER CRAIG & NARELLE LOUISE HOLT	KERBING BOND REFUND - L844 PETHICK LOOP GREEN HEAD	\$ 500.00	
148	30/11/2009	KENNETH WILLIAM PULS	KERBING BOND REFUND - L735 PETHICK LOOP GREEN HEAD	\$ 500.00	
149	30/11/2009	YARRA BUILDING SERVICES	KERBING BOND REFUND - L104 COMMERCIAL ST COOROW	\$ 500.00	

CHQ/EFT	DATE	NAME	DESCRIPTION	TRUST	MUNI
150	10/12/2009	COOROW HOTEL	FOOD - SENIORS LUNCHEON	\$ 160.00	
151	21/01/2010	BARBARA SMALLWOOD	GET KNOTTED GAME XMAS TREE 2009	\$ 109.06	
EFT2348	02/12/2009	FESA WA	ESL RETURN NOVEMBER 09		\$ 1,364.90
EFT2349	10/12/2009	W A TREASURY CORP	REPAYMENT LOAN#85		\$ 44,065.03
EFT2350	18/12/2009	AUSTRALIA POST-LPO	POSTAGE		\$ 230.27
<b>EFT2351</b>	<b>18/12/2009</b>	<b>AUSTRAL MERCANTILE COLLECTIONS PTY LTD</b>	<b>COLLECTION FEES</b>		<b>\$ 682.40</b>
EFT2352	18/12/2009	BOC GASES	GAS		\$ 294.95
EFT2353	18/12/2009	BEAN KJ	INTERNET PWS		\$ 69.95
EFT2354	18/12/2009	BROADWATER RESORT APARTMENTS	ACCOMMODATION FO/RO TRAINING COURSE		\$ 814.95
EFT2355	18/12/2009	COURIER AUSTRALIA	FREIGHT- LISWA,HITACHI,DEPT PLANNING		\$ 51.40
EFT2356	18/12/2009	COOROW HIGHWAY STORE	REFRESHMENTS, PAPERS, BATTERY		\$ 16.80
EFT2357	18/12/2009	ERIKA NOLENE CLEMENT	MEALS & PARKING		\$ 96.75
EFT2358	18/12/2009	DERRICK'S AUTO-AG	ANTI SEIZE & EXHAUST HOSE -CW0013		\$ 88.00
EFT2359	18/12/2009	DRUMMOND JOE ELECTRICS	INSTALLATION EXIT LIGHTS GREEN HEAD SPORTING CLUB		\$ 1,386.00
EFT2360	18/12/2009	ELLENBY TREE FARM PTY LTD	REPLACEMENT STREET TREES		\$ 165.00
EFT2361	18/12/2009	FAMILY SHOPPING CENTRE	REFRESHMENTS-GAS-BATTERIES		\$ 515.24
EFT2362	18/12/2009	FARMWORKS	GALV THREADED CAP -CW0019		\$ 45.40
EFT2363	18/12/2009	GH COUNTRY COURIERS	FREIGHT - COVENTRYS		\$ 65.91
EFT2364	18/12/2009	GREEN HEAD COMMUNITY CENTRE MANAGEMENT	CLEANING GREEN HEAD COMMUNITY CENTRE		\$ 100.00
EFT2365	18/12/2009	GREEN HEAD GENERAL STORE	FUEL-CW0055,CW0038,WHIPPERSNIPPER		\$ 2,099.98
EFT2366	18/12/2009	GREEN HEAD COMMUNITY CENTRE MANAGEMENT	ELECTRICITY		\$ 526.86
EFT2367	18/12/2009	GERALDTON NEWSPAPERS LIMITED	ADVERTISING - EXHIBITION CENTRE		\$ 166.50
EFT2368	18/12/2009	GIRANDO SJ& MJ	REROOFING MALEY PARK FUNCTION CENTRE		\$ 18,700.00
EFT2369	18/12/2009	EMMA GLADMAN	MEALS & PARKING		\$ 73.00
EFT2370	18/12/2009	HITACHI CONST MACHINERY (AUST) P/L	BLADE FRAME INSERT,CAP SCREWS - CW009		\$ 2,039.18

CHQ/EFT	DATE	NAME	DESCRIPTION	TRUST	MUNI
EFT2371	18/12/2009	HALF WAY MILL ROADHOUSE	REFRESHMENTS & FUEL-CW0050		\$ 115.00
EFT2372	18/12/2009	HUGH GOES CONTRACTING	BACKFILL FOOTPATH BONHAM ST		\$ 990.00
EFT2373	18/12/2009	LEEMAN HARDWARE	REPAIRS TO GREEN HEAD -DYNAMITE BAY TOILET BLOCK		\$ 9,748.09
EFT2374	18/12/2009	LEEMAN COUNTRY & SPORTING CLUB INC	REFRESHMENTS COUNCIL MEETING 9/12/2009		\$ 476.10
EFT2375	<b>18/12/2009</b>	<b>LH AIR TOOLS</b>	<b>AIR COMPRESSOR &amp; PARTS - GREEN HEAD BFB</b>		<b>\$ 1,185.47</b>
EFT2376	18/12/2009	ML COMMUNICATIONS	TWO WAY - GREEN HEAD BUSH FIRE TRUCK		\$ 1,298.00
EFT2377	18/12/2009	LGIS PROPERTY	2ND INSTALLMENT PROPERTY INSURANCE		\$ 32,885.08
EFT2378	<b>18/12/2009</b>	<b>MOORA GLASS SERVICE</b>	<b>GLASS REPAIRS- MALEY PARK FUNCTION CENTRE</b>		<b>\$ 436.70</b>
EFT2379	18/12/2009	OCEAN CENTRE HOTEL	ACCOMODATION CEO,PRES		\$ 387.90
EFT2380	18/12/2009	PAPER PLUS OFFICE NATIONAL	STATIONARY		\$ 41.04
EFT2381	18/12/2009	PANACHE RESTAURANT	REFRESHMENTS COUNCIL MEETING 9/12/2009		\$ 510.00
EFT2382	18/12/2009	RBC-RURAL	REPAIRS TO PHOTOCOPIER		\$ 126.50
EFT2383	18/12/2009	RUDD	STUD REMOVAL KIT- CW0026		\$ 220.00
EFT2384	18/12/2009	RICOH FINANCE	LEASE CHARGES PHOTOCOPIERS		\$ 663.49
EFT2385	18/12/2009	JOHN RICHARDSON	FUEL CW0050		\$ 122.73
EFT2386	18/12/2009	SNAG ISLAND ROADHOUSE	POSTAGE		\$ 116.16
EFT2387	18/12/2009	SEASIDE SUPPLIES	REFRESHMENTS		\$ 321.58
EFT2388	18/12/2009	STAR TRACK EXPRESS	FREIGHT- MIDVALE TYRES		\$ 462.55
EFT2389	18/12/2009	RELIANCE PETROLEUM	COOLANT & OIL		\$ 12,744.48
EFT2390	18/12/2009	REBECCA TANN	CONTRACT- FILING		\$ 88.78
EFT2391	18/12/2009	(WALGA)	TAX SERVICE SUBSCRIPTION		\$ 1,859.00
EFT2392	18/12/2009	WALTONS STORES	HOSE-CW0013,CASSETTE- CW008		\$ 142.08
EFT2393	18/12/2009	WESTRAC EQUIPMENT	INDICATOR,FILTER- CW0035		\$ 112.10
EFT2394	18/12/2009	WAITE JAN	TRAVELLING & SITTING FEES		\$ 474.84
EFT2395	18/12/2009	W A TREASURY CORPORATION	REPAYMENT LOAN #84		\$ 27,927.11
EFT2396	18/12/2009	CARL CIML	COOROW ENTRY STATEMENTS		\$ 19,800.00
EFT2397	04/01/2010	AVON WASTE	WASTE REMOVAL SERVICES		\$ 11,417.02
EFT2398	04/01/2010	BUNNINGS BUILDING SUPPLIES	PLANTS & FERTILIZER - LEEMAN REC CENTRE		\$ 51.12

CHQ/EFT	DATE	NAME	DESCRIPTION	TRUST	MUNI
EFT2399	04/01/2010	COURIER AUSTRALIA	FREIGHT-LISWA,JOSCO,JASON SIGNS,RBC RURAL		\$ 237.68
EFT2400	04/01/2010	COVENTRY GROUP LTD	WELDING CLAMPS,COILS,BINS		\$ 1,505.48
EFT2401	04/01/2010	CUNNINGHAMS AG SERVICES	FILTERS-CW00,VEE BELT-CW0013,VALUES,CLUTCH,GUARD-SLASHER		\$ 1,959.01
EFT2402	04/01/2010	COOROW AG PTY LTD	WATER FITTINGS,HOSE,STARTER CORD,BROOMS,MAKITA DRILL & BATTERY,SOLENOIDS,FLOAT VALVE,TWO WAY RADIO		\$ 1,747.37
EFT2403	04/01/2010	FARMWORKS	JOCKEY WHEEL , LOCK BOLT		\$ 72.95
<b>EFT2404</b>	<b>04/01/2010</b>	<b>GERALDTON CARPET CHOICE</b>	<b>CARPETING - TAMERISK ST</b>		<b>\$ 6,699.00</b>
EFT2405	04/01/2010	GIRANDO MJ	TRAVELLING & SITTING FEES		\$ 1,569.05
EFT2406	04/01/2010	HOIST HYDRAULICS WA PTY LTD	PUMP - CW005		\$ 905.30
EFT2407	04/01/2010	HERSEY JR & A PTY LTD	GUIDE POSTS		\$ 4,180.00
EFT2408	04/01/2010	HITACHI CONST MACHINERY (AUST) P/L	FILTERS, AIR,PRIMARY,AIR CON- CW009		\$ 375.72
EFT2409	04/01/2010	LANDMARK	CHEMICALS - POOL		\$ 1,341.01
EFT2410	04/01/2010	ML COMMUNICATIONS	SERVICE TO TV TRANSMISSION		\$ 3,355.00
EFT2411	04/01/2010	MARKET CREATIONS	CORAL COAST HOLIDAY PLANNER - FINAL PAYMENT		\$ 1,474.00
EFT2412	04/01/2010	MIDVALE DISCOUNT TYRES	TYRES- CW004,CW005,CW0025,CW002		\$ 19,976.30
EFT2413	04/01/2010	MCINTOSH & SON	CUTTING EDGE,NUTS,BOLTS,SCREWS,WASHERS & FREIGHT-CW0013		\$ 4,889.34
EFT2414	04/01/2010	NEAT N' TRIM UNIFORMS PTY LTD	UNIFORMS - CSO COOROW		\$ 847.00
EFT2415	04/01/2010	NEXTSIDE PTY LTD	FOOTPATH CONSTRUCTION - BONHAM,BINGHAM & CRAIKE		\$ 42,299.40
EFT2416	04/01/2010	PIONEER ROAD SERVICES	BULKA BAGS EZI STREET		\$ 4,349.40
EFT2417	04/01/2010	PURCHER-INTERNATIONAL PTY LTD	AIR BAG- CW004		\$ 325.68
EFT2418	04/01/2010	PAPER PLUS OFFICE NATIONAL	STATIONARY/DIARIES		\$ 311.70
EFT2419	04/01/2010	QUANTOCK S & L ELECTRICS	AIR CONDITIONING SERVICES, UPGRADE SWITCH BOARDS,REPLACEMENT HWS		\$ 11,423.98
EFT2420	04/01/2010	RBC-RURAL	METERPLAN CHARGES - PHOTOCOPIERS		\$ 1,717.55
EFT2421	04/01/2010	RIVERLEA CORPORATION	ASPHALT-GREEN HEAD STREETS		\$ 54,182.42

CHQ/EFT	DATE	NAME	DESCRIPTION	TRUST	MUNI
EFT2422	04/01/2010	THREE SPRINGS SHIRE COUNCIL	CONTRIBUTION TO MEDICAL CENTRE - SEPTEMBER 09		\$ 12,623.58
EFT2423	04/01/2010	TAFEWA CY O'CONNOR	STAFF TRAINING - CSO,FO & RO		\$ 705.34
EFT2424	04/01/2010	WATTLEUP TRACTORS	FUEL PUMP - CW0025		\$ 93.25
EFT2425	04/01/2010	WESTRAC EQUIPMENT	NUTS,BOLTS & TIP -CW007,CW0035		\$ 220.70
EFT2426	04/01/2010	WINCHESTER INDUSTRIES	QUARTZ-LEEMAN ENTRY STATEMENTS		\$ 2,002.00
EFT2427	04/01/2010	MIDWEST REGIONAL COUNCIL	RECORDS MANAGEMENT- KIM BOLTON		\$ 1,177.13
EFT2428	04/01/2010	WORLDWIDE TYRE SUPPLIES	TYRE REPAIRS LOADER		\$ 291.50
EFT2429	11/01/2010	W A TREASURY CORPORATION	REPAYMENT LOAN #77		\$ 14,425.16
EFT2430	11/01/2010	NORTHERN LAWNMOWER & CHAINSAW SPECIALISTS	PRESSURE CLEANER,AIR BROOM, WETVAC- GREEN HEAD BUSHFIRE BRIGADE		\$ 2,903.00
EFT2431	12/01/2010	FIRE & EMERGENCY SERVICES AUTHORITY OF WA	ESL RETURN DECEMBER 2009		\$ 2,557.28
EFT2432	20/01/2010	MIDWEST AUTO GROUP	PURCHASE NEW MRS VEHICLE		\$ 5,450.00
EFT2433	21/01/2010	AUSTRALIA POST-LPO	POSTAGE		\$ 187.95
<b>EFT2434</b>	<b>21/01/2010</b>	<b>AUSTRAL MERCANTILE COLLECTIONS PTY LTD</b>	<b>LEGAL CHARGES RATES</b>		<b>\$ 133.60</b>
EFT2435	21/01/2010	AVON WASTE	WASTER REMOVAL		\$ 9,148.26
EFT2436	21/01/2010	BUNNINGS BUILDING SUPPLIES PTY LTD	FERTILISER,TIMER TAPS,PIPE FITTINGS		\$ 254.23
EFT2437	21/01/2010	BOC GASES	GAS		\$ 178.76
EFT2438	21/01/2010	BEAN KJ	WATER - PWS		\$ 171.60
EFT2439	21/01/2010	COURIER AUSTRALIA	FREIGHT-PUREWATER,LISWA,JASON SIGNS,PAPER PLUS,WATER EXAM CENTRE		\$ 142.20
EFT2440	21/01/2010	COVENTRY GROUP LTD	WELDING CLAMP		\$ 139.44
EFT2441	21/01/2010	COOROW HIGHWAY STORE	REFRESHMENTS		\$ 311.91
EFT2442	21/01/2010	CUNNINGHAMS AG SERVICES	FILTERS,GLOBES,HOSE- CW002,CW007,CW004		\$ 302.98
EFT2443	21/01/2010	COOROW HOTEL	FOOD REFRESHMENTS		\$ 180.00
EFT2444	21/01/2010	COOROW AG PTY LTD	HARDWARE		\$ 521.03
EFT2445	21/01/2010	DE NEEFE SIGNS PTY LTD	SIGNS LEEMAN RUBBISH TIP		\$ 1,058.55
EFT2446	21/01/2010	DERRICK'S AUTO-AG	PARTS FOR TRAILER CW0040		\$ 49.50

CHQ/EFT	DATE	NAME	DESCRIPTION	TRUST	MUNI
EFT2447	21/01/2010	FAMILY SHOPPING CENTRE	REFRESHMENTS		\$ 1,275.32
EFT2448	21/01/2010	FARMWORKS	PIPE FITTINGS & TIMER TAPS - ROTARY PARK		\$ 108.55
EFT2449	21/01/2010	GREEN HEAD PLUMBING & GAS	HOT WATER SYSTEM REPLACEMENT - MRS		\$ 3,659.95
EFT2450	21/01/2010	GH COUNTRY COURIERS	FREIGHT-PURCHERS,COVENTRYS		\$ 152.77
EFT2451	21/01/2010	GREEN HEAD COMMUNITY CENTRE MANAGEMENT	CLEANING GREEN HEAD COMMUNITY CENTRE		\$ 100.00
EFT2452	21/01/2010	GREEN HEAD GENERAL STORE	FUEL		\$ 169.85
EFT2453	21/01/2010	GERALDTON FUEL CO PTY LTD	FUEL		\$ 8,141.30
EFT2454	21/01/2010	GERALDTON TROPHY CENTRE	SUPPLY & ENGRAVING - LABEL CR RACKAMAN		\$ 19.80
EFT2455	21/01/2010	HOIST HYDRAULICS WA PTY LTD	PRESSURE GAUGE,COUPLING KIT-CW005		\$ 422.70
EFT2456	21/01/2010	HALF WAY MILL ROADHOUSE	FUEL FOR FIRE VEHICLES- CW0044 & CW0042		\$ 910.20
EFT2457	21/01/2010	IT VISION	FINANCIAL ESSENTIALS WORKSHOP - FO		\$ 880.00
EFT2458	21/01/2010	JURIEN TYRE & AUTO	TYRE - CW0055		\$ 480.00
EFT2459	21/01/2010	KLEENHEAT GAS	GAS		\$ 179.20
EFT2460	21/01/2010	KENWORTH DAF W.A.	SERVICE - CW005		\$ 1,219.63
EFT2461	21/01/2010	LEEMAN HARDWARE	HARDWARE		\$ 229.44
EFT2462	21/01/2010	LANDMARK	PROTECTIVE CLOTHING		\$ 468.53
EFT2463	21/01/2010	MIDWEST CHEMICAL & PAPER	CLEANING SUPPLIES		\$ 43.92
EFT2464	21/01/2010	MIDALIA STEEL PTY LTD	METAL DEPOT ROOF		\$ 792.15
EFT2465	21/01/2010	MCINTOSH & SON	SERVICE ECUCW0027		\$ 1,107.80
EFT2466	21/01/2010	METALAND	CARRIAGE WHEELS DEPOT DOORS LEEMAN		\$ 211.60
EFT2467	21/01/2010	O'CALLAGHAN PTY LTD	BALANCING OF TYRES - CW0060		\$ 22.00
EFT2468	21/01/2010	PURCHER-INTERNATIONAL PTY LTD	SHOCK ABSORBER - CW004		\$ 1,037.44
EFT2469	21/01/2010	PAPER PLUS OFFICE NATIONAL	STATIONARY		\$ 112.60
EFT2470	21/01/2010	RBC-RURAL	METERPLAN CHARGES PHOTOCOPIER		\$ 583.79
EFT2471	21/01/2010	RUMBOLD FORD	BULLBAR CW000		\$ 2,834.80
EFT2472	21/01/2010	RICOH FINANCE	PHOTOCOPIER LEASE CHARGES		\$ 663.49
EFT2473	21/01/2010	SNAG ISLAND ROADHOUSE	POSTAGE		\$ 175.10
EFT2474	21/01/2010	SIGMA CHEMICALS	PHOTOMETER TESTING KIT		\$ 89.50
EFT2475	21/01/2010	SEASIDE SUPPLIES	REFRESHMENTS		\$ 123.26

CHQ/EFT	DATE	NAME	DESCRIPTION	TRUST	MUNI
EFT2476	21/01/2010	SNAP PRINT	STATIONARY-LETTERHEADS,RATES NOTICES, DEBTORS INVOICES		\$ 3,115.00
EFT2477	21/01/2010	TRUCKLINE	BEARINGS & SEALS - CW0024		\$ 1,686.15
EFT2478	21/01/2010	THREE SPRINGS SHIRE COUNCIL	CONTRIBUTION TO MEDICAL CENTRE - DECEMBER 09		\$ 11,250.13
EFT2479	21/01/2010	TUSS CONCRETE	CONCRETE PRODUCTS		\$ 10,190.54
EFT2480	21/01/2010	WALGA	DESK PADS		\$ 20.70
EFT2481	21/01/2010	WESTRAC EQUIPMENT	ROD,BOOT,PIN,CLIP - CW0035		\$ 107.33
EFT2482	21/01/2010	MIDWEST REGIONAL COUNCIL	MWRC CEO LIAISON GROUP DINNER- CEO,CR GIRANDO,CR MCDONALD		\$ 102.00
EFT2483	05/02/2010	AUSTRAL MERCANTILE COLLECTIONS PTY LTD	LEGAL FEES		\$ 3,941.85
EFT2484	05/02/2010	AVON WASTE	WASTE REMOVAL		\$ 9,774.84
EFT2485	05/02/2010	BOC GASES	GAS		\$ 183.49
EFT2486	05/02/2010	BEAN KJ	INTERNET - PWS		\$ 67.75
EFT2487	05/02/2010	BEAUREPAIRES GERALDTON	TYRE FOR CW008		\$ 232.75
EFT2488	05/02/2010	COURIER AUSTRALIA	FREIGHT RBC RURAL, NORTHERN LAWNMOWERS ,RBC RURAL		\$ 104.95
EFT2489	05/02/2010	COOROW HIGHWAY STORE	BATTERIES, FLY SPRAY ,MILK		\$ 21.15
EFT2490	05/02/2010	CUNNINGHAMS AG SERVICES	HOSES & FITTINGS CW0024		\$ 546.61
EFT2491	05/02/2010	COOROW AG PTY LTD	HARDWARE		\$ 659.41
EFT2492	05/02/2010	FAMILY SHOPPING CENTRE	REFRESHMENTS		\$ 443.84
EFT2493	05/02/2010	FARMWORKS	UNION,ELBOW & BATTERY		\$ 29.25
EFT2494	05/02/2010	D & M FRANKHUIZEN	PAINTING OF UNIT 2 & 3 AGED CARE UNITS LEEMAN		\$ 5,100.00
EFT2495	05/02/2010	GREEN HEAD COMMUNITY CENTRE MANAGEMENT	CLEANING GREEN HEAD COMMUNITY CENTRE		\$ 125.00
EFT2496	05/02/2010	UHY HAINES NORTON	AUDIT CERTIFICATION MAIN STREET PROJECT 2004-2007		\$ 550.00
EFT2497	<b>05/02/2010</b>	<b>HOT KLOBBA - UNIFORMS &amp; WORKWEAR</b>	<b>GREEN HEAD BUSHFIRE BRIGADE SHIRTS</b>		<b>\$ 306.95</b>
EFT2498	05/02/2010	JURIEN TYRE & AUTO	REPAIRS TO TRUCK TYRE		\$ 237.50
EFT2499	05/02/2010	LEEMAN HARDWARE	HARDWARE		\$ 541.60

CHQ/EFT	DATE	NAME	DESCRIPTION	TRUST	MUNI
EFT2500	05/02/2010	LANDMARK	CEMENT FOR SIGNS		\$ 995.97
EFT2501	05/02/2010	MIDALIA STEEL PTY LTD	MATERIALS FOR CW0024		\$ 183.84
EFT2502	05/02/2010	MCINTOSH & SON	ORINGS & FREIGHT		\$ 46.29
EFT2503	05/02/2010	MARTINS TRAILER PARTS PTY LTD	TRAILER PARTS FOR NEW FUEL TRAILER		\$ 379.95
EFT2504	05/02/2010	NIGEL'S SERVICE CENTRE	HYGIENE CONTRACT LEEMAN & GREEN HEAD		\$ 1,188.00
EFT2505	05/02/2010	OFFICEWORKS BUSINESS DIRECT	STATIONARY		\$ 212.16
EFT2506	05/02/2010	PURCHER-INTERNATIONAL PTY LTD	SERVICE TO CW 004		\$ 6,719.27
EFT2507	05/02/2010	SNAG ISLAND ROADHOUSE	POSTAGE		\$ 71.85
EFT2508	05/02/2010	SEASIDE SUPPLIES	REFRESHMENTS		\$ 90.86
EFT2509	05/02/2010	RELIANCE PETROLEUM	DIESEL FUEL		\$ 48,465.78
EFT2510	05/02/2010	STATE RECORDS NSW	KEYWORDS FOR COUNCILS LICENSE		\$ 363.00
EFT2511	05/02/2010	O'BRIEN SMASH REPAIRS	EXCESS PAYABLE CW00		\$ 1,800.00
EFT2512	05/02/2010	TUDOR HOUSE	ST GEORGES TERRACE BANNER		\$ 107.80
EFT2513	05/02/2010	TRUCKLINE	HUBS & ODOMETER CW0024		\$ 399.85
EFT2514	05/02/2010	VAC INDUSTRIES	DYNAFLO PUMP MOTOR		\$ 1,419.00
EFT2515	05/02/2010	WALGA	TRAINING PAYROLL OFFICER - AWARD INTERPRETATION		\$ 352.00
EFT2516	05/02/2010	YETNA TREE FARM NURSERY	DEPOSIT FOR PLANTS - DUNE RESTORATION PT LOUISE		\$ 259.65
18239	30/11/2009	PAYROLL DEDUCTION - CSA	PAYROLL DEDUCTIONS		\$ 492.16
18240	30/11/2009	SHIRE OF COOROW - LOTTO	PAYROLL DEDUCTIONS		\$ 190.00
18241	30/11/2009	PAYROLL DEDUCTION - SUPERANNUATION	SUPERANNUATION CONTRIBUTIONS		\$ 22,027.86
18242	02/12/2009	SHELLEY MAREE FENNELL	WATER ACCOUNT - PORTION OF WATER ACCOUNT - EX MWS HOUSE		\$ 64.99
18243	11/12/2009	AUSTRALIAN TAXATION OFFICE	NOVEMBER BAS		\$ 270.00
18244	11/12/2009	DAWSON SUSAN	REFUND OF PLANNING FEE PAID IN NOVEMBER 2007 - NOT USED		\$ 117.00
18245	18/12/2009	SHIRE OF COOROW - LOTTO	PAYROLL DEDUCTIONS		\$ 190.00
18246	22/12/2009	SHIRE OF COOROW - LOTTO	PAYROLL DEDUCTIONS		\$ 200.00
18247	22/12/2009	PAYROLL DEDUCTION - CSA	PAYROLL DEDUCTIONS		\$ 492.16

CHQ/EFT	DATE	NAME	DESCRIPTION	TRUST	MUNI
18248	04/01/2010	DAWN PAYNE	DONATION LEEMAN LADIES CHOIR		\$ 200.00
18249	04/01/2010	PERFECT COMPUTER SOLUTIONS	COMPUTER - DCEO		\$ 1,725.00
18250	04/01/2010	SHIRE OF CARNAMAH	WINCHESTER CEMETERY UPGRADE - 50%		\$ 13,750.00
18251	04/01/2010	SHIRE OF COOROW	DONATION TO LEEMAN SEA SEARCH & RESCUE		\$ 639.65
18252	06/01/2010	SHIRE OF COOROW - LOTTO	PAYROLL DEDUCTIONS		\$ 200.00
18253	20/01/2010	PAYROLL DEDUCTION - SUPERANNUATION	SUPERANNUATION CONTRIBUTIONS		\$ 43,139.35
18254	20/01/2010	SHIRE OF COOROW - LOTTO	PAYROLL DEDUCTIONS		\$ 200.00
18285	18/12/2009	AUSTRALIAN COMMUNICATIONS AUTHORITY	BROADCASTING LICENSES		\$ 72.00
18286	18/12/2009	AMAZON SOILS & LANDSCAPING SUPPLIES	MULCH- PARKS		\$ 3,850.00
18287	18/12/2009	LEANNE ALLEN AND DAVID TODD NEWBY	CROSSOVER PAYMENT		\$ 150.00
18288	18/12/2009	COOROW BOWLING CLUB	REFRESHMENTS		\$ 2,200.37
18289	18/12/2009	FRANCIS JOHANNA	BUS DRIVER HIRE		\$ 243.00
18290	18/12/2009	HUGHANS SAW SERVICE	PRUNING SAW TEETH		\$ 4,922.50
18291	18/12/2009	SHIRE OF HARVEY	LONG SERVICE LEAVE ENTITLEMENTS - PETER KAY		\$ 1,921.65
18292	18/12/2009	JASON SIGN MAKERS	STREET SIGNS		\$ 2,486.00
18293	18/12/2009	JOSCO SURFACE FINISHING PRODUCTS PTY LTD	ROAD BROOMS		\$ 1,786.95
18294	18/12/2009	LEEMAN RATEPAYERS & PROGRESS ASSN INC	REIMBURSEMENT FOR PAYMENTS MADE BY ASSOCIATION FOR LEEMAN ENTRY STATEMENTS		\$ 6,229.95
18295	18/12/2009	LANDGATE	VALUATION CHARGES - GRV		\$ 452.26
18296	18/12/2009	MINGANOOKA PASTORAL CO	BOBCAT HIRE- FOOTPATHS-BINGHAM ST/GLOVER CRES		\$ 929.50
18297	18/12/2009	MERCURE INN	ACCOMMODATION CSO TRAINING		\$ 376.00
18299	18/12/2009	SHIRE OF COOROW	PETTY CASH LEEMAN		\$ 198.95
18300	18/12/2009	SYNERGY	STREET LIGHTING - AUG09-NOV09		\$ 14,409.55
18301	18/12/2009	TELSTRA	MOBILE PHONE ACCOUNT & PURCHASE OF NEW PHONES		\$ 4,000.65

CHQ/EFT	DATE	NAME	DESCRIPTION	TRUST	MUNI
18302	18/12/2009	WILLIAMS AK & P	SITTING FEES		\$ 60.00
18303	18/12/2009	WATER CORPORATION	WATER ACCOUNTS		\$ 14,451.90
18304	12/01/2010	WESTRAC EQUIPMENT	PURCHASE OF NEW GRADER		\$ 233,909.50
18305	15/01/2010	PAUL & ANNE BIDDLE	CHRISTMAS LIGHT COMPETITIONS WINNER 2009 COOROW		\$ 100.00
18306	20/01/2010	PAYROLL DEDUCTION - CSA	PAYROLL DEDUCTIONS		\$ 492.16
18359	15/01/2010	GLORIA LITCHFIELD	CHRISTMAS LIGHT COMPETITIONS WINNER 2009 LEEMAN		\$ 100.00
18360	15/01/2010	PAUL & SELENA THOMPSON	CHRISTMAS LIGHT COMPETITIONS WINNER 2009 GREEN HEAD		\$ 100.00
18361	15/01/2010	LEEMAN RATEPAYERS & PROGRESS ASSN INC	DONATION- AUSTRALIA DAY BREAKFAST		\$ 200.00
18362	21/01/2010	BLACKWOODS	BLADES		\$ 208.00
18363	21/01/2010	ELGAS	ANNUAL RENTAL CHARGES GAS BOTTLE UNIT 1 AGED UNITS LEEMAN		\$ 57.20
18364	<b>21/01/2010</b>	<b>GREEN HEAD BUSHFIRE BRIGADE</b>	<b>REFRESHMENTS - GREEN HEAD BUSHFIRE TRAINING COURSE</b>		<b>\$ 250.00</b>
18365	21/01/2010	KAMALLA	PROGRESS PAYMENT WARRADARGE FIRE SHED		\$ 8,500.80
18366	21/01/2010	LEEMAN SENIORS	FUEL & BUS HIRE LEEMAN SENIORS		\$ 532.00
18367	21/01/2010	LEEMAN FUEL & LIQUOR	FUEL, REFRESHMENTS		\$ 461.08
18368	21/01/2010	LEEMAN RATEPAYERS & PROGRESS ASSN INC	LABOUR & SOLAR LIGHTING LEEMAN ENTRY STATEMENTS		\$ 3,129.13
18369	21/01/2010	LANDGATE	INTERIM VALUATIONS		\$ 481.50
18370	21/01/2010	NEW TOWN TOYOTA	FILTERS, FAN BELTS- CW00, CW002, CW0014		\$ 707.20
18371	21/01/2010	PERFECT COMPUTER SOLUTIONS	COMPUTER SUPPORT		\$ 8,289.00
18372	21/01/2010	SHIRE OF COOROW	RUBBISH SERVICE		\$ 230.00
18373	21/01/2010	SYNERGY	ELECTRICITY ACCOUNTS		\$ 2,377.15
18374	21/01/2010	SHIRE OF CHAPMAN VALLEY	PLANNING SERVICES - SEPTEMBER-DECEMBER 09		\$ 3,849.50
18375	21/01/2010	TELSTRA	PHONE ACCOUNT		\$ 1,967.91
18376	21/01/2010	COOROW HOTEL	DONATION AUSTRALIA DAY 2010		\$ 200.00
18377	04/02/2010	SHIRE OF COOROW - LOTTO	PAYROLL DEDUCTIONS		\$ 200.00
18378	05/02/2010	LANDGATE	VALUATION CHARGES		\$ 162.60

CHQ/EFT	DATE	NAME	DESCRIPTION	TRUST	MUNI
18379	05/02/2010	RENEE MACKENZIE	SANDWICHES FOR COUNCIL MEETING 9.12.09		\$ 135.00
18380	05/02/2010	SYNERGY	ELECTRICITY		\$ 9,348.60
18381	05/02/2010	SHARED SERVICES CENTRE-STATE LIBRARY OF WA	DAMAGED BOOK LEEMAN LIBRARY		\$ 31.90
18382	05/02/2010	TELSTRA	PHONE ACCOUNT		\$ 2,215.86
18383	05/02/2010	WA ELECTORAL COMMISSION	POSTAL ELECTION COSTS		\$ 9,933.07
18384	05/02/2010	WATER CORPORATION	WATER		\$ 13,465.00
13101209	16/12/2009	BANKWEST	MASTERCARD DCEO		\$ 3,365.15
13101209	16/12/2009	BANKWEST	MASTERCARD CEO		\$ 362.41
13101209	16/12/2009	BANKWEST	MASTERCARD MRS		\$ 297.86
13110110	21/01/2010	BANKWEST	MASTERCARD PWS		\$ 2,062.90
13110110	21/01/2010	BANKWEST	MASTERCARD DCEO		\$ 322.55
13110110	21/01/2010	BANKWEST	MASTERCARD MRS		\$ 2,059.93
13110110	21/01/2010	BANKWEST	MASTERCARD CEO		\$ 529.92
71010210	01/02/2010	TRANSPORT DEPT OF	TRANS LICENSING		\$ 1,898.00
71011209	01/12/2009	TRANSPORT DEPT OF	TRANS LICENSING		\$ 116.00
71020210	02/02/2010	TRANSPORT DEPT OF	TRANS LICENSING		\$ 2,357.15
71030210	03/02/2010	TRANSPORT DEPT OF	TRANS LICENSING		\$ 834.40
71031209	03/12/2009	TRANSPORT DEPT OF	TRANS LICENSING		\$ 1,954.15
71040110	04/01/2010	TRANSPORT DEPT OF	TRANS LICENSING		\$ 656.20
71040210	04/02/2010	TRANSPORT DEPT OF	TRANS LICENSING		\$ 190.40
71041209	04/12/2009	TRANSPORT DEPT OF	TRANS LICENSING		\$ 1,210.45
71050110	05/01/2010	TRANSPORT DEPT OF	TRANS LICENSING		\$ 572.20
71050210	05/02/2010	TRANSPORT DEPT OF	TRANS LICENSING		\$ 333.50
71060110	06/01/2010	TRANSPORT DEPT OF	TRANS LICENSING		\$ 1,540.75
71070110	07/01/2010	TRANSPORT DEPT OF	TRANS LICENSING		\$ 359.85
71071209	07/12/2009	TRANSPORT DEPT OF	TRANS LICENSING		\$ 225.60
71080110	08/01/2010	TRANSPORT DEPT OF	TRANS LICENSING		\$ 3,582.80
71081209	08/12/2009	TRANSPORT DEPT OF	TRANS LICENSING		\$ 1,018.90
71081209	08/12/2009	TRANSPORT DEPT OF	TRANS LICENSING		\$ 1,972.80

CHQ/EFT	DATE	NAME	DESCRIPTION	TRUST	MUNI
71101209	10/12/2009	TRANSPORT DEPT OF	TRANS LICENSING		\$ 850.55
71110110	11/01/2010	TRANSPORT DEPT OF	TRANS LICENSING		\$ 381.60
71111209	11/12/2009	TRANSPORT DEPT OF	TRANS LICENSING		\$ 56.15
71120110	12/01/2010	TRANSPORT DEPT OF	TRANS LICENSING		\$ 477.00
71130110	13/01/2010	TRANSPORT DEPT OF	TRANS LICENSING		\$ 4,581.00
71140110	14/01/2010	TRANSPORT DEPT OF	TRANS LICENSING		\$ 1,328.85
71141209	14/12/2009	TRANSPORT DEPT OF	TRANS LICENSING		\$ 1,355.65
71150110	15/01/2010	TRANSPORT DEPT OF	TRANS LICENSING		\$ 1,054.70
71151209	15/12/2009	TRANSPORT DEPT OF	TRANS LICENSING		\$ 258.35
71161209	16/12/2009	TRANSPORT DEPT OF	TRANS LICENSING		\$ 145.60
71171209	17/12/2009	TRANSPORT DEPT OF	TRANS LICENSING		\$ 424.30
71180110	18/01/2010	TRANSPORT DEPT OF	TRANS LICENSING		\$ 826.10
71181209	18/12/2009	TRANSPORT DEPT OF	TRANS LICENSING		\$ 610.30
71190110	19/01/2010	TRANSPORT DEPT OF	TRANS LICENSING		\$ 1,508.10
71200110	20/01/2010	TRANSPORT DEPT OF	TRANS LICENSING		\$ 584.20
71210110	21/01/2010	TRANSPORT DEPT OF	TRANS LICENSING		\$ 1,478.15
71211209	21/12/2009	TRANSPORT DEPT OF	TRANS LICENSING		\$ 81.80
71220110	22/01/2010	TRANSPORT DEPT OF	TRANS LICENSING		\$ 291.70
71221209	22/12/2009	TRANSPORT DEPT OF	TRANS LICENSING		\$ 2,251.05
71231209	23/12/2009	TRANSPORT DEPT OF	TRANS LICENSING		\$ 1,292.75
71250110	25/01/2010	TRANSPORT DEPT OF	TRANS LICENSING		\$ 3,763.95
71270110	27/01/2010	TRANSPORT DEPT OF	TRANS LICENSING		\$ 654.75
71280110	28/01/2010	TRANSPORT DEPT OF	TRANS LICENSING		\$ 172.20
71290110	29/01/2010	TRANSPORT DEPT OF	TRANS LICENSING		\$ 205.20
71301109	30/11/2009	TRANSPORT DEPT OF	TRANS LICENSING		\$ 2,143.70
72010210	01/02/2010	TRANSPORT DEPT OF	TRANS LICENSING		\$ 1,019.25
72011209	01/12/2009	TRANSPORT DEPT OF	TRANS LICENSING		\$ 472.15
72020210	02/02/2010	TRANSPORT DEPT OF	TRANS LICENSING		\$ 146.70
72021209	02/12/2009	TRANSPORT DEPT OF	TRANS LICENSING		\$ 611.75
72030210	03/02/2010	TRANSPORT DEPT OF	TRANS LICENSING		\$ 293.25

CHQ/EFT	DATE	NAME	DESCRIPTION	TRUST	MUNI
72040110	04/01/2010	TRANSPORT DEPT OF	TRANS LICENSING		\$ 1,015.90
72040210	04/02/2010	TRANSPORT DEPT OF	TRANS LICENSING		\$ 1,757.15
72041209	04/12/2009	TRANSPORT DEPT OF	TRANS LICENSING		\$ 711.40
72050110	05/01/2010	TRANSPORT DEPT OF	TRANS LICENSING		\$ 1,804.05
72050210	05/02/2010	TRANSPORT DEPT OF	TRANS LICENSING		\$ 601.20
72060110	06/01/2010	TRANSPORT DEPT OF	TRANS LICENSING		\$ 529.45
72070110	07/01/2010	TRANSPORT DEPT OF	TRANS LICENSING		\$ 1,641.70
72071209	07/12/2009	TRANSPORT DEPT OF	TRANS LICENSING		\$ 512.05
72080110	08/01/2010	TRANSPORT DEPT OF	TRANS LICENSING		\$ 4,366.25
72081209	08/12/2009	TRANSPORT DEPT OF	TRANS LICENSING		\$ 691.95
72101209	10/12/2009	TRANSPORT DEPT OF	TRANS LICENSING		\$ 541.50
72110110	11/01/2010	TRANSPORT DEPT OF	TRANS LICENSING		\$ 2,511.20
72111209	11/12/2009	TRANSPORT DEPT OF	TRANS LICENSING		\$ 366.15
72120110	12/01/2010	TRANSPORT DEPT OF	TRANS LICENSING		\$ 961.25
72130110	13/01/2010	TRANSPORT DEPT OF	TRANS LICENSING		\$ 162.65
72140110	14/01/2010	TRANSPORT DEPT OF	TRANS LICENSING		\$ 56.20
72141209	14/12/2009	TRANSPORT DEPT OF	TRANS LICENSING		\$ 1,320.35
72150110	15/01/2010	TRANSPORT DEPT OF	TRANS LICENSING		\$ 946.25
72151209	15/12/2009	TRANSPORT DEPT OF	TRANS LICENSING		\$ 1,035.05
72161209	16/12/2009	TRANSPORT DEPT OF	TRANS LICENSING		\$ 1,032.10
72171209	17/12/2009	TRANSPORT DEPT OF	TRANS LICENSING		\$ 866.30
72180110	18/01/2010	TRANSPORT DEPT OF	TRANS LICENSING		\$ 440.00
72181209	18/12/2009	TRANSPORT DEPT OF	TRANS LICENSING		\$ 352.35
72190110	19/01/2010	TRANSPORT DEPT OF	TRANS LICENSING		\$ 1,818.00
72200110	20/01/2010	TRANSPORT DEPT OF	TRANS LICENSING		\$ 1,414.45
72210110	21/01/2010	TRANSPORT DEPT OF	TRANS LICENSING		\$ 440.50
72211209	21/12/2009	TRANSPORT DEPT OF	TRANS LICENSING		\$ 410.00
72220110	22/01/2010	TRANSPORT DEPT OF	TRANS LICENSING		\$ 398.60
72221209	22/12/2009	TRANSPORT DEPT OF	TRANS LICENSING		\$ 1,403.55
72231209	23/12/2009	TRANSPORT DEPT OF	TRANS LICENSING		\$ 884.05

CHQ/EFT	DATE	NAME	DESCRIPTION	TRUST	MUNI
72250110	25/01/2010	TRANSPORT DEPT OF	TRANS LICENSING		\$ 982.85
72270110	27/01/2010	TRANSPORT DEPT OF	TRANS LICENSING		\$ 1,011.90
72280110	28/01/2010	TRANSPORT DEPT OF	TRANS LICENSING		\$ 574.30
72290110	29/01/2010	TRANSPORT DEPT OF	TRANS LICENSING		\$ 1,029.65
72301109	30/11/2009	TRANSPORT DEPT OF	TRANS LICENSING		\$ 115.15
DDEBIT	09/12/2009	PAYROLL	PAYROLL		\$ 43,223.00
DDEBIT	10/12/2009	PAYROLL	PAYROLL		\$ 122.00
DDEBIT	22/12/2009	PAYROLL	PAYROLL		\$ 40,504.00
DDEBIT	22/12/2009	PAYROLL	PAYROLL		\$ 1,627.00
DDEBIT	06/01/2010	PAYROLL	PAYROLL		\$ 41,041.00
DDEBIT	21/12/2009	PAYROLL	PAYROLL		\$ 4,006.00
DDEBIT	20/01/2010	PAYROLL	PAYROLL		\$ 42,857.00
DDEBIT	03/02/2010	PAYROLL	PAYROLL		\$ 42,371.00
				<b>\$12,269.06</b>	<b>\$1,309,838.11</b>

## 10.4.2 MONTHLY STATEMENT OF FINANCIAL ACTIVITY – DECEMBER 2009

<b>AUTHOR</b>	Stuart Billingham
<b>DISCLOSURE OF INTEREST</b>	Nil
<b>DATE OF REPORT</b>	2 February 2010
<b>ATTACHMENT</b>	10.4.2 Statement of Financial Activity to 31 December 2009
<b>FILE</b>	F8.09 – Finance – 2009/10

### **SUMMARY:**

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

### **BACKGROUND:**

The form of the Monthly Financial Statements presented to Council is a Statement of Financial Activity, which also includes supplementary information including an Operating Statement Function and Activity, Balance Sheet, Cash Flow Graph and Plant Cost Recovery Report. A copy of the Statement of Financial Activity for the month ended 31 December 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 sub regulation (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 sub regulation (2), are to be -
- (a) presented to the council -
    - (i) at the next ordinary meeting of the council following the end of the month to which the statement relates; or
    - (ii) if the statement is not prepared in time to present it to the meeting referred to in subparagraph (i), to the next ordinary meeting of the council after that meeting; and
  - (b) recorded in the minutes of the meeting at which it is presented.
- (5) Each financial year, a local government is to adopt a percentage or value, calculated in accordance with AAS 5, to be used in statements of financial activity for reporting material variances.

**STRATEGIC IMPLICATIONS:**

Nil.

**POLICY IMPLICATIONS:**

Nil.

**FINANCIAL IMPLICATIONS:**

Nil.

**PUBLIC CONSULTATION:**

Not required.

**VOTING REQUIREMENTS:**

Simple Majority

**OFFICER RECOMMENDATION:**

That Council accepts the Monthly Statement of Financial Activity as included at Attachment 10.4.2 for the period ended 31 December 2009 as prepared and presented by the Deputy Chief Executive Officer.

**RESOLUTION:**

**2010-018**

**Moved:** Cr Jack

**Seconded:** Cr Williams

*That Council accepts the Monthly Statement of Financial Activity as included at Attachment 10.4.2 for the period ended 31 December 2009 as prepared and presented by the Deputy Chief Executive Officer.*

**CARRIED 7/0**

#### 10.4.3 MONTHLY STATEMENT OF FINANCIAL ACTIVITY – JANUARY 2010

<b>AUTHOR</b>	Stuart Billingham
<b>DISCLOSURE OF INTEREST</b>	Nil
<b>DATE OF REPORT</b>	2 February 2010
<b>ATTACHMENT</b>	10.4.3 Statement of Financial Activity to 31 January 2010
<b>FILE</b>	F8.09 – Finance – 2009/10

#### **SUMMARY:**

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

#### **BACKGROUND:**

The form of the Monthly Financial Statements presented to Council is a Statement of Financial Activity, which also includes supplementary information including an Operating Statement Function and Activity, Balance Sheet, Cash Flow Graph and Plant Cost Recovery Report. A copy of the Statement of Financial Activity for the month ended 31 January 2010 is included at Attachment 10.4.3 for Councillor's information.

#### **COMMENT:**

Council is required to prepare the Statement of Financial Activity as per Local Government (FM) Reg 36, but can resolve to have supplementary information included as required.

#### **STATUTORY ENVIRONMENT:**

*Local Government (Financial Management) Regulations 1996.*

#### **34. Financial reports to be prepared — s. 6.4**

- (1) A local government is to prepare each month a statement of financial activity reporting on the sources and applications of funds, as set out in the annual budget under regulation 22(1)(d), for that month in the following detail -
  - (a) annual budget estimates, taking into account any expenditure incurred for an additional purpose under section 6.8(1)(b) or (c);
  - (b) budget estimates to the end of the month to which the statement relates;
  - (c) actual amounts of expenditure, revenue and income to the end of the month to which the statement relates;
  - (d) material variances between the comparable amounts referred to in paragraphs (b) and (c); and
  - (e) the net current assets at the end of the month to which the statement relates.
- (2) Each statement of financial activity is to be accompanied by documents containing -
  - (a) an explanation of the composition of the net current assets of the month to which the statement relates, less committed assets and restricted assets;
  - (b) an explanation of each of the material variances referred to in sub regulation (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 sub regulation (2), are to be -
  - (a) presented to the council -
    - (i) at the next ordinary meeting of the council following the end of the month to which the statement relates; or
    - (ii) if the statement is not prepared in time to present it to the meeting referred to in subparagraph (i), to the next ordinary meeting of the council after that meeting; and
  - (b) recorded in the minutes of the meeting at which it is presented.
- (5) Each financial year, a local government is to adopt a percentage or value, calculated in accordance with AAS 5, to be used in statements of financial activity for reporting material variances.

**STRATEGIC IMPLICATIONS:**

Nil.

**POLICY IMPLICATIONS:**

Nil.

**FINANCIAL IMPLICATIONS:**

Nil.

**PUBLIC CONSULTATION:**

Not required.

**VOTING REQUIREMENTS:**

Simple Majority

**OFFICER RECOMMENDATION:**

That Council accepts the Monthly Statement of Financial Activity as included at Attachment 10.4.3 for the period ended 31 January 2010 as prepared and presented by the Deputy Chief Executive Officer.

**RESOLUTION:**                      **2010-019**

**Moved:** Cr Williams

**Seconded:** Cr Waite

*That Council accepts the Monthly Statement of Financial Activity as included at Attachment 10.4.3 for the period ended 31 January 2010 as prepared and presented by the Deputy Chief Executive Officer.*

**CARRIED 7/0**

#### 10.4.4 SHIRE OF COOROW – 2009 COMPLIANCE AUDIT RETURN

<b>AUTHOR</b>	Stuart Billingham
<b>DISCLOSURE OF INTEREST</b>	Nil
<b>DATE OF REPORT</b>	25/01/10
<b>ATTACHMENT</b>	10.4.4 2009 Compliance Audit Return
<b>FILE</b>	L10.11

#### **SUMMARY:**

**To present Council with the 2009 Compliance Audit Return.**

#### **BACKGROUND:**

Under the Local Government Audit Regulations 1996 Local Government is required to carry out a compliance audit for the period 1<sup>st</sup> January 2009 to 31<sup>st</sup> December 2010. The certified return needs to be submitted to the Director General, Department of Local Government by 31<sup>st</sup> March 2010.

The compliance audit return must be:

1. presented to Council at a meeting of the Council
2. adopted by the Council; and
3. recorded in the minutes of the meeting at which it is adopted.

A copy of the return is submitted for Councillors' perusal, comment and adoption by Council before 31 March 2010. It is necessary for the Shire President and Chief Executive Officer to sign off the return as a certified copy.

#### **COMMENT:**

No sections in the report were responded to in the negative and therefore no items are required to be brought to Council's attention.

#### **STATUTORY ENVIRONMENT:**

Local Government Act 1995 and Local Government (Audit) Regulations 1996

#### **STRATEGIC IMPLICATIONS:**

Nil

#### **POLICY IMPLICATIONS:**

Nil

#### **FINANCIAL IMPLICATIONS:**

Nil.

## **VOTING REQUIREMENT:**

Simple Majority

## **OFFICER RECOMMENDATIONS:**

That:

1. the Report of the Deputy Chief Executive Officer dated 25 January 2010 be received;
2. the 2009 Compliance Audit Return as submitted as a separate Attachment 10.4.4 dated 25 January 2009 be adopted;
3. the adoption of the 2009 Compliance Audit Return be recorded in the minutes of Council; and
4. the Acting Chief Executive Officer and the Shire President be authorised to sign/certify the 2009 Compliance Audit Return.

## **RESOLUTION:                      2010-020**

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

That:

1. *the Report of the Deputy Chief Executive Officer dated 25 January 2010 be received;*
2. *the 2009 Compliance Audit Return as submitted as a separate Attachment 10.4.4 dated 25 January 2009 be adopted;*
3. *the adoption of the 2009 Compliance Audit Return be recorded in the minutes of Council; and*
4. *the Acting Chief Executive Officer and the Shire President be authorised to sign/certify the 2009 Compliance Audit Return.*

**CARRIED 7/0**

## 10.4.5 MEETING PROCEDURES LOCAL LAW 2009

<b>AUTHOR</b>	Stuart Billingham
<b>DISCLOSURE OF INTEREST</b>	Nil
<b>DATE OF REPORT</b>	25/01/10
<b>ATTACHMENT</b>	10.4.5 Local Law making procedure flowchart
<b>FILE</b>	L11

### **SUMMARY:**

**To present Council with a report to commence the Local Law Making process for the Shire of Coorow Meeting Procedure Local Law 2009 to replace and repeal the existing Standing Orders Local Law 1999.**

### **BACKGROUND:**

The first step in the Local Law making procedure as set out in the flow chart included as Attachment 10.4.5, and as required by section 3.12(2) of the Local Government Act 1995, requires the Presiding person at a Council meeting to read aloud, or cause to be read aloud, a summary of the purpose & effect of the proposed local law (see recommendation below).

### **COMMENT:**

This item is submitted to Council for the commencement of the Local Law making Process.

### **STATUTORY ENVIRONMENT:**

Local Government Act 1995.

### **STRATEGIC IMPLICATIONS:**

These meeting procedures contain the rules that apply to the conduct of meetings of the Council and its committees and to meetings of electors. All meetings are to be conducted in accordance with the Act, the Regulations and these Meeting Procedures.

These Meeting Procedures are intended to result in –

- (a) better decision making by the Council and its committees;
- (b) the orderly conduct of meetings dealing with Council business;
- (c) better understanding of the process of conducting meetings; and
- (d) more efficient and effective use of time at meetings.

### **POLICY IMPLICATIONS:**

Local Law Register, DLG Operational Guideline number 16.

## **FINANCIAL IMPLICATIONS:**

Cost of advertising and Gazettal for a Local Law of this size by Reference will be in the vicinity of \$2,000 to \$3,000.

## **PUBLIC CONSULTATION:**

Public Consultation will be part of the overall adoption of the Local Law.

## **VOTING REQUIREMENT:**

Simple Majority

## **OFFICER RECOMMENDATION:**

**(Bold italics lettering below to be read aloud at the Council meeting)**

*“The purpose of the Meeting Procedures Local Law 2009 is to contain the rules that apply to the conduct of meetings of the Council and its Committees and to meetings of electors.*

*and*

*The effect of the Local Law is for*

- (a) better decision making by the Council and its Committees;*
- (b) the orderly conduct of meetings dealing with Council business;*
- (c) better understanding of the process of conducting meetings; and*
- (d) more efficient and effective use of time at meetings.”*

That Council gives Statewide Public Notice of the proposed Meeting Procedures Local Law 2009 for a 42 day public comment period.

## **RESOLUTION:                      2010-021**

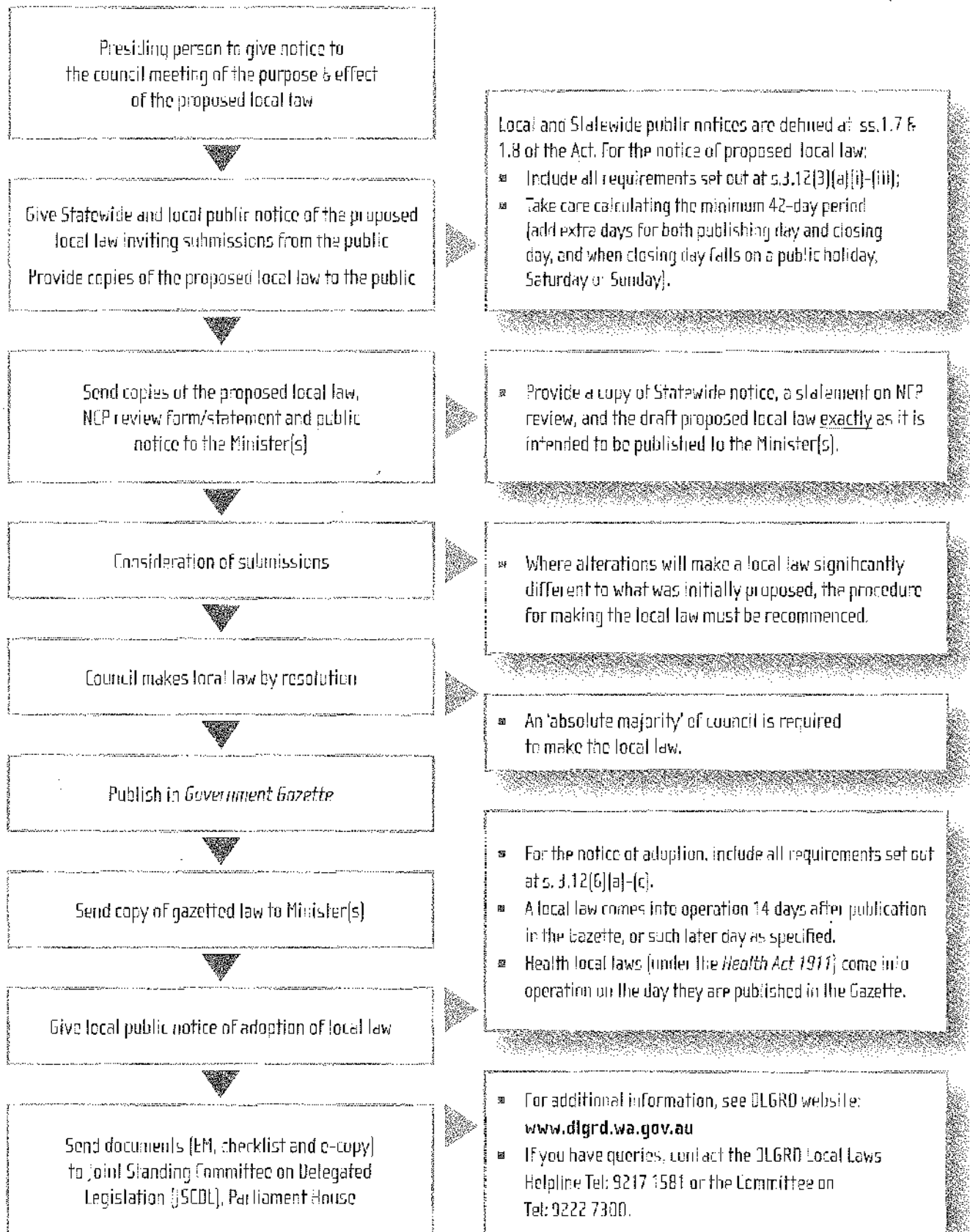
**Moved:** Cr Jack

**Seconded:** Cr Williams

*That Council gives Statewide Public Notice of the proposed Meeting Procedures Local Law 2009 for a 42 day public comment period.*

**CARRIED 7/0  
BY ABSOLUTE MAJORITY**

## Flow Chart of Local Law-Making Process



#### 10.4.6 LOCAL GOVERNMENT STRUCTURAL REFORM COMMITTEE

<b>AUTHOR</b>	Stuart Billingham
<b>DISCLOSURE OF INTEREST</b>	Nil
<b>DATE OF REPORT</b>	2 February 2010
<b>FILE</b>	L10.9

#### **SUMMARY:**

**Council is to nominate two Councillors to be part of the Shire of Coorow Local Government Structural Reform Committee.**

#### **BACKGROUND:**

At the December 2009 meeting, Council resolved the following:

**RESOLUTION:** 2009-224

Moved: Cr Girando      Seconded: Cr Waite

That Council:

1. progresses the formal amalgamation of the Shires of Coorow and Carnamah; and
2. forms a committee of Council consisting of the President Deputy President and two other Councillors to progress the formal amalgamations of the Shire of Coorow and Carnamah.

CARRIED 5/3

Cr Waite requested all votes be recorded  
Cr Girando, Cr Waite, Cr Jack, Cr McDonald and Cr Bothe voted for  
Cr George, Cr Williams and Cr McTaggart voted against

**RESOLUTION:** 2009-225

Moved: Cr George      Seconded: Cr Williams

That the CEO be requested to seek written legal clarification from the Department of Local Government as to whether the above resolution (2009-224) should have been passed by Absolute Majority as the previous resolution of Council could still be active.

CARRIED 7/1

#### **COMMENT:**

The Chief Executive Officer has sought legal clarification from the Department of Local Government as per Resolution 2009-225. Council did not have to pass Resolution 2009-224 by Absolute Majority. Council is now being requested to nominate two Councillors to sit on the Local Government Structural Reform committee along with the President and Deputy President.

## **STATUTORY ENVIRONMENT:**

Local Government Act 1995

## **STRATEGIC IMPLICATIONS:**

### GOAL 1 - LEADERSHIP

Achieve positive community outcomes within a financially responsible framework through a process of innovation, consultation and decisive leadership.

### **LOCAL GOVERNMENT REFORM**

- Assess amalgamation opportunities/pitfalls.
- Explore and develop options for growth and sustainability through regional partnerships.
- Identify opportunities to deliver services regionally.

## **POLICY IMPLICATIONS:**

Nil.

## **FINANCIAL IMPLICATIONS:**

Nil at this stage.

## **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. Council has also discussed this at various Council meetings and has a standard item in the Forum Session each month for Structural Reform.

## **VOTING REQUIREMENT:**

Simple Majority

## **OFFICER RECOMMENDATION:**

That Council appoint Cr McDonald and Cr Jack to the Shire of Coorow Local Government Structural Reform Committee together with the Shire President and Deputy President.

**RESOLUTION:**

**2010-022**

**Moved:** Cr Bothe

**Seconded:** Cr Williams

*That Council appoint Cr McDonald and Cr Jack to the Shire of Coorow Local Government Structural Reform Committee together with the Shire President and Deputy President.*

**CARRIED 7/0**

#### 10.4.7 SALE OF LOT 8 SPAIN ST, COOROW

<b>AUTHOR</b>	Stuart Billingham
<b>DISCLOSURE OF INTEREST</b>	Nil
<b>DATE OF REPORT</b>	7 January 2010
<b>ATTACHMENT</b>	10.4.7 Local Public Advertising
<b>FILE</b>	C8SPA

#### **SUMMARY:**

**To present Council with a report on the outcome of local public advertising, seeking submissions or public comment on the Sale of Lot 8 Spain Street Coorow.**

#### **BACKGROUND:**

Council at its 9 December 2009 meeting item 10.1.8 Sale Lot 8 Spain St Coorow, resolved the following;

That Council:

1. accept the offer from Antonello Oleverio for the purchase of Lot 8 Spain Street Coorow for the offered cash price of \$12,000;
2. advise the purchaser of Councils requirement to advertise the offer and acceptance; and
3. advertise the sale of Lot 8 Spain as per section 3.58.(3) and (4) Disposing of property of the Local Government Act 1995.
4. give delegated authority to the Chief Executive Officer to accept the offer and acceptance after 14 days if no submission have been received.
5. place the proceeds from the sale of Lot 8 Spain Street Coorow in Council's Building Reserve.

Local public notice was placed in the Coorow Magpie Squawk paper, as included at Attachment 10.4.7, with submissions closing 4.00pm Monday 4 January 2010. As of 4.00pm on Monday 4 January 2010, no submissions were received by the Shire of Coorow. In accordance with Council's above resolution the Chief Executive Officer under Delegated Authority on Wednesday the 6 January 2010 signed the acceptance of the offer by Mr Oleverio.

#### **COMMENT:**

The net proceeds of the sale to be placed into the Shire of Coorow Building Reserve.

#### **STATUTORY ENVIRONMENT:**

Local Government Act 1995, Local Government (Financial Management) Regulations 1996.

**STRATEGIC IMPLICATIONS:**

Nil.

**POLICY IMPLICATIONS:**

Nil.

**FINANCIAL IMPLICATIONS:**

Proceeds of sale Lot 8 Spain Street Coorow are to be placed into Council's Building Reserve.

**VOTING REQUIREMENT:**

Simple Majority.

**OFFICER RECOMMENDATIONS:**

That Council:

1. notes that no submissions were received from the advertising of the Sale of Lot 8 Spain Street Coorow; and
2. endorses the actions of the Chief Executive Officer in signing the Offer and Acceptance for the Sale of Lot 8 Spain Street Coorow for \$12,000 GST inclusive.

**RESOLUTION:                      2010-023**

**Moved:** Cr Bothe

**Seconded:** Cr Waite

*That Council:*

1. *notes that no submissions were received from the advertising of the Sale of Lot 8 Spain Street Coorow; and*
2. *endorses the actions of the Chief Executive Officer in signing the Offer and Acceptance for the Sale of Lot 8 Spain Street Coorow for \$12,000 GST inclusive.*

**CARRIED 7/0**

## **Shire Notices**

### **SHIRE OF COOROW**

#### **DISPOSAL OF LOT 8 (HN 9) SPAIN STREET COOROW (OLD SCOUT HALL BLOCK)**

In accordance with the provisions of Section 3.58 (3)(a) of the Local Government Act 1995, notice is hereby given of the Shire of Coorow's intention to dispose of a Lot 8 (House number 9) Spain Street Coorow (Old Scout Hall block) by way of a private treaty to Mr Antonello Oleverio.

The price agreed to by both parties is \$12,000 gst inclusive for the abovementioned vacant block, which had a recent market valuation carried out within the last 6 months valuing the block at \$15,000 gst inclusive and has a written down book value in the Shire of Coorow Asset Register of (Asset Number 3077) \$736.61.

Further details as to the proposed sale are available from the Chief Executive Officer, Mr Mark Hook. Written public submissions in regard to this proposed sale are sought for at least 2 weeks and will be accepted **up until 4.00pm Monday 4<sup>th</sup> January 2010** and should be addressed to:

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

Mark J Hook  
Chief Executive Officer

#### ***Shire of Coorow***

#### ***New Fees and Charges***

As required by section 6.19 of the Local Government Act 1995, the Shire of Coorow hereby gives Local Public Notice of its intention to introduce a new registration fee for food premises under the new *Food Act 2008* provisions, effective from 31<sup>st</sup> December 2009.

Food Premises registration Fee	\$20.00
--------------------------------	---------

Further details as to the proposed sale are available from the Shire's Manager Regulatory Services, Mr Dave Hadden. Written public submissions in regard to this new fee are sought for at least 2 weeks and will be accepted **up until 4.00pm Monday 4<sup>th</sup> January 2010** and should be addressed to:

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

Mark J Hook  
Chief Executive Officer

## 10.4.8 SALE OF LAND FOR 3 YEARS UNPAID RATES – 673 GARABALDI WILLIS ROAD, WARRADARGE , N V MARCHE

<b>AUTHOR</b>	Stuart Billingham
<b>DISCLOSURE OF INTEREST</b>	Nil
<b>DATE OF REPORT</b>	4 February 2010
<b>ATTACHMENT</b>	10.4.8a Copy of the Certificate of Title 10.4.8b Form 4 notice
<b>FILE</b>	Lot 10854 ,673 Garabaldi Willis Road Warradarge

### SUMMARY:

**To seek Council approval to commence the legal process under the *Local Government Act 1995* to sell up Lot 10854, 673 Garabaldi Willis Road, Warradarge for unpaid rates over 3 years old.**

### BACKGROUND:

Section 6.64 and Schedule 6.3 of the Local Government Act 1995 deals with the process to sell or transfer land for rates or service charges unpaid as briefly set out below:

- 1) Issue notice by certified mail to owners last known address;
- 2) Serve notice on any interested parties listed on certificate of title; and
- 3) Post notice on at Shire office for at least 35 days

A title search of the property has revealed the Registrar of Titles and the Shire of Coorow have placed a Caveat on the property.

The current ownership details for Assessment A279: Mrs Nardia Violet Marche.  
Last known address: 280 Kooyong Road, Kewdale WA 6105.

#### Financial Details:

Last known receipt 6 September 2004 for \$3,520.72 over 5years ago.

<b>Description</b>	<b>Amount</b>
Rates - Current	\$2,503.60
Rates - Arrears	\$19,036.21
Interest - Current	\$17,612.14
Legal Charges - Current	\$1,986.20
ESL Penalty Interest - Current	\$13.16
ESL Penalty Interest - Arrears	\$69.07
ESL Levy - Current	\$43.00
ESL Levy - Arrears	\$208.00
Maley Park Area Rate - Current	\$45.98
Maley Park Area Rate - Arrears	\$40.92
<b>Total</b>	<b>\$41,558.28</b>

The property currently has a unimproved value of \$220,000 as at 1 July 2009 from the Valuer Generals Office. Market Value of the property is currently estimated to be approx \$300,000.

The outstanding account has been in the hands of Council's debt collection agency, Austral Mercantile Collections Pty Ltd, since August 2009 with no success in locating Mrs N V Marche with a skip trace.

**COMMENT:**

In view of over 5 years rates outstanding and the Shire of Coorow is unable to locate the current owner of the property. It is supported that the Shire of Coorow commence proceeding under the *Local Government Act 1995* for unpaid rates and service charges over three years old in an attempt to recover those outstanding rates and charges.

**STATUTORY ENVIRONMENT:**

Local Government Act 1995, Financial Management Regs 1996

**STRATEGIC IMPLICATIONS:**

Improved Outstanding Rates Ratio.

**POLICY IMPLICATIONS:**

Nil.

**FINANCIAL IMPLICATIONS:**

Reduced Outstanding Rates Debtors.

**VOTING REQUIREMENT:**

Simple Majority

**OFFICER RECOMMENDATIONS:**

That Council:

1. issue a Form 4 notice as included at Attachment 10.4.8b by certified mail to the owners last known address;
2. serve a notice on any interested parties noted on the certificate of title. (Namely the Registrar of Titles); and
3. post a copy of the Form 4 notice on the Main Administration Office Notice Board for a period of at least 35 days.

**RESOLUTION:**

**2010-024**

**Moved:** Cr Bothe

**Seconded:** Cr Williams

*That Council:*

1. *issue a Form 4 notice as included at Attachment 10.4.8b by certified mail to the owners last known address;*
2. *serve a notice on any interested parties noted on the certificate of title. (Namely the Registrar of Titles); and*
3. *post a copy of the Form 4 notice on the Main Administration Office Notice Board for a period of at least 35 days.*

**CARRIED 7/0**

WESTERN



AUSTRALIA

REGISTER NUMBER

**10854/DP210802**DUPLICATE  
EDITION**N/A**

DATE DUPLICATE ISSUED

**N/A****RECORD OF CERTIFICATE OF TITLE**

UNDER THE TRANSFER OF LAND ACT 1893

VOLUME  
**1809**FOLIO  
**470**

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

REGISTRAR OF TITLES

**LAND DESCRIPTION:**

LOT 10854 ON DEPOSITED PLAN 210802

**REGISTERED PROPRIETOR:**  
 (FIRST SCHEDULE)

NARDIA VIOLET MARCHE OF 280 KOORYONG ROAD, KEWDALE

(T H070353 ) REGISTERED 1 APRIL 1999

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:**  
 (SECOND SCHEDULE)

1. \*H104170 CAVEAT BY THE REGISTRAR OF TITLES LODGED 11.5.1999.
2. \*H865142 CAVEAT BY SHIRE OF COOROW LODGED 10.9.2001.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.  
 \* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.  
 Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

**STATEMENTS:**

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1809-470 (10854/DP210802).  
 PREVIOUS TITLE: 1591-723.  
 PROPERTY STREET ADDRESS: 673 GARIBALDI WILLIS RD, WARRADARGE.  
 LOCAL GOVERNMENT AREA: SHIRE OF COOROW.

- NOTE 1: A000001A LAND PARCEL IDENTIFIER OF VICTORIA LOCATION 10854 (OR THE PART THEREOF) ON SUPERSEDED PAPER CERTIFICATE OF TITLE CHANGED TO LOT 10854 ON DEPOSITED PLAN 210802 ON 14-AUG-02 TO ENABLE ISSUE OF A DIGITAL CERTIFICATE OF TITLE.
- NOTE 2: THE ABOVE NOTE MAY NOT BE SHOWN ON THE SUPERSEDED PAPER CERTIFICATE OF TITLE OR ON THE CURRENT EDITION OF DUPLICATE CERTIFICATE OF TITLE.

Form 4  
Local Government Act 1995

*Local Government (Financial Management) Regulations 1996 [reg.74]*

**NOTICE PURSUANT TO SCHEDULE 6.3  
OF THE LOCAL GOVERNMENT ACT 1995 REQUIRING PAYMENT OF  
OUTSTANDING RATES OR SERVICE CHARGES**

To: <sup>(1)</sup> **Nardia Violet Marche of 280 Konyong Road Kewdale WA 6105**  
of loc **10854, 673 Garibaldi-Willis Road Warradarge WA 6518.**

Notice is hereby given that the sum of **\$41,558.28** <sup>(2)</sup> has been owing to the <sup>(3)</sup> **Shire of Coorow** for a period of three years for <sup>(4)</sup> **rates and service charges** in respect of the land described below and unless payment is made of **\$41,558.28** <sup>(2)</sup> within three months of the date of this notice the local government will, pursuant to section 6.64 of the Local Government Act 1995, offer the land for sale by public auction at a time and place appointed by the local government.

Signed for and on behalf of the Shire of Coorow <sup>(3)</sup>

on this <sup>(5)</sup> **18<sup>th</sup>** day of February 2010

.....  
M J Hook  
Chief Executive Officer

**Description of Land**

Names of owners and all other persons appearing to have an estate or interest in the land	Description of land including title references
<sup>(6)</sup> <sup>(7)</sup>  <b>Nardia Violet Marche</b>	<sup>(6)</sup> <sup>(7)</sup> <b>Lot 10854, 673 Garibaldi-Willis Road Warradarge WA 6518 on plan 210802 being the whole of the land in Certificate of Title Volume 1809 Folio 470.</b>

- (1) Insert name of owner of land.  
(2) Insert amount.  
(3) Insert name of local government.  
(4) Insert (a) rates, or  
(b) service charges.  
(5) Insert date.  
(6) Insert details.  
(7) Insert details.

## 10.4.9 FUTURE OF MID WEST REGIONAL COUNCIL – POSSIBLE WINDING UP

<b>AUTHOR</b>	Stuart Billingham
<b>DISCLOSURE OF INTEREST</b>	Nil
<b>DATE OF REPORT</b>	8 February 2010
<b>ATTACHMENT</b>	10.4.9 MWRC Minutes 3 Feb 2010
<b>FILE</b>	W14

### **SUMMARY:**

**To seek Council resolution on the future of the Mid West Regional Council (MWRC).**

### **BACKGROUND:**

The MWRC at its Council meeting on 3 February 2010 at the Shire of Morawa Youth Centre, minutes included at Attachment 10.4.9, resolved:

*“The Mid West Regional Council elected members discuss the future and possible winding up of the MWRC by agreement of the participants effective June 30, 2010 with their individual Councils.”*

The Shires of Mullewa, Mingenew and Three Springs have given notice of their withdrawal from the MWRC effective 30 June 2011. The Shires of Coorow and Carnamah have already given their notice of withdrawal from the MWRC effective 30 June 2010.

### **COMMENT:**

Should the MWRC be wound up on 30 June 2010 or in the future the following questions need to be asked:

- Will the Shire of Coorow as one of the original establishing member Councils share any distribution of Assets?
- Will the Shire of Coorow have any responsibility for Liabilities arising from the winding up of the MWRC such as staff termination payouts etc?

### **STATUTORY ENVIRONMENT:**

*Local Government Act 1995.*

### **STRATEGIC IMPLICATIONS:**

Nil.

### **POLICY IMPLICATIONS:**

Nil.

**FINANCIAL IMPLICATIONS:**

Possible future share of asset distribution and share in liabilities such as officer payouts etc.

**VOTING REQUIREMENT:**

Simple Majority.

**OFFICER RECOMMENDATIONS:**

That Council advises the Mid West Regional Council it supports the winding up of the MWRC as at 30 June 2010.

**MOTION:**

**Moved:** Cr Girando

**Seconded:**

*That Council advises the Mid West Regional Council it does not support the winding up of the MWRC as at 30 June 2010.*

**MOTION LAPSED FOR WANT OF A SECONDER**

## 10.4.10 MAIN ROADS WA – MEMORANDUM OF UNDERSTANDING PROVISION OF ROAD MAINTENANCE SERVICES

<b>AUTHOR</b>	Stuart Billingham
<b>DISCLOSURE OF INTEREST</b>	Nil
<b>DATE OF REPORT</b>	8 February 2010
<b>ATTACHMENT</b>	10.4.10 MRWA MOU Provision of Road Maintenance Services
<b>FILE</b>	W14

### **SUMMARY:**

**To seek Council approval for the Shire of Coorow to sign and affix the common seal on the Main Roads WA Memorandum of Understanding (MOU) for Local Government delivery of maintenance services (submitted as separate attachment 10.4.10).**

### **BACKGROUND:**

The Mid West Regional Council (MWRC) has been working on the development of a agreement between Main Roads WA and the Mid West Regional Council member Shires for the provision of Road Maintenance Services since 2007. A MOU has now been drawn up for signing by MRWA and the participating MWRC Member Shires. The Shire of Carnamah is the only member Shire which has advised the MWRC that it does not wish to enter into the MOU.

### **COMMENT:**

Following the signing of the MOU, MRWA will provide a facilitator and hold workshops with MWRC and Council representatives to negotiate the terms of the agreement.

### **STATUTORY ENVIRONMENT:**

*Local Government Act 1995*

### **STRATEGIC IMPLICATIONS:**

Future commitment to provide road maintenance service to Main Roads.

### **POLICY IMPLICATIONS:**

Nil.

### **FINANCIAL IMPLICATIONS:**

Future Budget years income and expenditure stream for the provision of Road Maintenance Services to Main Roads WA.

### **VOTING REQUIREMENT:**

Absolute Majority.

## **OFFICER RECOMMENDATIONS:**

That Council:

1. give approval for the Shire President and the Acting Chief Executive Officer to sign and place the common seal on the Main Roads Memorandum of Understanding for the delivery of Road Asset Management Services; and
2. delegate authority to the Chief Executive Officer to negotiate the Services Agreement with Main Roads on behalf of Council.

## **RESOLUTION:                      2010-025**

**Moved:** Cr McDonald                      **Seconded:** Cr Williams

That Council:

1. *give approval for the Shire President and the Chief Executive Officer to sign and place the common seal on the Main Roads Memorandum of Understanding for the delivery of Road Asset Management Services; and*
2. *delegate authority to the Chief Executive Officer to negotiate the Services Agreement with Main Roads on behalf of Council.*

**CARRIED 7/0  
BY ABSOLUTE MAJORITY**

#### 10.4.11 MID WEST DEVELOPMENT COMMISSION – MID WEST REGIONAL GRANTS SCHEME APPLICATION ADSL 2+ LEEMAN EXCHANGE

<b>AUTHOR</b>	Stuart Billingham
<b>DISCLOSURE OF INTEREST</b>	Nil
<b>DATE OF REPORT</b>	8 February 2010
<b>ATTACHMENT</b>	Nil
<b>FILE</b>	I8

#### **SUMMARY:**

**To seek Council support for the upgrading of the Leeman Telephone Exchange for ADSL 2+ and for Council to resolve to list funds on the draft 2010/11 Budget and to seek Council agreement to apply to the Mid West Development Commission Mid West Regional Grants Scheme (MWRGS) for funding to enable the exchange at Leeman for ADSL 2+ broadband.**

#### **BACKGROUND:**

The Mid West Development Commission through the Mid West Regional Grants Scheme (MWRGS) is calling for applications. The Shire of Coorow has been approached by Mark Canny from the MWDC to apply for funding for enabling the Telstra exchange at Leeman for ADSL 2+ broadband.

Expected cost sharing arrangements:

Shire 25%	\$25,000
MWDC - MWRGS 25%	\$25,000
Telstra 50%	<u>\$50,000</u>
Total	<u>\$100,000</u>

The Mid West Development Commission has recently been successful in both Yalgoo and Wiluna having their Telstra exchanges upgraded to ADSL (Asymmetric Digital Subscriber Line)

#### **COMMENT:**

It is considered that both the Leeman and Green Head town sites are currently both economically and socially disadvantaged by not having ready access to ADSL. ADSL services now considered the benchmark for Internet access. Currently Internet Service Providers (ISP's) offer only Satellite or Wireless internet access (BBnet/Intelligent IP) services to Leeman and Green Head.

The Leeman and Green Head communities' economic and social development would benefit from the Leeman Telephone exchange being upgraded. Prospective investors and businesses now consider the availability of ADSL as part of their overall business plan. The lack of ADSL in Leeman and Green Head potentially stopping businesses and investors from considering Leeman and Green Head as suitable location to setup or invest.

The Shire of Coorow Leeman Administration Office would also benefit from ADSL being available. The Shire of Coorow's Leeman Office current Internet Service Provider BBnet/Intelligent IP is far from providing a satisfactory and reliable service. The Coorow Administration Office is currently operating on a Westnet ADSL account with a superior level of service and reliability to BBnet/Intelligent IP.

**STATUTORY ENVIRONMENT:**

*Local Government Act 1995.*

**STRATEGIC IMPLICATIONS:**

GOAL 2 - SERVICES

Ensure the community has access to quality facilities and services to allow a safe and vibrant lifestyle.

GOAL 3 – INFRASTRUCTURE

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

Long Term Economic and Social development of Leeman and Green Head town sites.

**POLICY IMPLICATIONS:**

Nil.

**FINANCIAL IMPLICATIONS:**

2010/11 Budget.

**VOTING REQUIREMENT:**

Simple Majority.

**OFFICER RECOMMENDATIONS:**

That Council:

1. supports the Leeman Telephone exchange being upgraded to ADSL 2+.
2. lists the figure of \$25,000 in the draft Shire of Coorow 2010/11 Budget.
3. apply to the Mid West Regional Grants Scheme for funding to upgrade the Leeman exchange.

**RESOLUTION:**                      **2010-026**

**Moved:** Cr McTaggart              **Seconded:** Cr McDonald

*That Council:*

1.    *supports the Leeman Telephone exchange being upgraded to ADSL 2+.*
2.    *lists the figure of \$25,000 in the draft Shire of Coorow 2010/11 Budget.*
3.    *apply to the Mid West Regional Grants Scheme for funding to upgrade the Leeman exchange.*
4.    *staff investigate all other avenues of grant funding for this project.*

**CARRIED 7/0**

## 10.4.12 SHIRE OF COOROW – ROYALTIES FOR REGIONS 2008/09

<b>AUTHOR</b>	Stuart Billingham
<b>DISCLOSURE OF INTEREST</b>	Nil
<b>DATE OF REPORT</b>	8 February 2010
<b>ATTACHMENT</b>	10.4.12 Royalties for Regions Allocations
<b>FILE</b>	G10

### SUMMARY:

**To present Council with a request to update the Royalties for Regions allocations for the 2008/09 year.**

### BACKGROUND:

Council at its ordinary meeting held on the 18 November 2009 Item 10.4.4 resolved the following:

*“That Council approves the following projects to be applied for and added to the 21008/09 R4R projects as a result of saving from previously approved 2008/09 R4R projects:*

1. Various Cul-de-sacs Green Head	Asphalt failing Cul-de-Sacs Hutchcraft Crt, Croft Crt, Simpson Crt and Williams Pl	\$50,000.00
2. Winchester Cemetery	Niche Wall & Gazebo works Move from 2009/10 R4R Regional Project funds to Normal R4R	\$12,500.00
3. Sporting Club Green Head	Install Lights Move from 2009/10 R4R of \$15,000	\$15,000.00
4. Various Shire Buildings	Install Smoke detectors & RCD protection	\$9,229.38
<b>Total</b>		<b>\$86,729.38</b>

Projects 1-3 have been approved by the Department, with all three of these projects now completed. Project 4 was only eligible for wiring of the Shire building for Smoke detectors and RCD's. The response back from the Department advised that the RCD and Smoke detector units themselves are classified as Plant & Equipment under the accounting Guidelines. As a result Council is being asked to revise this figure down.

The Warradarge Fire Station Community Training and Meeting Rooms was listed on the Shire of Coorow 2009/10 Budget (Sch 5 COA 0724 \$25,000) with funds budgeted to come from the R4R 2009/10 program. With the deferral of the 2009/10 R4R funding and the Warradarge Project already commencing, Council is now being asked to consider adding the Warradarge project onto the 2008/09 R4R program.

**COMMENT:**

The Warradarge Fire Shed Training and Meeting Rooms project is also funded by the MWDC grant and had to be commenced ASAP. As a result of the 2009/10 R4R funding Council is being asked to bring the project forward onto the 2008/09 R4R program.

A review of the 2008/09 R4R projects has been undertaken and a update has been prepared for Councillors information.

Please refer to 2008/09 Royalties for Regions projects Spreadsheet submitted as a separate attachment 10.4.12 for details of YTD R4R Project expenditure and Proposed Budget figures adjustments (*adjustments shown in Bold Italics*) for R4R and the Shire of Coorow.

**STATUTORY ENVIRONMENT:**

*Local Government Act 1995*

**STRATEGIC IMPLICATIONS:**

Nil.

**POLICY IMPLICATIONS:**

Nil.

**FINANCIAL IMPLICATIONS:**

Expenditure incurred that is not being funded by the 2009/10 R4R program.

**VOTING REQUIREMENT:**

Absolute Majority

## OFFICER RECOMMENDATIONS:

That Council:

1. approves the following project to be applied for and added to the 2008/09 R4R projects:

1.Warradarge Fire Shed Training and Community Meeting Room	Construction of a extension to the Warradarge Fire Shed for Training and Community Meeting Rooms	\$25,000
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2. approves the following 2008/09 R4R Budget adjustments:

1.Various Shire Buildings	Install Wiring for Smoke detectors and RCD protection	\$9,229.38 reduced to \$952.27
2. Green Head Cliff Park	Construction of Toilet Block	\$36,044.68 increase to \$36,748.82
3. Green Head Entry Statement	Construction of Entry Statement	\$34,463.95 reduce to \$20,000 (YTD costs for Shire Labour and Plant \$16,133.95 to be absorbed into works Maintenance Program)
4.Green Head Sporting Club	Install Lighting	\$65,000 increased to \$65,340
5. Various Cul-de-sacs Green Head	Asphalt failing Cul-de-Sacs Hutchcraft Crt, Croft Crt, Simpsun Crt and Williams Pl	\$50,000 reduced to \$49,809.86
Leeman Entry Statement	Construction of Entry Statement	\$20,000 reduced to \$18,951.41
Leeman Thomas St Footpath	Construction footpath Thomas St	\$106,053.96 reduced to \$100,000 (\$7,350.32 to be applied against Shire of Coorow Budget of \$15,876)
Leeman Spencer St	Asphalt works	\$28,715.57 increased to \$32,705.18

**RESOLUTION:**                      **2010-027****Moved:** Cr Williams**Seconded:** Cr Bothe

That Council:

1. approves the following project to be applied for and added to the 2008/09 R4R projects:

1. Warradarge Fire Shed Training and Community Meeting Room	Construction of a extension to the Warradarge Fire Shed for Training and Community Meeting Rooms	\$25,000
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2. approves the following 2008/09 R4R Budget adjustments:

1. Various Shire Buildings	Install Wiring for Smoke detectors and RCD protection	\$9,229.38 reduced to \$952.27
2. Green Head Cliff Park	Construction of Toilet Block	\$36,044.68 increase to \$36,748.82
3. Green Head Entry Statement	Construction of Entry Statement	\$34,463.95 reduce to \$20,000 (YTD costs for Shire Labour and Plant \$16,133.95 to be absorbed into works Maintenance Program)
4. Green Head Sporting Club	Install Lighting	\$65,000 increased to \$65,340
5. Various Cul-de-sacs Green Head	Asphalt failing Cul-de-Sacs Hutchcraft Crt, Croft Crt, Simpsun Crt and Williams Pl	\$50,000 reduced to \$49,809.86
Leeman Entry Statement	Construction of Entry Statement	\$20,000 reduced to \$18,951.41
Leeman Thomas St Footpath	Construction footpath Thomas St	\$106,053.96 reduced to \$100,000 (\$7,350.32 to be applied against Shire of Coorow Budget of \$15,876)
Leeman Spencer St	Asphalt works	\$28,715.57 increased to \$32,705.18

**CARRIED 7/0**  
**BY ABSOLUTE MAJORITY**

**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:**

**RESOLUTION:**                      **2010-028**

**Moved:** Cr Jack

**Seconded:** Cr Williams

*That Council meet behind closed doors.*

**CARRIED 7/0**

13.1	CONFIDENTIAL ITEM – LEGAL ACTION FOR UNAUTHORISED USE OF SHED
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**OFFICER RECOMMENDATIONS:**

That:

1. Council endorse the actions of the Acting Chief Executive Officer in sending Debtor W0024 to the Fines Enforcement Registry (FER) for costs totalling \$4,732.60 for no cost to Council; and
2. subject to the statute of limitations timeframe of six years (commencing 1 April 2005 ending 1 April 2011), the CEO be delegated authority to write off the outstanding debt for Debtor W0024 should Fines Enforcement Registry be unsuccessful in recovering the outstanding amount.

**RESOLUTION:**                      **2010-029**

**Moved:** Cr Waite

**Seconded:** Cr Williams

*That Council come out from behind closed doors.*

**CARRIED 7/0**

**RESOLUTION:**                      **2010-030**

**Moved:** Waite

**Seconded:** Williams

*That this resolution be recorded in the minutes.*

**CARRIED**

**RESOLUTION:**                      **2010-031**

**Moved:** Cr Waite

**Seconded:** Cr McDonald

*That Council endorse the actions of the Acting Chief Executive Officer in sending Debtor W0024 to the Fines Enforcement Registry (FER) for costs totalling \$4,732.60 for no cost to Council.*

**CARRIED 7/0  
BY ABSOLUTE MAJORITY**

Council's Resolution differed from the Officer Recommendation as Council are not prepared to write off the outstanding debt.

**14. DATE OF NEXT MEETING:**

**14.1 PRE-BUDGET COMMUNITY FORUM**

Wednesday 17 March 2010 at the Leeman Administration Centre, Leeman from 2pm.

**14.1 ORDINARY MEETING OF COUNCIL**

Wednesday 17 March 2010 at the Leeman Administration Centre, Leeman from 3pm.

**15. CLOSURE:**

There being no further business the President, Cr Girando closed the meeting at 6.32pm.