



AGENDA

FOR THE

ORDINARY MEETING
OF COUNCIL

TO BE HELD ON

WEDNESDAY 17 APRIL 2019

PLEASE READ THE FOLLOWING DISCLAIMER BEFORE PROCEEDING

Members of the public are cautioned against taking any action on Council decisions, on items in this Agenda in which they may have an interest, until such times as they have been advised in writing by Shire staff

NOTICE OF MEETING

PLEASE BE ADVISED THAT THE

ORDINARY MEETING OF COUNCIL

COMMENCING AT 5.00PM

WILL BE HELD ON

WEDNESDAY, 17 APRIL 2019

IN THE

GREEN HEAD COMMUNITY HALL



Peter Crispin
Chief Executive Officer

DISCLAIMER

The advice and information contained herein is given by and to the Council without liability or responsibility for its accuracy. Before placing any reliance on this advice or information. A written inquiry should be made to the Council giving reasons for seeking the advice or information and how it is proposed to be used.

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

The President Cr Moira J Girando, welcomed those present and opened the Meeting at pm.

The Shire of Coorow acknowledges the Aboriginal peoples of Western Australia as the traditional custodians of this land, and we pay our respects to their Elders past and present.

2. **RECORD OF ATTENDANCE / APOLOGIES / LEAVE OF ABSENCE PREVIOUSLY APPROVED**

Councillor M J Girando
Councillor B A Jack
Councillor M R Bothe
Councillor S D Peck
Councillor D A Rackemann

President
Deputy President

Mr P J Crispin
Mrs L J Parola
Mr K Bean

Chief Executive Officer
Deputy Chief Executive Office
Manager of Works & Services

Leave of Absence
Councillor G C Sims
Councillor V R Oakes

Apologies
Mr K Bean

Manager of Works & Services

Visitors
Rob Keogh
Katherine Allen

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

4. **PUBLIC QUESTION TIME:**

5. APPLICATION FOR LEAVE OF ABSENCE:

The following Councillor/s requested Leave of Absence from Council Meetings and Duties:

RESOLUTION: **2019/**

6. DECLARATION OF INTEREST:

7. PETITIONS/DEPUTATIONS/PRESENTATIONS

Representatives from NACC Robert Keogh and Katherine Allen will be making a presentation to Council.

8. CONFIRMATION OF MINUTES

8.1 GREEN HEAD COAST CARE MEETING HELD 12 FEBRUARY 2019 AT THE GREEN HEAD COMMUNITY HALL

That the Minutes of the Green Head Coast Care Meeting held on Tuesday 12 February 2019 be received.

8.2 GREEN HEAD COAST CARE MEETING HELD 11 MARCH 2019 AT THE GREEN HEAD COMMUNITY HALL

That the Minutes of the Green Head Coast Care Meeting held on Monday 11 March 2019 be received.

8.3 ORDINARY MEETING HELD WEDNESDAY 20 MARCH 2019 HELD AT THE COOROW DISTRICT HALL

That the Minutes of the Ordinary Meeting held on Wednesday 20 March 2019 confirmed and a true and correct record.

8.4 SPECIAL MEETING HELD WEDNESDAY 25 MARCH 2019 HELD AT THE WARRADARGE MEETING ROOM

That the Minutes of the Special Meeting held on Wednesday 25 March 2019 confirmed and a true and correct record.

9. **ANNOUNCEMENTS BY THE PERSON PRESIDING WITHOUT DISCUSSION:**

10. **MATTER 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.

Item 14.1 – Appointment of Acting Chief Executive Officer

11. REPORTS:

11.1 CHIEF EXECUTIVE OFFICER:

11.1.1 APPLICATION FOR PLAQUE AT CLIFF PARK, GREEN HEAD

Reporting Officer:	Chief Executive Officer
Responsible Executive:	Chief Executive Officer
File Reference:	ADM0509 – Parks & Reserves – Cliff Park
Disclosure of Interest:	Nil
Attachments:	ICR1918755 – Letter form Christine Kerr
Voting Requirements:	Simple/ Absolute Majority

COUNCIL ROLE

Executive	The substantial direction setting and oversight role of the Council e.g. adopting plans and reports, accepting tenders, setting and amending budgets.
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REPORT PURPOSE:

To consider an application from Christine Kerr to install a memorial plaque commemorating her parents at Cliff Park in Green Head

OFFICER RECOMMENDATION:

That Christine Kerr be granted permission to have a memorial plaque for her parents (Ernest and Della Speldewinde) erected at Cliff Park, Green Head, noting that it must comply with the requirements of policy 7.3.7.

BACKGROUND:

Christine Kerr is seeking permission to install a memorial plaque commemorating her parents at Cliff Park in Green Head. Her parents, Ernest and Della Speidewinde were long term residents of Coorow and Green Head.

Mrs Kerr is seeking permission to have a plaque installed with the following inscription:

In Loving Memory
of
Ernest Ronald Speldewinde
12-5-1934 1-3-2014

Della Elaine Speldewinde
18-2-1938 3-12-2018

Great contributors to the Coorow
And Greenhead communities

COMMENT:

Policy 7.3.7 states criteria that a plaque must meet before being considered as follows:

“Commemorating a deceased individual or individuals who were members of the Green Head and/or Leeman Communities”.

As Mr & Mrs Speldewinde were residents in Green Head, this would appear to satisfy the required criteria.

STAKEHOLDER ENGAGEMENT:

Nil

FINANCIAL / RESOURCE IMPLICATIONS:

Nil

STATUTORY ENVIRONMENT:

Local Government Act 1995 s2.7. Role of council
Part 3 – Functions of local governments

POLICY IMPLICATIONS:

Recreation and culture 7.3.7 - Plaques on Cliff Park and Harold Heil Reserve Memorial Walls.

STRATEGIC IMPLICATIONS:

A Sense of Community

We belong to a cohesive, connected community. There is a strong sense of community pride and identity.

RISK IMPLICATION:

There are no known risks with this recommendation.

11.1.2 SHIRE OF COOROW AUDIT COMMITTEE – 2018 COMPLIANCE AUDIT RETURN

Reporting Officer: Chief Executive Officer
Responsible Executive: Chief Executive Officer
File Reference: ADM0057 –
Disclosure of Interest: Nil
Attachments: 2018 Compliance Audit Return
Voting Requirements: Simple Majority

COUNCIL ROLE

■ **Executive** The substantial direction setting and oversight role of the Council eg adopting plans and reports, accepting tenders, setting and amending budgets.

REPORT PURPOSE:

Presentation of the 2018 Compliance Audit Return to Council for adoption.

OFFICER/COMMITTEE/ RECOMMENDATION/

That the:

1. Recommendation of the Shire of Coorow Audit Committee be accepted and that the 2018 Compliance Audit Return (submitted as separate Attachment 11.1.2) be adopted;
2. Adoption of the 2016 Compliance Audit Return be recorded in the Minutes of Council; and
3. Chief Executive Officer and the Shire President be authorised to sign/certify the 2018 Compliance Audit Return.

BACKGROUND:

Under the Local Government Audit Regulations 1996, a Local Government is required to carry out a Compliance Audit for the period 1 January to 31 December each year. The certified return must be submitted to the Director General, Department of Local Government and Communities by 31 March.

The local government's audit committee is required to review the compliance audit return and is to report to the council the results of that review.

The Compliance Audit return must then 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 at its Ordinary Meeting to be held in April 2019. It is a requirement that the Shire President and Chief Executive Officer sign the Return.

COMMENT:

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

STAKEHOLDER ENGAGEMENT:

FINANCIAL / RESOURCE IMPLICATIONS:

Nil

STATUTORY ENVIRONMENT:

Local Government (Audit) Regulations 1996 -

14. Compliance audits by local governments

15. Compliance audit return, certified copy of etc. to be given to Executive Director

POLICY IMPLICATIONS:

Nil

STRATEGIC IMPLICATIONS:

Nil

RISK IMPLICATION:

There are no known risks with this recommendation.

11.1.3 GREEN HEAD COAST CARE ADVISORY COMMITTEE
RECOMENDATIONS

Reporting Officer: Chief Executive Officer
Responsible Executive: Chief Executive Officer
File Reference: ADM0645 Community Relations – Green Head Coast Care Advisory Committee
Disclosure of Interest: Nil
Attachments: Recommendations from 11 March 2019 Meeting
Voting Requirements: Simple Majority

COUNCIL ROLE:

■ **Executive**

The substantial direction setting and oversight role of the Council e.g. adopting plans and reports, accepting tenders, setting and amending budgets.

REPORT PURPOSE:

To consider the recommendations from 11 March 2019 meeting of the Green Head Coast Care Advisory Committee.

OFFICER RECOMMENDATION:

That;

- 1) each request for modification of the BEN signage be determined after consultation with the Department of Primary Industries and Regional Development, noting that any remedial action will not be possible in the current financial year;
- 2) it be noted that the walk trails are not built to disabled access standards and that it is presumed that anyone who can walk the trails would also be able to access the lookouts; and
- 3) the Department of Biodiversity, Conservation and Attractions be consulted regarding the future of the Jurien Marine Park signage at Dynamite Bay.

BACKGROUND:

The Green Head Coast Care Advisory Committee meet monthly and as well as providing coast care services like brushing and the 3 bays walkway management, they provide advice to Council in areas of concern on the coastal headlands.

At the meeting held 11 March 2019, the committee discussed a number of issues and proposed some recommendations for the Shire.

As attached, these recommendations cover three topics, being:

- Location of BEN signs
- Disabled access to lookouts
- Visual pollution at Dynamite Bay.

COMMENT:

After discussions with the Community Development Officer, there appear to be a number of issues surrounding these topics.

The BEN signage project was undertaken as an emergency management issue, with the signs having two different uses. They provide precise locations for responses by emergency services (e.g. ambulance, police, etc) and can be reversed to show that a beach is closed. These signs need to be prominent and are logged with emergency responders via GPS coordinates. This means that help can be provided in the fastest possible time. It may be possible to slightly move some signs, but they must still comply with the requirements to be prominent, minimum heights, etc and all logged GPS coordinates would need to be changed.

Disabled access to all the lookouts is currently not possible due to the walk trails themselves not meeting the requirements of disabled access. For instance there is a small step into the lookout closest to Morphett Park, but the access track is steep and anyone who can negotiate the track will be able to step into the lookout.

The sign mentioned at Dynamite Bay belongs to the now Department of Biodiversity, Conservation and Attractions and has been in place for a number of years.

STAKEHOLDER ENGAGEMENT:

Nil

FINANCIAL / RESOURCE IMPLICATIONS:

There would be financial costs involved in getting the signs moved/altered and creating true disabled access areas.

STATUTORY ENVIRONMENT:

Local Government Act 1995

s2.7. Role of council

Part 3 – Functions of local governments

POLICY IMPLICATIONS:

Nil

STRATEGIC IMPLICATIONS:

Theme 1: Community Wellbeing		
<p>Safe and Secure <i>All members of our community have access to appropriate facilities and services in a safe environment. People feel safe and secure.</i></p>	<ul style="list-style-type: none"> ■ Create and maintain safe and attractive places for people to live, work and play 	<ul style="list-style-type: none"> ■ Ensure facilities and infrastructure are well maintained and safe for use ■ Ensure built and natural environments provide a sense of safety and security
<p>A Sense of Community <i>We belong to a cohesive, connected community. There is a strong sense of community pride and identity.</i></p>	<ul style="list-style-type: none"> ■ A culture that encourages and supports events, community interaction, sport and recreation activities and volunteering in local community organisations 	<ul style="list-style-type: none"> ■ Encourage strong community participation and involvement

RISK IMPLICATION:

There may be risks to public safety if the BEN signs are not correctly sited, whereas there is no risk with the lookouts and paths as they are not claimed to be suitable for disabled access.

11.1.4 PROPOSED OUTBUILDING – LOT 375 QUANDONG PLACE, LEEMAN

Reporting Officer: Planning Officer (Shire of Dandaragan)
Responsible Executive: Chief Executive Officer
File Reference: ADM0153 – Land Use & Planning
A655
Disclosure of Interest: Nil
Attachments: Plans
Voting Requirements: Simple Majority

COUNCIL ROLE

■ **Quasi-judicial** When Council determines an application/matter that directly affects a person's rights and interests. The judicial character arises from the obligation to abide by the principles of natural justice e.g. local planning applications, building licences, other permits/licences (e.g. under Health Act, Dog Act or local laws and other decisions that may be appealable to the State Administrative Tribunal (SAT).

REPORT PURPOSE:

To consider a planning application for a proposed outbuilding on Lot 375 (#11) Quandong Place, Leeman. The application proposes a reduce front setback with the outbuilding situated in front of the existing dwelling.

OFFICER RECOMMENDATION:

That formal planning consent be granted for an outbuilding upon Lot 375 (#11) Quandong Place, Leeman subject to compliance with the following:

Conditions

1. All development shall be in accordance with the attached plans date stamped 17 April 2019 subject to any modifications required as a consequence of any conditions of this approval and shall not be altered without the prior written approval of the local government.
2. The roof and wall material being of non-reflective nature and colour consistent with the existing structure and/or predominant colours of the individual site.
3. The outbuilding is not to be used for human habitation.

Advice Notes

1. The applicant be advised this is planning approval only and not a building permit. A building permit must be obtained for this development.
2. The stormwater run-off on the property is to be managed on site or directed to a suitable disposal system.
3. If the development the subject of this approval is not substantially commenced within a period of 2 years, or such other period as specified in the approval after the date of the determination, the approval shall lapse and be of no further effect.

4. Where an approval has so lapsed, no development shall be carried out without the further approval of the local government having first been sought and obtained.
5. The applicant be advised that “should you be aggrieved by this decision, or any conditions imposed”, there is a Right of Review under the *Planning and Development Act 2005*. An application for Review must be submitted in accordance with Part XIV of the Planning and Development Act within 28 days of the date of this decision to:
The State Administrative Tribunal
GPO Box U1991
PERTH WA 6845

BACKGROUND:

Lot 375 Quandong Place, Leeman is zoned Residential R15 under *Local Planning Scheme No.3*.

Figure 1 – Location Plan for Lot 375 (#11) Quandong Place, Leeman



The proponent has submitted a proposal to construct a 75m² outbuilding with a 1.5m setback to the side boundary and 3m setback to the front boundary as shown in the attached site plan. The proposed gabled roof outbuilding has a wall height of 3.6m and a ridge height of 3.9m. The existing dwelling has a wall height of 2.4m and a ridge height of 4.2m.

Under Council's *Local Planning Policy 6.6.4: Outbuildings* (LPP6.6.4), the maximum standards for the proposed outbuilding is an area of 120m², a wall height of 4m and a total maximum height of 4.5m measured from natural ground level. Further to these provisions the area of the outbuilding is to not exceed the open space requirements of

Table 1 of the Residential Design Codes (R-Codes), which for this property is 50% of the total site area. The proposal is within these provisions.

In terms of setbacks, the side setback of 1.5m complies with the R-Codes. However, the front setback is reduced by 50% from the required 6m to 3m. Further to this, LPP6.6.4 requires outbuildings to be located behind or to the side, but not forward of any existing dwelling, unless the outbuilding is consistent in design and is constructed in the same materials and colours as the dwelling. The proposed outbuilding is to be clad in Colorbond, therefore does not match the dwelling in materials, but it can in colour.

Justification for the variations sought from the applicant is that the outbuilding is replacing another outbuilding which was located in a similar position and number of other houses not only on this street (which has 4 out of 9 properties), but in the townsite of Leeman have outbuildings forward of the dwelling due to the orientation of the former mining industry houses which limit access to the rear of these properties.

COMMENT:

Clause 5.1.2, C2.1 iii Street setback of the R-Codes permits a reduction of the front setback by 50% (6m to 3m in this instance) provided that the area of any building, including a carport or garage, intruding into the setback area is compensated for by at least an equal area of open space between the setback line and a line drawn parallel to it at twice the setback distance. The proposed outbuilding is compliant with this compensating area, but it is noted this rule is only applicable to a dwelling or attached structure like a garage or carport and not a detached outbuilding.

Where a proposal does not meet the provisions of any Local Planning Policy or the R-Codes the decision maker is to exercise its judgement to consider the merits of the proposal in accordance with the Design Principles of the R-Codes. Clause 5.4.3, P3 of the R-Codes state:

Outbuildings that do not detract from the streetscape or the visual amenity of residents or neighbouring properties.

Thus, the three issues to be considered are:

1. Does the proposal detract from the streetscape?
2. Does the proposal affect the visual amenity of neighbouring properties?
3. Does the proposal match the existing residence?

The proposal is recommended for approval based on the following reasons:

1. Although the materials will differ from the existing dwelling, the design and colours of the outbuilding will blend with the dwelling constructed and is more visually pleasing than the former zinc aluminium outbuilding.
2. The Outbuilding will not detract from the streetscape or the amenity of the neighbouring properties as the outbuilding will sit parallel to the neighbouring property's outbuilding and be the 5th out of 9 properties with a similar front yard outbuilding, a characteristic and precedence unique to Leeman due the orientation of the former mining houses limiting backyard access.

3. The outbuilding is well within the size maximums with the maximum height of the outbuilding below the maximum height of the existing dwelling to ensure the dwelling remains the dominant building on the Residential zoned property.
4. No concerns or issues were raised by consulted neighbours.

Nonetheless, as the outbuilding varies Council policy an alternative recommendation is presented below for consideration by Council:

Alternative Recommendation:

That the application for planning approval for an outbuilding on Lot 375 (#11) Quandong Place, Leeman be refused for the following reasons:

1. Approval of the application would set an undesirable precedent for future applications for such development type within the Residential zone.
2. Council considers that this type of development will have an adverse impact on the amenity of the adjoining sites and surrounding locality in contravention of *Local Planning Policy 6.6.4: Outbuildings*.
3. The proposed development does not comply with orderly and proper planning for the locality.

STAKEHOLDER ENGAGEMENT:

Pursuant to LPP6.6.4, notice of the proposed development was advertised directly to neighbouring landowners inviting comment and an advisory sign was placed on-site from 22 March to 5 April. No submissions were received.

FINANCIAL / RESOURCE IMPLICATIONS:

The applicant has paid a standard planning application fee of \$147.

STATUTORY ENVIRONMENT:

- Local Planning Scheme No.3:

Clause 5.2.2 - *Unless otherwise provided for in the Scheme, the development of land for any of the residential purposes dealt with by the Residential Design Codes is to conform with the provisions of those Codes.*

POLICY IMPLICATIONS:

- Local Planning Policy 6.6.4: Outbuildings:

The Policy has the following objectives:

- a) *To allow for variation to the Residential Design Codes (Sections 5.4.3 & 6.4.4) in recognition of the Shire of Coorow's specific requirements for outbuildings to house larger domestic items including boats, trailers, caravans, Recreational Vehicles etc.*
- b) *To provide a clear definition of what constitutes an 'outbuilding'.*
- c) *To ensure that outbuildings are not used for residential habitation, commercial (other than agricultural) or industrial purposes.*
- d) *To limit the visual impact of outbuildings.*
- e) *To encourage the use of outbuilding materials and colours that complement the landscape and amenity of the surrounding areas.*
- f) *To ensure that the outbuilding remains an ancillary use to the main dwelling or the principal land use on the property.*

The Policy also notes that:

Applications that propose variation to any part of the Policy will require consultation by means of the Shire writing directly to the surrounding landowners inviting comment, and placement of an advisory sign on-site for a period of not less than 14 days, prior to the application and any received submissions being placed before a meeting of Council for consideration.

STRATEGIC IMPLICATIONS:

There are no strategic implications relevant to this item.

RISK IMPLICATIONS:

Should this application be refused there is a risk that it will be challenged at the State Administrative Tribunal, but there are no known risks if it were approved.

11.2 MANAGER OF WORKS AND SERVICES:

11.2.1 NIL

11.3 DEPUTY CHIEF EXECUTIVE OFFICER:

11.3.1 LIST OF ACCOUNTS PAID FOR THE MONTH OF FEBRUARY

Subject	List of Accounts Paid
Reporting Officer:	Finance Officer
Responsible Executive:	Deputy Chief Executive Officer
File Reference:	ADM0083 – Financial Management – Creditors - General
Disclosure of Interest:	Nil
Attachments:	List of Accounts for Payment
Voting Requirements:	Simple Majority

Council Role

 **Review** When Council reviews decisions made by officers.

REPORT PURPOSE:

For Council to accept the list of accounts paid since the last list was prepared.

OFFICER RECOMMENDATION:

That the list of accounts paid under delegated authority for the month of March 2019 as presented be accepted, including

MUNICIPAL FUND

Cheques	20273 - 20279	\$ 4,265.80
Payroll DD's	06/03/19 to 20/03/19	\$ 132,365.84
EFTS	13667 - 13755	\$ 368,183.70
Direct Debits	06/03/19 to 26/03/19	\$ 88,747.42
TOTALLING		\$ 593,562.76

TRUST FUND

EFTS	13664 - 13666	\$ 618.25
Cheques	20274 – 20274	\$ 400.00
TOTALLING		\$ 1,018.25

BACKGROUND:

The Chief Executive Officer has been delegated authority to make payments from the Municipal account. The *Local Government (Financial Management) Regulations 1996* require a list of payments made under delegated authority to be prepared each month and presented to the next ordinary meeting of Council following the preparation of the list.

COMMENT:

The list has been prepared showing payments made under delegation since the last list was prepared for the 20th March 2019 ordinary meeting of Council.

STAKEHOLDER ENGAGEMENT:

Nil

FINANCIAL / RESOURCE IMPLICATIONS:

Nil

STATUTORY ENVIRONMENT:

Local Government (Financial Management) Regulations 1996
- s13 List of accounts

POLICY IMPLICATIONS:

Nil

STRATEGIC IMPLICATIONS:

Nil

RISK IMPLICATIONS:

This review process should help to ensure that payments are always made under the correct authority.

11.3.2 MONTHLY STATEMENT OF FINANCIAL ACTIVITY – MARCH 2019

Reporting Officer: Senior Finance Officer
Responsible Executive: Deputy Chief Executive Officer
File Reference: ADM0634 – Financial Management-Annual Budget 18/19
Disclosure of Interest: Nil
Attachments: 11.3.2 – Monthly Statement of Financial Activity
Voting Requirements: Simple Majority

Council Role:

- Executive** The substantial direction setting and oversight role of the Council e.g. adopting plans and reports, accepting tenders, setting and amending budgets.

REPORT PURPOSE:

For Council to accept the Monthly Statement of Financial Activity.

That the Monthly Statement of Financial Activity as included at Attachment 11.3.2 for the period ended 31 March 2019 be accepted.

BACKGROUND:

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.

The form of the Monthly Financial Statements usually presented to Council is a Statement of Financial Activity, which also includes supplementary information including an Operating Statement Function and Activity, Balance Sheet and Cash Flow Graph.

COMMENT:

The Shire is required to prepare the Statement of Financial Activity as per Local Government (Financial Management) Regulation 36, but can resolve to have supplementary information included as required.

All mandatory information is provided and the closing surplus balances to the net current assets at 31 March 2019.

STAKEHOLDER ENGAGEMENT:

Nil

FINANCIAL / RESOURCE IMPLICATIONS:

Nil

STATUTORY ENVIRONMENT:

Local Government (Financial Management) Regulations 1996

- s34 Financial activity statement required each month
(Act s. 6.4)

POLICY IMPLICATIONS:

Nil

STRATEGIC IMPLICATIONS:

Nil

RISK IMPLICATIONS:

Nil

11.3.3 PROPOSED DIFFERENTIAL RATES FOR 2019/2020

Reporting Officer: Deputy Chief Executive Officer
Responsible Executive: Deputy Chief Executive Officer
File Reference: ADM0085 – Rates & Valuations, Rates Classification, General
Disclosure of Interest: Nil
Attachments: Differential Rates Modelling, Draft 2019/2020 Budget
Voting Requirements: Simple Majority

COUNCIL ROLE

Executive The substantial direction setting and oversight role of the Council e.g. adopting plans and reports, accepting tenders, setting and amending budgets.

REPORT PURPOSE:

Council is requested to consider the proposed differential rates to be advertised for 2019/2020 and overall rates increase.

OFFICER RECOMMENDATION:

That the Shire:

1. Advertise its intention, in accordance with Section 6.36 of the Local Government Act 1995 to adopt the following rates in the dollar and minimum rates for the differential rating categories specified for the 2019/2020 financial year, and if no submissions are received, that Ministerial approval be requested.

RATE CATEGORY	BASIS	2019/2020 RATE (cents in the dollar)	2019/2020 MINIMUM	2019/2020 Average Rates (ex minimum)	2018/2019 Average Rates (ex minimum)
Agriculture	UV	1.7014	\$815	\$10,195	\$10,196
Mining	UV	18.7698	\$815	\$7,559	\$6,795
Exploration	UV	11.5831	\$300	\$658	\$966

2. State its objectives and reasons in levying differential rates as:

“The objective of Council’s Differential Unimproved Value Rating is to ensure that rates are levied equitably on Agricultural, Mining and Exploration Properties in the Shire of Coorow and for each land user to make a reasonable contribution to road maintenance.

Reasons for levying UV – Agriculture Rate

The different methods required to calculate the UV for agricultural, mining and exploration properties means that agricultural assessments have a much higher value than mining and exploration ones. The average valuation for agricultural properties is \$574,139.

Agricultural property values are based on what the land could be sold for, whereas mining and exploration assessments are based on their annual rental value, multiplied by a factor which is determined by their size. Properties with an agricultural use therefore have a much higher unimproved value.

Under the current valuation regime, the only way fair way that agricultural properties can be required to contribute to the services they receive and the maintenance of the road network is for them to be on a much lower rate in the dollar than mining and exploration properties.

The proposed differential rates in the dollar for UV rated properties would mean that the average rates levied on agricultural assessments would be \$9,795, which is still higher than the average mining and exploration assessments of \$4,749 and \$479 respectively.

Reasons for levying UV – Mining Rate

The different methods required to calculate the UV for agricultural, mining and exploration properties means that mining and exploration assessments have a much lower value than agricultural ones.

Agricultural property values are based on what the land could be sold for, whereas mining and exploration assessments are based on their annual rental value, multiplied by a factor which is determined by their size. Properties with a mining use therefore have a much lower unimproved value than agricultural uses.

The average valuation for mining properties is \$24,310.

Extractive industries such as lime sand and dolomite generate a significant volume of heavy vehicle traffic on local roads, much more than a property used for agricultural or exploration purposes, therefore costing the Shire a lot more in road maintenance and renewal.

The Shire of Coorow does not charge heavy haulage fees, or extractive industry fees. This means that under the current valuation regime, the only way that mining properties can fairly be required to contribute to the maintenance of the road network is for them to be on a much higher rate in the dollar than agricultural properties.

The proposed differential rates in the dollar for UV rated properties would mean that the average mining assessment would be \$4,749. If the mining assessments were rated using the same rate in the dollar as agricultural assessments, their average rate would only be \$815, as all assessments

would be on the minimum rate.

Differential rating allows Council to maintain a degree of parity between rates levied on all unimproved value (UV) assessments within the Shire of Coorow rate base whilst providing income annually to allow for the service requirements of all property owners.

Reasons for levying UV – Exploration Rate

The different methods required to calculate the UV for agricultural, mining and exploration properties means that mining and exploration assessments have a much lower value than agricultural ones.

Agricultural property values are based on what the land could be sold for, whereas mining and exploration assessments are based on their annual rental value, multiplied by a factor which is determined by their size. Properties with an exploration use therefore have a much lower unimproved value than agricultural uses.

The average valuation for exploration properties is \$3,410.

Exploration activities rarely generate a significant volume of heavy vehicle traffic on local roads, much less than a property used for agricultural or mining purposes, therefore costing the Shire very little in road maintenance and renewal.

There is still a cost in administering these types of assessments however, so a minimum rate of \$300 is proposed to cover administration costs. The lowest possible rate in the dollar has been proposed for this category which would result in less than 50% of properties being on this minimum rate.

The proposed differential rates in the dollar for UV rated properties would mean that the average exploration assessment would be \$479. If the exploration assessments were rated using the same rate in the dollar as agricultural assessments, their average rate would be \$815 as they would all be on the minimum rate.

Differential rating allows Council to maintain a degree of parity between rates levied on all unimproved value (UV) assessments within the Shire of Coorow rate base whilst providing income annually to allow for the service requirements of all property owners.

Differential General Rate

Description	Characteristics	Objects	Reasons
UV – Agricultural	Properties used predominantly for agricultural purposes	To ensure all ratepayers contribute an equitable share to	To compensate for the much higher unimproved value of

		maintaining the Shire's assets and services	agricultural assessments compared to mining assessments
UV – Mining	Properties with a land use associated with mining leases/tenements	To ensure all ratepayers contribute an equitable share to maintaining the Shire's assets and services	To compensate for the much lower unimproved value of mining assessments compared to agricultural assessments and high impact on road maintenance requirements
UV – Exploration	Properties with a land use associated with exploration permits	To ensure all ratepayers contribute an equitable share to maintaining the Shire's assets and services	To compensate for the much lower unimproved value of exploration assessments compared to agricultural assessments and low impact on road maintenance requirements

Differential Minimum Rate

Description	Characteristics	Objects	Reasons
UV – Agricultural	Properties used predominantly for agricultural purposes	This rate is considered the minimum contribution for basic services and infrastructure	This rate is considered the minimum contribution for basic services and infrastructure
UV – Mining	Properties with a land use associated with a mining lease/tenement	This rate is as close to the other minimum rates as legislation will allow	This rate ensures that less than 50% of assessments in this category are on the

			minimum rate
UV – Exploration	Properties with a land use associated with exploration permits	To cover basis costs of administering a rate assessment.	This rate is reflective of the lowest minimum rate considered appropriate to cover administrative costs.
<p>3. Prepare the 2019/2020 annual Budget incorporating a 2% rate increase, noting that the increase is less than the 4% projected in the Long Term Financial Plan as a result of efficiency measures identified since its adoption.</p> <p>4. Confirms that it has reviewed its expenditure and considered efficiency measures as part of its budget deliberations.</p>			

BACKGROUND:

For many years, the Shire of Coorow has used differential rates to levy a higher rate in the dollar for Mining Tenements than other UV properties to reflect the high road maintenance costs associated with servicing the majority of mining tenements in the Shire. This practice has been common within local government and has come under considerable scrutiny by the Minister for Local Government in recent years.

COMMENT:

Extractive industries such as lime sand and dolomite generate a significant volume of heavy vehicle traffic on local roads, much more than a property used for agricultural purposes, therefore costing the Shire a lot more in road maintenance and renewal.

The different methods required to calculate the UV for agricultural and mining properties means that mining assessments have a much lower value than agricultural ones. Agricultural property values are based on what the land could be sold for, whereas mining assessments are based on their annual rental value, multiplied by a factor which is determined by their size. Properties with a mining use therefore have a much lower unimproved value.

The Shire of Coorow does not charge a heavy haulage fee, or extractive industry licence, so under the current valuation regime, the only way that mining properties can be required to contribute to the maintenance of the road network fairly is for them to be on a much higher rate in the dollar than agricultural properties. The higher rate in the dollar brings their rates more closely to that of agricultural properties.

The proposed differential rates are therefore based on having three categories of UV rates as follows:

- UV Agricultural
- UV Exploration
- UV Mining

The proposed differential rates in the dollar for UV rated properties would mean that the average rates levied on agricultural assessments would be \$9,795.

The average mining assessment would only be \$4,749, but if the mining assessments were rated using the same rate in the dollar as agricultural assessments, their average rate would only be \$815, as all assessments would be on the minimum rate.

The average exploration assessment proposed would be \$479, but if they were rated using the same rate in the dollar as agricultural assessments, their average rate would be \$815, as all assessments would be on the higher minimum rate of \$815.

Differential rating allows Council to maintain a degree of parity between rates levied on all unimproved value (UV) assessments within the Shire of Coorow rate base whilst providing income annually to allow for the service requirements of all property owners.

One of the reasons for levying the higher rate in the dollar is the greater number of truck movements on local roads generated by extractive industries such as lime sand and dolomite compared to agricultural uses. The Shire of Coorow does not charge a heavy haulage fee, nor extractive industry fees so the only income generated for the shire by these users are their municipal rates.

One school of thought is that by passing on the cost of increased heavy vehicles on the road to the extractive industries, they in turn can pass them on to their customers, not all of whom are based within the Shire.

It is worth noting that while both UV Agriculture and UV Mining are based on 'Unimproved Values' provided by the Valuer General, the *Valuation of Land Act 1978* prescribes different methods of calculating each one.

The unimproved valuation of land utilised for agricultural purposes is the capital amount that the property (not including improvements) might reasonably be expected to realize upon sale.

The unimproved valuation of land used for mining tenements is calculated on the annual rent per hectare times a factor, the amount of which depends on the number of hectares and type of lease held.

The average valuation of agricultural assessments is \$574,139, whereas the average mining assessment valuation is \$24,310 and exploration assessment is \$3,410.

The UV revaluations have yet to be received for 2019/20, so accurate modelling can't be carried out at this time. Modelling has instead been carried out based on the current valuations and is attached for information.

The below table shows the differential rates adopted by the Shire of Coorow and its neighbouring Shires for 2018/19.

General Rate	Carnamah	Coorow	Dandaragan	Perenjori
General GRV	0.149760	0.124871	0.078972	0.08109
GRV - Mining	0.299520			0.08109
GRV - Rural	0.149760			
UV – Agriculture	0.019459	0.016672	0.007622	0.019552
UV – Mining		0.167738		0.355711
UV – Exploration		0.115831		0.250000
Minimum Rate				
General GRV	755	815	933	342
Lesser GRV			704	
GRV - Mining	755			342
GRV - Rural	389			
UV - Agriculture	755	815	881	342
UV - Mining		815		342
UV – Exploration		300		342
Lesser UV			704	

STAKEHOLDER ENGAGEMENT:

If the officer recommendation is adopted, letters will be written to all owners of Mining and Mining Exploration tenements and advertising carried out, calling for submissions.

FINANCIAL / RESOURCE IMPLICATIONS:

The method and level of rating adopted by Council will have a significant impact on the draft 2019/20 budget and have a cumulative effect on future budgets. The recommended rates in the dollar are based on an overall rates increase of 2%.

Every 1% rates increase equates for an additional \$32,694 in revenue.

A copy of the current version of the draft 2019/2020 Budget is attached in support of the 2% increase.

STATUTORY ENVIRONMENT:

Local Government Act 1995 Part 6 — Financial management, Division 2 — Annual budget, Subdivision 2 — Categories of rates and service charges

POLICY IMPLICATIONS:

Nil

STRATEGIC IMPLICATIONS:

The Shire of Coorow Long Term Financial Plan includes an overall rate increase of 4% in 2019/20, but does not specify the make up of the rates.

If there is an overall increase of only 2%, the difference in 2019/20 will be \$53,618, however the accumulative impact on the long term financial plan will be \$661,123 by 2028/2029, assuming no changes to the other categories of income or expenditure, and rates increases in future years remaining at 4% per annum for the next 4 years, then 5% per annum after that.

RISK IMPLICATION:

If Council does not make a decision at this Council meeting, the adoption of the budget may be delayed which will impact on the capital works program and cash flow for 2019/2020.

11.3.4 CORPORATE BUSINESS PLAN & LONG TERM FINANCIAL PLAN

Reporting Officer:	Deputy Chief Executive Officer
Responsible Executive:	Deputy Chief Executive Officer
File Reference:	ADM0468 – Corporate Management, Planning Forward Capital Works Plan
Disclosure of Interest:	Nil
Attachments:	Draft Corporate Business Plan and Long Term Financial Plan
Voting Requirements:	Simple Majority

COUNCIL ROLE

- **Executive** The substantial direction setting and oversight role of the Council e.g. adopting plans and reports, accepting tenders, setting and amending budgets.

REPORT PURPOSE:

For Council to consider the adoption of the Corporate Business Plan and Long Term Financial Plan.

OFFICER RECOMMENDATION:

That the 2018-2024 Corporate Business Plan and the 2018-2029 Long Term Financial Plan be adopted.

BACKGROUND:

The Shire of Coorow adopted the 2016-2021 Corporate Business on 15 March 2017, it is now required to be reviewed and updated. The Long Term Financial Plan 2017-2027 was adopted on 20 September 2017 and also requires updating.

COMMENT:

The Shire of Coorow Corporate Business Plan 2018-2024 and Long Term Financial Plan 2018-2029 has been developed by staff after reviewing the former Plans and discussing changes with Councillors at two recent workshops.

As there have been no major changes to the Strategic Community Plan since the last plans were adopted, only a minor review was required at this time to bring timeframes up to date.

STAKEHOLDER ENGAGEMENT:

The documents have been reviewed and updated without formal stakeholder engagement.

FINANCIAL / RESOURCE IMPLICATIONS:

There are no immediate financial or resource implications in adopting either plan, however the adoption of them will shape the allocation of finances and resources in the short to medium term.

Councillors requested that the assumptions used for the increase of rates be altered from the last version of the Long Term Financial Plan which has had a detrimental impact on the Shire's operating deficit over the next ten years and will worsen some of its financial ratios.

STATUTORY ENVIRONMENT:

Local Government Act 1995 - 5.56. Planning for the future

Local Government (Administration) Regulations 1996 - 19DA. Corporate business plans, requirements for

POLICY IMPLICATIONS:

There are no policy implications.

STRATEGIC IMPLICATIONS:

The new Corporate Business Plan and Long Term Financial Plan integrates with the Shire's Strategic Community Plan and details how it will be progressed in the short to medium term.

It provides a direction for staff to follow in the planning and implementation of services into the future.

RISK IMPLICATION:

The Corporate Business Plan includes an assessment of risks faced by the Shire.

11.3.5 COOROW LATHAM FOOTBALL CLUB REQUEST FOR DONATION

Reporting Officer: Deputy Chief Executive Officer
Responsible Executive: Deputy Chief Executive Officer
File Reference: ADM0051 – Community Relations - Donations
Disclosure of Interest: Nil
Attachments: Nil
Voting Requirements: Simple Majority

COUNCIL ROLE

■ **Executive** The substantial direction setting and oversight role of the Council e.g. adopting plans and reports, accepting tenders, setting and amending budgets.

REPORT PURPOSE:

To consider a request by the Coorow Latham Football Club for assistance with the renewal of the Maley Park Scoreboard.

OFFICER RECOMMENDATION:

That the Shire purchase a manual scoreboard for the Coorow Latham Football Club to use at Maley Park from the Donations Budget, to a maximum cost of \$1,000.

BACKGROUND:

The scoreboard at Maley Park Sports Ground has been temporarily repaired in the past as the legs were rusty and is aesthetically unappealing. This was a temporary fix and the scoreboard need further repairs.

COMMENT:

The Coorow Latham Football Club have requested that the Shire provide the materials to renew the Maley Park Scoreboard and they will carry out the works using volunteer labour.

The Shire has some metal in the depot which may be suitable for some of this work and has received a quotation of \$915 for the other materials required. The volunteer doing the work has also requested the Shire provide some cutting discs and there has been no mention of the cost of paint, etc to complete the job.



It may be more appropriate to purchase a ground based, or table mounted portable scoreboard which can be kept out the weather while it is not in use, than a permanent, raised structure manufactured by volunteers, e.g.

AFL Self Supporting Scoreboard

\$810.00

In stock

[request this item](#)

[add to wishlist](#) / [email to a friend](#)



Quick Overview

Foldable board with carrying handle in heavy duty plastic
 With telescopic legs, can be placed on ground or trestle table
 Size: 1850 x 750mm when opened
 Weight: 15 kg

STAKEHOLDER ENGAGEMENT:

There has been no stakeholder engagement.

FINANCIAL / RESOURCE IMPLICATIONS:

There is a budget of \$7,000 for unallocated donations in General Ledger 2040129 of which \$2,768 has currently been expended or committed.

STATUTORY ENVIRONMENT:

There are no statutory implications.

POLICY IMPLICATIONS:

There are no statutory implications.

STRATEGIC IMPLICATIONS:

There are no statutory implications.

RISK IMPLICATIONS:

If the scoreboard becomes unsafe and someone is injured on or near it, they may try to take legal action against the Shire as it is on property vested within the Shire of Coorow.

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

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

14. **MATTERS BEHIND CLOSED DOORS:**

PROCEDURAL

That council goes behind closed doors for item 14.1

PROCEDURAL

That Council comes from behind closed doors.

14.1 APPOINTMENT OF ACTING CHIEF EXECUTIVE OFFICER

Reporting Officer: Chief Executive Officer
Responsible Executive: Chief Executive Officer
File Reference: Personal
Disclosure of Interest: Chief Executive Officer – Leave Applications
Deputy Chief Executive Officer – Higher Duties
Attachments: Nil
Voting Requirements: Simple Majority

15. DATE OF NEXT MEETING:

15.1 ORDINARY MEETING OF COUNCIL

Ordinary Meeting

Next meeting of Council will be held on Wednesday 15 May 2019 at the Coorow District Hall from 5.00pm.

16. CLOSURE:

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