

**Shire of Moora
Ordinary Council Meeting
15th August 2018**

NOTICE OF MEETING

Dear Elected Member

The next Ordinary Council Meeting of the Shire of Moora
will be held on **Wednesday 15th August 2018**
in the Council Chambers, 34 Padbury Street, Moora
commencing at **5.30 pm**



AJ Leeson
Chief Executive Officer

9th August 2018

The Shire of Moora Vision and Mission Statement

Vision

Our vision is that:

The Moora region will be a place of brilliant opportunity over the next twenty years. Sustainable growth will result in a vibrant, healthy, wealthy and diverse community.

Mission

Our mission is:

To identify and stimulate growth through creative leadership and a willingness to get things done.

SHIRE OF MOORA**WRITTEN DECLARATION OF INTEREST IN MATTER BEFORE COUNCIL**

Chief Executive Officer
Shire of Moora
PO Box 211
MOORA WA 6510

Dear Sir/Madam,

Re: Written Declaration of Interest in Matter Before Council

I, ⁽¹⁾ _____ wish to declare
an interest in the following item to be considered by Council at its meeting to be held on ⁽²⁾
_____.

Agenda Item ⁽³⁾ _____

The type of interest I wish to declare is: ⁽⁴⁾

- Financial pursuant to Section 5.60A of the Local Government Act 1995
- Proximity pursuant to Section 5.60B of the Local Government Act 1995
- Indirect Financial pursuant to Section 5.61 of the Local Government Act 1995
- Impartiality pursuant to Regulation 11 of the Local Government (Rules of Conduct) Regulations 2007.

The nature of my interest is ⁽⁵⁾

The extent of my interest is ⁽⁶⁾

I understand that the above information will be recorded in the Minutes of the meeting and recorded by the Chief Executive Officer in an appropriate Register.

Yours faithfully,

Signed

Date

1. Insert your name.
2. Insert the date of the Council Meeting at which the item is to be considered.
3. Insert the Agenda Item Number and Title.
4. Tick box to indicate type of interest.
5. Describe the nature of your interest.
6. Describe the extent of your interest (if seeking to participate in the matter under S. 5.68 of the Act).

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SHIRE OF MOORA
ORDINARY COUNCIL MEETING AGENDA
15 AUGUST 2018
COMMENCING AT 5.30PM

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- * Separate Attachments
 - 9.1.1 *List of Payments Authorised Under Delegation 1.31*
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 - 9.1.4 *2018/19 Draft Budget*
 - 9.1.5 *Local Emergency Management Arrangements 2018*
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 - 9.2.1 *Plans*
 - 9.2.2 *Plans*
 - 9.2.3 *Plans*

1. DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS**1.1 DECLARATION OF OPENING****1.2 DISCLAIMER READING**

No responsibility whatsoever is implied or accepted by the Shire of Moora for any act, omission or statement or intimation occurring during this meeting.

It is strongly advised that persons do not act on what is heard at this meeting and should only rely on written confirmation of Council's decision, which will be provided within fourteen (14) days of this meeting.

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

LC House - Deputy President / Councillor
Aj Leeson - Chief Executive Officer

3. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE**4. PUBLIC QUESTION TIME****5. PETITIONS AND PRESENTATIONS****6. APPLICATIONS FOR LEAVE OF ABSENCE****7. ANNOUNCEMENTS BY THE PRESIDING MEMBER****8. CONFIRMATION OF MINUTES****8.1 ORDINARY COUNCIL MEETING - 25 JULY 2018**

That the Minutes of the Ordinary Meeting of Council held on 25 July 2018 be confirmed as a true and correct record of the meeting.

9. REPORTS OF OFFICERS

9.1 GOVERNANCE AND CORPORATE SERVICES

9.1.1 LIST OF PAYMENTS AUTHORISED UNDER DELEGATION 1.31

REPORT DATE: 8 August 2018

OFFICER DISCLOSURE OF INTEREST: Nil

AUTHOR: David Trevaskis, Deputy Chief Executive Officer

SCHEDULE PREPARED BY: Alida Fitzpatrick, Finance Creditors Officer

ATTACHMENTS: Accounts Paid Under Delegated Authority

PURPOSE OF REPORT

Payments have been made under delegated authority and a listing of these payments is attached for Council to note and endorse.

BACKGROUND

At the December 2005 Ordinary Meeting of Council resolution 276/2005 delegated the authority of payments from Municipal and Trust Funds to the Chief Executive Officer.

COMMENT

Accounts Paid under delegated authority are periodically presented to Council.

POLICY REQUIREMENTS

Delegation 1.31 – Payments from Municipal and Trust Funds.

LEGISLATIVE REQUIREMENTS:

Local Government Act 1995 - Section 6.10

Local Government (Financial Management) Regulations 1996 – Regulations 12 & 13.

STRATEGIC IMPLICATIONS

There are no known strategic implications associated with this proposal.

SUSTAINABILITY IMPLICATIONS

➤ Environment

There are no known significant environmental implications associated with this proposal.

➤ Economic

There are no known significant economic implications associated with this proposal.

➤ Social

There are no known significant social implications associated with this proposal.

FINANCIAL IMPLICATIONS

Payments are in accordance with the adopted budget.

VOTING REQUIREMENTS

Simple Majority Required

RECOMMENDATION

That Council notes and endorses the Payments from the Municipal and Trust Funds made under delegation 1.31

<i>Municipal Fund</i>	<i>Cheques 62358 to 62361</i>	<i>\$3,530.40</i>
	<i>EFTs 19796 to 19962</i>	<i>\$470,455.61</i>
	<i>Credit Card 04/06/18 to 02/07/18</i>	<i>\$4,946.93</i>
	<i>Direct Debits 12083.1 to 12128.13</i>	<i>\$67,009.80</i>
	<i>Net Pays – PPE 10/07/18</i>	<i>\$102,621.52</i>
	<i>Net Pays – PPE 24/07/18</i>	<i>\$93,562.56</i>
<i>Trust Fund</i>	<i>Cheques 5372 to 5373</i>	<i>\$40.00</i>
<i>Total</i>		<i><u>\$742,166.82</u></i>

9.1.2 STATEMENT OF FINANCIAL ACTIVITY FOR PERIOD ENDED 31 JULY 2018

REPORT DATE: 9 August 2018

OFFICER DISCLOSURE OF INTEREST: Nil

PREVIOUS MEETING REFERENCES: Nil

AUTHOR: David Trevaskis, Deputy Chief Executive Officer

ATTACHMENTS: Statement of Financial Activity for the Period Ended 31 July 2018

PURPOSE OF REPORT:

To note and receive the Statement of Financial Activity for the period ended 31 July 2018.

BACKGROUND:

Council is provided with monthly financial reports to enable monitoring of revenues and expenditures against the draft budget.

COMMENT:

The Statement of Financial Activity for the Period Ended is provided as a separate attachment in Program format.

POLICY REQUIREMENTS:

Nil

LEGISLATIVE REQUIREMENTS:

Local Government Act 1995, Section 6.4

Local Government (Financial Management) Regulations 1996, Clause 34

STRATEGIC IMPLICATIONS:

Monitoring of actual revenues and expenditures against the draft budget assists Council in being informed as to the financial health of the organisation.

SUSTAINABILITY IMPLICATIONS:

- **Environment**
There are no known significant environmental implications associated with this proposal.
- **Economic**
There are no known significant economic implications associated with this proposal.
- **Social**
There are no known significant social implications associated with this proposal.

FINANCIAL IMPLICATIONS:

Year to date income and expenditure is provided by program to enable comparison to 2018/19 draft budget.

VOTING REQUIREMENTS

Simple Majority Required

RECOMMENDATION

That Council notes and receives the Statement of Financial Activity for the period ended 31 July 2018.

9.1.3 LOCAL GOVERNMENT ACT SALE – LOT 50 FERGUSON STREET, MILING

FILE REFERENCE: PA/915

REPORT DATE: 9 August 2018

APPLICANTS/PROPONENT: Nil

OFFICER DISCLOSURE OF INTEREST: Nil

PREVIOUS MEETING REFERENCES: Nil

AUTHOR: David Trevaskis, Deputy Chief Executive Officer

ATTACHMENTS: Nil

PURPOSE OF REPORT:

Commence proceedings to exercise the Shire's power of sale over Lot 50 Ferguson Street, Miling due to unpaid rates and service charges.

BACKGROUND:

1. Miling Community Advancement Association Incorporated ("**Owner**") is the registered proprietor of Lot 50 on Plan 14172, being the whole of the land contained in Certificate of Title Volume 1142 Folio 348, more commonly known as Lot 50 Ferguson Street, Miling ("**Property**").
2. As at 2 August 2018, the owner owed the Shire the sum of \$8,624.41 being unpaid rates, service charges, interest and legal costs.
3. A portion of the outstanding rates and charges has been outstanding for over 3 years.
4. Whilst a separate incorporated body to the Owner the Shire has approached the Miling Progress Association to help arrange a transfer of the property to the Shire. Due to the fact, the Owner is now an in-active body this action was not successful.
5. The Shire has received an appraisal for the block valuing it between \$8,000 - \$10,000.

POLICY REQUIREMENTS:

Nil

LEGISLATIVE REQUIREMENTS:

Part 6 Subdivision 6 of the Local Government Act 1995 (WA).

STRATEGIC IMPLICATIONS:

There are no known strategic implications associated with this proposal.

SUSTAINABILITY IMPLICATIONS:

- **Environment**
There are no known significant environmental implications associated with this proposal.
- **Economic**
There are no known significant economic implications associated with this proposal.
- **Social**
There are no known significant social implications associated with this proposal.

FINANCIAL IMPLICATIONS:

There are no financial implications to Council in relation to this item.

VOTING REQUIREMENTS

Simple Majority Required

RECOMMENDATION

That pursuant to section 6.68(2)(b) of the Local Government Act 1995 (WA) Council resolves to exercise its power of sale under Part 6 Subdivision 6 of the Local Government Act 1995 (WA) over Lot 50 on Plan 14172, being the whole of the land contained in Certificate of Title Volume 1142 Folio 348, more commonly known as Lot 50 Ferguson Street, Miling, noting that the Shire of Moora has not made any attempt to recover the outstanding money under section 6.56 of the Local Government Act 1995 (WA).

9.1.4 ADOPTION OF THE 2018/19 BUDGET

REPORT DATE: 27 July 2018

OFFICER DISCLOSURE OF INTEREST: Nil

PREVIOUS MEETING REFERENCES: Nil

AUTHOR: David Trevaskis, Deputy Chief Executive Officer

ATTACHMENTS: Shire of Moora 2018/19 Budget

PURPOSE OF REPORT:

To consider and adopt the Municipal Fund Budget for the 2018/2019 financial year together with supporting schedules, including imposition of rates and minimum payments, adoption of fees and charges, establishment of new reserve funds, setting of elected members fees for the year and other consequential matters arising from the budget papers.

BACKGROUND:

The 2018/2019 draft budget is circulated as an attachment to this report. As per the requirements of the Local Government Act 1995, Local Government (Financial Management) Regulations 1996, Australian Accounting Standards (AAS) and Australian International Reporting Financial Standards (AIFRS) the document has been prepared in its statutory format.

COMMENT:

The Budget for the 2018/2019 financial year includes the following information:

- Shire of Moora draft Budget
- Capital Projects Schedule
- Road Program Schedule
- Draft Schedule of Fees & Charges

Over the past few months Councillors have had the opportunity to raise queries and have input into the draft budget at General Purpose Committee Meetings and Councillor Information sessions.

- The draft budget is based on an overall rate increase of 3%.
- GRV and UV rates in the dollar have been adjusted accordingly to achieve a 29.5% and 70.5% split between GRV and UV rates revenue for 2018/19 as per the Councils target.
- Fees and charges, including refuse collection, have been increased by 2% and are itemised in the draft budget fees and charges.
- The sewerage service fees and charges rate in the dollar has been set to achieve an overall increase of 2%.
- A capital works program totalling 7.03m for investment in property plant and equipment and construction of infrastructure is planned. This includes a 2.83m investment in roads, drainage and footpaths. 2.63m is planned to be spent on Shire buildings which includes the 2.0m construction of the Moora Hydrotherapy Pool and Dental Space.
- Loan borrowings of \$500,000 to fund the Shire's contribution towards the Hydrotherapy Pool and Dental Space are proposed.
- An estimated surplus of 2.62m is anticipated to be brought forward from 30 June 2018. However, this is unaudited and may change. Any change will be addressed as part of a future budget review.

- Principle additional grant funding for the year is estimated from:
 - National Stronger Regions Fund - \$900,000
 - Lotter West - \$313,188
 - Regional Road Group - \$650,000
 - Roads to Recovery - \$167,739

POLICY REQUIREMENTS:

The Budget is consistent with adopted Council policies and the Shire of Moora Rating Strategy. This strategy is available on the Shire's webpage (www.moora.wa.gov.au).

LEGISLATIVE REQUIREMENTS:

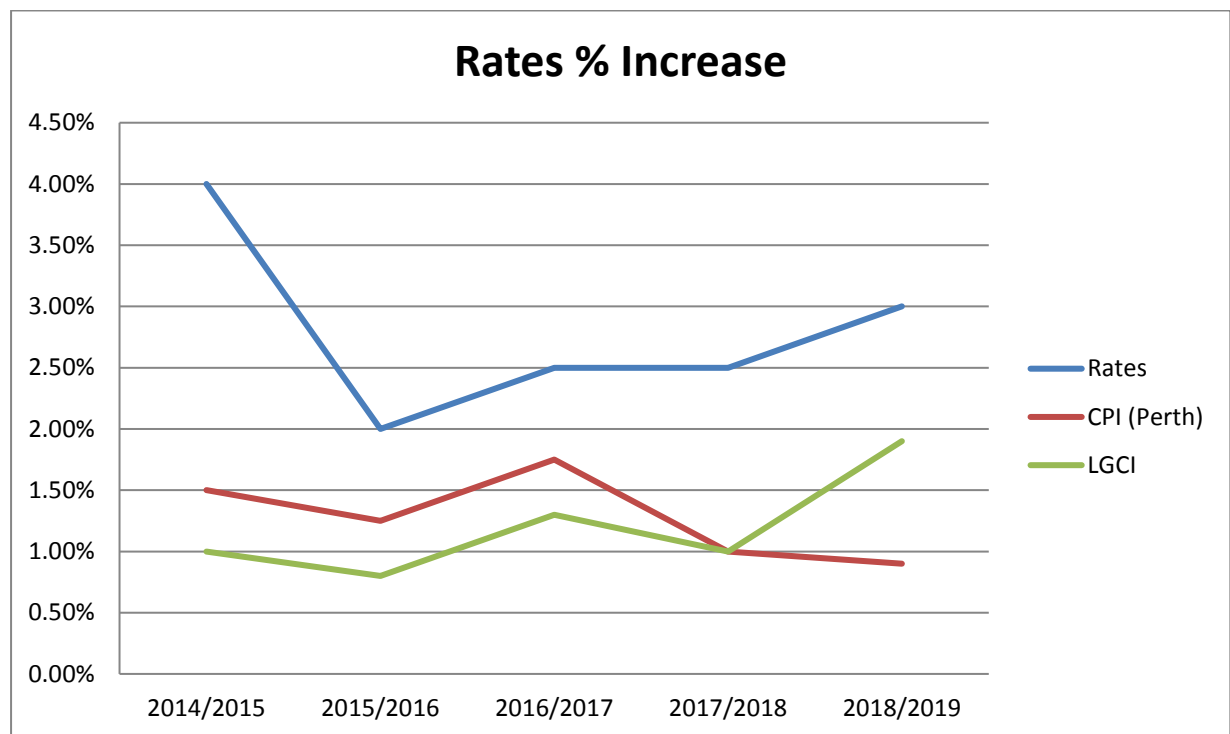
LGA S6.2 requires that by no later than 31 August in each financial year, or such extended time as the Minister allows, each local government is to prepare and adopt, (Absolute Majority required) in the form and manner prescribed, a budget for its municipal fund for the financial year ending on the next following

Divisions 5 and 6 of Part 6 of the *Local Government Act 1995* refer to the setting of budgets and raising rates and charges. The *Local Government (Financial Management) Regulations 1996* details the form and content of the budget. The draft 2018/2019 budget as presented is considered to meet statutory requirements.

STRATEGIC IMPLICATIONS:

The draft budget includes a number of operating and capital projects which will help Council deliver the priorities it has identified in its Community Strategic Plan and Corporate Business Plan.

The budget is based on an overall rate increase of 3.0%. Rate rises in previous years have been:



SUSTAINABILITY IMPLICATIONS:

- **Environment**
The draft 2018/2019 budget supports key environmental strategies and initiatives adopted by the council.
- **Economic**
The draft 2018/19 budget has been developed based on sound financial management and accountability principles and is considered to deliver a sustainable economic outcome for council and the community.
- **Social**
The draft 2018/2019 budget contains a number of initiatives that will enhance and support social development within the Shire.

FINANCIAL IMPLICATIONS:

The result of the following resolutions will be the adoption of the 2018/2019 Budget.

VOTING REQUIREMENTS

Absolute Majority Required

RECOMMENDATION

That Council adopts the 2018/2019 Budget including the following matters:

- (1) *Imposing General Rate for Gross Rental Value (GRV) properties – the general rate be set at 9.0027 cents in the dollar on Gross Rental Values for all rateable land within the district;*
- (2) *Imposing General Rate for Unimproved Value (UV) properties – the general rate be set at 0.9795 cents in the dollar on Unimproved Values for all rateable land within the district;*
- (3) *Rates increase by area can be summarised as:*

UV/Farming	\$2,819,826
GRV/Town	<u>\$1,179,938</u>
	\$3,999,744

Resulting in an actual increase in rate revenue across each area of:

	2017/18	2018/19	% increase
UV/Farming	\$2,757,688	\$2,819,826	2.25%
GRV/Town	\$1,125,599	\$1,179,938	4.83%

- (4) *Imposing Minimum Payment (Rates) for Gross Rental Value (GRV) properties – the Minimum Payment (Rates) be set at \$656 per assessment for GRV properties;*
- (5) *Imposing Minimum Payment (Rates) for Unimproved Value (UV) properties – the Minimum Payment (Rates) be set at \$656 per assessment for all UV properties in the Shire of Moora;*
- (6) *Imposing Sewerage Rate – the sewerage rate in the dollar be set at 6.8651 cents in the dollar, and that the following apply:*

- a. **That the minimum annual sewerage rates be as follows;**
- | | |
|---|-----------------|
| Residential properties | \$370.00 |
| Commercial properties | \$370.00 |
| Vacant Land properties | \$370.00 |
| Ex-Gratia Commercial/Industrial properties | \$370.00 |
- b. **That the maximum annual sewerage rate be as follows;**
- | | |
|-------------------------------|-------------------|
| Residential properties | \$967.00 |
| Vacant Land properties | \$967.00 |
| Commercial properties | \$4,547.00 |
- c. **Non Rateable Properties connected to sewer**
- Class 1 Institutional/Public & Charitable Purposes for each property:**
- | | |
|--------------------------------------|---------------------------|
| First major fixture | \$239.00 per annum |
| Each additional major fixture | \$100.00 per annum |
- Class 2 State and Local Government properties of a commercial nature:**
\$1,325.00 per Connection
- (7) **Rubbish Removal Charges (per annum) – be set at;**
- | | |
|--|---|
| (i) Residential – Non-pensioner | \$377 per 240-litre bin (weekly) & recycling bin (fortnightly) |
| (ii) Residential– Pensioner | \$283 per 240-litre bin (weekly) & recycling bin (fortnightly) |
| (iii) Non-Residential | \$377 per 240-litre bin (weekly) |
- (8) **Incentive for Early Payment of Rates – Council is offering a \$600 cash prize to ratepayers who pay their 2018/19 rates, rubbish charges and arrears in full within 21 days from the issue date of the rate notice;**
- (9) **Instalment Plan – The following options be made available to ratepayers: -**
- a. **To pay in full within 35 days of service of the rates notice.**
- b. **To pay by 2 equal instalments as under.**
- | | |
|-------------|--|
| (i) | 50% of the rates within 35 days |
| (ii) | 50% of the rates within 2 months of (i) |
- c. **To pay by 4 equal instalments as under.**
- | | |
|--------------|---|
| (i) | 25% of the rates within 35 days |
| (ii) | 25% of the rates within 2 months of (i) |
| (iii) | 25% of the rates within 2 months of (ii) |
| (iii) | 25% of the rates within 2 months of (iii) being 6 months from the expiration of the initial 35 day period and 6 months and 35 days from the date of service of the notice. |
- (10) **Instalment Plan Interest Rate – a charge be set at 5.5% per annum calculated by simple interest method and applied to Rates and Rubbish Removal Charge;**
- (11) **Instalment Plan Administration Charge – a charge of \$7.30 per instalment excluding the first instalment and applied to Rates and Rubbish Removal Charge;**

- (12) Late Payment Interest Rate – (Rates and Rubbish Removal Charge) - a charge be set at 11% per annum, calculated by simple interest method, be applied for instalments past the due date, or where the instalment option is not in place, 35 days after the date of issue of the rate notice;**
- (13) Late Payment Interest Rate – (Sundry Debtors Charges) - a charge be set at 11% per annum, calculated by simple interest method, be applied for outstanding sundry debtors past the due date, 30 days after the date of issue of the invoice;**
- (14) Reserve Accounts – Council confirms the names and purposes of its Reserve Accounts as listed within the Shire of Moora Budget 2018/2019:**
- (15) Materiality Threshold – that the materiality threshold for monthly financial reporting (Statement of Financial Activity – Program) be set at plus or minus 5% and greater than \$5,000 at Program and Category levels.**
- (16) Confirms the meeting fees to be paid to all Councillors at \$150 per Committee meeting; and for Council meetings \$300 per meeting to Councillors and \$380 per meeting for the Shire President.
Shire President’s allowance at \$7,500 per annum and Deputy President at \$1,875.**

9.1.5 LOCAL EMERGENCY MANAGEMENT – ARRANGEMENTS & RECOVERY PLAN

FILE REFERENCE: LO/LOEI
REPORT DATE: 6 August 2018
APPLICANTS/PROPONENT: Shire of Moora
OFFICER DISCLOSURE OF INTEREST: Nil
PREVIOUS MEETING REFERENCES: Nil
AUTHOR: John Brennan, Acting Community Emergency Services Mgr.
ATTACHMENTS: Local Emergency Management Arrangements 2018
Local Emergency Management Recovery Plan 2018

PURPOSE OF REPORT:

To review and endorse the Local Emergency Management Arrangements and Local Emergency Management Recovery Plan.

BACKGROUND:

The purpose of the LEMA is to structure how the Shire coordinates and operates during the response and recovery phases of an emergency.

The arrangements are designed to ensure that appropriate strategies are in place to minimise the adverse effects on the community and to restore normality as quickly as possible following an emergency event.

The LEMA undergoes a major review every five years. The existing arrangements were last comprehensively reviewed in 2013.

COMMENT:

The LEMA which has been reviewed and updated by Vicki Booth in conjunction with John Brennan, has been checked by Yvette Grigg Wheatbelt District Emergency Management Committee and is compliant to the requirements of the *Emergency Management Act 2005* and underpinning policies.

From time to time, the LEMA will be amended with changes noted in the amendment record. These changes will largely be updates to contact details and available resources. Minor changes such as these do not require endorsement by Council.

POLICY REQUIREMENTS:

Nil

LEGISLATIVE REQUIREMENTS:

Emergency Management Act 2005

STRATEGIC IMPLICATIONS:

Strategic Community Plan 2012-2021

Goal 1- A vibrant, healthy & safe community

Outcome 1.5: A safe community;

Strategy 1.5.2: Facilitate interagency collaboration to improve services to address social issues.

SUSTAINABILITY IMPLICATIONS:

- **Environment**
There are no known significant environmental implications associated with this proposal.
- **Economic**
There are no known significant economic implications associated with this proposal.
- **Social**
Alignment of Local, State and Federal Emergency Management Arrangements to ensure the smooth management of emergency situations and the LGA's recovery from emergencies.

FINANCIAL IMPLICATIONS:

There are no financial implications to Council in relation to this item.

VOTING REQUIREMENTS

Simple Majority Required

RECOMMENDATION

That Council endorse the Shire of Moora Emergency Management Arrangements 2018 and Shire of Moora Local Emergency Management Recovery Plan 2018 as presented.

9.2 DEVELOPMENT SERVICES

9.2.1 NEW DWELLING LOT 2010 MEREWANA ROAD, WATHEROO

FILE REFERENCE: TP/PA05/1819

REPORT DATE: 8 August 2018

APPLICANT/PROPONENT: Mr Quinton Bricknell

OFFICER DISCLOSURE OF INTEREST: Nil

PREVIOUS MEETING REFERENCES: Nil

AUTHOR: Alan Leeson, Chief Executive Officer

ATTACHMENTS: Plans

PURPOSE OF REPORT:

The proponent's Messrs's QR & VM Bricknell are seeking Council approval to construct a new dwelling on Location M2010, roadside address 2249 Merewana Road Watheroo.

BACKGROUND:

The residential development is for a new 3 bedroom, 2 bathroom modular residence.

COMMENT:

This development meets the requirements of the Shire of Moora Town Planning Scheme No 4 (Amendment 10) for the Agriculture zone as defined.

POLICY REQUIREMENTS:

Nil

LEGISLATIVE REQUIREMENTS:

There are no known legislative requirements related to this item.

STRATEGIC IMPLICATIONS:

There are no known strategic implications associated with this proposal.

SUSTAINABILITY IMPLICATIONS:

➤ **Environment**

There are no known significant environmental implications associated with this proposal.

➤ **Economic**

There are no known significant economic implications associated with this proposal.

➤ **Social**

There are no known significant social implications associated with this proposal.

FINANCIAL IMPLICATIONS:

There are no financial implications to Council in relation to this item.

VOTING REQUIREMENTS

Simple Majority Required

RECOMMENDATION

Council approve the planning application from Messrs QR & VM Bricknell to construct a new 3 bedroom, 2 bathroom residence on location M2010, roadside address 2249 Merewana Road, Watheroo subject to the following conditions:

- ***Building plans required to be submitted in compliance with the Building Code of Australia.***
- ***Effluent disposal system complying with current legislative requirements.***

9.2.2 LOT 6 ATBARA STREET, MOORA – CONSTRUCTION OF OVERSIZE SHED

FILE REFERENCE: TP/PA04/1819

REPORT DATE: 8 August 2018

APPLICANT/PROPONENT: Mr JE Greatbatch

OFFICER DISCLOSURE OF INTEREST: Nil

PREVIOUS MEETING REFERENCES: Nil

AUTHOR: Alan Leeson, Chief Executive Officer

ATTACHMENTS: Plans

PURPOSE OF REPORT:

A development application has been received from Mr JE Greatbatch to construct a steel framed shed 18m x 12m x 4.8m(height) on Lot 6 Atbara Street, Moora for storage purposes. The framework of the shed is to be relocated from a mining site and then clad with new zincalume steel sheeting.

BACKGROUND:

Lot 6 Atbara Street is located in the Rural Residential Zone within the Moora townsite.

The Objectives of the Rural Residential Zone are:

- (a) To select areas wherein closer subdivision will be permitted to provide for such uses as hobby farms, horse breeding, rural-residential retreats.
- (b) To make provision for retention of the rural landscape and amenity in a manner consistent with the orderly and proper planning of such areas.

Site Requirements:

The minimum building setbacks shall be:

Front: 15.0m

Rear: 15.0m

Side: 10.0m



The development complies with all minimum setback requirements.

COMMENT:

The subject property is outside the flood zone and therefore does not need to comply with flood provision requirements as per Local Planning Scheme Number 4 (Amendment 10)

POLICY REQUIREMENTS:

The development exceeds parameters of Council's policy in relation to outbuildings which requires developments in excess of 200m² and exceeding 4 metres in height requiring Council approval. The proposed shed is 216m² and 4.8 metres in height at the gable level (see plans)

LEGISLATIVE REQUIREMENTS:

There are no known legislative requirements related to this item.

STRATEGIC IMPLICATIONS:

There are no known strategic implications associated with this proposal.

SUSTAINABILITY IMPLICATIONS:

- **Environment**
There are no known significant environmental implications associated with this proposal.
- **Economic**
There are no known significant economic implications associated with this proposal.
- **Social**
There are no known significant social implications associated with this proposal.

FINANCIAL IMPLICATIONS:

Standard application fees of \$147.00 have been paid by the proponent

SUMMARY

In summary, the development is in keeping with the amenity of the Rural Residential Zone.

VOTING REQUIREMENTS

Simple Majority Required

RECOMMENDATION

Council approve the application by Mr JE Greatbatch to construct an 18m x 12m x 4.8m steel framed and clad shed for the purpose of general storage subject to the following conditions:

- ***Shed is not to be made habitable;***
- ***Compliance with setback provisions for the Rural Residential Zone;***
- ***This building is not to be used for commercial purposes, if this is the case an application for operating a business from home is required by Council;***
- ***Second-hand material for external cladding is not permitted.***
- ***Structural Engineers Certification will be required prior to a building permit being issued by the Shire's Building Surveyor.***
- ***This is not an approval to build, a separate building application is required to be submitted to the Shire's Building Surveyor prior to any development or earth works can commence.***

9.2.3 CBH - ADDITIONAL BULKHEADS MOORA GRAIN RECEIVAL SITE

FILE REFERENCE: TP/PA02/1819

REPORT DATE: 20 July 2018

APPLICANT/PROPONENT: Cooperative Bulk Handling Ltd (CBH)

OFFICER DISCLOSURE OF INTEREST: Nil

PREVIOUS MEETING REFERENCES: 25/7/18 (89/18)

AUTHOR: Alan Leeson, Chief Executive Officer

ATTACHMENTS: Plans

PURPOSE OF REPORT:

The Shire is in receipt of an application by Cooperative Bulk Handling (CBH) to install extra capacity for grain storage, by installing two additional open bulkheads at the Moora grain receival site.

BACKGROUND:

The proposed development includes;

- Internal Roads to, around and from the sand pads for the open bulkheads;
- Two 27,000 tonne capacity open bulk heads;
- Stormwater drains around the internal roads to connect to existing drains.

Estimated value of development: \$972,000

This is a low-level development not requiring a building application therefore it is only Town Planning consent that is requested.

The Industrial Zone:

Objectives

- (a) To provide for the needs of industry to support the community;
- (b) To provide appropriate buffers between industry and adjacent land uses, so as to avoid land use conflicts;
- (c) To provide landscaped buffers along the branch of the Moore River to the established industrial area;
- (d) To avoid direct discharge of storm water drainage or the discharge of any deleterious substances into the Moore River;
- (e) To avoid non-industry related uses establishing in the industrial area.

COMMENT:

The proposed structure will be located within the required land use zone of “industrial” and is therefore recommended for approval.

POLICY REQUIREMENTS:

There are no known policy requirements for this application.

LEGISLATIVE REQUIREMENTS:

Local Planning Scheme Number 4

STRATEGIC IMPLICATIONS:

There are no known strategic implications associated with this proposal.

SUSTAINABILITY IMPLICATIONS:

- **Environment**
There are no known significant environmental implications associated with this proposal.
- **Economic**
There are no known significant economic implications associated with this proposal.
- **Social**
There are no known significant social implications associated with this proposal.

FINANCIAL IMPLICATIONS:

There are no financial implications to Council in relation to this item.

VOTING REQUIREMENTS

Simple Majority Required

RECOMMENDATION

That Council grant planning approval to Cooperative Bulk Handling Ltd for the construction of;

- *Internal Roads to, around and from the sand pads for the open bulkheads;*
- *Two 27,000 tonne capacity open bulk heads;*
- *Stormwater drains around the internal roads to connect to existing drains in accordance with drawings 2017-340-0070 revision A, S-056-A0000 revision 3 and S-119-A0000 revision 2, on Lot 250 Findlater Street, Moora W.A 6510.*

10. ELECTED MEMBER MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Cr Peter Nixon has forwarded the following Notice of Motion in relation to future vehicle movements on the Moora Bindoon Road, as a result of the pending upgrade of the Great Northern Highway and the bypass of Bindoon townsite.

Cr Nixon preamble

The proposed Bindoon Bypass intersects the Moora Bindoon Rd approximately 5 km south of Wannamal and will potentially impact the flow of traffic North from that point.

Cr Nixon Notice of Motion

That the Shire of Moora seek advice from Main Roads WA regarding any proposal to upgrade the Moora Bindoon Road from the intersecting point of the Moora Bindoon Road and the Great Northern Highway (Bindoon Bypass/Realignment) north to the Moora townsite; and if appropriate, lobby to have the road upgraded to allow larger truck configurations.

11. **NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF COUNCIL**

12. **MATTERS FOR WHICH THE MEETING MAY BE CLOSED**

13. **CLOSURE OF MEETING**