

SHIRE OF MOORA
MINUTES OF THE ORDINARY MEETING OF COUNCIL
HELD IN THE WATHEROO PAVILION, WATHEROO
17 SEPTEMBER 2014

TABLE OF CONTENTS

1. DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS	3
1.1 DECLARATION OF OPENING.....	3
1.2 DISCLAIMER READING	3
2. ATTENDANCE / APOLOGIES / APPROVED LEAVE OF ABSENCE	3
3. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE	3
4. PUBLIC QUESTION TIME	3
5. PETITIONS AND PRESENTATIONS.....	4
6. APPLICATIONS FOR LEAVE OF ABSENCE.....	4
7. ANNOUNCEMENTS BY THE PRESIDING MEMBER.....	5
8. CONFIRMATION OF MINUTES	5
8.1 ORDINARY COUNCIL MEETING - 20 AUGUST 2014	5
9. REPORTS OF OFFICERS.....	5
9.1 GOVERNANCE AND CORPORATE SERVICES.....	5
9.1.1 LIST OF PAYMENTS AUTHORISED UNDER DELEGATION 1.31	5
9.1.2 STATEMENT OF FINANCIAL ACTIVITY FOR PERIOD ENDED 31 AUGUST 2014	7
9.1.3 ACTING CHIEF EXECUTIVE OFFICER APPOINTMENT – MR DAVID KEITH TREVASKIS	8
9.1.4 SALE BY TENDER – LOTS 165,166,167 AND 168 WOOLAWA STREET, MOORA.....	10
9.2 DEVELOPMENT SERVICES.....	13
9.2.1 LOT 78/HN 26 ROBERTS STREET CARAVAN SHELTER	13
9.2.2 PROPOSED SCHEME AMENDMENT NO. 11 – SHIRE OF MOORA TOWN PLANNING SCHEME NO 4.....	14
9.2.3 WATHEROO LANDFILL Vs TRANSFER STATION.....	19
9.2.4 38 MOORE STREET DANIEL COX OVER SIZED SHED	23
9.2.5 EXTENSION TO MOORA BARRACKS LOT 342 MOORE STREET MOORA	24
9.3 ENGINEERING SERVICES.....	26
10. ELECTED MEMBER MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN	26

11. NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF COUNCIL.....	26
11.1 MILING HOTEL PARKING - LOTS 70 & 71 RICHARDSON STREET & FORREST STREETS MILING	27
11.2 MILING HOTEL – ADDITIONAL MOTEL UNITS.....	30
11.3 IPADS PURCHASE FOR COUNCILLOR AND EXECUTIVE GOVERNANCE FUNCTION.....	32
12. MATTERS FOR WHICH THE MEETING MAY BE CLOSED	33
13. CLOSURE OF MEETING	33

* Separate Attachments

- 9.1.1 *List of Payments Authorised Under Delegation 1.31*
- 9.1.2 *Statement of Financial Activity for Period Ended 31 August 2014*
- 9.2.1 *Plans*
- 9.2.2 *Location Plan*
- 9.2.4 *Plans*
- 9.2.5 *Plans*
- 11.1 *Location map*
- 11.2 *Plans*

I. DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

I.1 DECLARATION OF OPENING

The Shire President declared the meeting open at 6.33pm.

I.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

ATTENDANCE

CE Gardiner	-	Shire President / Presiding Member
CD Hawkins	-	Councillor
MR Pond	-	Councillor
KM Seymour	-	Councillor
MR Holliday	-	Councillor
DK Trevaskis	-	Acting Chief Executive Officer
PR Williams	-	Manager Development Services

APPROVED LEAVE OF ABSENCE

TG Humphry	-	Deputy President
D Clydesdale-Gebert	-	Councillor

APOLOGIES

JW McLagan	-	Councillor
R Keamy	-	Councillor

PUBLIC

Mr Richard Crombie	Mrs Jan Millstead	Mr Brent Millstead
Mrs Leanne Parola	Mr John Barber	Mrs Lyn Barber
Mrs Colleen Mitchell	Mr Ross Riches	Mr David Riches

3. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Nil

4. PUBLIC QUESTION TIME

Jan Millstead – Watheroo Pavilion

Queried when the renovation of the Watheroo Pavilion is scheduled to occur?

Manager Development Services responded, renovations are still in the planning process. An architect has been consulted to review the Pavilion for renovations.

It was confirmed that the holes in the ceiling and other repairs and maintenance at the Watheroo Pavilion will be completed before the Watheroo Primary School centenary celebrations will be held on the 25th & 26th October.

Brent Millstead

Can the Shire please replace the current stove with a new 900mm electric stove at the Watheroo Pavilion as the one that was installed is damaged & cannot be utilised.

Manager Development Services advised that costings would be looked at to see if a new stove can be purchased within adopted 14/15 budget.

Leanne Parola - Watheroo Consultation re Transfer Station

Questioned why the transfer station can't be opened 7 days a week.

Manager Development Services advised there is a risk to opening 24 hours / day as people abuse. Further consultation with the community is planned before finalising the opening times of the site.

How will security and use of the transfer station be policed?

Manager Development Services advised signage along with dedicated areas would restrict where people could dump rubbish.

It will be similar to the Miling Transfer Station with skip bins. Keys would be available to ratepayers who pay an annual fee for the service and security cameras have been installed.

David Riches

Asked what the process is in relation to Customer Action Requests. Has lodged four requests and is still waiting for a response.

Acting Chief Executive Officer explained they are checked daily and records of each request are kept at the Shire.

Grading of Namban East and Watheroo-Miling Roads

Asked if further grading of the roads be carried out soon including removing the suckers and other roadside vegetation that has grown high recently.

Manager Development Services advised that the query will be passed onto the works supervisor to be assessed.

5. PETITIONS AND PRESENTATIONS

Nil

6. APPLICATIONS FOR LEAVE OF ABSENCE

Nil

7. **ANNOUNCEMENTS BY THE PRESIDING MEMBER**

The Shire President attended;
 22/8 Avon-Midland Zone meeting in Moora
 28/8 Dowerin Field Day
 3/9 Minister Terry Redman
 10/9 NAIDOC Day celebrations at Central Midlands Senior High School
 13/9 CMCFL grand final in Moora

Cr Seymour attended the Dowerin Field Day, and also met with Minister Redman on the 3rd September.

Cr's Hawkins & Holliday also met with Minister Redman on 3rd September to discuss the proposed hydrotherapy pool at the Moora Frail Aged Lodge.

8. **CONFIRMATION OF MINUTES**

8.1 **ORDINARY COUNCIL MEETING - 20 AUGUST 2014**

COUNCIL RESOLUTION

106/14 Moved Cr Pond, seconded Cr Holliday that the Minutes of the Ordinary Meeting of Council held on 20 August 2014 be confirmed as a true and correct record of the meeting.

CARRIED 5/0

9. **REPORTS OF OFFICERS**

9.1 **GOVERNANCE AND CORPORATE SERVICES**

9.1.1 **LIST OF PAYMENTS AUTHORISED UNDER DELEGATION 1.31**

REPORT DATE: 11 September 2014

OFFICER DISCLOSURE OF INTEREST: Nil

AUTHOR: David Trevaskis, Deputy Chief Executive Officer

SCHEDULE PREPARED BY: Alida Fitzpatrick, Finance 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

COUNCIL RESOLUTION

107/14 Moved Cr Pond, seconded Cr Holliday that Council notes and endorses the Payments from the Municipal and Trust Funds made under delegation 1.31

<i>Municipal Fund</i>	<i>Cheques 61854 to 61881</i>	<i>\$27,020.57</i>
	<i>EFT 12322 to 12458</i>	<i>\$456,570.41</i>
	<i>NAB Term Deposit 27/08/14</i>	<i>\$1,000,000.00</i>
	<i>Credit Card 15/07/14 to 14/08/14</i>	<i>\$15,880.02</i>
	<i>Net Pays – PPE 12/08/14</i>	<i>\$80,405.10</i>
	<i>Net Pays – PPE 27/08/14</i>	<i>\$81,146.19</i>
<i>Trust Fund</i>	<i>Cheques 5000 to 5009</i>	<i>\$2,885.10</i>
<i>Total</i>		<i><u>\$1,663,907.39</u></i>

CARRIED 5/0

9.1.2 STATEMENT OF FINANCIAL ACTIVITY FOR PERIOD ENDED 31 AUGUST 2014

REPORT DATE: 11 September 2014

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 August 2014

PURPOSE OF REPORT:

To note and receive the Statement of Financial Activity for the period ended 31 August 2014.

BACKGROUND:

Council is provided with monthly financial reports to enable monitoring of revenues and expenditures against the adopted 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 adopted 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 2014/15 adopted budget.

VOTING REQUIREMENTS

Simple Majority Required

COUNCIL RESOLUTION

108/14 Moved Cr Hawkins, seconded Cr Seymour that Council notes and receives the Statement of Financial Activity for the period ended 31 August 2014.

CARRIED 5/0

9.1.3 ACTING CHIEF EXECUTIVE OFFICER APPOINTMENT – MR DAVID KEITH TREVASKIS

FILE REFERENCE: HR/PER/DKT1
REPORT DATE: 10 September 2014
APPLICANT/PROPONENT: Chief Executive Officer Alan Leeson
OFFICER DISCLOSURE OF INTEREST: Nil
PREVIOUS MEETING REFERENCES: Nil
AUTHOR: Alan Leeson, Chief Executive Officer
ATTACHMENTS: Nil

PURPOSE OF REPORT:

To formally note the appointment of Mr David Trevaskis as Acting Chief Executive Officer under delegation from Chief Executive Officer Mr Alan Leeson.

BACKGROUND:

The Chief Executive Officer will be taking Annual Leave approved by Shire President Cr Gardiner for the period 17 September 2014 returning to work on the 8 October 2014.

COMMENT:

The notification is in line with Council policy requirements detailed hereunder.

POLICY REQUIREMENTS:

2.13 Acting Chief Executive Officer

1. In the absence of the Chief Executive Officer during leave periods or other extended periods of absence an acting Chief Executive Officer is to be appointed.
2. The Chief Executive Officer is delegated the authority to select and appoint an Acting Chief Executive Officer in accordance with the delegations register. The person selected to act in the position will be remunerated as follows:
 - a) Up to and including two weeks will receive 80% of the difference between the Chief Executive Officer hourly rate and the normal hourly rate of the nominated Acting Chief Executive Officer.
 - b) For periods greater than two weeks 100% of the difference in hourly rate to be paid.
3. Dates of leave and delegated Acting Chief Executive Officer to be formally advised to Council as soon as practicable (next Council meeting)

LEGISLATIVE REQUIREMENTS:

Local Government Act 1995

II DELEGATION OF POWER

Function to be performed: In the absence, for any reason of the appointed Chief Executive Officer, the officer authorised to exercise delegations is the person appointed as Deputy Chief Executive Officer.

Delegated to: Chief Executive Officer

On delegated to: N/A

Conditions: The person acting as Chief Executive Officer shall be appointed by Council.

Record of use: Retention of file copy of relevant appointment in Personnel File. Records to be kept under the provisions of General Disposal Authority for Local Government Records Legislation.

Reference: S5.42 Local Government Act 1995 (As Amended).

Council Policy:

Date Adopted:

Date Reviewed: 21 May 2014

Date Reviewed and Amended: 21 May 2014

STRATEGIC IMPLICATIONS:

Outcome 5.2: Professional employees in a supportive environment.

Strategy 5.2.1: Develop and implement a staff attraction and retention strategy.

Strategy 5.2.2: Provide opportunities for the professional development of Shire staff.

Strategy 5.2.3: Ensure safe work practices through implementation of appropriate Occupational, Health, Safety and Welfare practices.

Strategy 5.2.4: Develop human resource management policies, procedures to meet current and future workforce needs.

SUSTAINABILITY IMPLICATIONS:

➤ **Environment**
Nil

➤ **Economic**
Nil

➤ **Social**
Nil

FINANCIAL IMPLICATIONS:

There are no adverse financial implications for Council in consideration of this matter.

VOTING REQUIREMENTS:

Simple Majority Required

COUNCIL RESOLUTION

109/14 Moved Cr Holliday, seconded Cr Pond that Council note the appointment of Mr David Keith Trevaskis as Acting Chief Executive Officer of the Shire of Moora under delegation from Chief Executive Officer Mr Alan James Leeson for the period 17 September 2014 to 7 October 2014.

CARRIED 5/0

9.1.4 SALE BY TENDER – LOTS 165,166,167 AND 168 WOOLAWA STREET, MOORA

FILE REFERENCE: PA/1565-1

REPORT DATE: 10 September 2014

APPLICANT/PROPONENT: Chief Executive Officer Alan Leeson

OFFICER DISCLOSURE OF INTEREST: Nil

PREVIOUS MEETING REFERENCES: Nil

AUTHOR: Alan Leeson, Chief Executive Officer

ATTACHMENTS: Valuation report (provided under separate cover)

PURPOSE OF REPORT:

For Council to approve the sale by way of tender of Lots 165,166,167 and 168 Woolawa Street, Moora.

BACKGROUND:

Council acquired the land in 2009 for the purpose of establishing a new Shire Depot. The author is recommending Council forgo those plans given the land is within the flood plain, which in the event of a flood emergency would inhibit the ability of Council as a key emergency service agency to be able to adequately respond to such an emergency as it would be under water.

COMMENT:

The objective of establishing a new Shire Depot site will remain one of Council's medium to long term objectives. It is recommended however that the feasibility and site of such be revisited.

Logistically the new site should be located at a minimum in the flood fringe but preferably out of the flood fringe. Strategically there is not a pressing need to relocate the shire depot and there would be greater priorities that would be stronger on merit economically such as further residential land development, industrial land development out of the flood plain that would facilitate partner investment from agencies such as Land Corp.

POLICY REQUIREMENTS:

Not applicable

LEGISLATIVE REQUIREMENTS:

Local Government Act 1995 -Section 3.58

Disposing of property

(1) In this section —

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

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

- (2) Except as stated in this section, a local government can only dispose of property to —
- (a) the highest bidder at public auction; or
 - (b) the person who at public tender called by the local government makes what is, in the opinion of the local government, the most acceptable tender, whether or not it is the highest tender.
- (3) A local government can dispose of property other than under subsection (2) if, before agreeing to dispose of the property —
- (a) it gives local public notice of the proposed disposition —
 - (i) describing the property concerned; and
 - (ii) giving details of the proposed disposition; and
 - (iii) inviting submissions to be made to the local government before a date to be specified in the notice, being a date not less than 2 weeks after the notice is first given;and
 - (b) it considers any submissions made to it before the date specified in the notice and, if its decision is made by the council or a committee, the decision and the reasons for it are recorded in the minutes of the meeting at which the decision was made.
- (4) The details of a proposed disposition that are required by subsection (3)(a)(ii) include —
- (a) the names of all other parties concerned; and
 - (b) the consideration to be received by the local government for the disposition; and
 - (c) the market value of the disposition —
 - (i) as ascertained by a valuation carried out not more than 6 months before the proposed disposition; or
 - (ii) as declared by a resolution of the local government on the basis of a valuation carried out more than 6 months before the proposed disposition that the local government believes to be a true indication of the value at the time of the proposed disposition.
- (5) This section does not apply to —
- (a) a disposition of an interest in land under the *Land Administration Act 1997* section 189 or 190; or
 - (b) a disposition of property in the course of carrying on a trading undertaking as defined in section 3.59; or
 - (c) anything that the local government provides to a particular person, for a fee or otherwise, in the performance of a function that it has under any written law; or
 - (d) any other disposition that is excluded by regulations from the application of this section.

STRATEGIC IMPLICATIONS:

Outcome 3.1: Appropriate planning and development.

Strategy 3.1.1: Review, amend and implement the Town Planning Scheme.

Strategy 3.1.2: Develop and implement a Shire growth plan.

Strategy 3.1.3: Provide planning and development advice on major land developments.

Strategy 3.1.4: Ensure quality, consistent and responsive development and building assessment approval processes.

Strategy 3.1.5: Lobby for reduction in headworks charges and payment options for new developments.

Strategy 3.1.6: Support the conservation and maintenance of heritage buildings, heritage items and places of interest.

Strategy 3.1.7: Facilitate the development of West End for expansion of residential land

SUSTAINABILITY IMPLICATIONS:

➤ **Environment**
Not applicable

➤ **Economic**
The deferral and relocation of the depot site will not have any direct economic sustainability implication for Council in the short term. It is evident there is some commercial interest in the land recommended to be put up for sale by tender. Should this land be approved for sale and actually sell, this should be a stimulant for Council to more seriously address acquisition of industrial land outside of the flood plain. In all likelihood this will be south of Moora townsite toward CBH.

It is also likely the sale of the land to a private commercial entity with either sustain and grow existing industry or attract new commercial interests to Moora. With the power being extended under the river and into the new industrial area the land will be a stronger commercial proposition than it may have otherwise been without the power upgrade.

➤ **Social**
Not applicable

FINANCIAL IMPLICATIONS:

Should the land sell within the fiscal parameters approved by Council it is recommended that any funds be set aside for future land acquisition/development. Council has not budgeted for any sale funds. Any sale funds would not impact on the Municipal Fund position of Council.

VOTING REQUIREMENTS:

Simple Majority Required

COUNCIL RESOLUTION

110/14 Moved Cr Hawkins, seconded Cr Pond that Council advertise the sale of Lots 165, 166, 167 and 168 Woolawa Street, Moora by way of Public tender, with tenders to close 24 October 2014, noting that the highest or any tender will not necessarily be accepted.

CARRIED 5/0

9.2 DEVELOPMENT SERVICES

9.2.1 LOT 78/HN 26 ROBERTS STREET CARAVAN SHELTER

FILE REFERENCE: TP/PA04/1415

REPORT DATE: 1 September 2014

APPLICANT/PROPONENT: Lyall Carter

OFFICER DISCLOSURE OF INTEREST: Nil

PREVIOUS MEETING REFERENCES: Nil

AUTHOR: Peter Williams, Manager Development Services

ATTACHMENTS: Plans

PURPOSE OF REPORT:

Application by proponent Mr Lyall Carter to construct a caravan shelter onto the rear of his shed on his property located at Lot 78/Hn 26 Roberts Street Moora.

BACKGROUND:

The proponent's property, Lot 78/Hn 26 Roberts Street, Moora is located in the Residential Zone and has a Residential Design Code rating of 12.5. Mr Carter already has an existing shed, a utility room and a pergola which has exceeded his 100m² limit for the size of his property, as required by the Shire of Moora Policy Manual.

The following is an extract of Policy 6.10:

Outbuilding Policy Maximum Size of-

That Council's current outbuilding policy referring to square metreage of land and maximum size of outbuildings be partly amended in the following manner;

R2 - 5,000m² Lots - maximum size of outbuildings equals 200m²

R2.5 - 4,000m² Lots - maximum size of outbuildings equals 200m²

R5 - 2,000m² Lots - maximum size of outbuildings equals 150m²

R12.5 - 800m² Lots maximum size of outbuildings equals 100m²

R25/R30 - 320m² to 300m² Lots - maximum size of outbuildings at Council's discretion.

COMMENT:

Mr Carter wishes to construct a steel 6.3m x 8.5m shelter for his caravan and attach it to his existing shed located on his property at Lot 78/Hn 26 Roberts Street, Moora. It is necessary for Mr Carter to apply for permission from Council as he has already over 100m² of outbuildings on his property.

POLICY REQUIREMENTS:

Shire of Moora Policy 6.10: Outbuilding Policy Maximum Size of Outbuildings

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

COUNCIL RESOLUTION

111/14 Moved Cr Hawkins, seconded Cr Pond that Council grant planning approval to Mr Lyall Carter to construct a caravan shelter and attach it to his shed on his property at Lot 78/Hn 26 Roberts Street Moora subject to the following conditions:

- 1. Second Hand materials are not permitted*
- 2. Proponent to identify sewerage line into the property to ensure no structure is built within two metres of sewer line.*

CARRIED 5/0

9.2.2 PROPOSED SCHEME AMENDMENT NO. 11 – SHIRE OF MOORA TOWN PLANNING SCHEME NO 4

FILE REFERENCE: TP/TPS5

REPORT DATE: 27 August 2014

APPLICANT/PROPONENT: Gray & Lewis on behalf of the Shire of Moora

OFFICER DISCLOSURE OF INTEREST: Gray & Lewis receive planning fees for advice to the Shire therefore declare a Financial Interest – Section 5.65 of *Local Government Act 1995*

PREVIOUS MEETING REFERENCES: Nil

AUTHOR: Gray & Lewis Landuse Planners

ATTACHMENTS: Location Plan

PURPOSE OF REPORT:

Council is to consider adopting Amendment 11 to the Shire of Moora Town Planning Scheme No 4 ('the Scheme') for the purpose of initiating public advertising.

BACKGROUND:

An existing airstrip is located on a portion of Lot 1216 Airstrip Road and a portion of Lot 48 on an unnamed road to the south west of the main Moora townsite. The airstrip has historically been available for some public use under an informal arrangement with the previous landowner.

The Shire seeks to secure ownership of the airstrip so that it can be redeveloped and upgraded to service Moora townsite.

A 'land swap' is being pursued with the owners of Lot 1216 whereas they will receive a portion of Lot 965 which is owned by the Shire, in exchange for ceding the airstrip land to the Shire of Moora.

The Shire has secured two approvals from the Western Australian Planning Commission to:

- (a) Excise the existing gravel source from Lot 965 and amalgamate the balance area of Lot 965 with adjacent Lot 102 Airstrip Road Moora (WAPC: 149892).
- (b) Excise the existing airstrip from Lot 1216 and Lot 48, and amalgamate the balance areas of both lots (WAPC: 149894).

COMMENT:

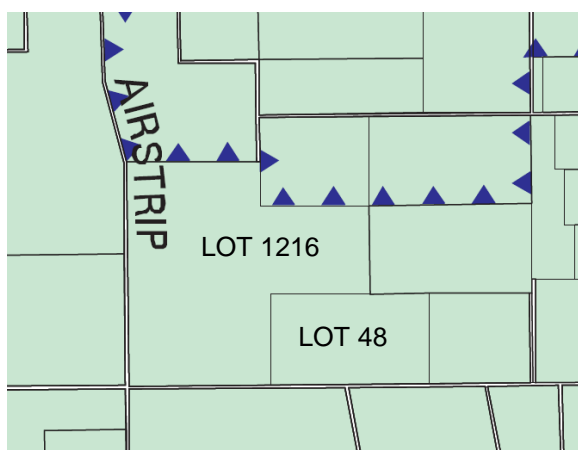
The purpose of this scheme amendment is to ensure that zonings are appropriately reviewed having regard for the existing airstrip and future land tenure changes.

I. MAP CHANGES

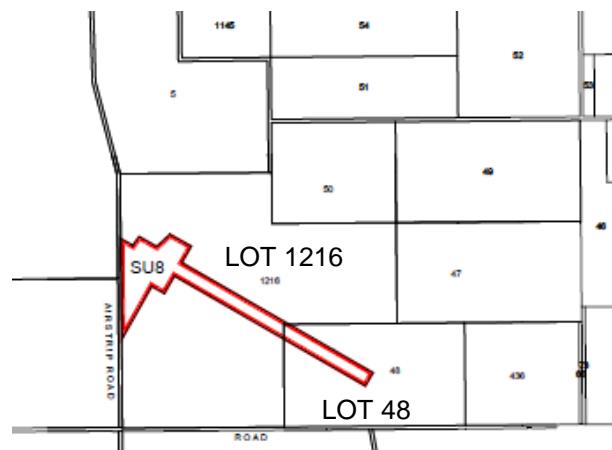
Lots 1216 and 48 are currently zoned 'General Agriculture' under the Shire of Moora Local Planning Scheme No 4 ('the Scheme'). The amendment proposes to zone the airstrip as a 'special use' zone specifically for the purpose of an 'airfield'.


The maps below show the existing and proposed zoning for portions of Lot 1216 and 48. The land around the airstrip will remain in the 'General Agriculture' zone.

EXISTING ZONE



PROPOSED SPECIAL USE ZONE

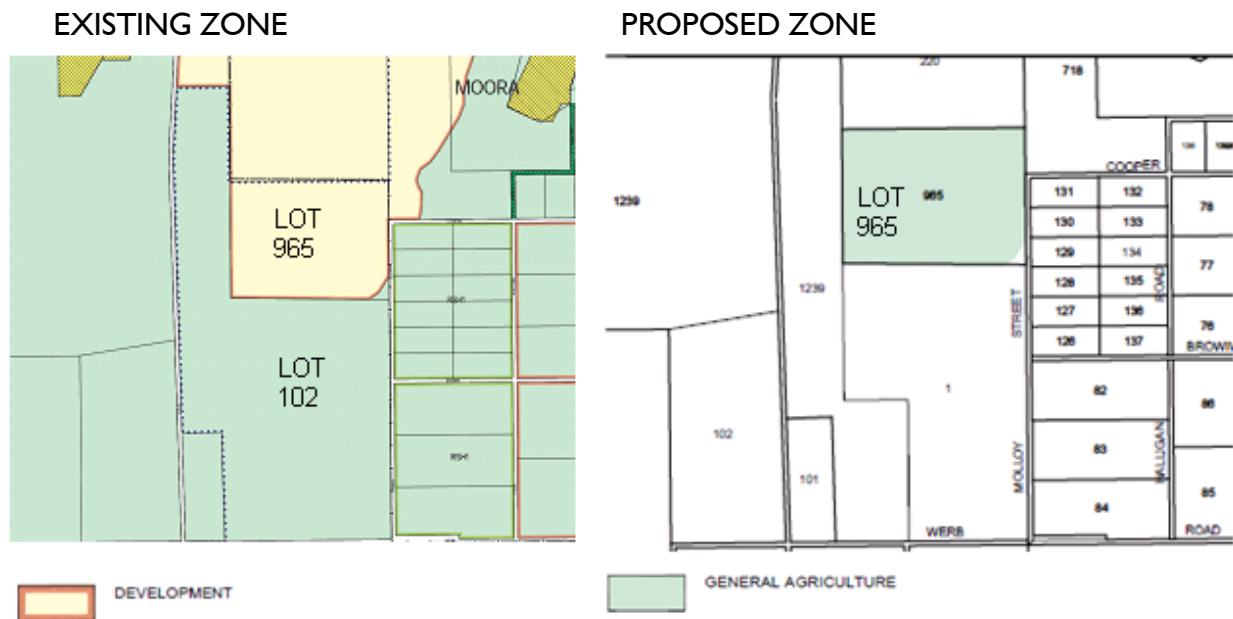


 GENERAL AGRICULTURE

 SPECIAL USE

Lot 965 is owned by the Shire and is currently contained in the 'Development' zone as it forms part of West End. Lot 965 is proposed to be amalgamated with Lot 102 to the south and the amalgamated lot will be used for farming.

The amendment proposes to zone Lot 965 to 'General Agriculture' as depicted on the map below.



2. TEXT CHANGES

All special uses are listed in Schedule 4 of the Scheme. It is proposed to list a portion of Lots 1216 and Lot 48 (containing the airstrip) as Special Use No 8 in Schedule 4 for the specific purpose of 'Airfield'.

It is desirable that any landuse cited in a special use zone also be defined in the Scheme. A new landuse definition for 'airfield' will be included in the Scheme as follows:

'airfield' means land and buildings used in connection with the operation of aeroplanes and other aircraft, including airstrips, a public passenger terminal, ancillary offices, car parking, parking, maintenance and servicing of aircraft, but does not include a private airstrip incidental to farming operations.

Conclusion

Gray & Lewis lodged a draft scheme amendment document to the Department of Planning informally to obtain preliminary comment. Department of Planning officers are generally supportive of the amendment and the landuse definition for 'airfield' has been agreed to.

POLICY REQUIREMENTS:

There are no Policy implications associated with this proposal.

LEGISLATIVE REQUIREMENTS:

The statutory requirements for Amendments are controlled by the *Planning and Development Act 2005* and the *Town Planning Regulations 1967*.

It is a statutory requirement that all amendments be referred to the Environmental Protection Authority (EPA) for advice prior to any formal advertising. Advertising can only commence once the EPA confirms that no environmental assessment is required.

Final approval of the amendment is required by the Minister for Planning and is subject to assessment by the Western Australian Planning Commission.

STRATEGIC IMPLICATIONS:

The amendment simply ensures that the airfield use is appropriately zoned and seeks to establish a 'general agriculture' zone over lots which will continue to be used for farming or rural uses.

SUSTAINABILITY IMPLICATIONS:

- **Environment**
N/A
- **Economic**
Aviation industries are a potential growth area and establishing the airfield as a public airstrip under local government control may have future economic benefits.
- **Social**
There are no known significant social implications associated with this proposal.

FINANCIAL IMPLICATIONS:

The Shire will likely need assistance throughout the amendment process as there are legislative requirements that need to be complied with. The Shire pays fees to Gray & Lewis for planning advice.

VOTING REQUIREMENTS:

Simple Majority Required

COUNCIL RESOLUTION

112/14 Moved Cr Hawkins, seconded Cr Holliday that Council:

- A. *Initiate Amendment 11 to the Shire of Moora Town Planning Scheme No. 4 pursuant to Section 75 of the Planning and Development Act 2005 for the purposes of:***
- 1. Rezoning a portion of Lot 965 Cooper Street, Moora from 'Development' zone to 'General Agriculture' zone as depicted on the Scheme Amendment map.***
 - 2. Rezoning a portion of Lot 1216 Airstrip Road and Lot 48 on an unnamed road, Moora from 'General Agriculture' zone to 'Special Use' zone (SU8) as depicted on the Scheme Amendment map.***
 - 3. Listing a portion of Lot 1216 Airstrip Road and a portion of Lot 48 on an unnamed road, Moora in 'Schedule 4 – Special Use zones' as Special Use No. 8 (SU8) for 'airfield' with conditions to state as follows:***

NO.	DESCRIPTION OF LAND	SPECIAL USE	CONDITIONS
8	Portion of Lot 1216 Airstrip Road and portion of Lot 48 on an unnamed road, Moora	Airfield	(a) Provide for airfield facilities, associated amenities and ancillary related uses.

4. ***Inserting a definition for ‘airfield’ in ‘Schedule 1 Dictionary of defined words and expressions’ under ‘3. Land Use Definitions’ to state as follows:***

‘airfield’ means land and buildings used in connection with the operation of aeroplanes and other aircraft, including airstrips, a public passenger terminal, ancillary offices, car parking, parking, maintenance and servicing of aircraft, but does not include a private airstrip incidental to farming operations.

- B. ***Authorise the Chief Executive Officer and Shire President to execute the ‘adoption’ sections of three hardcopy Scheme Amendment 11 documents.***
- C. ***Authorise Gray & Lewis to lodge Amendment 11 with the Environmental Protection Authority on behalf of the Shire of Moora seeking written confirmation that no formal environmental assessment is required under Part IV Division 3 of the Environmental Protection Act 1986.***
- D. ***Note that formal advertising of the Amendment will be organized by the Shires Chief Executive Officer in liaison with Gray & Lewis on receipt of formal advice from the EPA (confirming that no environmental assessment is required). Advertising shall include public notices in an official local newspaper, individual letters to surrounding landowners and letters to relevant authorities (such as Department of Agriculture and Food WA).***
- E. ***Note that a further report will be referred to a future Council meeting to consider any submissions received during public advertising, and to determine whether to adopt the amendment for final approval (with or without modifications).***
- F. ***Note that Gray & Lewis has already undertaken preliminary informal consultation with the Department of Planning.***

CARRIED 5/0

9.2.3 WATHEROO LANDFILL Vs TRANSFER STATION

FILE REFERENCE: H/WASI

REPORT DATE: 9 September 2014

APPLICANT/PROPONENT: Shire of Moora

OFFICER DISCLOSURE OF INTEREST: Nil

PREVIOUS MEETING REFERENCES: Nil

AUTHOR: Peter Williams, Manager Development Services

ATTACHMENTS: Nil

PURPOSE OF REPORT:

The Watheroo landfill site is being abused by businesses trying to avoid payment of rubbish disposal fees at the Moora Refuse Site. The site is being used to dispose of tyres in large quantities; truckloads of old white goods and fencing waste from farms outside the Shire.

It is proposed to reduce access to the site to 3 days a week, Wednesdays, Fridays and Sundays. It is also proposed to redesign the site, cover and level the existing area and reduce access to only an area where ratepayers can dispose of their inert waste into skip bins that in turn will be transported to Moora.

It is proposed to provide general recycling at the site in the form of yellow lid bins; provide recycling bays for steel where Simms Metal can access and collect, a drum muster site, waste oil site and green waste.

The cost associated with the transport of the waste to Moora will be offset from the monies budgeted for extra cover material of the site which this year is \$16,000.

BACKGROUND:

Watheroo Landfill Site

The landfill site at Watheroo is unmanned and located 2.5 kilometres north of the Watheroo Townsite on Railway Road Lot 12133 (Reserve 25582). It is 26191m² in area and totally fenced and provided with lockable gates. This is a Category No 64, Class II or III putrescible landfill. The site is rated at greater than 500 and less than 5000 tonnes per year as per Department Environmental Regulations license requirements.



Watheroo Townsite

Watheroo Townsite is provided with a weekly rubbish collection and a fortnightly recycling collection which should limit the amount of waste being deposited at the landfill site to inert household waste. The site is open 24/7 and accessible. Farmers in the area are not provided

with a weekly collection due to the distance covered by rubbish truck. Most Farmers dispose of their own waste on their farms.

Litter Issue

There is a litter issue at the site due to a lack of cover and wind blowing litter into nearby farming property. Litter screens were erected to prevent litter from escaping the tipping area but these were stolen along with the rubber feet. Three of the four screens have since been recovered.

Benefits

The benefits will include reduced fugitive litter at the site and the surrounding area, a more cost effective site that will meet the needs of the community and promote recycling within the community.

COMMENT:

Some of the issues that are occurring at the site are:

- Dumping of commercial material, the likes of truck loads of washing machines and fridges;
- Truckloads of tyres have been dumped at the site;
- The site is not regularly covered allowing litter to escape;
- Fires regularly occur at the site causing breaches to our licence conditions.



The transfer station will still be licenced however downgraded to a Class 62 landfill site which is an inert site. Ratepayers will still be able to dispose of their waste at the site and will have more options regards to recycling. Bays will be set up to accept metal and green waste and a separate area will be provided for waste oil as the area where it is now is untidy and could make the Shire liable.

Other Sites

The following sites give an example of other Shires who have transfer stations, Meckering, Kondinin, Corrigin, Chapman Valley and Northampton. Contact has been made with Avon Waste, DER, Chapman Valley, and Northampton Shire's for design requirements and examples of other sites.



Corrigin Transfer station



Kondinin Transfer station



Meckering Transfer station



Chapman Valley Transfer Site

All transfer Stations are now required to have a concrete hardstand for the bins to sit on. The bins shown in the pictures are six (6m³) so the hard stand needs to be around 5 metres x 3 metres x 100mm thick.

Requirements of Site

The site requires:

- A raised area that is compacted for users of the site to be able to drive onto, back up to bins with a wheel stop to prevent vehicles from going over the edge.
- A rail or chain protection at waist height to stop people from falling over the edge into the bin.
- A concrete wall or retaining wall with a concrete hardstand where the six metre (6m³) bins sit on.
- A new area for the waste oil site that can be maintained clean.
- A recycling area that can be simply divided into bays for steel and white goods and maybe wire fencing.
- A green-waste area.

Community consultation needs to be undertaken to establish which day's best suit the community for the site to be open.

Avon Waste quote

A quote has been obtained from Avon Waste to transport skip bins from Watheroo to the Moora Landfill.

POLICY REQUIREMENTS:

Nil

LEGISLATIVE REQUIREMENTS:

Environmental Protection Act, Rural Landfill Regulations

STRATEGIC IMPLICATIONS:

There are no known strategic implications associated with this proposal.

SUSTAINABILITY IMPLICATIONS:

- **Environment**
The reduction of the waste footprint is part of the overarching state waste management strategy. Likewise the Shire of Moora over time will need to follow along similar lines.
- **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:

Avon Waste has been asked to provide a quote for the collection and transport of skip bins to Moora should Council look at considering this proposal a full costing will be carried out.

VOTING REQUIREMENTS

Simple Majority Required

COUNCIL RESOLUTION

113/14 Moved Cr Hawkins, seconded Cr Holliday that Council agree in principal to the establishment of a transfer station in Watheroo and direct the Manager of Development Services to prepare a detailed costing and a public consultation paper to me made available to the local community outlining Councils plans.

CARRIED 5/0

9.2.4 38 MOORE STREET DANIEL COX OVER SIZED SHED

FILE REFERENCE: TP/PA06/1415

REPORT DATE: 8 September 2014

APPLICANT/PROPONENT: Daniel Cox

OFFICER DISCLOSURE OF INTEREST: Nil

PREVIOUS MEETING REFERENCES: Nil

AUTHOR: Peter Williams, Manager Development Services

ATTACHMENTS: Plans

PURPOSE OF REPORT:

Council is in receipt of a Planning Application from proponent Mr Daniel Cox to construct a 16m x 6m x 2.7m steel shed on his property located at 38 Moore Street in Moora.

BACKGROUND:

H/N 38 Moore Street is located in the residential zone in Moora and under the Residential Design Codes and is an R12.5.

The Residential Design Codes allows for a 60m² or 10% of the site area whichever is the lesser, and the wall height is to be no more than 2.4m.

The shed Mr Cox wishes to construct has an area of 96m² and a wall height of 2.7m. The Shire's Outbuilding Policy 6.10 allows for R12.5 with a 800m² block of land in the Residential area to have 100m² of outbuildings. The shed is steel framed and colourbond clad 16m length x 6m width x 2.4 wall height.

COMMENT:

The proponent Mr Cox wishes to use the building for enthusiast vehicles, a lock up workshop and shelter for the family car. He has access to the shed via the rear lane. This application meets the requirements of the Shire's Policy Manual, Section 6.10 Outbuilding Policy for Maximum Size.

POLICY REQUIREMENTS:

Shire of Moora Policy - Section: 6.10 Maximum Size of Outbuildings

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

COUNCIL RESOLUTION

114/14 Moved Cr Seymour, seconded Cr Pond that Council grant planning approval to Mr Daniel Cox to construct an oversized steel and colour bond clad shed on his property situated at 38 Moore Street, Moora to house his enthusiast vehicles, lockable workshop and shelter for his family car subject to the following conditions-

- 1. Second hand materials are not permitted to be used*
- 2. Proponent to identify sewerage line into the property to ensure no structure is built within two metres of sewer line.*

CARRIED 5/0

9.2.5 EXTENSION TO MOORA BARRACKS LOT 342 MOORE STREET MOORA

FILE REFERENCE: TP/PA06/1415

REPORT DATE: 8 September 2014

APPLICANT/PROPONENT: GJ & EL Newport

OFFICER DISCLOSURE OF INTEREST: Nil

PREVIOUS MEETING REFERENCES: Nil

AUTHOR: Peter Williams, Manager Development Services

ATTACHMENTS: Plans

PURPOSE OF REPORT:

Council has received a Town Planning Application from Mr & Mrs GJ & EL Newport (Proponents) to make addition to their development (The Barracks) of four (4) accommodation units with ensuites and a new dining room, also additional disabled toilet and shower to be added to the existing ablution block.

BACKGROUND:

Lot 342 Moore Street known as (The Barracks) is a commercial accommodation property i.e. (Lodging House) owned by the proponents and is zoned as Residential with an R30 Residential Design Code.

It is proposed that the accommodation units will be on a rental basis for 12-18 months, may be extended on demand. It is proposed that more units may be added should demand require. This may be part of a future town planning proposal. The dining room that is to be added will also comprise a commercial kitchen to accommodate possible road construction crews.

Objectives

- (a) to provide for the predominant form of residential development to be single houses whilst providing for diversity with higher density close to the town centre.
- (b) to provide for diversity of lifestyle choice with a range of residential densities.
- (c) to allow for the establishment of non-residential uses which are compatible with the predominant residential use and which will not adversely affect local amenities.

Site Requirements

In accordance with the Residential Design Codes.

Parking of Commercial Vehicles

In a Residential zone, a person is not to:

- (a) park, or allow to remain stationary for more than 4 hours consecutively:
 - (i) more than 2 commercial vehicles and if there are 2 such vehicles 1 at least must be housed in a domestic garage or domestic outbuilding; or,
 - (ii) any vehicle which due to size or load is not capable of being completely housed within a domestic garage or domestic outbuilding having a maximum floor area of 70 square metres and in which no horizontal dimension is more than 10 metres; or
 - (iii) a vehicle which together with the load thereon exceed 2.75 metres in height;
- (b) repair, service, or clean a commercial vehicle unless such work be carried out whilst the vehicle is housed in a domestic garage or domestic outbuilding provided however that such work does not cause injury to or prejudicially affect the amenity of the neighbourhood including (but without limited the generality of the foregoing) injury or prejudicial affection due to the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, grit, oil, waste water, or waste products.

COMMENT:

The proponents are looking to capture a part of the accommodation market that is on offer to Moora businesses for road construction workers and to expand their business. They are looking at constructing four (4) accommodation units with ensuites and a kitchen dining unit from which they will do catering for their patrons. The new accommodation units, dining room and kitchen will go onto sewer and the premises will be a new food premises and Lodging House.

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

COUNCIL RESOLUTION

115/14 Moved Cr Hawkins, seconded Cr Holliday that Council approve the application by proponents GJ & EL Newport to construct four (4) new accommodation units with ensuites and a dining room and kitchen at their premises located at Lot 342 Moore Street, Moora known as The Barracks subject to the following conditions:

- 1. An application be made to the Shire of Moora to be registered as a new Food Premises***
- 2. An application be made to the Shire of Moora to be registered as a Lodging house***
- 3. Plans and layout for the kitchen to be presented to the Shire***
- 4. No second-hand materials to be used***
- 5. This Planning Approval is not approval to commence construction. A separated Building Application is required to be submitted for approval by the Shire Building Surveyor.***
- 6. Proponent to identify sewerage line into the property to ensure no structure is built within two metres of sewer line.***
- 7. Compliance with Food Act 2008 and Food Regulation 2009 and Food Safety Standards for the kitchen Dining room;***
- 8. Compliance with Health Local Laws Lodging House requirements.***

CARRIED 5/0**9.3 ENGINEERING SERVICES**

Nil

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

Nil

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

The Acting Chief Executive Officer tabled three items of urgent business relating to;

1. Miling Hotel Parking - Lots 70 & 71 Richardson Street & Forrest Streets Miling;
2. Miling Hotel – Additional Motel Units; and
3. Purchase of Councillor and Manager IPADS – Governance Function

COUNCIL RESOLUTION

116/14 Moved Cr Seymour, seconded Cr Holliday that Council consider the items of urgent business as tabled by the Acting Chief Executive Officer titled;

- 1. Miling Hotel Parking - Lots 70 & 71 Richardson Street & Forrest Streets Miling;***
- 2. Miling Hotel – Additional Motel Units.***
- 3. Purchase of Councillor & Manager IPADS - Governance Function***

CARRIED 5/0

11.1 MILING HOTEL PARKING - LOTS 70 & 71 RICHARDSON STREET & FORREST STREETS MILING

FILE REFERENCE: TP/PA/07/1415

REPORT DATE: 16 September 2014

APPLICANT/PROPONENT: Gordon Burns

OFFICER DISCLOSURE OF INTEREST: Nil

PREVIOUS MEETING REFERENCES: Nil

AUTHOR: Peter Williams, Manager Development Services

ATTACHMENTS: Location map

PURPOSE OF REPORT:

Late planning application received from Mr Gordon Burns, owner of the Miling Hotel, seeking planning approval to utilise two blocks of land diagonally opposite the Hotel, for the purpose of parking for trucks and vehicles whose drivers are staying at the Miling Hotel motel units.



BACKGROUND:

The two blocks of land Lot 70 Great Northern Highway and Lot 71 Richardson Street are currently part of an estate (Cameron) which is going through land dealings at Landgate in Perth. The estate currently owes Council approximately \$23,000 in outstanding rates and charges relating to the above two lots.

In August 2012 Council agreed to write off the rates for the three properties in the Estate and sell the land to recover the outstanding rates.

10/1/12 Moved Cr Tonkin, seconded Cr Hawkins that Council's Legal Representative be instructed to take possession of the following properties and sell the land in accordance with Sections 6.64, 6.68 and Schedule 6.3 of the Local Government Act 1995:

Assessment	Registered Owner	Property Address
A839	James Cameron	Lot 70 Great Northern Highway Miling
A1093	James Cameron	Lot 2 Richardson Street Miling
A905	James Cameron	Lot 71 Richardson Street Miling

as Council believes that the owner of the properties, the administrator of his estate Mr Dougald Cameron and the administrator of the administrator's estate, Lady Barbara Murdoch, are deceased and therefore any attempt at legal proceedings would be futile and the cost of court proceedings to recover outstanding rates would outweigh the value of each of the properties.

CARRIED 6/0

To that end Mr Burns is seeking planning approval for the intended use of the land prior to formally closing out the acquisition process. Obviously if planning approval for the intended trucks bays is not forthcoming then Mr Burns would have no interest in the land acquisition from the Cameron Estate.

The lots in question are proposed to be used as a “truck bay” and are a use not listed in the Shire of Moora Town Planning Scheme, Zoning Table.

Section 3.2.4 of the Shire of Moora TPS No 4 states - If the use of land for a particular purpose is not specifically mentioned in the Zoning Table and cannot reasonably be determined as falling within the interpretation of one of the use categories the Local government may: *AMD 09 GG 11/03/11*

- a) determine that the use is consistent with the objectives and purposes of the particular zone and is therefore permitted; or
- b) determine that the proposed use may be consistent with the objectives and purposes of the zone and thereafter follow the ‘A’ advertising procedures of clause 7.3 in considering an application for planning approval; or
- c) determine that the use is not consistent with the objectives and purposes of the particular zone and is therefore not permitted.

7.3 Where an application is made for planning approval to commence a use or commence or carry out development which involves a use which is:

- (a) an ‘A’ use as referred to in clause 3.2.2; or
- (b) a use not listed in the Zoning Table

the local government is not to grant approval to that application unless notice is given in accordance with clause 7.3.3.

7.3.2 Despite clause 7.3.1, where application is made for a purpose other than a purpose referred to in that clause, the local government may require notice to be given in accordance with clause 7.3.3

7.3.3 The local government may give notice or require the applicant to give notice of an application for planning approval in one or more of the following ways:

- (a) Notice of the proposed use or development served on nearby owners and occupiers who, in the option of the local government, are likely to be affected by the granting of planning approval, stating that submissions may be made to the local government by a specific date being not less than 14 days from the day the notice is served;
- (b) Notice of the proposed use or development published in a newspaper circulating in the Scheme area stating that submissions may be made to the local government by a specified day being not less than 14 days from the day the notice is published;
- (c) A sign or signs displaying notice of the proposed use or development to be erected in a conspicuous position on the land for a period of not less than 14 days from the day the notice is erected.

The Zoning of the area is Rural Townsite:

Objectives of which is:

To allow for a wide range of land uses such as may be found in a small country town, but subject to preservation of local amenities.

Site Requirements

To be in accordance with the Residential Design Codes.

COMMENT:

The proponent Mr Gordon Burns owner of the Miling Hotel redeveloped the hotel including motel units. The initial plan included attracting contractors and truck drivers who were working in the area to stay at the hotel overnight during the time frame of the contract availing them of the Miling Hotel hospitality.

The issue arose regarding parking of the contractor's vehicles to remove them from the road so they did not become a traffic hazard. The blocks of land including Lots 70 & 71 on the corner of Richardson and Forrest Streets has become available which has prompted Mr Burns seeking to acquire them.

The Shire received a letter of complaint on the 30th July 2014 from Mr Cliff Hill stating that he strongly opposed Mr Burns proposal for parking on the proposed lots due to loud noise from trucks accessing and egressing the lots early morning and in the late evening.

Mr Hill owns four blocks of land next to both lots of land that Mr Burns is requesting permission to use for parking. Next door to Lot 70 there is a large shed previously "Price's Auto Engineering" owned by Mr Hill which is acting as a buffer between the lots of land requesting to be used as a parking lot and next to that further north is a dwelling that is also owned by Mr Hill.

Council is to note when considering this proposal that it is a use not defined under the local town planning scheme and Council is to consider the application with a view to advertising to the community asking if there is any objections.

POLICY REQUIREMENTS:

There is no known policy requirements related to this item.

LEGISLATIVE REQUIREMENTS:

There are no known legislative requirements related to this item.

STRATEGIC IMPLICATIONS:**Outcome 3.1: Appropriate planning and development.**

Strategy 3.1.1: Review, amend and implement the Town Planning Scheme.

Strategy 3.1.2: Develop and implement a Shire growth plan.

Strategy 3.1.3: Provide planning and development advice on major land developments.

Strategy 3.1.4: Ensure quality, consistent and responsive development and building assessment approval processes.

Strategy 3.1.5: Lobby for reduction in headworks charges and payment options for new developments.

Strategy 3.1.6: Support the conservation and maintenance of heritage buildings, heritage items and places of interest.

Strategy 3.1.7: Facilitate the development of West End for expansion of residential land

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:

Aside from the outstanding rates and charges associated with the subject lots there are not any direct financial implications for Council in considering this matter.

VOTING REQUIREMENTS

Simple Majority Required

COUNCIL RESOLUTION

117/14 Moved Cr Pond, seconded Cr Gardiner that Council

- 1. acknowledge and receive the planning application from proponent Mr Gordon Burns who is proposing to purchase Lot 70 Great Northern Highway and Lot 71 Richardson Street Miling for the purpose of parking heavy vehicles associated with the hospitality operations of the Miling Hotel;***
- 2. Advertise the planning application in accordance with the provisions of the Shire of Moora Local Planning Scheme No 4 as outlined in the report to Council considered on 17 September 2014.***

CARRIED 5/0

11.2 MILING HOTEL – ADDITIONAL MOTEL UNITS

FILE REFERENCE: TP/PA08/1415

REPORT DATE: 16 September 2014

APPLICANT/PROPONENT: Mr Gordon Burns

OFFICER DISCLOSURE OF INTEREST: Nil

PREVIOUS MEETING REFERENCES: Nil

AUTHOR: Peter Williams, Manager Development Services

ATTACHMENTS: Plans

PURPOSE OF REPORT:

A late item has been received by Proponent Mr Gordon Burns, owner of the Miling Hotel located at Lot 101 Great Northern Highway in the Township of Miling. Council is requested to consider his application to install 7 donger type habitation units to cater for 20 patrons at his hotel.

BACKGROUND:

This is a project that was initially proposed however fell through due to financing issues and was left off the original proposal for the Hotel. The Zoning of the site Lot 101 Great Northern Highway, Miling is Rural Townsite and the Objectives of which are:

To allow for a wide range of land uses such as may be found in a small country town, but subject to preservation of local amenities.

Site Requirements

To be in accordance with the Residential Design Codes.

The Motel type units are part of the Hotel and its licence, so hotel is a type approved in the Shire of Moora Town Planning Scheme Zoning Table with a “D” Classification (approved use subject to Council approval) and needs no advertising.

COMMENT:

The motel type units will attract people to stay in Miling and will benefit the local community and businesses in the Town site.

The extra units will place extra pressure on the effluent disposal system but the system was over designed in the first place to accommodate extra people so it should handle any extra loading.

POLICY REQUIREMENTS:

No policy requirements

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

COUNCIL RESOLUTION

118/14 Moved Cr Seymour, seconded Cr Pond that Council grant planning approval to Miling Hotel proprietor Mr Gordon Burns to add 7 motel type accommodation units to the rear of his hotel property to accommodate an extra 20 persons at the Miling Hotel located at Lot 101 Great Northern Highway Miling subject to:

- ***Units not blocking the laneway next to the Hotel;***
- ***No cars to be parked in the laneway;***
- ***Sufficient rubbish bins to be made available to cater for waste from the units;***
- ***A professional finished design proposal to be put forward to the Shire of Moora of the completed units showing their layout;***
- ***An as constructed diagram of plumbing layout of the 7 units to be submitted to the Shire Development Services Department once completed.***
- ***A Building Licence be submitted to the Shire of Moora Building Department for the works already carried out.***

CARRIED 5/0

11.3 IPADS PURCHASE FOR COUNCILLOR AND EXECUTIVE GOVERNANCE FUNCTION

FILE REFERENCE: F/BUAI & EM/COAI
REPORT DATE: 10 September 2014
APPLICANT/PROPONENT: Deputy Chief Executive Officer, David Trevaskis
OFFICER DISCLOSURE OF INTEREST: Nil
PREVIOUS MEETING REFERENCES: Nil
AUTHOR: David Trevaskis, Deputy Chief Executive Officer
ATTACHMENTS: Nil

PURPOSE OF REPORT:

A late item has been requested by Councillor Chris Hawkins to approve the purchase of Councillor IPADs from Wallis Computer Solutions as a paperless option for council affairs. The purchase is dependent on confirmation of a quote from Wallis Computer Solutions valued at no more than \$36,000 in total over three years.

BACKGROUND:

The use of IPADs as a paperless option for Council meetings/agendas and other Councillor correspondence is considered an efficient and possibly less expensive way for documents to be presented and reviewed. Nathaniel Wallis from Wallis Computers attended the Shire of Moora Briefing Session on 20 August and presented some different options for Council to consider if deciding to purchase IPADs for Councillor affairs. This including discussing the different types of tablets, software, internet, training and support options that are available.

COMMENT:

A committee was appointed on 20 August in order to consider the proposal that was presented by Nathaniel Wallis, it consisted of Councillors Chris Hawkins and Marcus Holliday. After consideration the Committee recommended to Council at the Briefing Session on 17 September to purchase IPADs for Councillors with the following specifications for each tablet:

- Tablets – IPAD Air Cellular
- Hardware – Carrying Case and Keyboard
- Software – Google Dropbox, Adobe Acrobat and PDF expert
- Internet – 12GB 12 months prepaid
- Training – Basic level training offered by Wallis Computers Solutions
- Support – No support or maintenance contract

POLICY REQUIREMENTS:

No policy requirements

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 is \$30,000 allocated in the 2014/15 budget for the purchase of Computing Equipment including councillor IPADs.

VOTING REQUIREMENTS

Simple Majority Required

COUNCIL RESOLUTION

119/14 Moved Cr Hawkins seconded Cr Pond that Council approve the purchase of 13 IPADs (9 for Councillors and 4 for Managers) at a cost not exceeding \$36,000 over a 3 year term as a paperless option for the conduct of council's governance function.

CARRIED 5/0

12. MATTERS FOR WHICH THE MEETING MAY BE CLOSED

Nil

13. CLOSURE OF MEETING

There being no further business, the Presiding Member thanked the members of the public for their attendance and input and invited all to stay for fellowship.

The meeting was declared closed at 7.34pm.

CONFIRMED

PRESIDING MEMBER