



Ordinary Council Meeting Minutes

Date: 20 April 2011

Please Note: These minutes and the decisions recorded therein have not as yet been confirmed by Council as a true and accurate record of the meeting.

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
MINUTES OF THE ORDINARY MEETING OF COUNCIL
HELD IN THE COUNCIL CHAMBERS, MOORA
20 APRIL 2011

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1. DECLARATION OF OPENING & WELCOME OF VISITORS

The Shire President declared the meeting open at 5.40pm, welcomed visitors and announced:

"Acknowledgment of Country"

I would like to show my respect and acknowledge to the traditional owners of this land and acknowledge their contribution to the Shire of Moora as I do for all its people.

2. DISCLAIMER READING

The Shire President read the following disclaimer:

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.

3. ATTENDANCE

SA Bryan	-	Shire President
CE Gardiner	-	Councillor
AR Tonkin	-	Councillor
SJ Pond	-	Councillor
DV Clydesdale-Gebert	-	Councillor
JW McLagan	-	Councillor
R Keamy	-	Councillor
CD Hawkins	-	Councillor
OC Cocking	-	Councillor
LM O'Reilly	-	Chief Executive Officer
JL Greay	-	Manager Engineering Services
L J Parola	-	Manager Finance & Corporate Services
R L McCall	-	Manager Community & Economic Development
E N Ross	-	Manager Health, Building & Planning Services

APOLOGIES:

Nil

PUBLIC:

Nil

4. DECLARATIONS OF INTEREST

Nil

5. QUESTIONS BY THE PUBLIC IN ACCORDANCE WITH SECTION 5.24 OF THE ACT

Nil

6. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Nil

7. APPLICATIONS FOR LEAVE OF ABSENCE

Nil

8. PETITIONS AND MEMORIALS

Nil

9. ANNOUNCEMENTS BY THE SHIRE PRESIDENT

Advised that she and Cr Tonkin had attended the ANZAC Day memorial services at Central Midlands Senior High School and Moora Primary School on April 19 which were both excellent.

Cr Hawkins attended a Local Health Advisory Committee meeting.

Cr Clydesdale-Gebert attended the Chamber of Commerce meeting on April 14. The guest speaker Ms Anne Driscoll, Commissioner for Consumer Protection gave a presentation which was well received.

Cr Tonkin agreed with Cr Bryan's comments on the school's ANZAC services. He also attended the Watheroo Primary School service on Monday. All services were a real credit to the teachers and students involved.

Cr Tonkin attended the Rural Water Council meeting with the Chief Executive Officer on April 11.

Cr Gardiner attended the Avon Midland Zone Conference at Cervantes.

The Shire President advised that she had received a letter from the Leader of the Opposition, Hon Tony Abbott in response to a letter written to him regarding Constitutional Recognition of Local Government, he supports it.

The Shire President advised that she had also received a letter from the Wheelchair Sports WA Association thanking both Rotary & the Shire for their 'Event of the Year Award' and they look forward to their visit to Moora being an annual event.

10. CONFIRMATION OF MINUTES OF THE PREVIOUS MEETING**10.1 ORDINARY COUNCIL MEETING - 16 MARCH 2011****COUNCIL RESOLUTION**

35/11 Moved Cr Bryan, seconded Cr McLagan that the Minutes of the Ordinary Meeting of Council held on 16 March 2011, be confirmed as a true and correct record of the meeting.

CARRIED 9/0

10.2 SPECIAL COUNCIL MEETING - 24 MARCH 2011**COUNCIL RESOLUTION**

36/11 Moved Cr Bryan, seconded Cr Gardiner that the Minutes of the Special Meeting of Council held on 24 March 2011, be confirmed as a true and correct record of the meeting.

CARRIED 9/0

11. REPORTS OF OFFICERS**11.1 ADMINISTRATION****11.1.1 ASSET MANAGEMENT IMPROVEMENT STRATEGY**

FILE REFERENCE: S/AMPI
REPORT DATE: 11 April 2011
OFFICER DISCLOSURE OF INTEREST: Nil
PREVIOUS MEETING REFERENCES: N/A
AUTHOR: Jenn Dodd, Project Officer
ATTACHMENTS: Asset Management Improvement Strategy

PURPOSE OF REPORT:

To adopt an Asset Management Improvement Strategy to direct Council's Asset Management Improvement Project.

BACKGROUND:

Council has commenced the Western Australian Asset Management Improvement (WAAMI) Program with the assistance of a facilitator through WALGA. As part of the program, Council needs to adopt an Asset Management Improvement Strategy to guide its progress through the WAAMI Program.

COMMENT:

A number of key staff from across the organisation have formed an Asset Management Group to participate in the WAAMI Program. The group have drafted the attached Strategy for Council to endorse.

The Strategy sets out in a structured way, the key tasks that the Shire of Moora intends to resource over the next five years in order to ensure that its assets are managed on a sustainable basis. This will assist in ensuring that the Shire continues to deliver services in line with community expectations, consistent with the Council's Strategic Plan and adopted Forward Capital Works Plan.

Once adopted, the Strategy will be used to direct staff resources, and will be reported on by the Asset Management Group on a quarterly basis, updated annually and reviewed in full every three years in conjunction with the Long Term Financial Plan and Community Strategic Plan.

POLICY REQUIREMENTS:

In September 2010, Council adopted an Asset Management Policy. This Strategy is in keeping with the policy.

LEGISLATIVE REQUIREMENTS:

There are no legislative requirements at this time.

STRATEGIC IMPLICATIONS:

This Strategy will be set an important strategic direction for the organisation, and is linked to Council's Strategic Plan and Forward Capital Works Plans.

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 a number of activities that will require additional resources to be bought into the organisation and funded in future budgets.

VOTING REQUIREMENTS

Simple Majority Required

**COUNCIL RESOLUTION
(MANEX RECOMMENDATION)**

37/11 Moved Cr Clydesdale-Gebert, seconded Cr Bryan that Council adopt the attached Asset Management Improvement Strategy for March 2011 to July 2016.

CARRIED 5/4

11.2 FINANCIAL DEVELOPMENT

11.2.1 LIST OF PAYMENTS AUTHORISED UNDER DELEGATION 1.31

REPORT DATE: 5 April 2011
OFFICER DISCLOSURE OF INTEREST: Nil
AUTHOR: Katie Bailey, Finance Officer – Creditors and Records
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 (MANEX RECOMMENDATION)
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38/11 Moved Cr Hawkins, seconded Cr McLagan that Council notes and endorses the Payments from the Municipal and Trust Funds made under delegation 1.31

Municipal Fund	Cheques 60253 to 60293	\$85,310.44
Direct Debits	EFT 5816 to 5965	\$254,201.16
	Net Pays – PPE 15 March 2011	\$76,007.05
	Net Pays – PPE 29 March 2011	\$77,132.60
	Credit Cards to 12/03/2011	\$1,727.41
Trust Fund	Cheques 4683 to 4690	\$457.50
Total		<u>\$494,836.16</u>

CARRIED 9/0

11.2.2 STATEMENT OF FINANCIAL ACTIVITY FOR PERIOD ENDED 31 MARCH 2011

REPORT DATE: 13 April 2011

OFFICER DISCLOSURE OF INTEREST: Nil

PREVIOUS MEETING REFERENCES: Nil

AUTHOR: Katie Bailey Finance/Records Officer

ATTACHMENTS: Statement of Financial Activity for the Period Ended 31 March 2011

PURPOSE OF REPORT:

To note and receive the Statement of Financial Activity for the period ended 31 March 2011.

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 2010/11 adopted budget.

VOTING REQUIREMENTS

Simple Majority Required

**COUNCIL RESOLUTION
(MANEX RECOMMENDATION)**

39/11 Moved Cr Hawkins, seconded Cr McLagan that Council notes and receives the Statement of Financial Activity for the period ended 31 March 2011.

CARRIED 9/0

11.2.3 RATES REVIEW & STRATEGY

FILE REFERENCE: F/BUA1
REPORT DATE: 13 April 2011
OFFICER DISCLOSURE OF INTEREST: Nil
PREVIOUS MEETING REFERENCES: Nil
AUTHOR: Leanne Parola, Manager Finance & Corporate Services
ATTACHMENTS: Rates Review
 Rating Strategy

PURPOSE OF REPORT:

For Council to consider the outcome of a Rates Review carried out and to adopt a Rating Strategy.

BACKGROUND:

During the adoption of the 2010/11 Budget, a number of Councillors requested that the method of rating used by the Shire of Moora be reviewed and a report be prepared for Council to consider before drafting the 2011/12 Budget.

COMMENT:

Staff have carried out the attached Rates Review utilising information purchased from Ray Hadlow Consulting, which provides information on the rates charged by all local governments in Western Australia, the 2009/10 Annual Reports of other local governments off the internet and statistics published in the 2011 WALGA Municipal Directory.

The Rates Review was workshopped with Councillors at a Councillors' Briefing Session held on 16 March 2011 and 6 April 2011

The attached Rating Strategy has been prepared taking the feedback of Councillors into account. It will be a useful tool in guiding future budgets, and in communicating the methodology used to set rates etc to members of the public.

Council Policy 9.3 currently provides an exemption from municipal rates to the following properties which are owned by local community groups -

- (a) Moora Frail Aged Lodge, lot 394 Dandaragan Street, Moora (GG 8 Dec 1989)
- (b) Moora Tennis Club Inc lots M34, 35, 36, 37, 38, 39 Gardiner Street, Moora, while used as a Tennis Club as tennis courts.
- (c) Moora Lakeview Golf Club Loc 2444, Loc 966 Lot 1.
- (d) Miling Golf Club Loc 3813

While these properties are not charged a municipal rate, they do pay rubbish and sewerage rates and the emergency services levy.

A written request has been received from the Moora Arts and Crafts Society (Inc) for a reduction in their rates for their property at Lot 407 Roberts Street Moora. In 2010/11 their municipal rates were \$662.90.

It would be appropriate for policy 9.3 to be amended to include the Moora Arts and Crafts Society (Inc) to provide an exemption for their municipal rates, with rubbish and sewerage rates still to be paid in keeping with other non profit community groups.

POLICY REQUIREMENTS:

There are no policy requirements in this regard.

LEGISLATIVE REQUIREMENTS:

There is no legislative requirement for a local government to carry out a rates review or publish a rating strategy. Council is however required to comply with the Local Government Act 1995 and Local Government (Financial Management) Regulations 1996 when setting rates etc.

STRATEGIC IMPLICATIONS:

By adopting a Rating Strategy, Council will be setting the strategic direction for the Shire in the future and will impact on its ability to fund its services to the ratepayers.

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 for the current financial year, however it will impact on future budgets.

VOTING REQUIREMENTS

Simple Majority Required

**COUNCIL RESOLUTION
(OFFICER RECOMMENDATIONS)**

40/11 Moved Cr Pond, seconded Cr Bryan that Council:

- 1) *Accept the Rates Review as attached*
- 2) *Adopt the Rating Strategy as attached*
- 3) *Update policy 9.3 'Land Exempt from Rating' to include the Moora Arts and Crafts Society Inc, Lot 407 Roberts Street Moora*

CARRIED 9/0

11.2.4 LOCAL GOVERNMENT ORDINARY ELECTIONS: 2011

FILE REFERENCE: EM/ELC4

REPORT DATE: 11 April 2011

OFFICER DISCLOSURE OF INTEREST: Nil

PREVIOUS MEETING REFERENCES: N/A

AUTHOR: Leanne Parola, Manager Finance & Corporate Services

ATTACHMENTS: Nil

PURPOSE OF REPORT:

For Council to resolve to appoint the Western Australian Electoral Commission to carry out the 2011 Ordinary Election as a Postal Election.

BACKGROUND:

Until 2009 the Shire of Moora Local Government elections were managed in house as it was seen as a cost effective means of processing the elections.

Many Local Governments utilise the services of the Electoral Office in managing the election process as it streamlines the process and allows staff to progress other priority areas within the organisation.

In 2009 the Shire of Moora engaged the Western Australian Electoral Commission to carry out the Ordinary Election as a Postal Election.

COMMENT:

Many positive comments were received from Councillors, staff and members of the public in regard to the use of postal voting for the 2009 Ordinary Election.

The benefits in utilising the Electoral Commission included:

- Voter turnout increasing from 27.84% in 2007 to 48.75%.
- Less interruptions to the day to day administration of the Shire
- Administration processes that were streamlined and more efficient reporting due to standardised processes used
- Increased perception of independence of the Returning Officer from Council and staff

The quote obtained from the Electoral Commission as an estimate for the 2011 elections is \$12,000 including GST. This is based on:

- 1,600 electors
- Response rate of 50%
- 4 vacancies
- Count to be conducted at the offices of the Shire of Moora

The quote does not include:

- Non-statutory advertising
- Any legal expenses other than those determined to be borne by the WA Electoral Commission in a Court of Disputed Returns and
- One Local Government staff member to work in the polling place on election day

A letter of agreement has been obtained from the Electoral Commissioner as per the requirements of the Local Government Act 1995.

POLICY REQUIREMENTS:

Nil

LEGISLATIVE REQUIREMENTS:

Requirements of the Local Government Act 1995 section 4.20 (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 would be a cost of approximately \$12,500 to Council if a postal election is conducted by the Western Australian Electoral Commission.

If an 'in person' election is held, an amount of \$15,300 will need be included in the 2011/12 budget, made up of the following:

Relief Senior Staff	7,700
Statutory Advertising	4,600
Staff Costs for Election Day	3,000
TOTAL	\$15,300

VOTING REQUIREMENTS

Absolute Majority Required

COUNCIL RESOLUTION (MANEX RECOMMENDATIONS)

41/11 Moved Cr McLagan, seconded Cr Tonkin that Council

- 1. Declare, in accordance with section 4.20(4) of the Local Government Act 1995, the Electoral Commissioner to be responsible for the conduct of the 2011 ordinary elections together with any other elections or polls which may also be required on that day; and*
- 2. Decide, in accordance with section 4.61(2) of the Local Government Act 1995 that the method of conducting the election will be as a postal election.*

CARRIED by ABSOLUTE MAJORITY 9/0

Note: Council added 'on that day' to the end of point 1 to make clear that the approval was for one Election Day only.

11.2.5 OUTSTANDING DEBTORS

FILE REFERENCE: F/SUDI
REPORT DATE: 14 April 2011
OFFICER DISCLOSURE OF INTEREST: Nil
PREVIOUS MEETING REFERENCES: N/A
AUTHOR: Leanne Parola, Manager Finance & Corporate Services
ATTACHMENTS: Outstanding Sundry Debtors Listing

PURPOSE OF REPORT:

To advise Council of all debts that have been outstanding for 90 days or more as at 13 April 2011.

BACKGROUND:

Council Policy 9.7 requires that at each April meeting of Council, “a detailed listing of all outstanding debtors will be presented. All debts that are 90 days or over shall be listed individually and shall contain such details as:

- (i) Name of debtor (rates need only show assessment number)
- (ii) Nature of debt
- (iii) Age of debt
- (iv) Action that has been taken to date.

Further, at the April meeting of Council a listing of proposed debt write-offs will be presented for Council consideration.”

COMMENT:

One of the comments made by the Auditor in his Management Report for the financial year ended 30 June 2010 was:

Council’s outstanding rates ratio was 7.6% as at 30 June 2010 (7.6% as at 30 June 2009) represented by outstanding rates debtors of \$241,216. Generally, anything over 5% may flag a problem with collection policies and procedures.

Monitoring and collection of outstanding receivables has a direct impact on the cash available to Council. We recommend Council continue to ensure procedures are followed to enable prompt and regular follow up of these balances with a view to reducing rate debtors below the benchmark level of 5%.

The outstanding rates ratio was 9.5% as at 31 March 2011, represented by outstanding rates debtors of \$340,874. At the same time last year, the outstanding rates debtors were \$345,476 which was 9.8% of outstanding rates. At 13 April 2011 outstanding rates were \$325,312.

Several months ago the Shire changed its debt collection agency, and the new company appears to be more proactive than the former one. The attached table of rates outstanding as at 14 April 2011 includes detailed information on the assessments that are more than 90 days in arrears.

The total of sundry debtors at 31 March 2011 was \$77,004 with 51% of debt over 90 days in arrears. The attached table of outstanding debtors as at 13 April 2011 and includes detailed information on the debtors that are more than 90 days in arrears.

POLICY REQUIREMENTS:**9.6 Rates Collection Procedure**

(1) That within 7 days of any rates or service charges falling due for payment, the CEO issue a final notice for recovery of outstanding rates and service charges, allowing 7 days for payment.

(2) That action for recovery be taken after that time, to the extent allowed in the Act.

There are a number of rates debtors that will be sent a letter of final notice allowing 7 days for payment or for payment plans by direct debit to be established. Any ratepayers who do not meet this requirement will be forwarded to the Shire's debt collection agency for further action.

LEGISLATIVE REQUIREMENTS:

Nil

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 a significant amount of outstanding rates and debtors which Council needs to be aware of as it has an impact on the cash flow of the organisation.

VOTING REQUIREMENTS

Simple Majority Required

**COUNCIL RESOLUTION
(MANEX RECOMMENDATION)**

42/11 Moved Cr McLagan, seconded Cr Hawkins that Council note the attached tables of outstanding rates and outstanding debtors as at 13 April 2011.

CARRIED 9/0

11.3 OPERATIONAL DEVELOPMENT

Nil

11.4 COMMUNITY DEVELOPMENT

11.4.1 PROPOSED SUBDIVISION APPLICATION – BOUNDARY REALIGNMENT BETWEEN LOTS 3513 AND 4 WASS ROAD, WALEBING

FILE REFERENCE: PA/

REPORT DATE: 22 March 2011

APPLICANT/PROPONENT: Paul Kraft and Associates

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: Not Applicable

AUTHOR: Liz Bushby, Gray & Lewis Landuse Planners

ATTACHMENTS: Subdivision Plan

PURPOSE OF REPORT:

The Western Australian Planning Commission (WAPC) has referred an application to the Shire for recommendation and comment.

BACKGROUND:

Existing Lots 3513 and 4 are zoned ‘General Agriculture’ under the Shire of Moora Town Planning Scheme No 4 (‘the Scheme’). It should be noted that the ‘Farming’ zone was changed to ‘General Agriculture’ under omnibus Amendment 9, gazetted on 11 March 2011.

There has essentially been a ‘name change’ to the zoning only under Amendment 9, and the zone objectives remain the same as per the original ‘Farming’ zone;

- “(a) to ensure the continuation of broad-hectare farming as the principal land use in the district and encouraging where appropriate the retention and expansion of agricultural activities.
- (b) to consider non-rural uses where they can be shown to be of benefit to the district and not detrimental to the natural resources or the environment.
- (c) to allow for facilities for tourists and travellers, and for recreation uses.”

COMMENT:

Description of Application

The application proposes a boundary re-alignment between two existing lots, and will transfer approximately 168 hectares from existing Lot 3513 into the area of Lot 4. There will not be any increase in the number of lots as summarised below.

Lot number	Existing Area (hectares)	Proposed Area (hectares)
4	1584.7	1754.965
3513	1276.1	1107.8

This application is for a re-approval of a previous identical subdivision application (WAPC 136662) which expires 31 March 2011.

Relevant WAPC Policies

All Rural subdivision is assessed in accordance with WAPC Development Control Policy 3.4. The Policy has a general presumption against subdivision of rural land, however allows for boundary realignments where the number of lots is not increased.

The WAPC is advertising a revised Draft Development Control Policy 3.4 for public comment. The Draft version states that the WAPC will consider rural subdivision 'to realign lot boundaries with no increase in the number of lots'.

Assessment

It is clear when examining the aerial photography that the proposed boundary follows a native vegetation tree line and possibly a drainage line. The boundary is supported as it clearly follows natural features and the resultant lot sizes are conducive to continue agricultural activities so do not conflict with the objectives of the 'General Agriculture' zone.

There is an existing dam on Lot 3513 located in close proximity to the proposed new boundary. It is recommended that Council recommend a condition to the WAPC to ensure the dam is fully contained within one lot area, and not traversed by any new boundary.

Ultimately the final decision will be made by the WAPC, however the application is supported as it is considered to comply with the existing and Draft state planning policy (DC 3.4).

POLICY REQUIREMENTS:

There are no relevant local planning policies. Relevant state planning policy requirements are explained in this report.

LEGISLATIVE REQUIREMENTS:

Planning and Development Act 2005
Shire of Moora Town Planning Scheme No 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, however Landgate mapping suggests the lots may be nearby to an airstrip. Gray & Lewis has contacted the WAPC and recommended the application be referred to Department for Water as it appears to include drainage lines connecting to Capapora Brook.

There are some ribbon areas of native vegetation on the lots and the WAPC has referred the application to the Department of Environment and Conservation (DEC) for comment.

➤ **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:

The Shire pays planning fees to Gray & Lewis for advice.

VOTING REQUIREMENTS:

Simple Majority Required

**COUNCIL RESOLUTION
(MANEX RECOMMENDATIONS)**

43/11 Moved Cr Cocking, seconded Cr McLagan that Council;

- 1. Recommend that the Western Australian Planning Commission approve the application (WAPC: 143852) for a boundary re-alignment between Lots 4 and 3513 Wass Road, Walebing subject to the following conditions;*
 - (i) The applicant to lodge a detailed plan showing the location of remnant vegetation and dams in close proximity to the proposed lot boundary, and shall ensure that all dams are fully located within one lot and not traversed by new boundaries.*
 - (ii) Measures being taken to ensure the identification and protection of any vegetation on the site worthy of retention (by DEC). The proposed subdivision boundary should minimise lot boundary locations crossing any areas of native remnant vegetation for ease of management and conservation. Support for the application should not be construed as support for removal of vegetation.*
- 2. Advise the WAPC that:*
 - (a) The proposed boundary appears to follow a drainage line / tree line however no details were shown on the plan submitted. The Shire seeks to ensure that the lot boundary maximises tree retention and does not traverse the nearby dam. It is noted that the application has been referred to DEC who may make comment on remnant vegetation.*
 - (b) It is recommended that the proposal be referred to Department for Water as the land appears to contain drainage lines associated with Capapora Brook (connected to Moore River). The proposed boundary may follow a drainage line.*
 - (c) Landgate mapping indicates the lots may be near or adjacent to a landing strip.*
- 3. Provide a copy of this report to the WAPC to demonstrate how the application has been assessed.*

CARRIED 9/0

11.5 ENVIRONMENTAL DEVELOPMENT

Nil

11.6 ECONOMIC DEVELOPMENT

Nil

11.7 SPORT AND RECREATION

Nil

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

Nil

13. MOTIONS OF AN URGENT NATURE INTRODUCED BY DECISION OF COUNCIL

Nil

14. NOTICE OF MOTIONS FOR THE NEXT COUNCIL MEETING

Nil

15. MATTERS BEHIND CLOSED DOORS

Nil

16. CLOSURE OF MEETING

There being no further business, the Shire President declared the meeting closed at 6.46pm.

CONFIRMED

PRESIDING MEMBER