

**Shire of Moora
Ordinary Council Meeting
17th June 2015**

NOTICE OF MEETING

Dear Elected Member

The next Ordinary Council Meeting of the Shire of Moora
will be held on **Wednesday 17th June 2015**
in the Council Chambers, 34 Padbury Street, Moora
commencing at **5.30 pm**

AJ Leeson
Chief Executive Officer



12th June 2015

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
17 JUNE 2015
COMMENCING AT 5.30PM

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Separate Attachments

9.1.1 *List of Payments Authorised Under Delegation 1.31*9.1.2 *Statement of Financial Activity for Period Ended 31 May 2015*9.1.3 *Letter and plans*9.1.5 *Letter*

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**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 - 20 MAY 2015**

That the Minutes of the Ordinary Meeting of Council held on 20 May 2015 be confirmed as a true and correct record of the meeting.

8.2 ELECTORS GENERAL MEETING - 15 APRIL 2015

That Council receives the minutes of the Annual General Meeting of Electors for the Year Ended 30 June 2014 held on 15 April 2015, and note the contents.

9. REPORTS OF OFFICERS

9.1 GOVERNANCE AND CORPORATE SERVICES

9.1.1 LIST OF PAYMENTS AUTHORISED UNDER DELEGATION 1.31

REPORT DATE: 8 June 2015

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

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 61997 - 62023</i>	<i>\$49,349.98</i>
	<i>EFT 13574 - 13812</i>	<i>\$504,569.66</i>
	<i>Credit Card 15/04/15 to 14/05/2015</i>	<i>\$4,689.77</i>
	<i>Net Pays – PPE 05/05/2015</i>	<i>\$84,267.01</i>
	<i>Net Pays – PPE 19/05/2015</i>	<i>\$84,328.24</i>
<i>Trust Fund</i>	<i>Cheques 5079 - 5089</i>	<i>\$300.00</i>
<i>Total</i>		<i><u>\$727,504.66</u></i>

9.1.2 STATEMENT OF FINANCIAL ACTIVITY FOR PERIOD ENDED 31 MAY 2015

REPORT DATE: 11 June 2015

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 May 2015

PURPOSE OF REPORT:

To note and receive the Statement of Financial Activity for the period ended 31 May 2015.

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

RECOMMENDATION

That Council notes and receives the Statement of Financial Activity for the period ended 31 May 2015.

9.1.3 WA LOCAL GOVERNMENT ASSOCIATION – 2015 ANNUAL GENERAL MEETING VOTING DELEGATES

FILE REFERENCE: GA/WAL3-2
REPORT DATE: 10 June 2015
APPLICANT/PROPONENT: WA Local Government Association
OFFICER DISCLOSURE OF INTEREST: Nil
PREVIOUS MEETING REFERENCES: Not Applicable
AUTHOR: Alan Leeson, Chief Executive Officer
ATTACHMENTS: Nil

PURPOSE OF REPORT:

To consider nominating two Elected Members as Council's voting delegates at the 2015 Annual General Meeting (AGM) of the Western Australian Local Government Association (WALGA).

BACKGROUND:

Correspondence has been received from WALGA requesting two voting delegates and two proxy delegates for the WALGA AGM to be held on Wednesday 5th August at the commencement of the WALGA Convention.

COMMENT:

Council can nominate either Elected Members or the Chief Executive Officer to act as voting delegates. It is normal practice to nominate the President and Deputy President as the voting delegates or if they are unable to attend another Elected Member.

POLICY REQUIREMENTS:

Nil

LEGISLATIVE REQUIREMENTS:

There are no known legislative requirements related to this item.

STRATEGIC IMPLICATIONS:

There are no strategic implications related to this item.

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 related to this item.

VOTING REQUIREMENTS

Simple Majority Required

RECOMMENDATION

Council advises the Western Australian Local Government Association that Cr Colin Gardiner and Cr Tracy Humphry are the AGM voting delegates representing the Shire of Moora at the 2015 WALGA Convention.

9.1.4 DISPOSAL OF PART RESERVE 43712 – LOT 443 ROBERTS STREET, MOORA

FILE REFERENCE: GA/DOLI

REPORT DATE: 11 June 2015

APPLICANT/PROPONENT: Department of Lands

OFFICER DISCLOSURE OF INTEREST: Nil

PREVIOUS MEETING REFERENCES: Nil

AUTHOR: Chief Executive Officer, Alan Leeson

ATTACHMENTS: Letter, Plans

PURPOSE OF REPORT:

Council to consider as to whether it has any comments/objections to the intended disposal of Lot 443 Roberts Street, Moora (rear block of the Department of Agriculture – Moora).

BACKGROUND:

With the downsizing of the Department of Agriculture (DOA), it is evident the W.A State Government have entered a phase of disposal of superfluous assets. To that end the block behind the main DOA's office is proposed to be sold.

COMMENT:

The applicant is seeking comment from Council in regards to the intended disposal.

From the author's point of view in a more holistic perspective the current DOA office and rear block, the subject of this report, may represent an opportunity for Council to explore the feasibility of Council acquiring the land and buildings for the future purpose of a shire administration building.

Council has been aware for sometime now that the existing shire office is not in the best condition and not all that functional, and to that end Council has extensively examined the benefits and costs around a new shire administration building with potential co-location of Community Resource Centre and visitor servicing.

The current situation with the Department of Agriculture may well represent a possible co-location opportunity with the Shire of Moora, with the current Shire administration centre potentially be refitted/upgraded to a new Community Resource Centre/Visitor Servicing.

POLICY REQUIREMENTS:

Not applicable

LEGISLATIVE REQUIREMENTS:

Land Administration Act 1997

Division 2 — Sale of Crown land**74. Minister's powers as to sale of Crown land**

- (1) The Minister may sell Crown land and may, without limiting the generality of that power —
 - (a) invite expressions of interest in Crown land; and
 - (b) invite public tenders for the purchase of Crown land; and
 - (c) offer for sale or re-offer for sale Crown land at any time; and
 - (d) withdraw Crown land from offer for sale at any time before acceptance of that offer; and
 - (e) lodge positive covenants or restrictive covenants or memorials concerning the performance of conditions of sale of Crown land; and
 - (f) sell Crown land by public auction, public tender or private treaty; and
 - (g) sell Crown land subject to easements or reservations; and
 - (h) sell Crown land by way of terms contracts requiring instalment payments.
- (2) Subject to this Part, the Minister may in relation to Crown land —
 - (a) determine, and alter at any time before sale, conditions and covenants on title, prices, reserve prices, terms, conditions, interest rates and penalty interest rates; and
 - (b) require a performance bond in respect of any such sale; and
 - (c) select by ballot successful applicants for the purchase of Crown land; and
 - (d) pay a commission to a person acting on behalf of the Minister in the sale of Crown land.
- (3) The Minister is not obliged to disclose any reserve price determined in relation to Crown land under subsection (2).

75. Transfer of Crown land in fee simple subject to conditions

- (1) The Minister may transfer Crown land in fee simple subject to such conditions concerning the use of the land (the **specified use**) as the Minister determines.
- (2) For the purposes of this section and of section 76, the unimproved value of conditional tenure land must be calculated as if the use of the land were not subject to any conditions.
- (3) The fee simple of conditional tenure land may be transferred under subsection (1) for a nominal price or a discounted price because of the community benefit to be provided by the proposed development of the conditional tenure land for the specified use.
- (4) When conditional tenure land is used in breach of any condition concerning the specified use —
 - (a) the conditional tenure land is liable to be forfeited under section 35; and
 - (b) the Minister may recover from the holder of the freehold in the conditional tenure land —
 - (i) if the fee simple in the conditional tenure land was transferred under subsection (1) for a nominal price, an amount equal to the unimproved value of the conditional tenure land at the time of that recovery; or
 - (ii) if the fee simple in the conditional tenure land was transferred under subsection (1) for a discounted price, an amount calculated using the following formula —

where —

A is the amount the Minister may recover from the holder of the freehold in the conditional tenure land;

P is the unimproved value of the conditional tenure land at the time the discounted price was paid;

DP is the discounted price;

R is the unimproved value of the conditional tenure land at the time of the recovery,

by action in a court of competent jurisdiction as a debt due to the Crown.

- (5) Neither the fee simple, nor any other estate or interest, in conditional tenure land can be transferred without the written permission of the Minister, which may be given subject to conditions.
- (6) Conditional tenure land cannot become the subject of any licence, mortgage, charge, security or other encumbrance without the written permission of the Minister, which may be given subject to conditions.
- (7) The Minister may by order, on the application of the holder of the freehold in conditional tenure land accompanied, subject to subsection (7a), by payment to the Minister of the relevant amount referred to in subsection (4)(b)(i) or (ii), cancel the conditions to which the use of the conditional tenure land is subject.
- (7a) The Minister may in prescribed circumstances, with the prior approval of the Treasurer, waive in whole or part the payment of the relevant amount referred to in subsection (4)(b)(i) or (ii), subject to such conditions as the Minister determines.
- (8) The rule against perpetuities does not apply to conditions referred to in subsection (1).

[Section 75 amended by No. 59 of 2000 s. 19.]

STRATEGIC IMPLICATIONS:

This matter potentially is of significant strategic importance. It could possibly be an opportunity that would meet a need of the Shire of Moora for the next 20-30 years whilst also meeting a need for additional space as required by the Moora Community Resource Centre in future years.

SUSTAINABILITY IMPLICATIONS:

- **Environment**
There are no known significant environmental implications associated with this proposal.
- **Economic**
Economically the downsizing of the Department of Agriculture in the Moora district has been impacting on the Shire for many years. This trend is continuing and on the evidence may well continue.
- **Social**
There are no known significant social implications associated with this proposal.

FINANCIAL IMPLICATIONS:

From the authors perspective the cost of a new Shire Administration Centre/ Community Resource Centre with additional commercial office space is somewhat off the financial capability of the Shire of Moora without significant external investment from State and Federal Government through regional funding programs. On face value the timing of this item represents a great opportunity for both the state government and the Shire of Moora to investigate the opportunity for;

- Disposal of State Government (Department of Agriculture buildings) located on Lots 401 and 443 to the Shire of Moora with the view to colocation of the Shire of Moora and the Department of Agriculture, which would require an extensive feasibility-investigation as to the benefits and costs associated of such a proposal;
- Provision of more office space to the Moora Community Resource Centre;

- Sustainable utilisation of significant state and local government assets without the need for duplication in building new buildings which inherently comes with the risk of leaving behind substantive buildings that will in all probability have a limited use whilst leaving the burden of ongoing maintenance with little community benefit.

VOTING REQUIREMENTS

Simple Majority Required

RECOMMENDATION

That Council provide the following response to the Department of Lands with respect to the intended disposal of Part Reserve 43712 – Lot 443 Roberts Street Moora;

- ***Council would request the State Government to formally investigate in consultation with the Shire of Moora the potential benefits and costs associated with disposal of State Government (Department of Agriculture buildings) located on Lots 401 and 443 to the Shire of Moora for a nominal fee with the view to colocation of the Shire of Moora and the Department of Agriculture, with the potential primary purpose being Shire Administration Building.***

9.1.5 DISPOSAL OF USED ELEVATED WORK PLATFORM

FILE REFERENCE: S/PLPI

REPORT DATE: 11 June 2015

APPLICANT/PROPONENT: J.G Brassington General Building Service

OFFICER DISCLOSURE OF INTEREST: Nil

PREVIOUS MEETING REFERENCES: Nil

AUTHOR: Alan Leeson, Chief Executive Officer

ATTACHMENTS: Letter

PURPOSE OF REPORT:

Council to consider approving sale of Councils used Snorkel MHP 15/41 Elevated Work Platform which is now superfluous to Councils requirements with the purchase of a new unit in the current financial year.

BACKGROUND:

Council budgeted to changeover the existing unit as part of the 2014/2015 budget. The existing unit was offered for trade and also tendered on the basis of outright purchase.

COMMENT:

The applicant has submitted an offer to purchase the used unit at a price of \$7,500 plus GST.

POLICY REQUIREMENTS:

Not applicable

LEGISLATIVE REQUIREMENTS:

Local Government Function and General Regulations 1996 Section 30(3)

(3) A disposition of property other than land is an exempt from tendering disposition if —

- (a) its market value is less than \$20 000; or
- (b) it is disposed of as part of the consideration for other property that the local government is acquiring for a consideration the total value of which is not more, or worth more, than \$50 000.

Expressions of interest were called for the outright purchase of the unit. One expression was received from J.G Brassington.

STRATEGIC IMPLICATIONS:

There are no strategic implications in consideration of this matter.

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:

Council budgeted \$8,000 for the sale of the unit. There were not any offers made to Council on the basis of trading the existing unit from suppliers of new elevated work platforms.

VOTING REQUIREMENTS

Simple Majority Required

RECOMMENDATION

That Council accept the offer from JG Brassington for the purchase of Councils used Snorkel Elevated Work Platform at a price of \$7,500 plus GST.

9.1.6 FINANCIAL ASSISTANCE GRANTS TO LOCAL GOVERNMENT

FILE REFERENCE: GA/ALGI

REPORT DATE: 11 June 2015

APPLICANTS/PROPONENT: Nil

OFFICER DISCLOSURE OF INTEREST: Nil

PREVIOUS MEETING REFERENCES:

AUTHOR: David Trevaskis, Deputy Chief Executive Officer

ATTACHMENTS: Nil

PURPOSE OF REPORT:

The Australian Local Government Association (ALGA) has requested Council to acknowledge the importance of federal funding through the Financial Assistance Grants (FAGs) program for the continued delivery of councils services and infrastructure.

BACKGROUND:

FAGs are a vital part of the revenue base of all councils, and this year councils will receive \$2.3 billion from the Australian Government under this important program.

The Government's decision in the 2014 Federal Budget to freeze the indexation of FAGs for three years beginning in 2014-15 will unfortunately cost councils across Australia an estimated \$925 million by 2017-18.

ALGA and the state local government associations are seeking the support of Council for the advocacy to have the Federal Government reverse the decision to freeze the indexation of FAGs.

While the FAGs are paid through each state's Local Government Grants Commission, the funding originates with the Commonwealth and it is important it is recognised as such. Council and every other council in Australia have been asked to pass a resolution acknowledging the importance of the Commonwealth's Financial Assistance Grants in assisting Council to provide importance community infrastructure.

Council is also being asked to acknowledge the receipt of Financial Assistance Grants from the Commonwealth in media releases and council publications, including our annual report and to highlight to the media a council project costing a similar size to the FAGs received by Council so that the importance and impact of the grants can be more broadly appreciated.

For the 2014-15 financial year the Shire of Moora received a general purpose cash payment of \$769,034 and a road grants and special projects cash payment of \$678,251. The payments were paid quarterly and total \$1,447,285.

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:

Funding from FAGs is vitally important for Councils ability to deliver services and infrastructure to the community.

VOTING REQUIREMENTS

Simple Majority Required

RECOMMENDATIONS

That Council:

- 1. Acknowledge the importance of federal funding through the Financial Assistance Grants program for the continued delivery of councils services and infrastructure;*
- 2. Acknowledges that the council has received \$1,447,285 in 2014-15; and*
- 3. Will ensure that this federal funding, and other funding provided by the Federal Government under relevant grant programs, is appropriately identified as Commonwealth grant funding in council publications, including annual reports.*

9.1.7 OUTSTANDING DEBTS TO BE WRITTEN-OFF

FILE REFERENCE: F/SUDI

REPORT DATE: 11 June 2015

OFFICER DISCLOSURE OF INTEREST: Nil

PREVIOUS MEETING REFERENCES: N/A

AUTHOR: David Trevaskis, Deputy Chief Executive Officer

ATTACHMENTS: Nil

PURPOSE OF REPORT:

To recommend that Council write-off a number of outstanding debts that have been outstanding for more than 90 days and highly unlikely to be repaid.

BACKGROUND:

A detailed listing of all outstanding debtors was presented to Council at the April Council meeting.

All reasonable action is taken to settle debts including sending final notices and where possible phone calls to the parties involved. Due to the small amounts involved and the unlikelihood they will be repaid without incurring further debt collection costs it is recommended that the below amounts be written off...

1. \$ 1,118.09 - A6395 LOT E70/036383 MINING TENEMENT MOORA WA 6510

Rates were inadvertently imposed on the mining assessment after the mining tenement was surrendered on 28/08/2013 on Schedule M2013/10. Once the tenement was surrendered rates were no longer assessable and therefore all charges applied after this date should be written-off.

2. \$115 – GAIL RUSSEL – CLEANING FEES SHIRE OF MOORA CARAVAN PARK

Debt is 658 days old. The customer is refusing to pay as she disputes the charges that were imposed.

3. \$900 – BRIKLAY PTY LTD – FOOTPATH RENEWAL WITH CROSSOVER

Debt is 1064 days old. Company is in liquidation.

4. \$220 – CHRISTOPHER GEERLINGS – SLASH CLEAN UP 42 GARDINER STREET

Debt is 922 days old. The customer is refusing to pay as he disputes the charges that were imposed.

5. \$99 – COATES HIRE – REPAIRS TO CONCRETE SANDER

Debt is 559 days old. Customer refusing payment as no purchase order was prepared by head office and they have no record of the service being provided.

6. \$176 – COOMBERDALE BADMINTON CLUB – ANNUAL FEES 2013/14

Debt is 693 days old. Club no longer exists.

7. \$59 – JULIAN MCNAMARA – CLEANING OF CHALET 2

Debt is 693 days old. Customer provided incorrect contact details. Administration has been unable to locate customer to request payment.

8. \$200 – LANCE PRIOR – DOG INFRINGEMENT FINES

Debt is 1782 days old. The customer is refusing to pay.

9. \$25 – TRACKMASTER PEST AND WEED – CARD NUMBER 206
Debt is 481 days old. Invoice was issued to incorrect company.

10. \$50 – ROB AND ELAINE JOVANOVIC – FOOD STALL MOORA SHOW
Debt is 651 days old. Customer has not responded to requests for payment.

COMMENT:

Whilst the debts will be written off and no longer appear on the Shire of Moora aged debtors trial balance, where applicable the outstanding balances will be recorded on a 'black list' and potentially reimposed if the affected customers request any future services from the Shire.

POLICY REQUIREMENTS:

9.7 Outstanding Debtors Policy

LEGISLATIVE REQUIREMENTS:

Local Government Act 1995, Part 6, Division 4, s. 6.12

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**
The Shire of Moora wont recover these outstanding rates and charges.
- **Social**
There are no known significant social implications associated with this proposal.

FINANCIAL IMPLICATIONS:

The bad debts will reduce the Shire's carrying value of current assets (sundry debtors) and increase operating expenses for the 2014/15 year (bad debt expense).

VOTING REQUIREMENTS

Absolute Majority Required

OFFICER RECOMMENDATIONS

That Council:

1. ***Write off the following rates and charges:***
A6395 Lot E70/03683 Mining Tenement, Moora, WA 6510 \$1118.09
2. ***Write off the following bad debts:***

<i>Gail Russell</i>	<i>\$115.00</i>
<i>Briklay Pty Ltd</i>	<i>\$900.00</i>
<i>Christopher Geerlings</i>	<i>\$220.00</i>
<i>Coates Hire</i>	<i>\$99.00</i>
<i>Coomberdale Badminton Club</i>	<i>\$176.00</i>
<i>Julian McNamara</i>	<i>\$59.00</i>

Lance Prior	\$200.00
Trackmaster Pest & Weed	\$25.00
Rob & Elaine Jovanovic	\$50.00

9.2 **DEVELOPMENT SERVICES**

Nil

9.3 **ENGINEERING SERVICES**

9.3.1 **APPLICATION FOR CONCESSIONAL LOADING**

FILE REFERENCE: S/ROTI

REPORT DATE: 11 June 2015

APPLICANTS/PROPONENT: Stevemacs Bulk Fuel Haulage

OFFICER DISCLOSURE OF INTEREST: Nil

PREVIOUS MEETING REFERENCES: N/A

AUTHOR: John Greay, Manager Engineering Services

ATTACHMENTS: Nil

PURPOSE OF REPORT:

Council recently received an email from Stevemacs Bulk Fuel Haulage requesting consideration for concessional loading into the BP Depot in Gardiner Street and require council approval before making application to Main Roads Heavy Vehicle Operations for a permit.

BACKGROUND:

Stevemacs Bulk Fuel Haulage is currently delivering Bulk Diesel Fuel to many sites throughout Western Australia and have been doing this task for several years, on behalf of BP Kewdale.

They are seeking permission for concessional loading under the Main Roads Concessional Loading Scheme that will enable Stevemacs to operate road trains with a tri-axle dolly configuration resulting in a 23.5tonne weight from a previously 20tonne weight.

The result of this combination will result in a larger load that will be distributed to customers, this cutting down the amount of loads that are currently being distributed resulting in less traffic.

They are carting Dangerous Goods Petroleum products such as Diesel, ULP and Premium ULP from the BP Kewdale terminal to the Moora Great Southern Depot, located at 159 Gardiner Street Moora, Lot 103 - 107.

They will travel along Gardiner Street, until they arrive at the depot.

They estimate that their fleet would have approximately 1 vehicle movement per week between Monday to Friday and occasionally weekend loads. During seeding and harvesting then there will be an increase to keep up to the customer requirement.

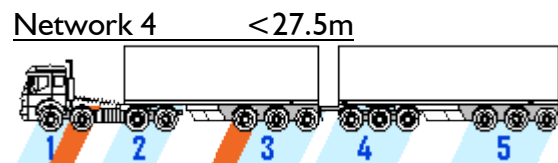
Their deliveries will be on going for the life of the contract with Great Southern Fuels. Current loads are 87.5T and they will be carting 98.0T under the Concessional Loading permit from Main Roads WA.

The type of vehicle combination will be a Network 4 class as shown in the below diagram.

Registration and combinations for these vehicles are as follows;

Network 4

Prime mover	Lead Tanker	Dolly	Follower Tanker
ICKR091	ITFD594	FIXED	ITFD595
ICKR092	ITFD596	FIXED	ITFD597
ICKR093	ITFD598	FIXED	ITFD599
ICBR572	ITEI423	ITEI424	ITEI425
IDBL420	GSF044	9RL914	GSF042
ICXD921	ITJP803	ITJW934	ITJZ798
IEAB263	ITCP334	ITCP335	ITCP336
ICTU865	ITLF977	FIXED	ITLF978



COMMENT:

As time passes council will come under increasing pressure to approve of these types of load requests. In this instance we are looking at only about 600 metres of local road as the rest of their journey is on state road network.

POLICY REQUIREMENTS:

4.8 Council's Heavy Transport Vehicle Policy.

Originally adopted by Council on 20th May 1998

Council's Policy which allows various heavy vehicle configurations to travel on designated roads is detailed as under -

The conditions as under form part of the policy

1. The Main Roads issues permits in accordance with this Policy, which means that the contractor/owner does not have to contact the Shire Office.
2. Adjoining landowners to excluded roads may apply to Council for one-off approval to cart to or away from their property.
3. Should heavy seasonal activity or weather conditions cause damage to occur to a Council road then Council retains the right to temporarily remove that road from the list of approved roads.
4. Local vehicles requiring a MRWA permit are allowed access from the contractor's (Moora) depot to the permitted heavy vehicle route by the shortest practical route provided that such access is a bitumen road not less than 6.5 metres wide.

5. The route through Moora for vehicles requiring a MRWA permit must be via Clinch Street from Gardiner Street to Roberts Street, Roberts Street from Clinch Street to Dandaragan Street, Tootra Street to Gardiner Street.
6. Roads on which vehicles requiring a MRWA permit are not allowed to travel are those designated 'light traffic only' i.e., Madgingarra Road, Berkshire Valley Road.

NOTE: Applicable from 16 July, 1997.

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 may be some future financial implications if the approval generates additional wear and tear to the pavement

VOTING REQUIREMENTS

Simple Majority Required

RECOMMENDATION

Council approve a trial period of six months for Stevemacs Bulk Fuel Haulage to deliver bulk fuels into the BP Depot, Gardiner Street, Moora in which time it will allow staff time to monitor for any road pavement degradation that can be attributed to the concessional load activity.

10. REPORTS OF COMMITTEES

GENERAL PURPOSE COMMITTEE MEETING – 3 JUNE 2015

10.1 SHED EXTENSION – LOT 99 PADBURY STREET, MOORA

FILE REFERENCE: TP/PA30/1415
REPORT DATE: 25 May 2015
APPLICANT/PROPONENT: Rob James & Pam Taylor
OFFICER DISCLOSURE OF INTEREST: Nil
PREVIOUS MEETING REFERENCES: Nil
AUTHOR: Len deGrussa, Principal Building Surveyor
ATTACHMENTS: Plans

PURPOSE OF REPORT:

The applicants request Council planning approval to extend an existing shed on their property located at Lot 99 Padbury Street (corner of Brown Street) Moora.

The existing shed is a steel framed structure 16m long x 9m wide x 3.5m eaves height (4.706m ridge height) being 144 square metres in floor area.

They wish to double the size by adding another four (4) bays of similar construction to increase the floor area by another 144 square metres giving a total of 288 square metres. Furthermore, the applicants seek approval to construct a 9m wide open lean-to to the rear of the shed and a 4m wide open verandah to the front.

BACKGROUND:

Lot 99 Padbury Street has an area of 7.1427 ha and is zoned rural-residential so is not dependant on R-Codes regulations or Shire of Moora Outbuildings Policy.

VOTING REQUIREMENTS

Simple Majority Required

COMMITTEE RECOMMENDATION

Council approve the planning application of Rob James and Pam Taylor to extend their existing 144 square metre steel framed shed by the addition of another 144 square metres of similar construction with a 9m wide open lean-to to the rear and a 4m wide open verandah to the front on Lot 99 Padbury Street, Moora.

Approval will be subject the following conditions:

- No development can take place until a building permit has been issued subject to the Building Code of Australia (BCA), the Building Act 2011 and the Shire of Moora Local Planning Scheme No 4.*

10.2 CARPORT – LOT 1 RILEY ROAD, MOORA

FILE REFERENCE: TP/PA29/1415 (PA/249-1)

REPORT DATE: 28 May 2015

APPLICANT/PROPONENT: GJ Watts and Co

OFFICER DISCLOSURE OF INTEREST: Nil

PREVIOUS MEETING REFERENCES: Nil

AUTHOR: Chief Executive Officer, Alan Leeson

ATTACHMENTS: Plans

PURPOSE OF REPORT:

A Town Planning application has been received from Proponent GJ Watts and Co seeking Councils permission to construct and new carport at Lot 1 Riley Road, Moora.

BACKGROUND:

The proposal is to construct a 51.84m² carport attached to the western side of the residence.

COMMENT:

The Proponent is proposing to construct the new carport with steel galvanised posts/rafters and roof to be zincalume sheets with colorbond gutters.

VOTING REQUIREMENTS

Simple Majority Required

COMMITTEE RECOMMENDATION

Council approve the planning application submitted by proponent GJ Watts and Co on behalf of property owner K Andrews to construct a new 51.84m² carport on the western side of the residence of Lot 1 Riley Road, Moora subject to:

- *No second hand materials being used;*
- *Building plans must be submitted and approved prior to any construction taking place and must be constructed in accordance with the requirements of Building Code of Australia (BCA), the Building Act 2011 and the Shire of Moora Local Planning Scheme No 4.*

10.3 RESTORATION OF VERANDAH – LOT 2 DANDARAGAN STREET, MOORA “PURSER’S BUTCHERS”

FILE REFERENCE: TP/PA31/1415 (PA/59)

REPORT DATE: 28 May 2015

APPLICANT/PROPONENT: Nusteel Patios and Sheds

OFFICER DISCLOSURE OF INTEREST: Nil

PREVIOUS MEETING REFERENCES: Nil

AUTHOR: Chief Executive Officer, Alan Leeson

ATTACHMENTS: Plans

PURPOSE OF REPORT:

A Town Planning application has been received from Proponent Nusteel Patios and Sheds seeking Councils permission to restore the verandah on the front of the butcher shop located at Lot 2 #15 Dandaragan Street, Moora.

BACKGROUND:

The proposal is to restore in line with the original verandah on the building. The only difference aside from aesthetics is the new verandah posts that will be parallel to the kerb line. The posts will be the same distance and in line with posts outside the Moora Pharmacy and Chiropractors.

COMMENT:

The Proponent is proposing to construct a new verandah with wooden lather posts, colorbond on the roof and bullnose verandah.

VOTING REQUIREMENTS

Simple Majority Required

COMMITTEE RECOMMENDATION

Council approve the planning application submitted by proponent Nusteel Patios and Sheds Moora on behalf of and with the approval of owner Gary Purser to construct a new verandah out the front of Lot 2 Number 15 Dandaragan Street Moora subject to:

- *Provision of dial before you dig relevant to erection of new veranda posts;*
- *Verandah posts shall be on the same alignment as other verandah’s constructed along Dandaragan Street business premises between Padbury and Roberts Street;*
- *No second hand materials are permitted and roof shall be colorbond (zincalume not permitted);*
- *Building plans must be submitted and approved prior to any construction taking place and must be constructed in accordance with the requirements of the Building Code of Australia (BCA), the Building Act 2011 and the Shire of Moora Local Planning Scheme No 4.*
- *The Shire of Moora to be notified as to when works will occur in order to ensure the paving is restored to the 2satisfaction of the Shire of Moora.*

11. **ELECTED MEMBER MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**
12. **NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF COUNCIL**
13. **MATTERS FOR WHICH THE MEETING MAY BE CLOSED**
14. **CLOSURE OF MEETING**