

**Shire of Moora
Ordinary Council Meeting
21st September 2016**

NOTICE OF MEETING

Dear Elected Member

The next Ordinary Council Meeting of the Shire of Moora
will be held on **Wednesday 21st September 2016**
in the Watheroo Pavilion, Watheroo
commencing at **6.30 pm**



AJ Leeson
Chief Executive Officer

16th September 2016

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
21 SEPTEMBER 2016
COMMENCING AT 6.30PM

TABLE OF CONTENTS

1. DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS	7
1.1 DECLARATION OF OPENING.....	7
1.2 DISCLAIMER READING	7
2. ATTENDANCE / APOLOGIES / APPROVED LEAVE OF ABSENCE	7
3. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE	7
4. PUBLIC QUESTION TIME	7
5. PETITIONS AND PRESENTATIONS.....	7
6. APPLICATIONS FOR LEAVE OF ABSENCE.....	7
7. ANNOUNCEMENTS BY THE PRESIDING MEMBER.....	7
8. CONFIRMATION OF MINUTES	7
8.1 ORDINARY COUNCIL MEETING - 17 AUGUST 2016	7
9. REPORTS OF OFFICERS.....	8
9.1 GOVERNANCE AND CORPORATE SERVICES.....	8
9.1.1 LIST OF PAYMENTS AUTHORISED UNDER DELEGATION 1.31	8
9.1.2 STATEMENT OF FINANCIAL ACTIVITY FOR PERIOD ENDED 31 AUGUST 2016	10
9.1.3 TENDER 04/2016 - LEASE OF LAND PORTION OF LOT 231 CLARKE STREET, MOORA ...	12
9.1.4 MIDLANDS CENTRES AGED HOUSING DEVELOPMENT BUSINESS CASE.....	14
9.1.5 CORPORATE BUSINESS PLAN REVIEW AND REPRIORITISATION.....	17
9.1.6 BANKRUPT ESTATE A1012 – RATES AND CHARGES WRITE-OFF	19
9.2 DEVELOPMENT SERVICES.....	21
9.2.1 RELOCATED HOUSE FROM CARRICK TO CLINCH STREET	21
9.2.2 LOT 96/120 MELBOURNE STREET NEW DWELLING	24

9.3 ENGINEERING SERVICES.....	26
9.3.1 WIDENING AND REALIGNMENT OF THE GREAT NORTHERN HIGHWAY – MILING BYPASS, MILING	26
10. ELECTED MEMBER MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN	28
11. NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF COUNCIL.....	28
12. MATTERS FOR WHICH THE MEETING MAY BE CLOSED	28
13. CLOSURE OF MEETING	28

* 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 2016*
- 9.1.3 *Map*
- 9.1.4 *Email / business case*
- 9.1.5 *Corporate Business Plan, Long Term Financial Plan and
 Asset Management Strategy*
- 9.1.6 *Trustee Letter (PCI Insolvency)*
- 9.2.1 *Plans*
- 9.2.2 *Plans*
- 9.3.1 *Maps - drawings*

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**APPROVED LEAVE OF ABSENCE**

MR Pond - Deputy Shire President
El Hamilton - Councillor

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 - 17 AUGUST 2016**

That the Minutes of the Ordinary Meeting of Council held on 17 August 2016 be confirmed as a true and correct record of the meeting.

9. REPORTS OF OFFICERS

9.1 GOVERNANCE AND CORPORATE SERVICES

9.1.1 LIST OF PAYMENTS AUTHORISED UNDER DELEGATION 1.31

REPORT DATE: 6 September 2016

OFFICER DISCLOSURE OF INTEREST: Nil

AUTHOR: David Trevaskis, Deputy Chief Executive Officer

SCHEDULE PREPARED BY: Alida Fitzpatrick, Finance Creditors/Debtors 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 62175 to 62186</i>	<i>\$13,986.61</i>
	<i>EFT 16080 to 16215</i>	<i>\$387,131.63</i>
	<i>Credit Card 15/07/16 to 14/08/16</i>	<i>\$16,310.61</i>
	<i>Net Pays – PPE 09/08/16</i>	<i>\$97,140.14</i>
	<i>Net Pays – PPE 23/08/16</i>	<i>\$100,048.04</i>
	<i>Direct Debits 10759.1 to 10793.13</i>	<i>\$50,596.27</i>
<i>Trust Fund</i>	<i>Cheques 5207 to 5210</i>	<i>\$11,911.09</i>
<i>Total</i>		<i><u>\$677,124.39</u></i>

9.1.2 STATEMENT OF FINANCIAL ACTIVITY FOR PERIOD ENDED 31 AUGUST 2016

REPORT DATE: 14 September 2016

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 2016

PURPOSE OF REPORT:

To note and receive the Statement of Financial Activity for the period ended 31 August 2016.

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 2016/17 adopted budget.

VOTING REQUIREMENTS

Simple Majority Required

RECOMMENDATION

That Council notes and receives the Statement of Financial Activity for the period ended 31 August 2016.

9.1.3 TENDER 04/2016 - LEASE OF LAND PORTION OF LOT 231 CLARKE STREET, MOORA

REPORT DATE: 14 September 2016

OFFICER DISCLOSURE OF INTEREST: Nil

PREVIOUS MEETING REFERENCES: 18/5/16 (69/16), 27/6/2016 (98/16)

AUTHOR: Alan Leeson, Chief Executive Officer

ATTACHMENTS: Map

PURPOSE OF REPORT:

Tenders for lease of portion of Lot 231 Clarke Street, Moora were recently called, closing on the 31st August 2016. The lease tender was offered on an initial term of 5 years, with an option for a further 5 years, commencing on the 1st October 2016.

BACKGROUND:

Two tenders have been received from two separate businesses operating out of Moora. (Copies of the tenders have been uploaded under separate cover).

COMMENT:

There have been a number of informal approaches made in relation to lease of the compound/sheds which front Clarke Street, Moora.

POLICY REQUIREMENTS:

Council does not have a policy in relation to this matter.

LEGISLATIVE REQUIREMENTS:

Local Government Act 1995 – Section 3.58

STRATEGIC IMPLICATIONS:

Council acquired the land in order to give long term flexibility to it in relation to future planning for recreation and associated infrastructure that is not currently located at the Moora Recreation Grounds, namely bowls, tennis and swimming. In the medium term i.e. 10 years there will not be any pressing need for the land to be development and on that basis a commercial lease would make economic sense.

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:

It was somewhat unknown that the financial implications of leasing the land would be. The lease tender was formulated on the basis of an initial 5 year lease with a 5 year option for the approved tenderer.

Tender 1

\$20,000 per annum plus GST (conforming tender) – Fuel Distributors W.A

Tender 2

\$15,000 per annum plus GST (conditional on a 2 year term with a two year option) – (non-conforming tender) – Beattie Haulage

VOTING REQUIREMENTS

Simple Majority Required

RECOMMENDATION

That Council accept Tender 1 submitted from Fuel Distributors W.A for Tender 04/2016 - Lease of Land Portion of Lot 231 Clarke Street, Moora, for a 5 year term, with an option for a further 5 years @ \$20,000 per annum plus GST, subject to the following conditions;

- ***Submission of a formal Local Planning Scheme development application for Council consideration and license approvals from the Department of Mines and Petroleum;***
- ***Formal commencement of lease will be determined subsequent to all relative approvals being considered and granted by relevant authorities.***

9.1.4 MIDLANDS CENTRES AGED HOUSING DEVELOPMENT BUSINESS CASE

REPORT DATE: 14 September 2016
OFFICER DISCLOSURE OF INTEREST: Nil
PREVIOUS MEETING REFERENCES: Nil
AUTHOR: Alan Leeson, Chief Executive Officer
ATTACHMENTS: Email/business case

PURPOSE OF REPORT:

For some months Innovation Central Midlands W.A Inc. (ICMI) and Central Midlands Construction have been working collaboratively with the Executive of the Shires of Dalwallinu, Moora and Wongan-Ballidu and the Wheatbelt Development Commission. The business case seeks to address three key interconnected issues;

- An ageing population profile;
- Outward population migration, and
- A lack of appropriate and affordable housing options for older residents in the Central Midlands.

BACKGROUND:

The business case is in its very final stages in readiness for submission to the Department of Regional Development “Growing the South Fund”. It is intended to deliver 26 independent living units (ILU’s) to three local governments in the Central Midlands as detailed above.

Dalwallinu - 9 Units

Moora – 9 units

Wongan Hills – 8 units

COMMENT:

Some of the key issues/considerations in the formulation of the business case have been;

- Sparse and geographically dispersed ageing populations;
- Aged services under pressure;
- Aged and homecare workforce issues, and
- Significant sustained growth in demand for aged and home care services.

In terms of Moora’s proposed units, provision of land will be the key issue. The business case has been formulated on the speculation of trying to secure suitable land within the Moora Health Precinct. Other alternatives include land adjacent to the Moora Lifestyle Village or even land in the Lee-Steere - Carnaby Place area (near the LandCorp subdivision)

POLICY REQUIREMENTS:

Council does not have a policy in relation to this matter.

LEGISLATIVE REQUIREMENTS:

Local Government Act 1995 – Section 3.58

STRATEGIC IMPLICATIONS:

Aged Care, Aged Housing and Aged Care Services are an area requiring more time, more resources and more attention, not only in the region but the nation. Contemporary business cases across all facets have identified the social and economic benefits of “Aging in Place”

Outcome 1.2: Health, education and family support services that are accessible and meet community needs.

Strategy 1.2.1: Monitor and respond to the level of health service provision.

Strategy 1.2.2: Promote and advocate for programs and services for families.

Strategy 1.2.3: Ensure the provision of childcare services.

Strategy 1.2.4: Advocate for appropriate education facilities and services.

Strategy 1.2.5: Advocate for the implementation of the Master Plan for Aged Care facilities and services.

This proposal most certainly complements all the achievements of the Moora Shire and Moora Community over the past 20 years in terms of development of a true “Health Precinct”.

SUSTAINABILITY IMPLICATIONS:

➤ **Environment**

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

➤ **Economic**

The economic implications of this project through the construction phase are estimated to be in excess of \$22,000,000 into the local Central Midlands economies. Other key benefits identified but not limited to are;

- Population increase through retention of older residents;
- Increase in use of town amenities and businesses;
- Increase of approx. 5.1 fte's

➤ **Social**

Social implications associated with this proposal are;
Housing allowing older residents to age in place with and around friends and family;
Increase in volunteerism

FINANCIAL IMPLICATIONS:

The financial implications for the project are outlined on pages 40 and 41 of the Business Plan. Specifically for the Shire of Moora the implications are detailed hereunder;

SHIRE	ITEM	Cost Per Unit	Year 1	Year 2	Year 3	COST (\$)	RESPONSIBILITY
Number of Units			9	0	0		
Moora	Site works	\$20,000	\$180,000	\$0	\$0	\$180,000	Council
	Survey/Design	\$10,000	\$90,000	\$0	\$0	\$90,000	Council
	Services	\$30,000	\$270,000	\$0	\$0	\$270,000	Council
	9 ILUs @\$202K/unit	\$202,000	\$1,818,000	\$0	\$0	\$1,818,000	RFR
	Driveways/Paving	\$10,000	\$90,000	\$0	\$0	\$90,000	Council
	Footpaths	\$8,000	\$72,000	\$0	\$0	\$72,000	Council

Fencing	\$5,000	\$45,000	\$0	\$0	\$45,000	Council
Landscaping	\$8,000	\$72,000	\$0	\$0	\$72,000	Council
Communal areas	\$2,775	\$24,975	\$0	\$0	\$24,975	Council
Land Provision	\$30,000	\$270,000	\$0	\$0	\$270,000	Council
Project Management	\$10,413	\$93,717	\$0	\$0	\$93,717	RFR/ICMI
Audit	\$178	\$1,602	\$0	\$0	\$1,602	ICMI
TOTAL	\$336,366	\$3,027,294	\$0	\$0	\$3,027,294	

VOTING REQUIREMENTS

Simple Majority Required

RECOMMENDATION

That Council formally endorse the Midlands Centres Aged Housing Development Business Case 2018-2021 prepared on behalf of Innovation Central Midlands W.A Incorporated in partnership and collaboration with the Shires of Dalwallinu, Moora and Wongan-Ballidu and the Wheatbelt Development Commission.

9.1.5 CORPORATE BUSINESS PLAN REVIEW AND REPRIORITISATION

REPORT DATE: 15 September 2016

APPLICANT/PROPONENT:

OFFICER DISCLOSURE OF INTEREST:

PREVIOUS MEETING REFERENCES:

AUTHOR: David Trevaskis, Deputy Chief Executive Officer

ATTACHMENTS: Corporate Business Plan, Long Term Financial Plan and Asset Management Strategy

PURPOSE OF REPORT:

Annual review and reprioritisation of activities to ensure that the Shire is capable of meeting Corporate Business Plan (CBP) priorities and long term priorities established by the Strategic Community Plan 2012 – 2021.

BACKGROUND:

The CBP is the document that evidences the transfer of strategic goals, objectives and outcomes in actions and projects. The CBP covers all the Shire's operations for the four year period July 2016 to June 2020. It is a rolling plan subject to review annually and is integrated with Asset Management and the Long Term Financial Plan.

The Long Term Financial Plan is a 10 year rolling plan (July 2016 – June 2026) that informs the CBP in the activation of Strategic Community Plan priorities. It enables the Shire to set priorities based on resourcing capabilities and is an indicator of the Shire's long term financial sustainability. To retain alignment with the CBP the Long Term Financial Plan needs to be a rolling and iterative document that is subject to annual review.

The Asset Management Strategy prioritises and articulates the delivery of services to the community through the development of Asset Management Plans for each asset class. It should be reviewed regularly (1-2 years) to ensure that it remains relevant through changing times and circumstances.

COMMENT:

In draft form the CBP (July 2016 – June 2017), Long Term Financial Plan (July 2016 – June 2026) and Asset Management Strategy were presented to council for discussion in June 2016 as part of the annual budget process.

The CBP and informing plans will undergo a full review, including community consultation, as part of the 4 year review of the Shire's Strategic Community Plan during the financial year 2016-17.

POLICY REQUIREMENTS:

Nil

LEGISLATIVE REQUIREMENTS:

Regulation 19BA of the Local Government (Administration) Regulations. "corporate business plan means a plan under regulation 19DA that, together with a strategic community plan, forms a plan for the future of a district in accordance with section 5.56"

Regulation 19DA (4) of the Local Government (Administration) Regulations. "A local government is to review the current corporate business plan for its district every year."

STRATEGIC IMPLICATIONS:

The Corporate Business Plan, Long Term Financial Plan and Asset Management Strategy are key elements of the Integrated Planning Framework and are based on the communities priorities, aspirations and vision that form the basis of the Shires Strategic Community Plan.

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

Absolute Majority Required

RECOMMENDATION

That Council adopt the attached Corporate Business Plan July 2016 to June 2017; Long Term Financial Plan July 2016 to June 2017 and; Asset Management Strategy; as the annual review and reprioritisation of the Shire's future planning documents.

9.1.6 BANKRUPT ESTATE A1012 – RATES AND CHARGES WRITE-OFF

FILE REFERENCE: PA/1012

REPORT DATE: 15 September 2016

OFFICER DISCLOSURE OF INTEREST: Nil

PREVIOUS MEETING REFERENCES: Nil

AUTHOR: David Trevaskis, Deputy Chief Executive Officer

ATTACHMENTS: Trustee Letter (PCI Insolvency)

PURPOSE OF REPORT:

For Council to approve the write-off of \$15,672.02 of rates, service and interest charges not expected to be realised from the sale proceeds of property A1012.

BACKGROUND:

As at 26 July 2016 there was \$31,978.47 of outstanding legal, rates, and service and interest charges accrued on property A1012. The property was sold with settlement on the 26th July 2016 as part of bankruptcy proceedings against the previous owner. As part of settlement the Shire recovered \$16,950.19 which was paid into the Shire municipal account on 2 September 2016.

The remaining amount owing \$15,028.28 forms part of the Shire's unsecured creditor claim in the bankrupt estate. A proof of debt form has been lodged with the Trustee to recover this balance.

COMMENT:

It is not anticipated the Shire will receive any further funds from the bankrupt estate. Due to the unlikelihood of recovery, management would like to take this opportunity to clear the outstanding charges from the property assessment.

POLICY REQUIREMENTS:

Nil

LEGISLATIVE REQUIREMENTS:

Local Government Act WA 1995 (s6.12(c))

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:

The Shire's outstanding rates owed and net current funding position will be reduced by \$15,672.02.

VOTING REQUIREMENTS

Absolute Majority Required

RECOMMENDATION

That Council write off \$15,672.02 including service arrears and interest charges from property assessment A1012 as follows...

- *Rubbish service fees to 30 June 2016* **\$1,917.04**
- *Sewerage service fees to 30 June 2016* **\$4,370.70**
- *ESL interest charges* **\$157.00**
- *Rates interest charges* **\$9,227.28**

9.2 DEVELOPMENT SERVICES

9.2.1 RELOCATED HOUSE FROM CARRICK TO CLINCH STREET

FILE REFERENCE: TP/PA05/1617

REPORT DATE: 31 August 2016

APPLICANT/PROPONENT: John Brassington on behalf of Ms Juanita Farley

OFFICER DISCLOSURE OF INTEREST: Nil

PREVIOUS MEETING REFERENCES: Nil

AUTHOR: Peter Williams, Manager Development Services

ATTACHMENTS: Plans

PURPOSE OF REPORT:

The Shire of Moora is in receipt of an application from proponent Mr John Brassington acting on behalf of his client Mrs Juanita Farley of Lot 215 Carrick Street, Moora, who wishes to relocate the frame of her current house in Carrick Street to a property she owns at Lot 3/Hn 29 Clinch Street, Moora.

BACKGROUND:

Lot 215 Carrick Street is located in the Rural Residential 3 Zone to the north of the Moora Townsite on the southern side of Carrick Street and Lot 3 Clinch Street is located in the Residential Zone of the Moora Townsite.



Lot 215 Carrick Street



Lot 3 Clinch Street

Mrs Farley wishes to replace her current house with a new transportable house, not part of this application, and her current house is to be stripped of any asbestos and transported as a house frame and relocated to Lot 3 Clinch Street Moora.

The house frame renovation will require meeting the Residential Design Codes and the Shire of Moora Town Planning Scheme No 4 and its flood provisions and connection to Shire Sewerage system.

There is no longer a provision to retain bonds for transportable dwellings due to changes to Planning Regulations so it is necessary to enforce planning and building conditions to ensure the aesthetics of the building meets current streetscape designs.

COMMENT:

The current house in Carrick Street contains asbestos sheeting so before it can be transported the asbestos has to be removed and disposed of appropriately.

The design of the house needs to fit into the streetscape, and be aesthetically pleasing to the eye. The rear of the house will be fitted with a veranda and the front of the house has a

future provision for a veranda. As the current house has not drawn any criticism from the community it is expected to satisfy those needs.

It is important that the standard of design and construction are maintained throughout the Townsite to ensure best possible building sales are maintained throughout Moora.

POLICY REQUIREMENTS:

Nil

LEGISLATIVE REQUIREMENTS:

Moora Town Planning Scheme No 4, Removal of Asbestos Regulations, Town Planning Regulations 2015, Residential Design Codes.

STRATEGIC IMPLICATIONS:

There are no known strategic implications associated with this proposal.

SUSTAINABILITY IMPLICATIONS:

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

FINANCIAL IMPLICATIONS:

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

VOTING REQUIREMENTS

Simple Majority Required

RECOMMENDATION

That Council approve the application by John Brassington on behalf of Mrs Juanita Farley of Lot 215 Carrick Street Moora to transport a house frame that has been stripped of all asbestos after being disposed at the Shire Landfill, to Lot 3/Hn 29 Clinch Street Moora subject to the following conditions:

- 1. No second hand materials to be used in re-construction of the building;*
- 2. House being transported to be totally stripped of asbestos in accordance with Safe Removal of Asbestos and Management of Asbestos in the Workplace 2005 and disposed of in accordance with Safe Disposal of Asbestos Regulations at Shire of Moora Landfill prior to frame being transported.*
- 3. An Asbestos Management Plan to be submitted to the Shire prior to commencement of works.*
- 4. Asbestos Management Plan to include clean-up of site and sampling of site for clearance so construction of new premises can start.*
- 5. Finished floor level of transported frame to Hn 29 Clinch Street Moora, is to be in accordance with Department of Water and Shire of Moora Flood level provisions in that it is to be 300mm above the highest known flood level for the area it is to be located.*

- 6. Premise is to be compliant with Building Code of Australia.**
- 7. Applicant is to apply to Shire for Building crossover;**
- 8. Applicant to apply to Shire of Moora for sewerage connection.**

9.2.2 LOT 96/120 MELBOURNE STREET NEW DWELLING

FILE REFERENCE: TP/PA07/1617

REPORT DATE: 13 September 2016

APPLICANT/PROPONENT: WBS Homes on behalf of Mr & Mrs Mark & Kerry Juhren

OFFICER DISCLOSURE OF INTEREST: Nil

PREVIOUS MEETING REFERENCES: Nil

AUTHOR: Peter Williams, Manager Development Services

ATTACHMENTS: Plans

PURPOSE OF REPORT:

The Shire of Moora is in receipt of a Town Planning Application for a new modular residence to be located at Lot 96/120 Melbourne Street owned by Mark & Kerry Juhren. The application has been submitted by WBS Homes on behalf of Mr & Mrs Juhren.

BACKGROUND:

Lot 96/120 Melbourne Street is located in the Residential Zone at the northern end of Melbourne Street, Moora. The dwelling is a new transportable modular house, (two parts joined together) on a raised sand pad. The dwelling requires it to meet the Residential Design Codes and is an R12.5.

Residential Zone Requirements:

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 Shire of Moora TPS 4 Page No. 13;

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 proposed dwelling is new steel framed with Hardies Newport wall cladding and will be required to be connected to the Shire Sewerage Scheme. Lot 96 is located in the Moora Flood Plain and would need to comply with the Moora Flood Provisions and is not located in a bushfire prone area.

POLICY REQUIREMENTS:

Nil

LEGISLATIVE REQUIREMENTS:

Moora Town Planning Scheme, No 4. (Amendment 10)

STRATEGIC IMPLICATIONS:

There are no known strategic implications associated with this proposal.

SUSTAINABILITY IMPLICATIONS:**➤ Environment**

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

➤ Economic

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

➤ Social

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

FINANCIAL IMPLICATIONS:

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

VOTING REQUIREMENTS

Simple Majority Required

RECOMMENDATION

That Council approve the application submitted by WBS Homes on behalf of Mr & Mrs Mark & Kerry Juhren to locate a new transportable dwelling at Lot 96/120 Melbourne Street Moora subject to the following conditions:

- ***The Transportable dwelling be certified by an engineer as to its construction;***
- ***The owner/proponent contact the Department of Water to obtain a Finished Floor Level (FFL) to ensure that the (FFL) is at least 300mm above March 1999 flood level for that area;***
- ***Proponent applies to the Moora Shire to connect to the Moora Sewerage system;***
- ***All storm water off the house is to be directed to the road at the front of the house; and***
- ***Proponent to apply to the Shire Engineering Department for a Vehicle crossover.***

9.3 ENGINEERING SERVICES

9.3.1 WIDENING AND REALIGNMENT OF THE GREAT NORTHERN HIGHWAY – MILING BYPASS, MILING

FILE REFERENCE: S/MAIL

REPORT DATE: 12 September 2016

APPLICANT/PROPONENT: Main Roads Western Australia

OFFICER DISCLOSURE OF INTEREST: Nil

PREVIOUS MEETING REFERENCES: Nil

AUTHOR: John Greay, Manager Engineering Services

ATTACHMENTS: Maps - drawings

PURPOSE OF REPORT:

As council would be aware Main Roads has upgraded the Great Northern Highway between Bindi Bindi and Lyons East Road intersection and are now focusing on the Miling Townsite bypass.

BACKGROUND:

The highway, around the townsite of Miling will remove heavy traffic that currently flows through the centre of town. This will provide road users a safer passage when travelling on the highway.

COMMENT:

We have recently received correspondence from Main Roads Western Australia (MRWA) requesting council's agreeance with the proposal. In order to dedicate the new roads, close the redundant roads, a council resolution is required pursuant to sections 56 and 58 of the Land Administration Act 1997 (LAA). Main Roads therefore requests that the council pass the following council resolution to dedicate the road and road widenings for the Miling bypass – refer attached drawings. These actions will require the gazetting of the relevant sections of the road and are to be in accordance with Section 13 of the Main Roads Act.

POLICY REQUIREMENTS:

Nil

LEGISLATIVE REQUIREMENTS:

Land Administration Act Section 56 stipulates that the land to be dedicated as a road reserve requires the concurrence of the local authority before the dedication can be considered by State Land Services.

STRATEGIC IMPLICATIONS:

There are no known strategic implications associated with this proposal for council.

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 some very minor financial implications to Council in relation to this item as some advertising will be required.

VOTING REQUIREMENTS:

Simple Majority Required

RECOMMENDATION

That Council at their meeting of Wednesday 21st September 2016 and pursuant to section 56 of the Land Administration Act 1997

- *resolve to dedicate the roads and road widenings shown on Main Roads Land Dealing Plan numbers 1660-056 to 1660-060, 1560-126-1 and 1560- 127-2 (copies attached); and,*
- *consent to the excision and dedication of the road widening ex Reserve 26010 as shown on plan 1560-126-1.*

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