

**SHIRE OF MOORA**  
**MINUTES OF THE ORDINARY MEETING OF COUNCIL**  
**HELD IN THE COUNCIL CHAMBERS, MOORA**  
**17 OCTOBER 2018**

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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 30 September 2018*
- 9.1.3 *Letter from Kerry Bein*
- 10.2 *Schedule of Meeting Dates for 2019*

**1. DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS****1.1 DECLARATION OF OPENING**

*The Shire President declared the meeting open at 5.34pm.*

**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****ATTENDANCE**

KM Seymour	-	Presiding Member / President
LC House	-	Councillor / Deputy President
TG Humphry	-	Councillor
PF Nixon	-	Councillor
El Hamilton	-	Councillor
PJ Bellamy	-	Councillor
TL Lefroy	-	Councillor
JM Thomas	-	Councillor
AJ Leeson	-	Chief Executive Officer
MM Murray	-	Executive Support Officer (minute taker)

**APPROVED LEAVE OF ABSENCE**

DV Clydesdale-Gebert	-	Councillor
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**PUBLIC**

Cynthia McMorran	-	Shire Freeman
Nicole Borbas	-	Moora Primary Principal

**3. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE**

Nil

**4. PUBLIC QUESTION TIME**

Nil

**5. PETITIONS AND PRESENTATIONS**

Nil

## 6. **APPLICATIONS FOR LEAVE OF ABSENCE**

Nil

## 7. **ANNOUNCEMENTS BY THE PRESIDING MEMBER**

The following Council associated engagements were attended;

Cr Seymour, Shire President

21/9 CBH Growers meeting, Miling

8/10 ICMI Board Meeting & AGM, Moora

12/10 Local Govt. Ag Freight Group meeting, Perth

15/10 Education meeting

16/10 Moora Residential College Presentation & Awards evening

Cr Thomas

12/10 WALGA run Local Govt. Corella Workshop, Watheroo

15/10 Education meeting

Cr Hamilton

1/10 Meeting with CEO & CDO regarding Moora Community Resource Centre

10/10 Moora CRC meeting

11/10 WDC discussion regarding education plan for Moora

15/10 Education meeting

Cr Nixon

8/10 ICMI AGM, Moora

11/10 Meeting with WDC Wendy Newman re education plan, Council Chambers

15/10 Education meeting

Cr Bellamy

1/10 WALGA Training (Planning Practices), Perth

12/10 WALGA run Local Govt. Corella Workshop, Watheroo

Cr Lefroy

8/10 ICMI Board Meeting & AGM, Moora

15/10 Education meeting

Cr House, Deputy Shire President

29/9 Provided opening address for Lions Regional Convention, Moora

6/10 Participated in running of Gravel Grinder

8/10 Meeting re Education - executive group

8/10 ICMI AGM, Council Chambers, Moora

9/10 Informal meeting with Cr Phil Bellamy re Education Meeting WDC and community development ideas

11/10 Meeting Wendy Newman, Rebecca Kelly WDC re Education "Kick Start" forum proposal Shire Offices, Moora, Executive Group

11/10 Informal meeting with Donna Vanzetti and Bronwyn Fox re possibility of Shire support for grant application

15/10 Education Meeting (phone linkup)

Cr Humphry  
16/10 Moora Residential College Presentation evening

## **8. CONFIRMATION OF MINUTES**

### **8.1 ORDINARY COUNCIL MEETING - 19 SEPTEMBER 2018**

#### **COUNCIL RESOLUTION**

*121/18 Moved Cr Bellamy, seconded Cr Lefroy that the Minutes of the Ordinary Meeting of Council held on 19 September 2018 be confirmed as a true and correct record of the meeting subject to item 10.1, pg 15 being amended to reflect the item was Carried 5/1, as Cr Bellamy voted against the motion.*

**CARRIED 8/0**

## **9. REPORTS OF OFFICERS**

### **9.1 GOVERNANCE AND CORPORATE SERVICES**

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

**REPORT DATE:** 12 October 2018

**OFFICER DISCLOSURE OF INTEREST:** Nil

**AUTHOR:** David Trevaskis, Deputy Chief Executive Officer

**SCHEDULE PREPARED BY:** Alida Fitzpatrick, Finance 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

## COUNCIL RESOLUTION

***122/18 Moved Cr Nixon, seconded Cr Bellamy that Council notes and endorses the Payments from the Municipal and Trust Funds made under delegation 1.31***

<b><i>Municipal Fund</i></b>	<b><i>Cheques 62367 to 62369</i></b>	<b><i>\$3,106.40</i></b>
	<b><i>EFT 20123 to 20261</i></b>	<b><i>\$559,363.02</i></b>
	<b><i>Credit Card 03/8/18 to 2/9/18</i></b>	<b><i>\$6,162.55</i></b>
	<b><i>Direct debit 12265.1-12314.20</i></b>	<b><i>\$55,869.75</i></b>
	<b><i>Net Pays – PPE 03/09/18</i></b>	<b><i>\$92,321.46</i></b>
	<b><i>Net Pays – PPE 17/09/18</i></b>	<b><i>\$93,481.73</i></b>
<b><i>Trust Fund</i></b>	<b><i>Cheques 5382 to 5387</i></b>	<b><i>\$248.50</i></b>
<b><i>Total</i></b>		<b><i><u>\$ 810,553.41</u></i></b>

**CARRIED 8/0**

## **9.1.2 STATEMENT OF FINANCIAL ACTIVITY FOR PERIOD ENDED 30 SEPTEMBER 2018**

**REPORT DATE:** 12 October 2018

**OFFICER DISCLOSURE OF INTEREST:** Nil

**PREVIOUS MEETING REFERENCES:** Nil

**AUTHOR:** David Trevaskis, Deputy Chief Executive Officer

**ATTACHMENTS:** Statement of Financial Activity for the Period Ended 30 September 2018

### **PURPOSE OF REPORT:**

To note and receive the Statement of Financial Activity for the period ended 30 September 2018.

### **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 2018/19 adopted budget.

### **VOTING REQUIREMENTS**

Simple Majority Required

**COUNCIL RESOLUTION**

***123/18 Moved Cr Humphry, seconded Cr Thomas that Council notes and receives the Statement of Financial Activity for the period ended 30 September 2018.***

**CARRIED 8/0**

**9.1.3 NAMING OF STREET – SNELL STREET**

**FILE REFERENCE:** TP/PTMOI

**REPORT DATE:** 11 October 2018

**APPLICANT/PROPONENT:** Mrs Kerry Bein

**OFFICER DISCLOSURE OF INTEREST:** Nil

**PREVIOUS MEETING REFERENCES:** 3/4/12 (34/12)

**AUTHOR:** Alan Leeson, Chief Executive Officer

**ATTACHMENTS:** Letter from Kerry Bein

**PURPOSE OF REPORT:**

Request from Mrs Kerry Bein for Council to consider naming a street in the Moora townsite after their grandfather, Stanley Gordon Snell.

**BACKGROUND:**

As per the letter provided by Mrs Kerry Bein.

**COMMENT:**

Council does not have a formal policy position in relation to the naming of streets and roads within the Shire of Moora. The most recent naming of a street was Carnaby Place in Moora. The position taken by Council at that juncture was to name any streets within the Landcorp subdivision after flora, fauna and topographic features of the district

It would seem that any previous road name proposals have not been based upon any themes such as; local flora or fauna features. To provide some context as an example Dandaragan Shire utilises or references the following themes when considering new road names.

In the authors experience road naming, can potentially be a very delicate issue and the subject of quite some public input and comment, particularly where road names proposed are after families in the district. Naming roads after families in the past has been common practice; however, in more recent times (past 20-25 years) naming roads has been based more upon themes. This approach has evolved as public scrutiny and interest of local government has increased significantly, therefore the 'what has been simple process' is no longer, simply because of the societal changes and public interest in what local governments and other tiers of governmental naming of roads is very much a subject of some public interest. On that basis, it is recommended that Council adopt an in principle "theme" as a future reference point. Once the in-principle theme is agreed upon it recommended that a list of proposed road / street names be put together.

**POLICY REQUIREMENTS:**

There are no known policy implications as there is not a Council policy in place regarding the naming of roads.

**LEGISLATIVE REQUIREMENTS:**

Land Administration Act 1997, Part 2 – General Administration, Division 3 – General

When naming roads, Council must have regard for “Geographic Names Committee WA, Principles, Guidelines and Procedures”. Although not set in stone the broad context of this document will form the primary base for the Geographic Names Committee considering and road name proposal put forward by Council.

Some basic guidelines are;

- No duplication of name within adjoining shires where roads are within 50km
- Refer to page 8 of the attached guidelines / procedures

**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**

As previously stated, naming of roads can be the subject of some public interest and consternation. Example themes could be but not limited to;

- Local fauna/flora, topography
- Aboriginal culture
- Pioneers of the local district

**FINANCIAL IMPLICATIONS:**

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

**VOTING REQUIREMENTS**

Simple Majority Required

**COUNCIL RESOLUTION**

*124/18 Moved Cr House, seconded Cr Hamilton that Council;*

- 1. Formerly acknowledge the street name request from Mrs Kerry Bein and advise that “Snell Street” will be recorded and added to a list of “proposed” street names for the Moora townsite for consideration in the future;*
- 2. That Council compile a list of theme based “proposed” street and road names for the Shire of Moora giving consideration to, but not necessarily limited to; local flora, fauna, topography, aboriginal culture, pioneers of the district.*

**CARRIED 8/0**

#### **9.1.4 WEST END LAND – TENDER 01 - 2018/2019**

**FILE REFERENCE:** ED/WEDI & L/TEN2  
**REPORT DATE:** 11 October 2018  
**APPLICANTS/PROPONENT:** Chief Executive Officer  
**OFFICER DISCLOSURE OF INTEREST:** Nil  
**PREVIOUS MEETING REFERENCES:** Nil  
**AUTHOR:** Alan Leeson, Chief Executive Officer  
**ATTACHMENTS:** Nil

#### **PURPOSE OF REPORT:**

For Council to consider calling tenders to lease the western side of the West End arable farm land for the purpose of cropping or grazing. The current land lease to W & K Vanzetti expires on 28 February 2019, which has been a five-year lease from 1 March 2014.

#### **BACKGROUND:**

When previously advertised, Council called for tenders from both community groups and or commercial entities.

#### **COMMENT:**

The author recommends that Council call for tender submissions from community and commercial entities, noting that Council will give preference to leasing the land to community groups who can demonstrate through their submission that any funds raised will be utilised for capital works that will provide long term benefit for their members and/ or the wider community.

#### **POLICY REQUIREMENTS:**

Council does not have a policy in relation to this matter. It has however imposed some broader guidelines in terms of Council expectations in managing the land. Conditions recommended to be imposed;

- a. Land cannot be sublet;
- b. Lessees are responsible for upkeep of fire breaks in accordance with the Shire of Moora Fire Break Order. Should the fire breaks be non-compliant they will be made good by Council at the lessees cost;
- c. Lessees are responsible for the upkeep and maintenance of all fencing and gates;
- d. Lessees are responsible for all weed management, of particular note, caltrop and melons over the summer months. If notice is received from the Lessor to make good any poor weed management the lessee will ensure appropriate action is taken with 14 days of the notice given to remedy the situation;
- e. Soil quality shall be maintained to a suitable level commensurate with good farming practices through application of fertiliser and mineral supplements as required;
- f. Lessee shall ensure due consideration and consultation occurs with adjoining land holders with respect to ongoing cropping/grazing and land management practices;
- g. Annual lease payment shall be based upon after harvest terms, therefore annual lease payment shall be paid to Council by no later than 28 February of the relevant year;
- h. Council reserves the right to call an end to the lease understanding that it will not be mid-stream in an annual cropping program. Clubs will be given the opportunity to complete their annual cropping program. Cessation of the lease would be on the premise of West End rural/residential development;
- i. Should the lessee wish to cease leasing prior to the expiry of agreed term, the lessor shall be notified by no later than the 31 December of the relevant year i.e. at the completion of the annual cropping program.

## LEGISLATIVE REQUIREMENTS:

### 3.58. Disposing of property

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

[Section 3.58 amended by No. 49 of 2004 s. 27; No. 17 of 2009 s. 10.]

## STRATEGIC IMPLICATIONS:

There are no known strategic implications associated with this proposal.

**SUSTAINABILITY IMPLICATIONS:**

- **Environment**  
The West End land has been set aside by Council for future residential development, with the majority of the land outside the flood zone of the Moora townsite.
- **Economic**  
In previous years, the land has been predominantly leased for community fundraising purposes. The current lease expiring on 28 February 2019 has been on “commercial terms”.
- **Social**  
Nil

**FINANCIAL IMPLICATIONS:**

The production area is approximately 100 hectares. Consistent with the land leased to Moora Speedway (near sewerage ponds), it is recommended Council set a subsidised lease rate of \$25 per hectare for community groups. The current commercial lease rate is \$100 per hectare.

**VOTING REQUIREMENTS**

Simple Majority Required

**COUNCIL RESOLUTION**

***125/18 Moved Cr Humphry, seconded Cr Hamilton that Council call for tender submissions from community groups and commercial entities for the lease of approx. 100 hectares of farm land (west of the river) for the purpose of cropping/grazing; subject to the following terms/conditions;***

- ***Lease commencement date 1 March 2019***
- ***Term (minimum 2 years-maximum 5 years)***
- ***Subsidised community group lease rate is set at \$25 per hectare (ex GST)***
- ***Land cannot be sublet;***
- ***Submissions shall include detail of cropping/grazing program over term of lease;***
- ***Lessees are responsible for upkeep of fire breaks in accordance with the Shire of Moora Fire Break Order. Should the fire breaks be non-compliant they will be made good by Council at the lessees cost;***
- ***Lessees are responsible for the upkeep and maintenance of all fencing and gates;***
- ***Lessees are responsible for all weed management, of particular note, caltrop and melons over the summer months. If notice is received from the Lessor to make good any poor weed management the lessee will ensure appropriate action is taken with 14 days of the notice given to remedy the situation;***
- ***Soil quality shall be maintained to a suitable level commensurate with good farming practices through application of fertiliser and mineral supplements as required. Lessee shall ensure due consideration and consultation occurs with adjoining landholders with respect to ongoing cropping/grazing and land management practices;***
- ***Annual lease payment shall be based upon after harvest terms, therefore annual lease payment shall be paid to Council by no later than 28 February of the relevant year;***

- **Council reserves the right to call an end to the lease understanding that it will not be mid-stream in an annual cropping program. Lessors will be given the opportunity to complete their annual cropping program. Cessation of the lease would be on the premise of West End rural/residential development.**

**CARRIED 8/0**

## **10. REPORTS OF COMMITTEES**

### **GENERAL PURPOSE COMMITTEE MEETING – 3 OCTOBER 2018**

#### **10.1 INITIATION OF LOCAL PLANNING STRATEGY PROCESS**

**FILE REFERENCE:**

**REPORT DATE:** 20 September 2018

**APPLICANT/PROPONENT:** Not Applicable

**OFFICER DISCLOSURE OF INTEREST:** Liz Bushby, Town Planning Innovations  
(Planning Consultant)

**Nature of Interest:** Financial interest as receive town planning fees for advice to the Shire – Section 5.60A of the Local Government Act 1960

**PREVIOUS MEETING REFERENCES:** Nil

**AUTHOR:** Liz Bushby, Town Planning Innovations  
& Alan Leeson, CEO

**ATTACHMENTS:** Nil

**PURPOSE OF REPORT:**

Council is to consider pursuit of a Local Planning Strategy to assist with strategic planning for the local government area.

**BACKGROUND:**

- ***Local Planning Strategy***

A Local Planning Strategy provides the framework for local planning and the strategic direction for any future local planning scheme review.

A Strategy would set out the Shires objectives for future planning and development, and broad framework to achieve those objectives. The Shire can also include ambitious objectives as long as it is made clear that they are aspirational.

A Local Planning Strategy would also provide the rationalisation for any significant future zoning changes, and identify the need for any future studies. Recognition of the need for future studies can assist the Shire to maximise any external funding opportunities.

Over the last few years significant planning issues that the Shire has discussed with TPI and/or the Western Australian Planning Commission include:

- a) The need to plan for a new Industrial area outside of any flood hazard or flood plain areas;
- b) Constraints and restrictions for any new development and housing within the flood hazard or flood plain areas;

- c) Accommodation of new housing and potential unit development/higher densities outside of the flood hazard or flood plain areas.
  - d) The need to modernise and update the existing Shire of Moora Town Planning Scheme No 4 to comply with the Model Scheme Text contained within the current Planning and Development (Local Planning Schemes) Regulations 2015;
- *Planning and Development (Local Planning Schemes) Regulations 2015*

The Planning and Development (Local Planning Schemes) Regulations 2015 ('the Regulations') were gazetted on the 25 August 2015, and became effective on the 19 October 2015.

The Regulations include 'deemed provisions' which automatically apply statewide to every Town Planning Scheme in Western Australia and override entire sections of the Shire of Moora Town Planning Scheme No 4 ('The Scheme').

The 'deemed provisions' cover matters that are generally common to most town planning schemes including:

- a) Content and process for Structure Plans
- b) Heritage
- c) Information that will be lodged for planning applications
- d) Advertising of planning applications
- e) Matters to be considered by the local government
- f) Outlines what requires planning approval and exemptions
- g) Bushfire management
- h) Powers of the Scheme
- i) Offences
- j) Planning Policies – advertising and adoption process
- k) Delegated authority
- l) Planning application form and information to be lodged with an application

The majority of these matters are administrative and outline the requirements for applications and processes.

Since introduction of the Regulations, administering the Shire's Scheme is problematic as:

- a) The Shire's Scheme relies on land use definitions that existed in the old Regulations (which no longer legally exist);
- b) A major part of planning assessments is determining the most appropriate and 'best fit' land use definition that applies to development, which in turn dictates the permissibility of that land use in a particular zone;
- c) This causes an issue for determining applications as there are new and different land use definitions in the current Regulations. Some of the land uses listed in the Zoning Table of the Scheme no longer correlate with definitions and terms contained in the Regulations.

Since introduction of the Regulations town planning schemes can no longer be read in isolation, and all planning applications have to be assessed in accordance with both the Shires Scheme and the Regulations.

Where there is a conflict between the Shires Scheme and the Regulations, the Regulations are the overriding legislation.

**COMMENT:**

- **Local Planning Strategy process**

The Shire Chief Executive Officer has requested that TPI provide a general report outlining the process for a Local Planning Strategy.

The Regulations set out the statutory procedure for preparation, consultation, approval and endorsement of a local planning strategy.

A Local Planning Strategy can be prepared at the same time as a Scheme Review, however TPI recommends that the Shire consider proceeding with a Strategy first.

Preparation of a Strategy as a first step will streamline any Scheme Review process as all strategic issues would already be agreed to and endorsed by the Western Australian Planning Commission.

A summary of the Local Planning Strategy process is included below:

Step	Description	Optional or statutory requirement
1.	Engagement of a suitably qualified planning consultant	Required to commence process. Discussed separately in the body of this report.
2.	Pre-consultation - invite key stakeholders and the local community to lodge submissions and/ or meet with the engaged planning consultant	Optional but recommended by TPI
3.	Formal Council resolution to prepare a Local Planning Strategy	Optional but recommended by TPI. The Shire will need to consider the financial implications and budget.
4.	Preparation of Draft Strategy and maps by engaged consultant	Work by engaged consultant
5.	Consultant engineering input on servicing for any new Industrial areas.	Optional but recommended by TPI. The Department of Planning, Lands and Heritage officers have indicated it would be their preference for servicing to be investigated for any new planned Industrial area, as part of a Strategy. TPI has liaised informally with a consultant engineer and is expected that a servicing report for two potential industrial locations would be in the vicinity of \$5000.00.
6.	Formal adoption of a Draft Local Planning Strategy for the purpose of conducting formal advertising	Statutory
7.	Lodgement of a Draft Local Planning Strategy to the Western Australian Planning Commission for pre-assessment and consent to advertise <i>Note: WAPC may require modifications prior to granting consent to advertise.</i>	Statutory
8.	WAPC provides consent to advertise	Statutory
9.	Shire advertises the Local Planning Strategy for 21 days inviting public submissions.	Statutory – advertising must include newspaper advertising, referral to government agencies, publication on the Shires website etc
10.	Each submission is to be assessed. The Shire will need to consider whether to recommend any modifications to the Strategy as a result of any submission.	Statutory
11.	Lodgement to the Western Australian Planning Commission seeking endorsement.	Statutory

Step	Description	Optional or statutory requirement
12.	Endorsement by the Western Australian Planning Commission with or without modification.	Statutory. The WAPC is the final determining authority and can require the Strategy to be modified.
13.	If WAPC require modifications, the Strategy is modified and re-lodged to WAPC to check prior to formal endorsement.	Statutory.
14.	The Strategy must be published on the local government website once endorsed by the WAPC.	Statutory.

Note: Councillor Information sessions and workshops can also be held as part of the preparation process.

- **Engagement of a Planning Consultant**

This is a matter for the Shire to consider, however TPI has concern over the Shires budget as there are less planning consultants involved in the preparation of local strategies in regional areas, and engagement of any of the larger companies may make it cost prohibitive.

In TPI's experience comprehensive Local Planning Strategies can cost in the vicinity of \$100,000.00 to \$150,000.00.

The recommended strategy is:

**Joint venture - TP Consultant / DPLH / Shire Administration**

The Department of Planning, Lands and Heritage (DPLH) are prepared to undertake a joint venture arrangement with qualified Town Planning (TP) Consultant in preparation of a Local Planning Strategy by:

1. Providing a DPLH Planning Officer as a resource to a TP Consultant to be appointed by the Shire who can research information for the Strategy;
2. Attending any Councillor workshops if required;
3. Being a liaison with the mapping section for preparation of strategy maps;
4. Providing statistical information on matters such as subdivision applications;
5. Agreeing to a more simplistic Local Planning Strategy format that concentrates on the most significant issues already identified by the Shire such as the need for a new Industrial area and alternative housing type opportunities within the flood areas. It is envisaged that the Strategy would concentrate on Moora townsite however other areas can be included if desired by the Shire.
6. Providing all Strategy mapping free of cost.

As any Strategy requires endorsement by the Western Australian Planning Commission, involvement by the DPLH would be beneficial to the project. Over the past years, Council has utilised the Services of Liz Bushby of Town Planning Innovation. Given the magnitude of this project Council is required to call for Expressions of Interest / Quotations in order to confirm with the Shire procurement requirements.

The Shire also has opportunities to reduce costs if shire staff work with a TP Consultant to provide background information for the Strategy such as historical information, photographs, population statistics, relevant documents adopted by the Shire, statistics on building and planning approvals etc.

**POLICY REQUIREMENTS:**

There are no known policy requirements related to this item.

**LEGISLATIVE REQUIREMENTS:**

*Planning and Development (Local Planning Schemes) Regulations 2015* – explained in the background section of this report.

The *Local Government Act 1995* and the *Local Government (Functions and General) Regulations 1996* require that local governments invite tenders should a supply of goods or services be expected to be more than \$150,000.00.

It should be noted that the Western Australian Local Government Association (WALGA) has a list of preferred suppliers. Purchasing through WALGA would mean the Shire would not need to tender if the cost exceeded \$150,000.00. A tender exemption applies to all WALGA's Preferred Supplier Contracts.

**STRATEGIC IMPLICATIONS:**

A Local Planning Strategy would provide strategic direction for future planning for the Shire.

**SUSTAINABILITY IMPLICATIONS:**

- **Environment**  
There are no known significant environmental implications associated with this matter.
- **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 consultancy fees to TPI for general planning advice. As outlined in this report, the Shire needs to consider funding and budget for any Local Planning Strategy.

**VOTING REQUIREMENTS:**

Simple Majority Required

**COUNCIL RESOLUTION  
(COMMITTEE RECOMMENDATION)*****126/18 Moved Cr Hamilton, seconded Cr Bellamy that Council***

- 1. Note the process for a Local Planning Strategy as outlined in the body of this report.***
- 2. Resolve to authorise the Chief Executive Officer implement the joint venture strategy for a review of the Shire of Moora Local Planning Strategy and call for expressions of interest from qualified planning consultants detailing experience and hourly rates, whom once selected/appointed by the Shire will work with Shire Staff and Department of Planning, Lands and Heritage staff to initiate and implement the Local Planning Strategy Process as detailed in the body of this report.***

**CARRIED 8/0**

## **10.2 REVIEW OF 2019 COUNCIL MEETING SCHEDULE**

**FILE REFERENCE:** EN/COAI

**REPORT DATE:** 30 August 2018

**DISCLOSURE OF INTEREST:** Nil

**PREVIOUS MEETING REFERENCES:** Nil

**AUTHOR:** Alan Leeson, Chief Executive Officer

**ATTACHMENTS:** Draft Schedule of Meeting Dates for 2019

### **PURPOSE OF REPORT:**

To provide suggested dates for Council approval for meeting dates for the 2019 year to enable public advertising as required by the Local Government Act 1995.

### **BACKGROUND:**

From September 2013, monthly Council meetings have been successful in conjunction with a General Purpose Committee meeting held as the first meeting of the month and a briefing session prior to the Council meeting. It is considered appropriate to continue in this format.

### **COMMENT:**

Attached is a draft schedule of proposed dates for Council meetings for the 2019 year.

In April 2013 Council commenced a 6 month trial period of General Purpose Committee meetings to be held on the first Wednesday of the month; previously an informal briefing session. In September after the trial period it was resolved to continue on with the structure of the Committee meetings and for the briefing session to remain prior to the Council meetings on the third Wednesday of each month.

The January Council meeting traditionally had few items; the main one was the financial reporting. A number of Councillors and staff take the opportunity to take leave through January so it has been suggested again that no meetings are held in January. If an item of business arose that required a decision between the December meeting and the February meeting a special meeting could be convened.

As in previous years, the schedule has identified the need to adjust the regular meeting times and it is suggested that no Committee meeting be held at the beginning of August as the 2019 Local Government Convention has been scheduled to be held from the 7<sup>th</sup> – 9<sup>th</sup> August. This week also provides the opportunity for professional development during the week. It is therefore recommended that during August only, the Council meeting is held on the 21<sup>st</sup> August with the briefing session to precede it.

NGA in Canberra will be held from 16<sup>th</sup> – 19<sup>th</sup> June 2019.

### **POLICY REQUIREMENTS:**

There are no Council Policies relative to this matter.

### **LEGISLATIVE REQUIREMENTS:**

Section 5.25 (g) of the Local Government Act 1995 stipulates that Regulations may make provision in relation to the giving of public notice of the date and agenda for Council or committee meetings.

Regulation 12 of the Local Government (Administration) Regulations 1996 states;

- I. At least once each year a local government is to give local public notice of the dates on which and the time and place at which –
  - (a) the ordinary council meetings; and

- (b) the committee meetings that are required under the Act to be open to members of the public or that are proposed to be open to members of the public,  
are to be held in the next 12 months.

Sections 5.98 and 5.99 of the Local Government Act 1995 and Regulation 30 of the Local Government (Administration Regulations) 1996 sets the minimum and maximum amounts for the payment of meeting fees.

**STRATEGIC IMPLICATIONS:**

Enables Council to provide good local government to the district.

**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. The holding of Council meetings including all associated costs is provided in the current budget and will be provided for in future budgets.

**VOTING REQUIREMENTS:**

Simple Majority Required

**COUNCIL RESOLUTION  
(COMMITTEE RECOMMENDATION)**

*127/18 Moved Cr Lefroy, seconded Cr Bellamy Council;*

- 1. Adopts the meeting schedule for the period February 2019 to December 2019 as attached, based on one Ordinary Meeting of Council per month and one General Purpose Committee Meeting;*
- 2. Advertises the meeting dates in accordance with section 5.25 of the Local Government Act 1995 and Regulation 12 (1) of the Local Government (Administration) Regulations 1996.*

**CARRIED 8/0**

### **10.3 INNOVATION CENTRAL MIDLANDS WA INC – SHIRE DELEGATE TO BOARD**

**FILE REFERENCE:** ED/ICM1

**REPORT DATE:** 1 October 2018

**APPLICANT/PROPONENT:** Shire of Moora

**OFFICER DISCLOSURE OF INTEREST:** Nil

**PREVIOUS MEETING REFERENCES:** Nil

**AUTHOR:** Alan Leeson, Chief Executive Officer

**ATTACHMENTS:** Nil

**PURPOSE OF REPORT:**

For Council to appoint a third person to the board of Innovation Central Midlands W.A Inc.

**BACKGROUND:**

ICMWA currently has one vacancy for persons nominated to the Board by the Shire of Moora.

**COMMENT:**

An approach was made to Michael Monaghan to become a board member. Michael has expressed a keen interest and willingness to join the board of ICMWA. Michael is currently Branch Manager of Rabobank Moora.

**POLICY REQUIREMENTS:**

There are no known policy implications associated with this item.

**LEGISLATIVE REQUIREMENTS:**

Innovation Central Midlands W.A. Inc Constitutional requirements in relation to membership.

Clause 8. MEMBERSHIP

8.1 Membership shall consist of:

- three (3) persons resident in the Shire of Dalwallinu and appointed by the Council of the Shire of Dalwallinu;
- three (3) persons resident in the Shire of Moora and appointed by the Council of the Shire of Moora; and
- three (3) persons resident in the Shire of Wongan-Ballidu and appointed by the Council of the Shire of Wongan-Ballidu.

**STRATEGIC IMPLICATIONS:**

There are no known strategic implications associated with this item.

**SUSTAINABILITY IMPLICATIONS:**

➤ **Environment**

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

➤ **Economic**

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

➤ **Social**

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

**FINANCIAL IMPLICATIONS:**

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

**VOTING REQUIREMENTS**

Simple Majority Required

**COUNCIL RESOLUTION  
(COMMITTEE RECOMMENDATION)**

*128/18 Moved Cr Humphry, seconded Cr Lefroy that Council nominate Michael Monaghan as the Moora Shire delegate to the board of Management of Innovation Central Midlands W.A Inc.*

**CARRIED 7/1**

**11. ELECTED MEMBER MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**

Nil

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

The Chief Executive Officer tabled three items of urgent business titled;

1. 'Proposed Industrial Building for Earthmoving and Transport Business – Lots 216 & 217 Melbourne Street, Moora';
2. 'Wheatbelt Secondary Freight Route – Financial Contribution'; and
3. 'Proposed Education Review Panel'

for Councils consideration.

**COUNCIL RESOLUTION**

*129/18 Moved Cr Hamilton, seconded Cr Humphry that Council consider the items of urgent business as tabled by the Chief Executive Officer titled 'Proposed Industrial Building for Earthmoving and Transport Business – Lots 216 & 217 Melbourne Street, Moora'; 'Wheatbelt Secondary Freight Route – Financial Contribution'; and 'Proposed Education Review Panel'.*

**CARRIED 8/0**

## 12.1 PROPOSED INDUSTRIAL BUILDING FOR EARTHMOVING AND TRANSPORT BUSINESS – LOTS 216 & 217 MELBOURNE STREET, MOORA

**FILE REFERENCE:** TP/PA09/1819  
**REPORT DATE:** 14 October 2018  
**APPLICANT/PROPONENT:** Namik Pty Ltd  
**OFFICER DISCLOSURE OF INTEREST:** Liz Bushby (planning consultant)  
**Nature of Interest:** Financial interest, as receive town planning fees for advice to the Shire – Section 5.60A of the Local Government Act 1960  
**PREVIOUS MEETING REFERENCES:** Nil  
**AUTHOR:** Liz Bushby, Town Planning Innovations  
**ATTACHMENTS:**

1. Applicant letter
2. Recommended Officer conditions

### PURPOSE OF REPORT:

Council is to consider an application to construct a new industrial shed / workshop and yard for an earthmoving business and trucking company on Lot 216 and 217 Melbourne Street, Moora.

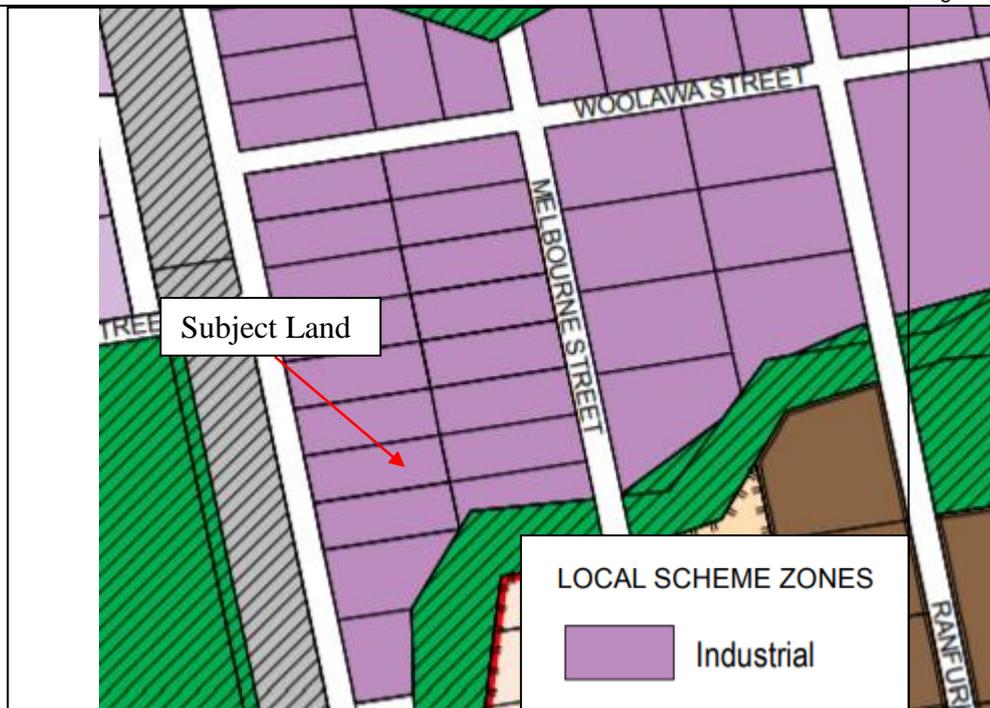
### BACKGROUND:

Lot 216 has an approximate area of 4034m<sup>2</sup> and Lot 217 has an approximate area of 3022m<sup>2</sup> – refer location plan below.



Location Plan

The lots are zoned 'Industrial' under the Shire of Moora Local Planning Scheme No 4 ('the Scheme'). Land to the north, west and east is also zoned 'Industrial'.



Extract Shire of Moora Local Planning Scheme No 4

Lot 217 is within the 'high flood hazard' as identified on the Flood Zone Classifications Map contained in Schedule 12 of the Scheme.

The west portion of Lot 216 is within 'floodplain' and the east portion is within 'high flood hazard'.

#### **COMMENT:**

- ***Description of Proposed Development***

The applicant advises that they currently operate an earthmoving and transport operation in Moora, however they have outgrown their rented premises.

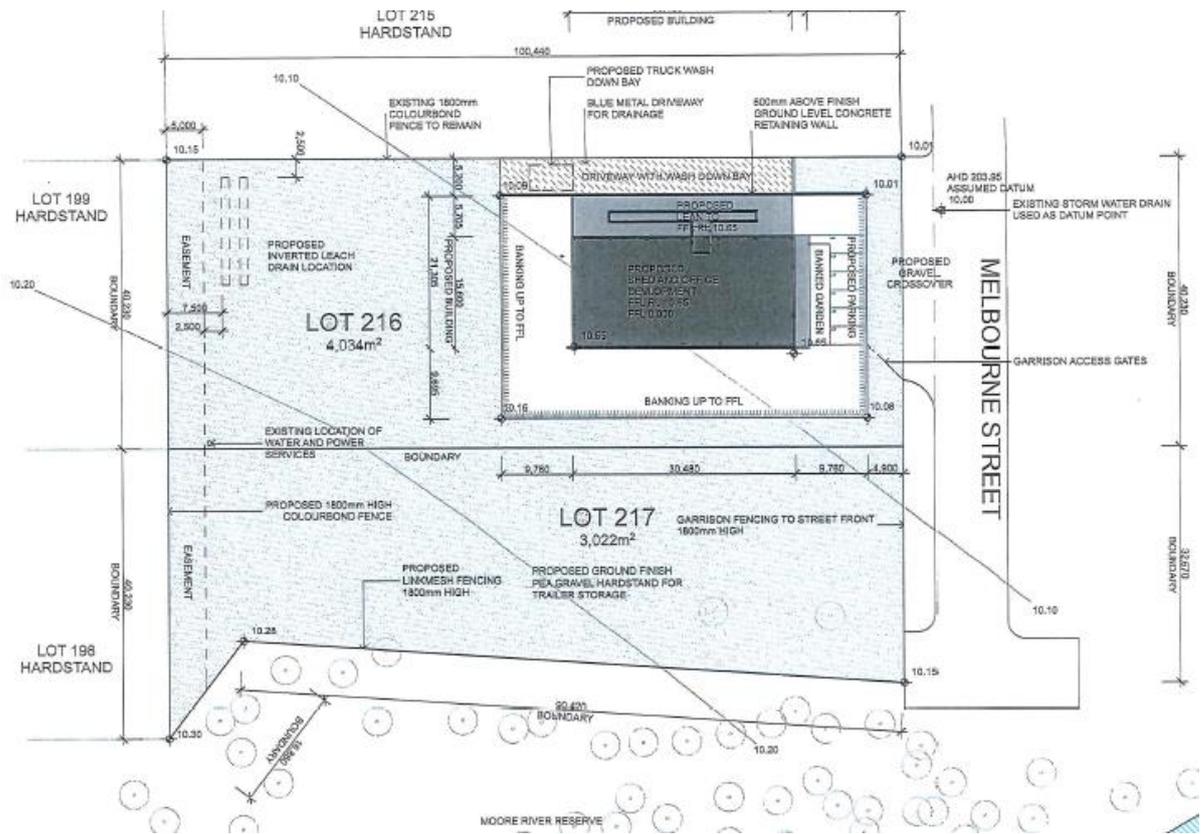
A new industrial shed / workshop is proposed with a fenced area for storage of a range of earthmoving equipment including excavators, loaders, graders, truck and trailers.

Servicing and repairs of equipment will be conducted in the workshop.

In support of the proposal the applicant has advised as follows:

- i. No bulk fuel will be stored on site.
- ii. Bulk oil will be stored in drums on bunded spill containment pallets in sealed containers and all waste disposed of appropriately.
- iii. Whilst it is a purpose built building resale value has been considered in the design.
- iv. There will be an internal office.
- v. Normal business hours are approximately 6.00am to 6.00pm however they vary.
- vi. The building will be zincalume with a colorbond façade.
- vii. A 20m<sup>2</sup> wash down bay is proposed and will be constructed to meet all Shire requirements. It will include a concrete structure with bunding to contain all waste.
- viii. Commercial 2.4 metres high link mesh fencing is proposed along the south boundary with garrison fencing along the block frontages with 2 access gates.
- ix. Clean sand will be brought in to meet the required level.
- x. Car parking is proposed adjacent to Melbourne Street for easy public access.

The site plan is included below for ease of reference.



The applicants’ letter is included as **Attachment I**.

- **Landuse Permissibility & Definitions**

Part of the planning assessment is to determine the ‘best fit’ definition that applies to the proposed land use, which in turn determines the permissibility of the use in the zone.

The Shire’s Scheme refers to the land use definitions in the Planning and Development (Local Planning Schemes) Regulations 2015.

The proposed land use is construed as a ‘transport depot’ which is a permitted use in the Industrial zone under ‘Table I – Zoning Table’ in the Scheme.

- **Scheme Requirements: Industrial zone**

Clause 3.11 outlines the requirements for development in the Industrial zone, as summarised in the table below:

Clause	Scheme Requirement	TPI Officer Comment
3.11.1	Objective (c) is ‘to provide landscaped buffers along the branch of the Moore River to the established Industrial area’.	Presumably this is to retain a high level of amenity along the Moore River and to screen industrial development.  There is already vegetation within Unallocated Crown land to the immediate south of Lot 217 that achieves this objective.
3.11.1	Objective (d) is ‘to avoid direct discharge of stormwater drainage or the discharge of any	A condition can be imposed on any approval to require stormwater to be contained on site.

	<i>deleterious substances into the branch of the Moore River.</i>	
3.11.2	Front /rear setback – 7.5 metres Side – 5 metres on one side	Complies. The front setback is 14.66 metres to the workshop building, and the north side setback is 5.2 metres.
3.11.3	(a) the first 5 metres of the front setback on any lot shall be landscaped to the satisfaction of the local government. Where any lot has frontage to 2 streets the local government may vary the landscaping requirement only where the setback is reduced in which case the whole of the setback so reduced shall be landscaped to the satisfaction of the local government.	Landscaping is discussed separately (below) in the body of this report.

- **Landscaping**

TPI is not aware of whether the Shire has imposed landscaping conditions on any other developments in the Industrial zone, however it appears minimal landscaping has been established in this area.

If the application is approved, TPI recommends that landscaping be installed in front of the proposed building, as the applicant has shown a ‘banked garden’ on the site plan.

The landscaping proposed by the applicant does not comply with the Scheme. Council has discretion to vary any standard under the Scheme with respect to landscaping in accordance with Clause 4.4.2 however must be satisfied that

- (a) approval would be consistent with the orderly and proper planning of the locality and preservation of amenity in the locality; and
- (b) the non compliance will not have any adverse impact on the users of the development, inhabitants of the locality or likely inhabitants of the locality.

TPI is of the view a variation will not have any impact on amenity and streetscape in this Industrial locality. Industrial areas, by their varied nature, generally have a lower level of amenity than other zones.

- **Carparking**

Car parking is to the discretion of Council in terms of number of bays, the layout and the standard of construction (gravel / concrete / bitumen).

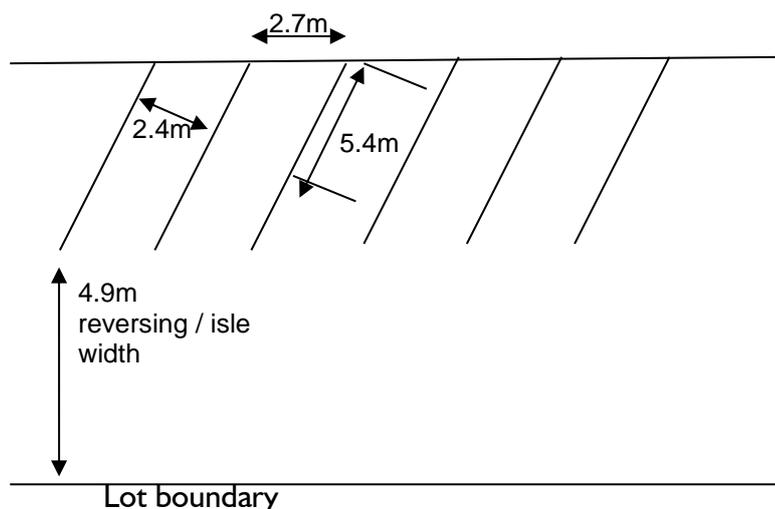
The applicant proposes six 90 degree car parking bays setback 4.9 metres from the front lot boundary. This would be insufficient for cars to be able to reverse within the lot and egress the site to enter Melbourne Street in forward gear, so the layout relies on either cars reversing onto the street or using the Council verge for reversing / manoeuvrability.

In the absence of any Shire Policy, TPI has assessed the car park layout in accordance with the Australian Standards. The Australian Standards have recommended car bay dimensions and reversing depths (aisle widths) that allow cars to manoeuvre and depart a lot in forward gear.

There are two options available for a more workable car park layout:

- Option 1 – A one way carpark with 60 degree angle bays measuring 2.4 metres wide with a depth of 5.4 metres (which works with an isle width of 4.9 metres)

TPI does not recommend option 1 as the carpark is not proposed to be sealed, and this layout is only practical where bays will be line marked on site.



Option 2 - The front building setback to be increased to provide 90 degree parking with a 6.2 metre isle / reversing area within the lot boundary.

TPI recommends Option 2 (via lodgement of a revised plan).

It is open to Council to approve the site plan as lodged, however it is not supported by TPI as it allows cars to reverse directly into the street with the potential for conflict to occur with heavier industrial traffic. It is a normal planning requirement for car parking to be functional on site.

• **Lot amalgamation**

Council can impose a condition on the development that Lots 216 and 217 be amalgamated as the proposed business likely relies on the combined lot areas for adequate manoeuvrability for moving equipment within the site.

TPI has not recommended an amalgamation condition as:

- i. No structures are proposed to be built across the common boundary.
- ii. The building setbacks within Lot 216 comply with the Scheme irrespective of Lot 217.
- iii. The layout is conducive to the lots being developed independently in the future, in the event that this business ceases or relocates.
- iv. The lot sizes are consistent with those in the area than have self contained development.

• **Special Control Area**

The subject land is within ‘Special Control Area I: Land subject to Flooding’ under the Scheme. Clause 4.11 outlines the requirements for development in the Special Control Area (SCA), as summarised in the table below:

Clause	Scheme Requirement	TPI Officer Comment
4.11.2.2	All applications for planning approval in Special Control Area No 1 are to be referred by the local government to the Department of Water, and the local government is to have due regard to the recommendations/advice from the	It is recommended that Council consider granting delegated authority to the Shire CEO to determine the application once comments from the Department of Water have been obtained by the Shire.

	Department of Water when determining applications.	
4.11.3.1	(a) Outlines matters Council is to have due regard to including the Moora Floodplain study, the hazard category, size of buildings, relationship to existing development, and flood risk.	Consultation with the Department of Water assists the Shire with this assessment.
4.11.3.1	(b) Outlines development shall not be permitted in the SCA unless..... <i>'the development is of a commercial or industrial nature with a finished floor level not less than 300mm above the March 1999 flood level as outlined on the Flood Classifications map'....</i>	A condition can be imposed to ensure compliance.
4.11.3.1	(c) Outlines that building envelopes should be in the lowest flood hazard area.	All of Lot 216 is affected by potential flood hazard. The building cannot be located in the lower flood hazard area which is the west portion of the lot, as that area is required for effluent disposal.
4.11.3.4	On site effluent disposal is not permitted unless it has been approved in liaison with the Health Department of WA.	A separate application has to be lodged for effluent disposal and the Shire will need to liaise with the Department of Health.

### **POLICY REQUIREMENTS:**

The Shire of Moora Policy Manual states under 7.1 Development across a Cadastral Boundary *'that Council only give a development approval on more than one lot where the separate lots are amalgamated as a condition of planning consent, unless each of the separate lots can be independently developed without there being any inter dependence on any aspect.'*

### **LEGISLATIVE REQUIREMENTS:**

Planning and Development (Local Planning Schemes) Regulations 2015 - The *Planning and Development (Local Planning Schemes) Regulations 2015* were gazetted on 25 August 2015, and became effective on 19 October 2015.

The Regulations include 'Deemed Provisions' that automatically apply and override parts of the Shire of Moora Town Planning Scheme No 4.

Regulation 67 outlines 'matters to be considered by Council' including and not limited to the aims and provisions of the Scheme, orderly and proper planning, any approved state policy, the compatibility of the development with its setting including to development on adjoining land, risk of flooding, amenity, loading, access, traffic and any submissions received on a proposal.

Regulation 82(1) allows Council to delegate authority to the Chief Executive Officer to determine an application.

Regulations 82(2) requires an Absolute Majority of Council for any delegation.

Under the Regulations a 'Transport depot' is defined as *'means premises used primarily for the parking or garaging of 3 or more commercial vehicles including -*

- (a) any ancillary maintenance or refuelling of those vehicles; and*
- (b) any ancillary storage of goods brought to the premises by those vehicles; and*  
*the transfer of goods or persons from one vehicle to another.'*

Shire of Moora Town Planning No 4 – mainly explained in the body of this report.

In regards to car parking Clause 4.3 states that *'a person shall not develop or use any land or erect or adapt any building unless car parking spaces specified by the Local government are provided and such spaces are constructed and maintained in accordance with the requirements of the Local government.'*

**STRATEGIC IMPLICATIONS:**

There are no known strategic implications associated with this development.

**SUSTAINABILITY IMPLICATIONS:**➤ **Environment**

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

➤ **Economic**

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

➤ **Social**

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

**FINANCIAL IMPLICATIONS:**

The Shire pays consultancy fees to TPI for general planning advice.

**VOTING REQUIREMENTS:**

Simple Majority Required

**COUNCIL RESOLUTION**

*130/18 Moved Cr Humphry, seconded Cr Lefroy that Council:*

1. *Note the application for an Industrial shed/workshop and yard (Earthmoving and Transport Operations) on Lots 216 and 217 Melbourne Street, Moora needs to be referred to the Department of Water in accordance with Clause 4.11.2.2 of the Shire of Moora Town Planning Scheme No 4.*
2. *Pursuant to Clause 82 (1) of the Planning and Development (Local Planning Schemes) Regulations 2015 delegate authority to the Chief Executive Officer (by Absolute Majority) to determine the application for an Industrial shed/workshop and yard (Earthmoving and Transport Operations) on Lots 216 and 217 Melbourne Street, Moora once consultation with the Department of Water is complete.*

**CARRIED 8/0**

## **12.2 WHEATBELT SECONDARY FREIGHT ROUTE – FINANCIAL CONTRIBUTION**

**FILE REFERENCE:** S/RSP1  
**REPORT DATE:** 16 October 2018  
**LOCATION:** Main Roads WA - Wheatbelt Region  
**APPLICANT:** Wheatbelt Secondary Freight Route Network (WSFR)  
**OFFICER DISCLOSURE OF INTEREST:** Nil  
**AUTHOR:** Alan Leeson, Chief Executive Officer  
**ATTACHMENT:** Wheatbelt Secondary Freight Route Briefing Note – 2018

### **PROPOSAL**

For Council to consider support for the Wheatbelt Secondary Freight Route project.

### **BACKGROUND**

The Wheatbelt Secondary Freight Route (WSFR) network comprises of 4,400km of Local Government managed roads that connect with State and National highways to provide access for heavy vehicles into the region. These roads are intended to enable large, high productivity trucks, safe and cost effective access to business.

The project is being driven by local government authorities with a Working Group established consisting of representatives from the following organisations:

- Wheatbelt North Regional Road Group (WN RRG)
- Wheatbelt South Regional Road Group (WS RRG)
- WA Local Government Association (WALGA)
- Regional Development Australia - Wheatbelt (RDA-W)
- Main Roads WA-Wheatbelt Region (MRWA-WR)
- Wheatbelt Development Commission (WDC)

The immediate goal is the inclusion of the WSFR project on the Infrastructure Australia Infrastructure Priority List (IPL). The long-term goal is to obtain funding support for a broadly estimated, \$500 million capital works program over 10 – 20 year timeframe to bring the network up to a fit for purpose standard for current and anticipated future needs. The group is working towards submitting an IA Stage 4 Business Case submission for the WSFR. The project development costs associated with the business case submission are estimated to be \$5M, which is in the order of 1% of the estimated capital investment. The project development will entail:

- Detailed Design and Planning
- Scope and Cost Refinement
- Staging and Priorities
- Delivery Method
- Funding Administration
- Detailed Business Case

Over the last 2 years, 42 Local Government authorities across the region have collaborated to identify priority routes and have also participated in a technical data collection process, preparation of a pre-feasibility business case and a cost benefit analysis of the planning process.

The in-kind investment by local government to date is estimated to be in excess of \$750,000.

The process has been an excellent example of a large number of local governments working together on a common strategic regional priority. The key undertakings of the project so far are:

1. Identification of nominated WSFR roads based upon simple criteria developed by RRG.
2. Determination of basic project framework and minimum design standards.
3. Road condition assessment against minimum design standards.
4. High level scope of works and order of magnitude costs for upgrades required.
5. A summary of data collection and assessment across the 42 local governments is:

	Route Length (km)	Proposed Works (km)	Proposed Length (%)	Indicative Costs (\$)
<b>TOTAL</b>	4,337	2,851	66	\$ 493,000,000

The WSFR engaged economic consultant to develop a pre-feasibility business case for the planning exercise required to upgrade the WSFR. Development of the business case consists of two key components:

1. Estimating the costs and benefits associated with planning.
  - Investigate plausible project benefits and compare to typical costs.
  - Apply assumed BCRs to hypothetical 100km works segments (over 5 to 10 years).
  - Conduct comparison of net benefit using scenarios.
    - a) Scenario A: Conduct works without strategic planning – using randomised project sequence.
    - b) Scenario B: Conduct works based on strategic planning - using an optimised project sequence.
2. Demonstrating how routes may be prioritised through the planning exercise.
  - Evaluated on a route-by-route basis to give an early indication of their relative upgrade priorities.
  - Multiple Criteria Analysis (MCA) assessing the following criteria weightings – this may be added to in future:

50%  
  
 Average Equivalent Standard Axles (ESA)

20%  
  
 Average Daily Traffic (ADT) Count

15%  
  
 Freight Route Condition Rating

15%  
  
 No Freight Route Rail Duplication

This planning work will inform the strategic allocation of road capital works funding provided to LGAs in the region, identifying the economically optimal sequence for developing the network and ensuring that roads are designed and constructed to an optimal standard from a 'whole-of-life' asset management perspective. The detailed planning exercise is expected to achieve a benefit in the order of \$20 million based solely on the benefits gained from freight route prioritisation.

The WSFR Working Group sees the \$5M sought for the Stage 4 IA submission for this regionally significant project as an ideal candidate for a number of Federal Government funding streams including:

- Major Project Business Case Fund
- Building Better Regions Fund

From an estimated total of \$500,000,000, we would be seeking \$125,000,000 over the next 3 years for the delivery of the first stage of capital works.

The draft budget and potential funding options are summarised as follows:

Capital Cost	\$500M	Details
Planning Cost	\$5M	~1% of estimated capital cost
Federal Govt	\$3.5M	BBRF - requires co-contribution; or Major Project Business Case Fund
WA State Govt	\$1.25M	DPIRD Leverage Fund DoT – RARF
Local Govt	\$250K	Approx. - \$6K each from 42 LGAs

Feedback from DPIRD regarding the Leverage Fund application of \$1.2M by RDA-Wheatbelt on behalf of WSFR, was that the application was considered better suited for MRWA consideration and to link in with the current RARF project work given the significant alignment between the two sets of work. It was recommended that the WSFR Working Group continue to pursue their relationship with DoT and MRWA to ensure the requirements of the WSFR are adequately included in the RARF activities. The WSFR Working Group has continued ongoing discussions and consultation with RARF via Main Roads WA-WR and WDC as directed by DPIRD.

## COMMENT

A request has been received by the Chair of the Wheatbelt North Regional Road Group (WBNRRG) for confirmation of Council's consideration of co-contribution of \$6,000 towards the project to go with a funding application in the next few months.

The in-kind support from staff and Councillors at 42 Local Governments who have provided data so far is greatly appreciated.

- I. Road Group Sub Groups have undertaken ongoing consultation via the Sub-groups and Technical Representative regarding outcomes being requested through this project to ensure they properly reflects the needs of LGAs in progressing the WSFR network. It would be of value if each Shire could ensure their representative receives these monthly updates (you can add them to the mailing list through [admin@rdawheatbelt.com.au](mailto:admin@rdawheatbelt.com.au))

2. Cash Co-contributions has been requested from LGA with a contribution of \$6,000 per local government being requested to provide an overall contribution of \$250,000 across the 42 LGA. It is requested that these funds come from 2018/19 budgets.
3. Shire of Dandaragan through their Manager of Infrastructure Services Mr Garrick Yandle have been undertaking the coordination and project management role for this application on behalf of all 42 local governments
4. The Working Group will continue to work towards the development of a Technical Working Group and Project Delivery Team. It will seek to identify potential resources for these roles through the RRG and nominations via Sub-groups and their respective LGAs. Positions within these groups may be either funded or in-kind depending upon funding available or the ultimate delivery methodology.

#### CONSULTATION

- Shire of Dandaragan Executive Manager Infrastructure (Garrick Yandle) and Shire Councillor Wayne Gibson are members of the WSFR Project Working Group through their involvement in WN RRG and Moora Sub-Group.
- Garrick is the project's Technical Coordinator who has undertaken the bulk of the technical delivery of the project so far.
- The Working Group has undertaken ongoing consultation with the following agencies:
  - Main Roads WA
  - WALGA
  - RDA Wheatbelt
  - WDC

Shire of Moora Councillors have been briefed previously on this proposal.

Shire of Moora Shire President Ken Seymour, Shire of Brookton Shire President Katrina Crute and Shire of Koorda Shire President Rick Storer whom attended the 2018 National General Assembly of Local Government in June 2018 briefed a number of politicians and parliamentary staff on this proposal.

#### **STATUTORY ENVIRONMENT**

There are no statutory implications relevant to this report.

#### **POLICY IMPLICATIONS**

There are no policy implications relevant to this report.

#### **FINANCIAL IMPLICATIONS**

As stated above, commitment is sought from member Local Governments for a contribution of \$6,000 toward preparation of a business case, including cost benefit analysis for the Secondary Freight Routes Project.

Council has sufficient funds within its 2018/2019 Municipal Budget Allocation through its Road program allocation (Transport Schedule - 12) and Economic Development Strategy (Economic Services Schedule – 13) to meet the requested funding commitment of \$6,000 if called upon to do so.

**STRATEGIC IMPLICATIONS**

**Outcome 3.3** – A safe and reliable transport system

**Strategy 3.3.1** – maintain and further develop roads, bridges and footpaths at appropriate standards

**SUSTAINABILITY IMPLICATIONS**

➤ **Environment**

There are no known environmental implications associated with this proposal at this juncture.

➤ **Economic**

There are no known economic implications associated with this proposal at this juncture.

➤ **Social**

There are no known social implications associated with this proposal at this juncture.

Broadly speaking the sustainability implications will be addressed if and when the business case progresses should the proposal receive funding to support for the preparation of a business case.

**VOTING REQUIREMENT**

Simple Majority Required

**COUNCIL RESOLUTION**

***131/18 Moved Cr House, seconded Cr Hamilton that Council:***

- 1. Acknowledges the Wheatbelt Secondary Freight Routes Project Briefing Note, presented as an attachment to this report;***
- 2. Supports the strategic intent of the Wheatbelt Secondary Freight Routes Project;***
- 3. Authorises the Chief Executive Office to prepare and sign a letter of support in favour of an application for Federal Government Funding under the Building Better Regions Program to develop the Wheatbelt Secondary Freight Routes Project; and***
- 4. Endorses an allocation of \$6,000 from 2018/19 budget to co-fund the Wheatbelt Secondary Freight Routes Project development, subject to a successful Building Better Regions Program application.***

**CARRIED 8/0**

### **12.3 PROPOSED EDUCATION REVIEW PANEL**

Councillors had previously been advised of Cr Nixon's intent to table a motion in relation to a proposed education review panel.

Preamble

Our view is that a fit for purpose approach to education is one of the key pillars for the future development of our region.

#### **COUNCIL RESOLUTION**

***132/18 Moved Cr Nixon, seconded Cr Humphry that the Shire of Moora, in principle, agrees to initiate and finance a 'Review Panel' on future options for a holistic approach to education for Moora and the region.***

**CARRIED 8/0**

### **12.4 LOBBYING - MOORA RESIDENTIAL COLLEGE**

Cr Bellamy requested the introduction of an urgent item of business concerning Councils lobbying effort in regards to keeping the doors open of the Moora Residential College (MRC).

The achievement and lesson from first attending the Local Government National Conference is that talking and presenting local issues direct to government can have outstanding success. Ken and Alan were able to present the case for funding to keep the MRC functioning at the Conference, and subsequently to individual politicians and the result of the Commonwealth Government stepping in to fund the functional retention of the MRC is largely due to the efforts of these two people.

The motion to read "That the Shire of Moora acknowledge and recognise the achievement of Cr Ken Seymour and CEO Alan Leeson in successfully lobbying the Commonwealth Government, at the Local Government National Conference, for funds to keep the MRC open and operational".

#### **COUNCIL RESOLUTION**

***133/18 Moved Cr Bellamy, seconded Cr Hamilton that the Shire of Moora acknowledge and recognise the achievement of Cr Ken Seymour and CEO Alan Leeson in successfully lobbying the Federal Government, at the National General Assembly in Canberra, for funds to keep the Moora Residential College open and operational.***

**CARRIED 8/0**

### **13. MATTERS FOR WHICH THE MEETING MAY BE CLOSED**

Nil

**14. CLOSURE OF MEETING**

*There being no further business, the Shire President thanked the members of the public for their attendance and invited them to stay for fellowship.*

*The President declared the meeting closed at 6.09pm.*

**CONFIRMED**

**PRESIDING MEMBER**