

SHIRE OF CORRIGIN AGENDA



20 December
2016

ORDINARY COUNCIL MEETING

Agenda for the Ordinary Council Meeting to be held on Tuesday 20 December 2016 commencing at 3.00pm in the Council Chambers.

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Notice of Meeting

The next Ordinary Meeting of Council for the Shire of Corrigin will be held on Tuesday 20 December 2016 at the Council Chambers 9 Lynch Street Corrigin commencing at 3.00pm.

A handwritten signature in blue ink, appearing to read 'Rob Paull', with a stylized flourish at the end.

Rob Paull – Chief Executive Officer

Order of Business

Ordinary Council Meeting to be held on Tuesday 20 December 2016

10.00 am	<i>Audit Committee Meeting</i>
12.00 pm	<i>Lunch at Corrigin Recreation and Events Centre</i>
1.30 pm	<i>Discussion Period</i>
2.30 pm	<i>Afternoon Tea</i>
3.00 pm	<i>Council Meeting</i>
5.00 pm	<i>Nibbles</i>
7.00pm	<i>Christmas Lights Competition Judging</i>

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1. DECLARATION OF OPENING

2. ATTENDANCE /APOLOGIES/LEAVE OF ABSENCE

Shire President

Deputy Shire President

Cr. L Baker

Cr. D L Hickey

Cr. T J Pridham

Cr. J A Mason

Cr. S G Hardingham

Cr. B D Praetz

Cr. M B Dickinson

Chief Executive Officer

Deputy Chief Executive Officer

Governance Officer - Records

Manager Finance

R L Paull

T L Dayman

H M Auld

D C Ospina Godoy

APOLOGIES

LEAVE OF ABSENCE

3. PUBLIC QUESTION TIME

4. MEMORIALS

It was advised that Kenneth Wayne Connelly and Alberta Schut have passed away since the last meeting.

5. PETITIONS/DEPUTATIONS/PRESENTATIONS /SUBMISSIONS

6. DECLARATIONS OF INTEREST

7. CONFIRMATION AND RECEIPT OF MINUTES

7.1. PREVIOUS COUNCIL MEETINGS AND BUSINESS ARISING FROM MINUTES – Attachment 7.1

That the minutes of the Ordinary Meeting of Council held on Tuesday 15 November 2016 (Attachment 7.1) be confirmed as a true and correct record.

7.2. COMMITTEE MEETINGS AND BUSINESS ARISING FROM MINUTES

7.2.1. WHEATBELT GENERAL PRACTICE BUSINESS SUPPORT SERVICE SHIRE GOVERNANCE COMMITTEE MINUTES

That the minutes of the Wheatbelt General Practice Business Support Service Shire Governance Committee held on Thursday 17 November 2016 (Attachment 7.2.1) be confirmed as a true and correct record.

OFFICER'S RECOMMENDATION

That the minutes of the Wheatbelt General Practice Business Support Service Shire Governance Committee held on Thursday 17 November 2016 and as provided in Attachment 7.2.1 be received.

7.2.2. ROEROC COUNCIL MINUTES

That the minutes of the RoeRoc Council Meeting held on Thursday 17 November 2016 (Attachment 7.2.2) be confirmed as a true and correct record.

OFFICER'S RECOMMENDATION

That the minutes of the RoeRoc Council Meeting held on Thursday 17 November 2016 and as provided in Attachment 7.2.2 be received.

7.2.3. CORRIGIN RECREATION & EVENTS CENTRE ADVISORY COMMITTEE MINUTES

That the minutes of the Corrigin Recreation & Events Centre Advisory Committee Meeting held on Monday 5 December 2016 (Attachment 7.2.3) be confirmed as a true and correct record.

OFFICER'S RECOMMENDATION

That the minutes of the Corrigin Recreation & Events Centre Advisory Committee Meeting held on Monday 5 December 2016 and as provided in Attachment 7.2.3 be received.

7.2.4. LOCAL EMERGENCY MANAGEMENT COMMITTEE MINUTES

That the minutes of the Local Emergency Management Committee Meeting held on Monday 5 December 2016 (Attachment 7.2.4) be confirmed as a true and correct record.

OFFICER'S RECOMMENDATION

That the minutes of the Local Emergency Management Committee Meeting held on Monday 5 December 2016 and as provided in Attachment 7.2.4 be received.

7.2.5. WALGA CENTRAL COUNTRY ZONE MEETING—

Meeting held on Friday 2 December 2016 at the Lake Grace Sporting Precinct off Bishop Street, Lake Grace commencing at 9.45am (Attachment 7.2.5)

OFFICER'S RECOMMENDATION

That the minutes of the WALGA Central Country Zone meeting held on Friday 2 December 2016 and as provided in Attachment 7.2.5 be received.

7.2.6. SHIRE OF CORRIGIN AUDIT AND RISK MANAGEMENT COMMITTEE MINUTES

(To be provided to Council)

That the minutes of the Shire of Corrigin Audit And Risk Management Committee Meeting held on Tuesday 20 December 2016 be confirmed as a true and correct record.

The following items will be considered by the Shire of Corrigin Audit and Risk Management Committee meeting held on Tuesday 20 December 2016:

- 7.2.6.1 *Chief Executive Officer's Review of Systems Regarding Risk Management, Internal Control and Legislative Compliance*
- 7.2.6.2 *Meeting with the Auditor and 2015/16 Management Letter*
- 7.2.6.3 *Annual Report and Financial Statements for the Year Ended 30 June 2016*

8. MATTERS REQUIRING A COUNCIL DECISION

8.1. CORPORATE & COMMUNITY SERVICES REPORTS

8.1.1. CORRIGIN COMMUNITY RESOURCE CENTRE

Applicant:	Shire of Corrigin
Location:	Shire of Corrigin
Date:	15 November 2016
Reporting Officer:	Heather Ives, Coordinator, Community Services
Disclosure of Interest:	No interest to disclose
File Number:	CS 0008
Attachment Reference:	Nil

Road Safety Community Grants

Funding Application successful for \$1000 - Corrigin End of Year Street Party 2016

CORRIGIN CRC Monthly Usage – October 2016:

CUSTOMERS ACCESSING 'FEE FOR SERVICE' and SALES					
SERVICES / FEES	MTHLY	YTD from July 16	SALES	MTHLY	YTD from July 16
Internet Use / Computer Use	55	226	Phonebook Sales	28	166
Photocopying / Printing / Faxing	43	173	Moments In Time Books	2	3
Laminating / Binding / Folding	7	22	Books Sales	0	1
Secretarial Services / Scans / CD Burn	2	32	Wrapping Paper / Postcard Sales	0	1
Room Hire	14	50	Polo Shirt / Eco Bag Sales	0	1
Equipment Hire	3	10	Phonecalls	0	50
Training / Course Fees	5	22	Sale of Assests	0	0
Resource Centre Membership Fees	0	1	Comedy Show - Ticket Sales	0	0
Exam Supervision	0	0	Movies in the Park - BBQ Sales	0	0
Movie Club Fees	9	29			
Total	138		Total	30	
<i>Monthly People through :</i>	168				
CUSTOMERS ACCESSING 'CORRIGIN CRC SERVICES'					
SERVICE	MTHLY	YTD from July 16	SERVICE	MTHLY	YTD from July 16
Department of Human Services	17	172	Broadband for Seniors (+Webina	13	37
Phonebook Enquiries	4	26	General Enquiries (Face to Face)	113	439
Tourism	45	153	General (Email/Phone/Website/F	127	521
Government Access Point	4	28	Corrigin Toy Library	8	27
Conferences/Training / Westlink	114	300	TR Homes (Referrals)	0	2
Video Conference	5	19			
Total	189		Total	261	
<i>Monthly People through :</i>	450				
TOTAL FOR THE MONTH OF OCTOBER:	618				

*Agenda for the Ordinary Meeting of Council held in the Shire of Corrigin Council Chambers on
Tuesday 20 December 2016*

COMMUNITY ECONOMIC / BUSINESS and SOCIAL DEVELOPMENT BOOKINGS			
Description	No's	Room	Govt. Hot Office Booking (HO) / Commercial Booking
Food Sensations - Session 1	3	Video Conference	n/a
Skill Hire - Employment Services	9	Video Conference	Commercial Booking
Movie Club - October	12	Conference Room	n/a
Food Sensations - Session 2	3	Video Conference	n/a
Forrest Personnel - Employment Service	3	Professional Office	Commercial Booking
Bush Fire Officers Meeting	17	Conference Room	n/a
Meeting - Skeleton Weed	12	Conference Room	Commercial Booking
Hollyoak - Drug and Alcohol Counselling	5	Professional Office	Commercial Booking
Food Sensations - Session 3	3	Video Conference	n/a
LIWA - Seminar	36	Conference Room	Commercial Booking
Community & Youth	15	Conference Room	n/a

	JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	YEAR TOTAL
2007-08	535	613	537	714	511	520	561	510	625	733	576	469	6904
2008-09	479	444	581	532	501	411	417	501	575	525	543	651	6160
2009-10	629	682	626	757	590	727	421	623	715	529	491	539	7329
2010-11	708	610	871	759	465	530	426	444	611	413	607	691	7135
2011-12	568	536	572	535	542	381	426	520	527	499	564	491	6161
2012-13	545	694	691	716	756	497	552	636	413	590	370	479	6939
2013-14	651	494	516	706	597	479	405	529	641	640	616	553	6827
2014-15	769	757	750	878	651	443	455	569	403	603	486	499	7263
2015-16	543	695	668	813	681	466	591	534	530	585	626	553	7285
2016-17	620	588	675	618									62003

STATUTORY ENVIRONMENT

Local Government Act 1995

POLICY IMPLICATIONS

None known

FINANCIAL IMPLICATIONS

None known

COMMUNITY & STRATEGIC OBJECTIVES

The matter before Council generally accords with the following Shire desired outcome as expressed in the Shire of Corrigin Strategic Community Plan 2013-2023:

Focus area: Various

Goal : Various

The operation and activities of the Corrigin Community Resource centre meets a variety of focus areas and goals.

The matter before Council generally accords with the following Shire desired outcome as expressed in the Shire of Corrigin Corporate Business Plan 2013-2017:

STRATEGIC THEMES

Various

The operation and activities of the Corrigin Community Resource centre meets a variety of focus areas and goals.

VOTING REQUIREMENT

Simple Majority

OFFICER'S RECOMMENDATION

That Council receives the Corrigin Community Resource Centre Report.

8.1.2. ACCOUNTS FOR PAYMENT – NOVEMBER 2016

Applicant:	Shire of Corrigin
Location:	Shire of Corrigin
Date:	20 December 2016
Reporting Officer:	Belinda Fidge, Finance Officer - Creditors
Disclosure of Interest:	No interest to disclose
File Number:	FM 0036
Attachment Reference:	Attachment 8.1.2 Payments for November 2016

SUMMARY

That Council is provided with a list of all financial dealings relating to all accounts for the previous month.

BACKGROUND

This information is provided to Council on a monthly basis in accordance with provisions of the Local Government Act 1995 and Local Government (Financial Management) Regulations 1996. A Local Government is to develop procedures for the authorisation of, and payment of, accounts to ensure that there is effective security for, which money or other benefits may be obtained.

COMMENT

The cheque, EFT and Direct Debit payments that have been raised for the Council meeting and also during the month of November 2016 are attached.

After payment of the following cheque EFT and Direct Debit payments, the balance of creditors will be \$3,440.73

STATUTORY ENVIRONMENT

Local Government (Financial Management) Regulations

POLICY IMPLICATIONS

There are no direct policy implications in relation to this item.

FINANCIAL IMPLICATIONS

Expenditure in accordance with the 2016/2017 Annual Budget.

COMMUNITY & STRATEGIC OBJECTIVES

The matter before Council generally accords with the following Shire desired outcome as expressed in the Shire of Corrigin Strategic Community Plan 2013-2023:

6.2 Focus area two: Developing Leadership

Goal Four: We want to strengthen our community's position for the future

Strategy	Outcome
Maintain a resilient and independent Shire, with a clear vision for the future	A sustainable and progressive local government.
A representative model that reflects the community and acts on their aspirations.	Effective governance and advocacy by the Shire.

The matter before Council generally accords with the following Shire desired outcome as expressed in the Shire of Corrigin Corporate Business Plan 2013-2017:

5. STRATEGIC THEMES

5.2 Developing Leadership

Strategic Community Plan link	Strategies
Goal 5-1	Manage the Shire's finances and financial service activities to ensure the continuous, sustained operation of Council.

VOTING REQUIREMENT

Simple Majority

OFFICER'S RECOMMENDATION

That Council endorse the following payments for the month of November 2016:

- 1. Cheques 20142 – 20146 payments in the Municipal fund totalling \$15,092.20*
- 2. Electronic Funds Transfer (EFT) payments in the Municipal Fund totalling \$523,955.31;*
- 3. Direct Debit (DD) payments in the Municipal Fund totally \$4,756.16;*
- 4. Electronic Funds Transfer (EFT) payments in the Trust Fund totalling \$493.00;*
- 5. EFT payments in the Licensing Trust Account totalling \$273.50*
- 6. Direct Debit (DD) payments in the Licensing Trust Account \$60,187.80; and*
- 7. Total payments for November \$604,757.97.*

8.1.3. ACCOUNTS FOR PAYMENT – CREDIT CARDS

Applicant:	Shire of Corrigin
Location:	Shire of Corrigin
Date:	20 December 2016
Reporting Officer:	Catherine Ospina Godoy, Finance Manager
Disclosure of Interest:	No interest to disclose
File Number:	FM 0036
Attachment Reference:	Attachment 8.1.3 Credit card payments

SUMMARY

This report provides Council with a list of all financial dealings relating the use of credit card payments for the period 29th September to 28th October 2016.

BACKGROUND

This information is provided to Council on a monthly basis in accordance with provisions of the Local Government Act 1995 and Local Government (Financial Management) Regulations 1996. A Local Government is to develop procedures for the authorisation of, and payment of, accounts to ensure that there is effective security for, which money or other benefits may be obtained.

Council is presented with the monthly accounts for payment at each Council meeting, providing information of payments made for the reporting period. This report includes the monthly payment of the credit card debit to the National Australia Bank.

COMMENT

Accountability in local government can be multifaceted, as councils seek to achieve diverse social, political and financial goals for the community benefit. The accountability principles of local government are based on strong financial probity, financial propriety, adherence to conflict of interest principles and expectations that local government is fully accountable for community resources.

This report provides Council with detailed information of purchases paid for using the Shire of Corrigin Corporate Credit Cards.

A monthly review of credit card use is independently assessed by the Finance Manager, to confirm that all expenditure has been occurred, is for the Shire of Corrigin and has been made in accordance with Council policy, procedures and the Local Government Act 1995 and associated regulations. The review by the Finance Manager also ensures that misuse of any corporate credit card can be readily detected.

This review has been conducted and no issues are evident and all areas of compliance have been met.

STATUTORY ENVIRONMENT

S6.4 Local Government Act 1995, Part 6 – Financial Management

R34 Local Government (Financial Management) Regulations 1996

POLICY IMPLICATIONS

Policy 2.15 – Corporate Credit Cards and; Policy 2.9 Purchasing Policy

FINANCIAL IMPLICATIONS

Financial implications and performance to budget are reported to Council on a monthly basis. In this regard, expenditure must be in accordance with the 2016/2017 Annual Budget.

COMMUNITY & STRATEGIC OBJECTIVES

The matter before Council generally accords with the following Shire desired outcome as expressed in the Shire of Corrigin Strategic Community Plan 2013-2023:

6.2 Focus area two: Developing Leadership

Goal Four: We want to strengthen our community's position for the future

Strategy	Outcome
Maintain a resilient and independent Shire, with a clear vision for the future	A sustainable and progressive local government.
A representative model that reflects the community and acts on their aspirations.	Effective governance and advocacy by the Shire.

The matter before Council generally accords with the following Shire desired outcome as expressed in the Shire of Corrigin Corporate Business Plan 2013-2017:

5. STRATEGIC THEMES

5.2 Developing Leadership

Strategic Community Plan link	Strategies
Goal 5-1	Manage the Shire's finances and financial service activities to ensure the continuous, sustained operation of Council.

VOTING REQUIREMENT

Simple Majority

OFFICER'S RECOMMENDATION

That Council endorse credit card payments made for the period 29th September to 28th October 2016 totally \$1,710.80 as provided in Attachment 8.1.3.

8.1.4. MONTHLY FINANCIAL REPORT – NOVEMBER 2016

Applicant:	Shire of Corrigin
Location:	Shire of Corrigin
Date:	20 December 2016
Reporting Officer:	Taryn Dayman, Deputy Chief Executive Officer
Disclosure of Interest:	No interest to disclose
File Number:	FM 0036
Attachment Reference:	Attachment 8.1.4 Monthly financial statements

SUMMARY

For Council to review and accept the monthly Financial Report for the month ending 30 November 2016.

BACKGROUND

The Local Government (Financial Management) Regulation 34 states that a local government must prepare a statement of financial activity reporting on the sources and applications of funds, as set out in the annual budget for the month.

Variances between budgeted and actual expenditure including the required Material Variances (10% with a minimum value of \$10,000) are included in the variance report.

COMMENT

A variance report is included with the monthly financial statements as **Attachment 8.1.4**.

STATUTORY ENVIRONMENT

Local Government (Financial Management) Regulations 1996.

POLICY IMPLICATIONS

There are no direct policy implications in relation to this item.

FINANCIAL IMPLICATIONS

Monthly Statement of Financial Activity.

COMMUNITY & STRATEGIC OBJECTIVES

The matter before Council generally accords with the following Shire desired outcome as expressed in the Shire of Corrigin Strategic Community Plan 2013-2023:

6.2 Focus area two: Developing Leadership

Goal Four: We want to strengthen our community's position for the future

Strategy	Outcome
Maintain a resilient and independent Shire, with a clear vision for the future	A sustainable and progressive local government.
A representative model that reflects the community and acts on their aspirations.	Effective governance and advocacy by the Shire.

The matter before Council generally accords with the following Shire desired outcome as expressed in the Shire of Corrigin Corporate Business Plan 2013-2017:

5. STRATEGIC THEMES

5.2 Developing Leadership

Strategic Community Plan link	Strategies
Goal 5-1	Manage the Shire's finances and financial service activities to ensure the continuous, sustained operation of Council.

VOTING REQUIREMENT

Simple Majority

OFFICER'S RECOMMENDATION

That Council accept the Statement of Financial Activity for the month ending 30 November 2016 included as Attachment 8.1.4 and as presented, along with notes of any material variances.

8.1.5. INTEGRATED PLANNING AND REPORTING – COMMUNITY ENGAGEMENT PROGRAM

Applicant:	Shire of Corrigin
Location:	Shire of Corrigin
Date:	20 December 2016
Reporting Officer:	Taryn Dayman, Deputy Chief Executive Officer
Disclosure of Interest:	No interest to disclose
File Number:	CM 0049
Attachment Reference:	Attachment 8.1.5 Community Engagement Program

SUMMARY

The purpose of this report is for Council to note and adopt the draft Community Engagement Program (note **Attachment 8.1.5**); being Council's IPR planned approach for engaging and the development of the Strategic Community Plan (SCP) and outlines the activities and timeline required.

BACKGROUND

All local governments are required to plan for the future of their district under s 5.56(1) of the *Local Government Act* (Act).

Sections 5.56(1) and (2) of the *Act* outlines the minimum requirements to achieve this. The minimum requirement of the plan for the future is the development of:

- A Strategic Community Plan; and
- A Corporate Business Plan.

There are also separate provisions requiring local governments to include in its Annual Report any changes to either of the above plans. This will keep the community informed of any specific changes it would otherwise note be aware of.

The Regulations require local governments to review the SCP at least once every four years. The Corporate Business Plan (CBP) is to be reviewed annually.

Council adopted its SCP and CBP in June 2013. In addition to these plans, in June 2013 Council also adopted its Long Term Financial Plan (LTFP), Asset Management Plan (AMP) and workforce Plan, also referred to as informing strategies.

In accordance with the Regulations, Council conducted a 'desk top' review of the SCP in February 2016, noting only minor changes. The CBP was reviewed June 2016; essentially the goals within the plan remain unchanged from the Corporate Business Plan adopted in 2013. Within the reviewed plan, sub goals have been identified to assist with meeting the broad goals.

In August 2015 Council also reviewed its Workforce Plan. Council has also commenced review its LTFP and has held a workshop to assist with the review.

COMMENT

Integrated Planning and reporting (IPR) is a process designed to:

- Articulate the community's vision, outcomes and priorities;
- Allocate resources to achieve the vision, striking a considered balance between aspirations and affordability; and
- Monitor and report progress.

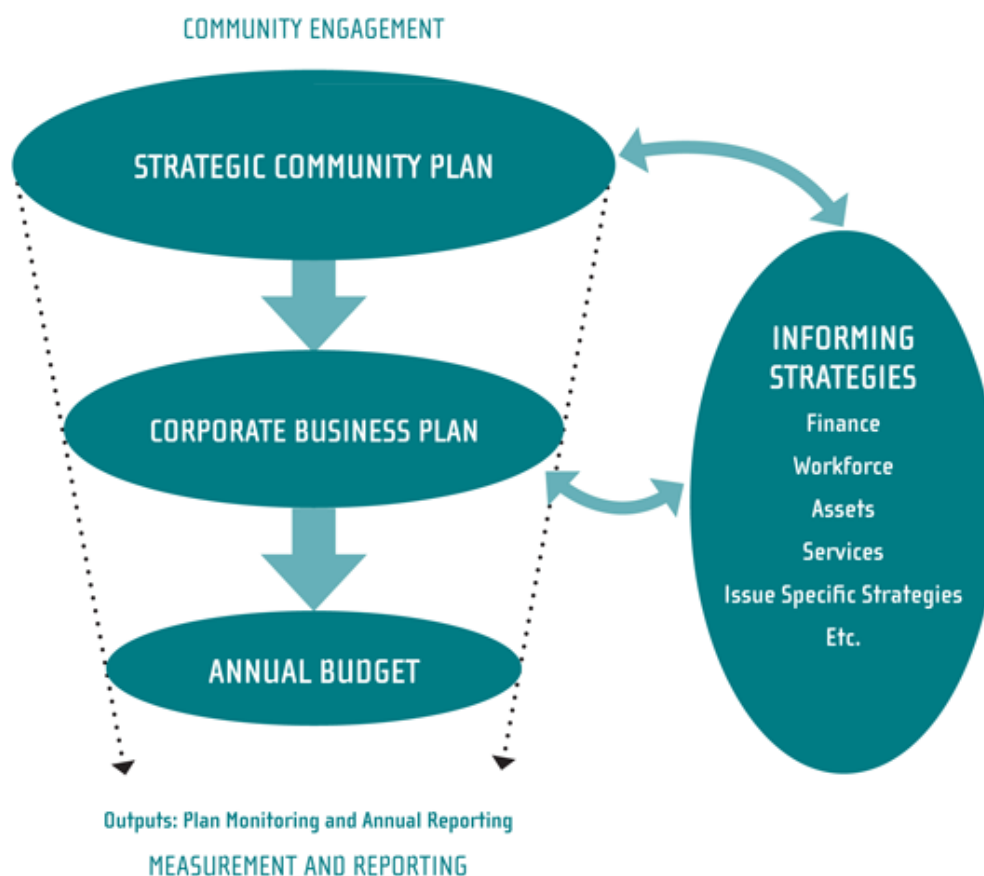
IPR includes the following core components

- **Strategic Community Plan** – Community vision, strategic direction, long and medium term priorities and resourcing implications with a horizon of 10+ years.
- **Corporate Business Plan** – Four-year delivery program, aligned to the Strategic Community Plan, and accompanied by four-year financial projections.

Core Informing Strategies

- **Long Term Financial Plan** – Long term financial position.
- **Asset Management Plans** – Approach to managing assets to deliver chosen service levels.
- **Workforce Plan** – Shaping workforce to deliver organisational objectives now and in the future.
- **Annual Budget** – Financial Statements and policies for one year.

The following Department of Local Government flowchart illustrates the different elements of the Integrated Planning Framework.



There are three major parties to the development of an integrated strategic plan:

1. **The community** - participates in a community planning process to determine major vision or intended big picture directions and also participates in regular reviews of those directions.
2. **The Council** – signs off the Strategic Community Plan resulting from the community planning process, the four year reviews updating the plan, and the annual budget.

- 3. The local government administration** – supports delivery of the Strategic Community Plan, the 4-yearly reviews, and annual budget through its corporate business planning.

Strategic Community Plan

The Strategic Community plan responds to three questions put to the community and the local government:

- Where are we now?
- Where do we want to be?
- How do we get there?

The plan priorities community aspirations giving consideration to:

- Social objectives.
- Economic objectives.
- Environmental objectives.
- Factors such as changing demographics and land use.

The Strategic Community Plan is a document which states community long term (10+ years) vision, values, aspirations and priorities with consideration to other local government plans, information and resourcing capabilities.

This plan is not static and must be reviewed regularly, while *Local Government (Administration) Regulations 1996* reg19C(4) states that this plan is to be reviewed every 4 years, at a minimum a desktop review of the plan should be undertaken every two years (following council elections) with a full review and renewed long term visioning process be conducted every four years (following presidential elections). This will ensure that community priorities and aspirations are kept up to date and remain relevant.

The Strategic Community Plan drives the development of local government Area/Place/Regional Plans, resourcing and other local government Informing Strategies (such as Workforce, Asset Management, Services) and supporting strategies.

Corporate Business Plan

The Corporate Business plan activates the Strategic Community plan responding to:

- Council's distillation and prioritisation of the community's short, medium and long term aspirations.
- Existing operations plans, priorities and external factors impacting on resourcing.
- The assessment and integration of services and business area plans.

The process through which the Corporate Business Plan is developed incorporates:

- Activating the Strategic Community Plan.
- Operations Planning – including:
 - Asset Management.
 - Financial Management.
 - Workforce Management.
- Annual reviews and reprioritisation of the Corporate Business Plan on the basis of:
 - Internal issues and performance.
 - External issues impacting in the near future

The Corporate Business Plan is a document that integrates the Strategic Community Plan, sets the strategic priorities that will drive the operation of the local government over the medium to short term. This plan integrates the Strategic Community Plan with the local government business to turn community aspirations into operational priorities and activities. The Corporate Business Plan must cover at least 4 financial years and be reviewed annually to deliver the annual budget.

Informing Strategies

Informing Strategies (particularly Financial, Asset Management and Workforce) inform the local government of how capable it is to deliver the services and assets required by the community. Under the *Local Government (Administration) Regulations 1996* reg 19DA(3)(c) Council is required to develop and integrate matters relating to resources, including asset management, workforce planning and long-term financial planning as part of its Corporate Business Plan, these plans are commonly referred to as informing Strategies.

Asset Management

Asset management is critical to meeting local government's strategic goals within an Integrated Planning approach. Asset Management Policies, Asset Management Strategies and Asset Management plans are informed by, and in turn inform, the community aspirations and service requirements in the Strategic Community Plan. They are also integral to developing and delivering the local government's strategic direction, service plans, projects and operational plans in the Corporate Business Plan. Asset Management ensures that robust Long Term Financial Plans and Annual Budgets are developed and that local governments have a financial capacity to deliver their strategic priorities into the future.

Long Term Financial Plan

Long term financial planning is a key element of the Integrated Planning and Reporting Framework. It enables local governments to set priorities, based on their resourcing capabilities, for the delivery of short, medium and long term community priorities.

The Long Term Financial Plan (LTFP) is a 10 year rolling plan that informs the Corporate Business Plan to activate Strategic Community Plan priorities. From these planning processes, Annual Budgets that are aligned with strategic objectives can be developed. The LTFP indicates a local government's long term financial sustainability, allows early identification of financial issues and their long term impacts, shows the linkages between specific plans and strategies, and enhances the transparency and accountability of the Council to the community.

Workforce Plan

Workforce planning is a continuous process of shaping the workforce to ensure that it is capable of delivering organisational objectives now and into the future. The workforce plan assists Council in meeting the community's priority and aspirations, as expressed in the Community Strategic Plan

The development of an effective workforce strategy will enable Council to plan its future workforce needs to deliver goals, focus on the medium and long term. The objective of a Workforce Plan is by ensuring that Council has the right people in the right places with the right skills doing the right jobs at the right time.

Framework and Guidelines

The Department of Local Government has released various framework and guidelines relating to the different aspects of the Integrated Planning and Reporting - "*Integrated Planning Framework – A short guide to strategic planning by local governments*" as well as "*Integrated Planning and Reporting Framework and Guidelines*".

A full list of publications is available from the Department of Local Government's Integrated Planning website.

https://www.dlgs.wa.gov.au/Publications/Documents/IPR_StrategicPlanningFramework_ShortGuide.pdf
https://www.dlgs.wa.gov.au/Publications/Documents/IPR_Framework_Guidelines.pdf

Consultant/s

For the initial development of the plans and informing strategies, Council engaged the services of Morrison Low which covered community engagement, development of the SCP, CBP, LTFP, AMP and workforce Plan. This came at considerable costs to Council. Council is not in a position to provide the same level of financial commitment, however has allocated a modest amount for the provisions of consultants to assist staff with this process.

It is beneficial for consultants to be engaged to conduct the required community engagement process, work with management to review its Community Engagement Policy and provide feedback to management with the outcomes. Dependant on the quote amount, consultants may also be requested to assist with the review and development of the plans.

The AMP is a technical document and Management will require assistance with the review of the current AMP. It is preferable, should funds allow, that the same consultancy firm be engaged to assist with the development of this plan. Even with the appointment of a consultant a great deal of staff time will need to be allocated to the review and development of the required plans and informing strategies.

Community Engagement Program

IPR is a detailed and comprehensive process and has a number of elements to it. A proposed timeline is provided to Council and outlines the community engagement actions and initiatives that will be undertaken to develop and implement the Shire of Corrigin's Strategic Community Plan. The program has a goal of completion (i.e. adoption by Council) by 30 June 2017. This timeline is very tight in light of the preparatory work required.

There is no opportunity to extend the engagement and consultation process further if Council is to comply with legislative requirements.

STATUTORY ENVIRONMENT

Local Government Act 1995

"S5.56. Planning for the future

- 1) A local government is to plan for the future of the district.*
- 2) A local government is to ensure that plans made under subsection (1) are in accordance with any regulations made about planning for the future of the district."*

Local Government (Administration) Regulations 1996

"S19DA. Corporate business plans, requirements for (Act s. 5.56)

- 1) A local government is to ensure that a corporate business plan is made for its district in accordance with this regulation in respect of each financial year after the financial year ending 30 June 2013.*
- 2) A corporate business plan for a district is to cover the period specified in the plan, which is to be at least 4 financial years.*
- 3) A corporate business plan for a district is to —*

- a) *set out, consistently with any relevant priorities set out in the strategic community plan for the district, a local government's priorities for dealing with the objectives and aspirations of the community in the district; and*
 - b) *govern a local government's internal business planning by expressing a local government's priorities by reference to operations that are within the capacity of the local government's resources; and*
 - c) *develop and integrate matters relating to resources, including asset management, workforce planning and long-term financial planning.*
- 4) *A local government is to review the current corporate business plan for its district every year.*
 - 5) *A local government may modify a corporate business plan, including extending the period the plan is made in respect of and modifying the plan if required because of modification of the local government's strategic community plan.*
 - 6) *A council is to consider a corporate business plan, or modifications of such a plan, submitted to it and is to determine* whether or not to adopt the plan or the modifications.*
**Absolute majority required.*
 - 7) *If a corporate business plan is, or modifications of a corporate business plan are, adopted by the council, the plan or modified plan applies to the district for the period specified in the plan."*

POLICY IMPLICATIONS

There are no direct policy implications in relation to this item.

FINANCIAL IMPLICATIONS

Cost of IPR consultancy services as provided for within the 2016/2017 budget

COMMUNITY & STRATEGIC OBJECTIVES

The matter before Council generally accords with the following Shire desired outcome as expressed in the Shire of Corrigin Strategic Community Plan 2013-2023:

6.2 Focus area two: Developing Leadership

Goal Four: We want to straighten our community's position for the future

Strategy	Outcome
Maintain a resilient and independent Shire , with a clear vision for the future	A sustainable and progressive local government.

The matter before Council generally accords with the following Shire desired outcome as expressed in the Shire of Corrigin Corporate Business Plan 2013-2017:

5. STRATEGIC THEMES

5.2 Developing Leadership

Strategic Community Plan link	Strategies
Goal 4-1	Develop Council appropriate policies that enable good: governance, development, services and growth.
CBP – 5.2.4.3	Review Council's Community Strategic Plan Every four (4) years by engaging the community including identification of the community's aspirations. (with a desktop review every 2 years)

VOTING REQUIREMENT

Simple Majority

OFFICER'S RECOMMENDATION

That Council note and adopt the Community Engagement Program for the Shire of Corrigin (Attachment 8.1.5) and commence the implementation of the Shire of Corrigin's Strategic Community Plan.

8.2. GOVERNANCE AND COMPLIANCE REPORTS

8.2.1. ACTIONS PERFORMED UNDER DELEGATED AUTHORITY FOR THE MONTH OF NOVEMBER 2016

Applicant:	Shire of Corrigin
Location:	Shire of Corrigin
Date:	14 December 2016
Reporting Officer:	Holly Auld, Governance Officer - Records
Disclosure of Interest:	No interest to disclose
File Number:	Various
Attachments:	Nil

SUMMARY

To report back to Council actions performed under delegated authority from the period 1 November to 30 November 2016.

BACKGROUND

To increase transparency this report has been prepared for Council and includes all actions performed under delegated authority for –

- Development Approvals issued
- Building Permits issued
- Health Approvals issued
- One off delegations to the Chief Executive Officer
- Affixing of Common Seal

COMMENT

The following tables outline the actions performed within the organisation relative to delegated authority from the period 1 November to 30 November 2016 and are submitted to Council for information.

Bushfire

No delegated decisions were undertaken by Shire pursuant to bushfire matters from the period 1 November to 30 November 2016.

Caravan parks and camp grounds

No delegated decisions were undertaken by Shire pursuant to caravan parks and camping grounds matters from the period 1 November to 30 November 2016.

Common Seal

<i>Date of decision</i>	<i>Decision Ref.</i>	<i>Decision details</i>	<i>Applicant</i>	<i>Other affected person(s)</i>
16/08/2016	19/2016	Shire of Corrigin Animals, Environment and Nuisance Law 2016	N/A	N/A
16/08/2016	20/2016	Shire of Corrigin Animals, Environment and Nuisance Law 2016	N/A	N/A

Dangerous Goods Safety Act 2004

No delegated decisions were undertaken by Shire pursuant to the Food Act 2008 from the period 1 November to 30 November 2016.

Food Act 2008

No delegated decisions were undertaken by Shire pursuant to the Food Act 2008 from the period 1 November to 30 November 2016.

Hawkers, traders and stall holders

No delegated decisions were undertaken by Shire pursuant to Hawkets, traders and stall holder matters from the period 1 November to 30 November 2016.

Liquor Laws

No delegated decisions were undertaken by Shire pursuant to Liquor Control Act 1988 from the period 1 November to 30 November 2016.

Lodging houses

No delegated decisions were undertaken by Shire pursuant to lodging house matters from the period 1 November to 30 November 2016.

Public Buildings

No delegated decisions were undertaken by Shire pursuant to Health (Public Buildings) Regulations 1992 from the period 1 November to 30 November 2016.

Septic Tank Approvals

No delegated decisions were undertaken by Shire pursuant to the Health Act 1911 and Health (Treatment of Sewage and Disposal of Effluent Waste) Regulations 1974 for the period 1 November to 30 November 2016.

Planning Approval

Date of decision	Decision Ref.	Decision details	Applicant	Other affected person(s)
N/A	N/A	Planning Approval for shed	Edward Rigg	LG Batt (Owner of house next door)

Building Permits

Date of decision	Decision Ref.	Decision details	Applicant	Other affected person(s)
N/A	N/A	Building Approval for shed	Peter Madgen	N/A
N/A	N/A	Building Approval for shed	David Mead	N/A

STATUTORY ENVIRONMENT

Building Act 2011

Bushfire Act 1954

Dangerous Goods Safety (Explosives) Regulations 2007

Health Act 1991 – S.107; Health Act 1911, Part VI

Health (Public Buildings) Regulations 1992

Liquor Control Act 1988

Local Government Act 1995 - Section 9.49A

Planning & Development Act 2005 – Part 10 Div. 2

Shire of Corrigin Planning Scheme No. 2 – Cl 8.8

POLICY IMPLICATIONS

There are no known policies or policy implications relating to this Item.

FINANCIAL IMPLICATIONS

There are no known financial implications relating to this Item.

COMMUNITY & STRATEGIC OBJECTIVES

The matter before Council generally accords with the following Shire desired outcome as expressed in the Shire of Corrigin Strategic Community Plan 2013-2023:

6.2 Focus area two: Developing Leadership

Goal Five: We want to strengthen our community's position for the future

Strategy	Outcome
Maintain a resilient and independent Shire, with a clear vision for the future	A sustainable and progressive local government
A representative model that reflects the community and acts on their aspirations	Effective governance and advocacy by the Shire

The matter before Council generally accords with the following Shire desired outcome as expressed in the Shire of Corrigin Corporate Business Plan 2013-2017:

5. STRATEGIC THEMES

5.2 Developing Leadership

Strategic Community Plan link	Strategies
Goal Four - 1	Regular Council meetings and forums are held to facilitate transparent and informed decision making

COUNCIL MEETING STATUS REPORT

The following Status Report is for Council information only.

SHIRE OF CORRIGIN STATUS REPORT 2015/2016 AS AT 15 NOVEMBER 2016

MINUTE REFERENCE	DETAIL	RESPONSIBLE OFFICER	STATUS	ANTICIPATED COMPLETION DATE
8633 20/10/2015	The Chief Executive Officer to undertake an investigation that addresses the reinstatement of a 72 hour stopover area for self-contained Recreation Vehicles (RV's) in the town of Corrigin and for the resultant report to be provided to Council at the Chief Executive Officer's earliest possible convenience.	CEO	Assessment and referral to Council	In Progress
20/2016 16/2/2016	That Council: <ol style="list-style-type: none"> 1. Adopt the draft "Planning Policy - Areas of Potential Flood Risk within the Corrigin Townsite" as included as Attachment 10.2.2(B) and 2. Advertise in accordance with clause 7.3 of the Shire of Corrigin Town Planning Scheme No. 2 (District Planning Scheme). 3. Directs that upon completion of the advertising period referred to in 1. above, the matter to be referred back to Council for further consideration. 4. Council to request the CEO investigate the cost of remodelling the "flood map" for clarification of flood risk in the area. 	<ol style="list-style-type: none"> 1. CEO 2. GEO 3. CEO 4. CEO 	<ol style="list-style-type: none"> 1. No action required 2. Advertising in Narrogin Observer 25/2/2016 3. Assessment and referral to CEO to refer back to Council 4. Council requested investigation by CEO 	<ol style="list-style-type: none"> 1. Completed 2. Completed 3. Pending 4. In Progress
39/2016 16/2/2016	That Council: <ol style="list-style-type: none"> 1. Authorises the Chief Executive Officer to offer for sale the Shire of Corrigin's 25% share of the weighbridge located at the Regional Waste Site located in Bendinger and to carry out the process of sale as required by Section 3.58 (3) of the Local Government Act 1995. 	<ol style="list-style-type: none"> 1. CEO 	<ol style="list-style-type: none"> 1. CEO to notify RoeROC of Council's decision 	<ol style="list-style-type: none"> 1. Pending (Note: Report to December Council meeting recommending revocation of Minute)

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	<p>2. Requests the Chief Executive Officer to confer with the member local governments within the Roe Regional Organisation of Councils to ensure wide advertising of the weighbridge and to refer the matter back to Council at the conclusion of advertising the sale for consideration.</p>	2. CEO	2. CEO to confer with other LGA's re: advertising and refer back to Council at conclusion	2. Pending (Note: Report to December Council meeting recommending revocation of Minute)
132 17/5/2016	<p>That Council:</p> <p>1. Receives the schedule of submissions (Attachment 8.2.5A) for the proposed Shire of Corrigin Animal, Environment and Nuisance Local Law 2016; and</p> <p>2. Adopts the revised draft Shire of Corrigin Animal, Environment and Nuisance Local Law 2016 as per Attachment 8.2.5B for advertising purposes;</p> <p>3. Pursuant to section 3.12 of the Local Government Act 1995, gives Statewide public notice that it intends to make the revised draft Shire of Corrigin Animal, Environment and Nuisance Local Law 2016 as contained in the Attachment 8.2.5B;</p> <p style="padding-left: 40px;">a) the purpose of which is to provide for the regulation, control and management of animals and the prevention of environmental damage and nuisances within the District; and</p> <p style="padding-left: 40px;">b) the effect is to establish the requirements with which any person keeping animals, or undertaking activities that have the potential to impact the environment or create nuisance must comply.</p> <p>4. Forwards a copy of the revised draft Shire of Corrigin Animal, Environment and Nuisance Local Law 2016 to the Minister for Local Government and Communities, and to the Minister for Health, for comment.</p>	<p>1. CEO</p> <p>2. CEO</p> <p>3. CEO</p> <p>4. CEO</p>	<p>1. Noted</p> <p>2. Noted</p> <p>3. Advertising completed</p> <p>4. Completed</p>	<p>1. No Action Required</p> <p>2. Completed</p> <p>3. Completed</p> <p>4. Completed</p>

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<p>151/2016 21/06/2016</p>	<p>That Council:</p> <ol style="list-style-type: none"> 1. Subject to CEO confirming no existing agreement is in place with regard to Department of Agriculture over Lot 523 Walton St. 2. In accordance with Local Government (Functions and General) Regulations 1996 regulation 30(2)(b) grant in favour of the Australian Red Cross a lease over Reserve 47959, being Lot 523 Walton Street, Corrigin structured around: <ol style="list-style-type: none"> a) A twelve month lease period with a further one (1) option of twelve months at the Chief Executive Officer's discretion; b) An annual lease payment of \$300 (excluding GST); c) A CPI rent review clause; and d) Provisions for maintenance, payment of all utility charges, repair of the premises. 3. Authorise the Shire President and Chief Executive Officer to execute the relevant lease agreement and affix the common seal of the Shire of Corrigin on the relevant documentation as specified in point 1 above. 4. Request the Australian Red Cross to: <ol style="list-style-type: none"> a) use all endeavours to rebuild the existing Australian Red Cross building at Lot 33 Corner of Jose and Walton Streets, Corrigin for the use by local Corrigin Australian Red Cross volunteers; b) keep Council informed of repairs to be carried out; c) note that the use of Reserve 47959, being Lot 523 Walton Street, Corrigin by local Corrigin Australian Red Cross volunteers is a temporary arrangement only and the Council does not guarantee the availability of the building beyond the timeframe outlined in the Lease. 	<ol style="list-style-type: none"> 1. CEO 2. CEO 3. CEO 4. CEO 	<ol style="list-style-type: none"> 1. No known agreement 2. Letter sent to Red Cross – awaiting reply 3. Lease prepared 4. Letter sent to Red Cross 	<ol style="list-style-type: none"> 1. Completed 2. Completed 3. Completed 4. Completed
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<p>160/2016 21/06/2016</p>	<p>That Council</p> <ol style="list-style-type: none"> 1. Recognise people, businesses and organisations based on their whole contribution to the construction of Corrigin Recreation and Events Centre (CREC) which is to include cash donations, grain donations and in-kind donations on a single honour board to be located in the CREC as follows: <ul style="list-style-type: none"> • Diamond Sponsors (of at least \$25,000) • Platinum Sponsors (of between \$10,000 - \$24,999) • Gold Sponsors (of between \$5,000 - \$9,999) 2. Accept that for the purpose of determining Supporter Levels for the Corrigin Recreation and Events Centre (CREC), Council accepts: <ul style="list-style-type: none"> • either cash, grain and/or in kind contributions; and • an accumulation of either cash, grain and/or in kind contributions; will be used to determine levels of recognition excluding the direct contributions to the Rockview Community Cropping program. 3. On the same honour board the businesses, individuals and groups who contributed to the Rockview Community Cropping program will be separately recognised and collectively be acknowledged as a Diamond Sponsor. 4. Resolutions 1-3 reflect contributions received up to 21 March 2016. 5. Adopt the form of plaque to be erected at the Corrigin Recreation and Events Centre (CREC) as provided for in Attachment 13.1A. 	<ol style="list-style-type: none"> 1. GPO 2. GPO 3. GPO 4. GPO 5. GPO 	<p>1-5 Plaque to be ordered with the rest of Sponsor plaques</p>	<ol style="list-style-type: none"> 1. Completed 2. Completed 3. Completed 4. Completed 5. Completed
<p>173/2016 19/07/2016</p>	<p>That Council:</p> <ol style="list-style-type: none"> 1. Note the Correspondence from the Corrigin Masonic Lodge No. 120 W.A.C. ('Lodge') as provided in Attachment 8.2.2 to this Report. 2. Resolve to request the Chief Executive Officer (CEO) to write to the Lodge: <ol style="list-style-type: none"> a) seeking confirmation that it would be prepared to sell the portion of Lot 178 Kirkwood Street, Corrigin (approximately 3m x 90 m) currently occupied as a 'laneway' for a nominal price of \$1; and b) advising that until the 'laneway' is eventually transferred to the Shire, the Lodge be reminded that it will need to ensure it has suitable public liability for the 'laneway'. 	<ol style="list-style-type: none"> 1. CEO 2. CEO 	<ol style="list-style-type: none"> 1. Noted 2. Letter sent 	<ol style="list-style-type: none"> 1. Noted 2. Completed

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	<p>3. Once written confirmation from the Lodge of the acceptance to sell the portion of Lot 178 (approximately 3m x 90 m) is confirmed and appropriate funds are included in the 2016/17 Budget, the Shire commences a survey to be undertaken followed by an application for Subdivision Approval from the Western Australian Planning Commission.</p> <p>4. Authorise the CEO to enter a part lease over Lot 178 Kirkwood St for an interim period covering the proposed PAW until such time as the creation and sale of the PAW is finalised.</p> <p>5. Should Subdivision Approval be received, the Shire President and Chief Executive Officer be authorised to enter into a contract of sale with appropriate use of the Common Seal and process the creation of the PAW reserve.</p>	<p>3. CEO</p> <p>4. CEO</p> <p>5. CEO</p>	<p>3. Lodge has offered laneway for \$1.</p> <p>4. Lease signed by Lodge</p> <p>5. Noted</p>	<p>3. Completed</p> <p>4. Completed</p> <p>5. To be carried out post subdivision approval</p>
202/2016 16/08/2016	<p>That Council:</p> <p>1. Endorse the re-appointment of Miss Taryn Dayman to the position of Deputy Chief Executive Officer for a five year term commencing on 16 August 2016 in accordance with the proposed Contract of Employment; and</p> <p>2. Authorise the President and Chief Executive Officer to affix the common seal to the new Contract of Employment.</p>	<p>1. CEO</p> <p>2. CEO</p>	<p>1. Noted</p> <p>2. DCEO advised</p>	<p>1. Noted</p> <p>2. In progress</p>
217/2016 20/09/2016	<p>That Council:</p> <p>1. Authorise the Chief Executive Officer to issue a Notice pursuant to S.137 of the Health Act 1911 to amend or take down and remove the dwelling situated at Lot 13, No. 10 Goyder Street, Corrigin within 60 Days of receipt of the Notice, and ensure that the land is cleared to satisfaction of the Local Government.</p> <p>2. That the Notice referred to in 1. above be carried out service of a notice under the Act is set out in s354 of the Health Act 1911.</p> <p>3. Should the works required in 1. above not be completed within the specified time frame, the Chief Executive Officer be requested to first seek legal advice and report back to Council with respect to initiating proceedings against the owner of Lot 13, No. 10 Goyder Street, Corrigin, pursuant to S.140 of the Health Act 1911 for failure to comply with a Notice served within a specified time period.</p>	<p>1. CEO/EHO</p> <p>2. CEO/EHO</p> <p>3. CEO/EHO</p>	<p>1. Notice prepared</p> <p>2. Notice Served</p> <p>3. No response</p>	<p>1. Completed</p> <p>2. Completed</p> <p>3. Completed (Note: Report to the 20 December 2016 Council Meeting)</p>

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<p>245/2016 15/11/2016</p>	<p>That Council resolve to:</p> <ol style="list-style-type: none"> 1. Note the submissions received on the amended consolidated version of the Shire of Corrigin Town Planning Scheme No.2 (District Zoning Scheme) contained in Attachment 8.2.2B (Schedule of Submissions) and determine the submissions in accordance with the recommendations; 2. Request the Minister for Planning's approval to modify the Shire of Corrigin Town Planning Scheme No.2 (District Zoning Scheme) in accordance with the recommendations contained in in Attachment 8.2.2B (Schedule of Submissions); 3. Authorise the Chief Executive Officer to prepare and submit all the necessary documentation to the Western Australian Planning Commission requesting the Minister for Planning's approval to the recommended modifications to the Shire of Corrigin Town Planning Scheme No.2 (District Zoning Scheme) under section 87(2) of the Planning and Development Act 2005; 4. Authorise the Shire President and the Chief Executive Officer to affix the common seal of the Shire of Corrigin on the documents; and 5. Should the Minister for Planning approve the proposed amendments under section 87(2) of the Planning and Development Act 2005, authorise the Chief Executive Officer to undertake to incorporate the approved amendments into the consolidated Scheme and arrange publication of the final consolidated version of the Shire of Corrigin Town Planning Scheme No.2 (District Zoning Scheme) in the Government Gazette in accordance with section 92(2) of the Planning and Development Act 2005. 	<ol style="list-style-type: none"> 1. CEO 2. CEO 3. CEO 4. CEO 5. CEO 	<ol style="list-style-type: none"> 1. Noted 2. Completed 3. Completed 4. Awaiting final Approval 5. Awaiting final Approval 	<ol style="list-style-type: none"> 1. Noted 2. Completed 3. Completed 4. Pending 5. Pending
<p>246/2015 15/11/2016</p>	<p>That Council advise the Department of Commerce that it supports the extension of trading hours within the Corrigin townsite from 5 December 2016 until 1 January 2017 as reflected in the Department's 'trading package' hours from:</p> <ul style="list-style-type: none"> • 8.00am to 9.00pm Monday to Friday; • 8.00am to 5.00pm Saturdays; and • 11.00am to 5.00pm Sundays and public holidays other than Christmas day (which will be a closed day). 	<ol style="list-style-type: none"> 1. CEO 	<ol style="list-style-type: none"> 1. Letter sent 	<ol style="list-style-type: none"> 1. Completed

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247/2016 15/11/2016	That Council: 1. Adopts the 'Shire of Corrigin Equal Employment Opportunity Management Plan 2017 to 2019' (EEOM Plan) as provided in Attachment 8.2.4; and 2. Request the Chief Executive Officer to refer the adopted EEOM Plan to the Director of Equal Opportunity in Public Employment at the Public Sector Commission.	1. CEO 2. CEO	1. Noted 2. Letter sent	1. Completed 2. Completed
249/2016 15/11/2016	That the matter be laid on the table (RE: Administrator of the Stevenson Trust Fund)	CEO	Noted	Report to the 20 December 2016 Council Meeting)
250/2016 15/11/2016	That Council: 1. Authorises the Chief Executive Officer to dispose of a Subaru Forrester 2.0 litre turbo diesel MY October 2014 (currently registered: 4 CR) and to carry out the process of sale as required by Section 3.58 (3) of the Local Government Act 1995.	CEO	Noted	Completed

OFFICER'S RECOMMENDATION

That Council accept the report outlining the actions performed under delegated authority for the period 1 November to 30 November 2016 and receive the Status Report as at 15 December 2016.

8.2.2. SUBDIVISION APPLICATION WAPC NO: 154518 - LOT NO'S 143, 144, 145, 146, 149, 2, 5350 GENERALLY AT BROOKTON-CORRIGIN ROAD, BULYEE AND CLOSURE OF BALYERLING ROAD, BULYEE

Applicant:	Crossland & Hardy Pty Ltd on behalf of Main Roads WA and owners Hopen Pty Ltd; Tupara Pty Ltd; and Wesley & Maureen Baker
Location:	Lot No's 143, 144, 145, 146, 149, 2, 5350 Brookton-Corrigin Road Bulyee
Date:	6 December 2016
Reporting Officer:	Rob Paull, Chief Executive Officer
Disclosure of Interest:	No interest to disclose
File Number:	A10534, A68, A60
Attachment Reference:	Attachments 8.2.2 - Subdivision Plan

SUMMARY

Council is requested to provide comment to the Western Australian Planning Commission (WAPC) in respect of the subdivision Lot No's 143, 144, 145, 146, 149, 2, 5350 Brookton-Corrigin Road, Bulyee (note **Attachment 8.2.2**). The Subdivision reflects boundary realignments between MRWA (who constructed the re-aligned Brookton-Corrigin Road at Bulyee) and the landowners so as to achieve an equal area land exchange between the affected landowners.

Council is also requested to commence the road closure process for portions of Balyerling Road, Bulyee.

BACKGROUND

Subdivision Application Process

Application to the WAPC for subdivision approval is initiated by a landowner and/or applicant. Application forms, any explanatory documents and plan(s) are lodged with the WAPC and assessed on its behalf by the Department of Planning. If the WAPC is of the opinion that the subdivision may affect the functions of a local government, utility provider or public agency, it may (under s142 of the *Planning and Development Act 2005*) refer the application for objections and recommendations. In reality, almost all subdivision applications are referred.

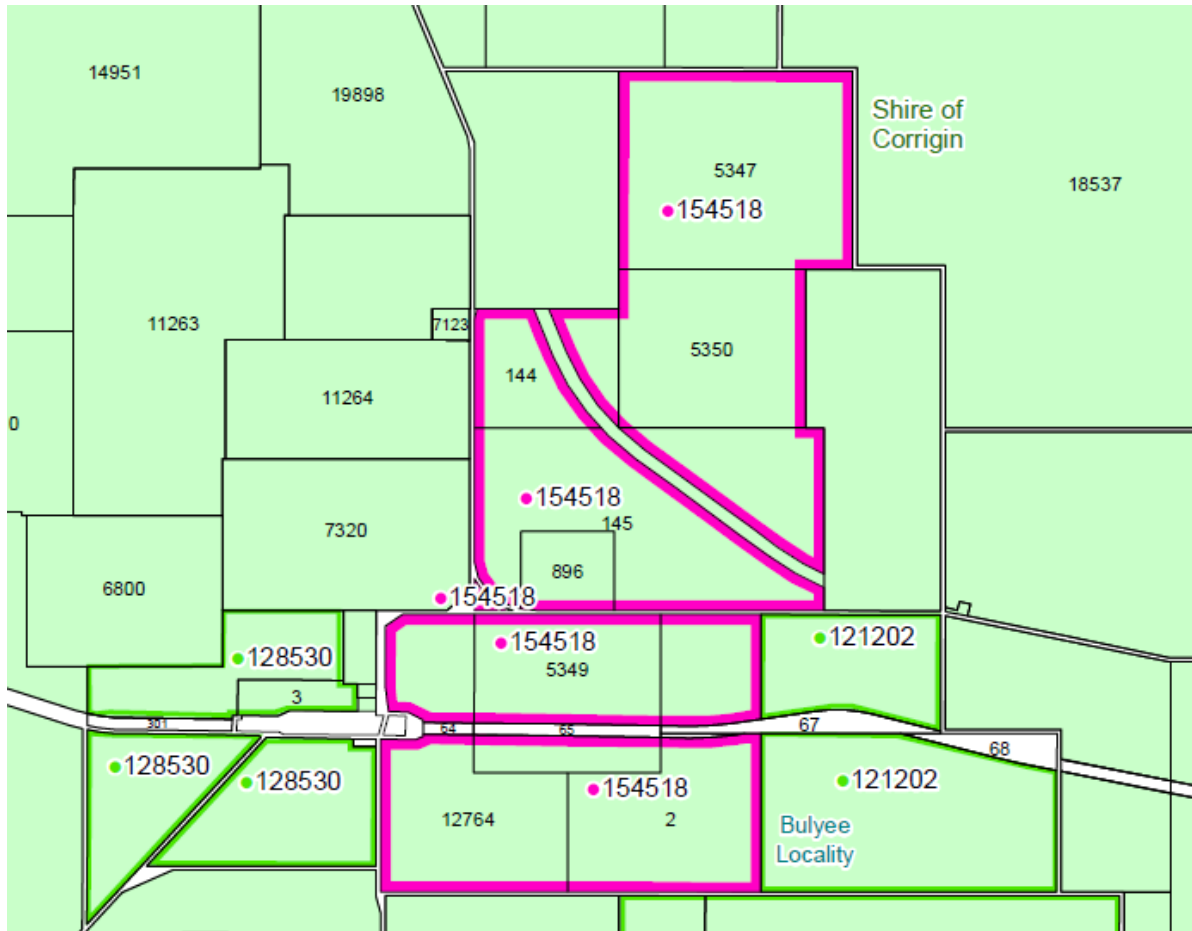
The Act provides referral agencies with 42 days to respond, unless otherwise agreed, and if referral advice is not received in this timeframe there is deemed to be no objection and no requested conditions. The WAPC may consider some referral agencies' advice to be critical to the assessment of an application, and on that basis can provide referral agencies with additional time to provide a recommendation. The Department assesses the application, recommending to the WAPC that the application be refused or approved with or without conditions (using the Model Subdivisions Schedule as a basis for the condition setting). In accordance with s 145 of the *Planning and Development Act 2005* an approval may be granted for a 'prescribed period', which is defined as four years for applications involving more than five lots (excluding common property) and three years in any other case. The subdivision can be constructed in accordance with the approval conditions.

The landowner and/or applicant is responsible for obtaining the 'clearance' from the agency prescribed with the responsibility for 'clearing' the relevant condition. Additionally, they are responsible for advising the WAPC that the requirements of the condition have been fulfilled so that the WAPC are able to endorse the diagram or plan of survey of subdivision. Subdivision conditions are to be drafted to include a clearance agency and when no clearance agency is nominated the WAPC is the nominated clearing agency. As all subdivision conditions are to the satisfaction of the WAPC, the WAPC will arbitrate if there is a dispute as to the clearance requirements.

COMMENT

Subdivision Application WAPC 154518

In 2013, MRWA upgraded a section of the Brookton-Corrigin Rd through a number of properties in Bulyee. The road widening and deviation require dealings on the properties, firstly to acquire and dedicate the new portions of road easement, and secondly to effect a land exchange to rationalise the severances of the lots created by the deviation. The acquisition process is now completed.



The Surveyor has advised that part of the agreement reached between MRWA and the landowners is an equal area land exchange between the affected landowners. The proposed final lot configuration, with dimensions and areas, is shown on **Attachment 8.2.2**. Copies of these plans are enclosed for your reference. These lots incorporate the portions of equal area exchange as agreed between the landowners and MRWA. The proposed lot boundaries have been surveyed in anticipation of the land exchange, and fencing has been constructed on these.

The road and road widening shown on those plans have been dedicated and new titles issued for the balance of the lots. Lot No's 143, 144, 145, 146, 149, 2, 5350 Brookton-Corrigin Road, Bulyee are zoned 'Rural' zone under the Shire of Corrigin's current operative Town Planning Scheme No.2 (TPS No. 2). TPS No. 2 has the following Objectives and provisions relevant to the application:

"3.5.4 Rural Zone

The use of land in any Rural Zone shall be consistent with the following objectives:-

- a) To ensure that a right of vehicular access unfettered as to time place and circumstance exists to any land which is the subject of any application for planning approval.*
- b) To ensure the preservation of the rural character and rural appearance of land within the zone.*

- c) *To protect the economic viability of rural zoned land via support only for subdivision or re-subdivision which enables the retention or promotion of lot or location sizes, which relate to the general farming activity in any particular locality of the Shire.*

7.4.4 General Local Rural Policy

In considering any support for the subdivision and/or development of Rural Zoned Land, within the Shire, Council shall in addition to the provisions of the Scheme, have regard to:-

- a) *The objectives for the Rural Zone laid down in Clause 3.5.4.*
b) *Possible conflict between incompatible land uses as a result of subdivision and/or development within the Rural Zone.*
c) *The fact that the existence of more than one dwelling house on a Rural Zoned Lot location should not be construed as a basis for Council support to the subdivision of the lot/location.*
d) *Inappropriate subdivision and/or development generating problems relating to land drainage, water supply, bush fire safety and inadequate road access, which could result in additional cost to the community at large."*

It is noted that lots are located within *State Planning Policy SPP3.7 Planning in Bushfire Prone Areas*. This provides the foundation for land use planning to address bushfire risk management in Western Australia. As the purpose of the subdivision is to address a land exchange due to road realignment works, it is suggested that the Council recommend to the WAPC that it not apply a Bushfire Attack Level Assessment in this instance as any future approvals for dwellings etc. will still be applicable. The application is in keeping with the provisions of TPS No. 2. In this regard, it is considered appropriate that Council not oppose the application and advise the WAPC that the Shire does not seek to impose any conditions.

Partial closure of Balyerling Road, Bulyee

As Council will note, 'Balyerling Road' is to be retained as part of WAPC No. 154518. In discussion with the land owner that fronts Balyerling Road, it was his understanding that an outcome of the Brookton-Corrigin Road realignment was that Balyerling Road would be closed and amalgamated into lots fronting the road. It is his preference that the road be closed either completely or in part.

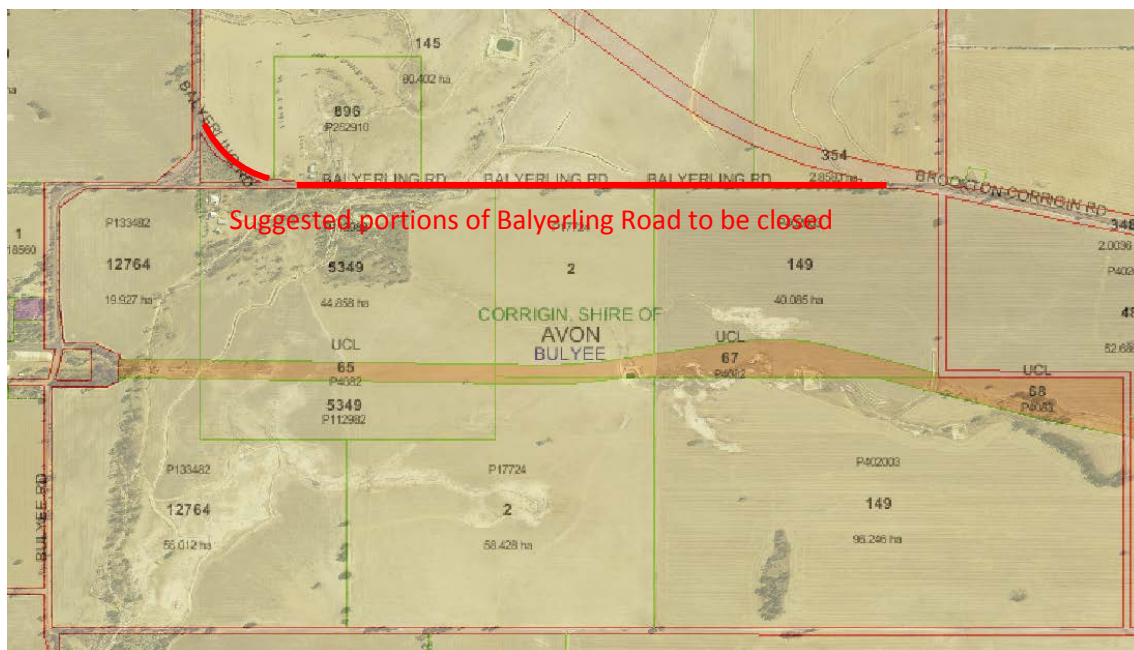


Photo taken from the Brookton-Corrigin Road looking west along Balyerling Road – Note existing signage on Balyerling Road stating 'PRIVATE ROAD NO THRU TRAFFIC'.

However, as all land must have access to a dedicated road reserve not all lots fronting Balyerling Road have an alternate road reserve.

In this regard, as Lot 896 and Lot 5349 only have access to Balyerling Road, only a partial closure of Balyerling Road (approximately 170 metres) as per the location plan (below) can be pursued unless these lots are amalgamated with adjoining land.

Should the closure of Balyerling Road be supported, a request will need to be made to the Minister for Lands under s58 of the *Land Administration Act 1997* as the first part of a two-part process. If Council resolves to initiate the road closure it will be the subject of a public advertising period as per the provisions of the *Land Administration Act 1997*.



The road closure process operates under s58 of the *Land Administration Act 1997* which requires a minimum 35 day public comment/referral period to all affected landowners and government agencies are to be consulted. A notice is also required to be published in a newspaper circulating in the district.

After the advertising period has been completed, a further report will be prepared for Council's consideration such that any comments received during the advertising period can be taken into consideration and for a formal recommendation to be made.

Where Council wishes to proceed with the closure, a formal request would be lodged with the Minister for Lands under s58 (1) of the *Land Administration Act 1997* to close the road and amalgamate the road reserve into the adjoining land.

STATUTORY ENVIRONMENT

Local Government Act 1995

Shire of Corrigin Town Planning Scheme No. 2

Planning & Development Act 2005

State Planning Policy SPP3.7 Planning in Bushfire Prone Areas

Land Administration Act 1997

POLICY IMPLICATIONS

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

FINANCIAL IMPLICATIONS

There are no known significant financial implications in relation to this item.

COMMUNITY & STRATEGIC OBJECTIVES

The matter before Council generally accords with the following Shire desired outcome as expressed in the revised Shire of Corrigin Strategic Community Plan 2013-2023:

6.1 Focus area one: Economic Development

Goal Three: We want a sustainable agricultural sector supporting our local economy

Strategy	Outcome
Work with Federal and State Government to support the growth of the agricultural sector	A sustainable and progressive local government

The matter before Council generally accords with the following Shire desired outcome as expressed in the revised Shire of Corrigin Corporate Business Plan 2013-2017:

5. STRATEGIC THEMES

5.2 Developing Leadership

Strategic Community Plan link	Strategies
Goal Four - 1	Regular Council meetings and forums are held to facilitate transparent and informed decision making

VOTING REQUIREMENT

Simple Majority (both Recommendations)

OFFICER'S RECOMMENDATION 1

That Council:

- 1. Not object to subdivision application Western Australian Planning Commission (WAPC) No. 154518 from Crossland & Hardy Pty Ltd on behalf of Main Roads Western Australia and owners Hopen Pty Ltd; Tupara Pty Ltd; and Wesley & Maureen Baker to subdivide Lot No's 143, 144, 145, 146, 149, 2, 5350 Brookton-Corrigin Road, Bulyee and does not seek to impose any conditions.*
- 2. Suggest to the WAPC that it not apply a Bushfire Attack Level Assessment to Subdivision No. 154518 in this instance as the purpose of the subdivision is to address a land exchange due to road realignment works/acquisitions and any future approvals for dwellings etc. will still be applicable.*
- 3. Request the Chief Executive Officer to advise the WAPC of 1 and 2. above and provide the WAPC with a copy of the Shire report.*

OFFICER'S RECOMMENDATION 2

That Council resolve to commence the road closure process for portions of Balyerling Road, Bulyee as referred in the Shire Report in accordance with Section 58 of the Land Administration Act 1997.

8.2.3. REVIEW OF THE SHIRE OF CORRIGIN LOCAL GOVERNMENT HERITAGE INVENTORY FOR COMMUNITY CONSULTATION

Applicant:	Shire of Corrigin
Location:	N/A
Date:	12 November 2016
Reporting Officer:	Rob Paull Chief Executive Officer
Disclosure of Interest:	No interest to disclose
File Number:	LUP0006
Attachment Reference:	Attachment 8.2.3A – draft consultant brief Attachment 8.2.3B – Working Group Terms of Reference

SUMMARY

Council is requested to establish a 'Working' Group' to guide the Shire in the preparation of a revised Local Government Inventory (commonly referred to as Municipal Inventory or 'MI') that includes least one Councillor, along with up to two Corrigin Historical Society and Pioneer Museum representatives and Shire staff.

BACKGROUND

Local Government Inventories can best be described as 'local heritage surveys'. As such they are common practice in Western Australia as the foundation of sound local heritage planning. They identify heritage assets in a systematic fashion, and provide the base information needed for local heritage planning to achieve consistency, strategic direction, and community support. In accordance with s45 of the *Heritage of Western Australia Act 1990*, each local government shall review its inventory of heritage places every four years.

The current Local Government Inventory was adopted in 1996. Between then and now the Local Government Inventory has not been modified and remains in the same format as it did in 1996. There is a need to ensure that the existing inventory meets the minimum standards set out by the State Heritage Office. Additionally, many places on the current MI has been subject to changes since adoption that have the ability to affect their heritage value such as demolition of places, changes in their condition, misinformation and updated inclusion criteria.

COMMENT

The 1996 adopted MI contains a number of inaccuracies that require updating. Over time the requirements for inclusion have changed and many of the sites contained within the Shire of Corrigin MI no longer meet the criteria for inclusion. It is intended to appoint an appropriate consultant to assist the Shire in reviewing the MI note (**Attachment 8.2.3A – draft consultant brief**).

It is also proposed that Council establish a 'Municipal Heritage Inventory Review Working Group to oversee the review of the Inventory' with the following purpose:

"The Municipal Heritage Inventory Review Working Group to oversee the review of the Inventory ('Working Group') has been formed to provide advice to the Shire on the preparation of a revised Municipal Heritage Inventory as directed in the following terms of reference. The primary function of the Working Group is to:

- *"identify and explain the themes or 'story lines' that are crucial to understanding the area's historic environment as it exists today.*
- *provide a context for the comparative assessment of heritage places in the locality.*
- *provide preliminary information as to local places of potential significance."* (Note **Attachment 8.2.3A**)

In establishing the 'Working Group' it is suggested that Council consider nominating a Councillor (as Chairperson) as Council a representative on the Working Group and to approach the Corrigin Historical Society and Pioneer Museum request nominations for up to two representatives to sit on the 'Working Group'.

STATUTORY ENVIRONMENT

The appointment of a 'Working Group' must ensure does not constitute a committee of Council pursuant to s5.8 of the *Local Government Act 1995*. The structure of the draft 'Working Group' as provided for in **Attachment 8.2.3B** seeks to ensure compliance with s5.8 of the *Local Government Act 1995*

Heritage Act of Western Australia 1990

S45 of the *Heritage Act of Western Australia* requires local government to compile and maintain an inventory of buildings within its district which in its opinion are, or may become, of cultural heritage significance. The inventory required under the Act shall be updated annually and reviewed every four (4) years after compilation. Local Government is obliged to provide the State Heritage Council with a copy of the inventory and ensure that the inventory is compiled with proper public consultation.

Corrigin Town Planning Scheme No 2

The Municipal Inventory is referenced in the Scheme.

POLICY IMPLICATIONS

There are no known policies relating to this Item.

FINANCIAL IMPLICATIONS

Within the 2016/17 Budget, Council set aside \$20k for a review of the Municipal Inventory. It is noted that because the maximum funding available for the project is \$30, the Shire is not obliged to follow the tender procedures under Council's Purchasing Policy or the *Local Government Act*.

COMMUNITY & STRATEGIC OBJECTIVES

The matter before Council generally accords with the following Shire desired outcome as expressed in the revised Shire of Corrigin Strategic Community Plan 2013-2023:

6.2 Focus area two: Developing Leadership

Goal Five: We want to strengthen our community's position for the future

Strategy	Outcome
Maintain a resilient and independent Shire, with a clear vision for the future	A sustainable and progressive local government
A representative model that reflects the community and acts on their aspirations	Effective governance and advocacy by the Shire

The matter before Council generally accords with the following Shire desired outcome as expressed in the revised Shire of Corrigin Corporate Business Plan 2013-2017:

5. STRATEGIC THEMES

5.1 Economic Development

CBP Goal Number	Strategies	Success Measures
5.1.1	Develop and implement an Economic Development Strategy to guide economic growth	
5.1.1.1	Develop an Economic & Tourism Development Strategy for the District based on Regional Opportunities	Development and adoption of an Economic Development Strategy for the district

VOTING REQUIREMENT

Recommendation 1 - Absolute Majority

Recommendation 2 - Absolute Majority

OFFICER'S RECOMMENDATION 1

That Council:

1. *Adopt the draft 'Consultant Brief Review of Municipal Heritage Inventory and Heritage List of the Shire of Corrigin' provided at Attachment 8.2.3A.*
2. *Adopt the Terms of Reference for the 'Municipal Heritage Inventory Review Working Group' ('Working Group') as provided at Attachment 8.2.3B.*
3. *Nominate a Councillor (as Chairperson) as a Council representative on the Working Group:
Cr (Chairperson)*
4. *Request the Chairperson and the Chief Executive Officer to approach the Corrigin Historical Society and Pioneer Museum and request nominations for up to two representatives to sit on the 'Working Group'.*

OFFICER'S RECOMMENDATION 2

That Council with respect to the 'Municipal Heritage Inventory Review Working Group' ('Working Group') provided at Attachment 8.2.3B, authorise the Chief Executive Officer in consultation with the Chairperson to select the non-Councillor representatives for the Working Group.

8.2.4. DRAFT ECONOMIC AND TOURISM DEVELOPMENT STRATEGY FOR THE SHIRE OF CORRIGIN AND ASSOCIATED WORKING GROUP

Applicant:	Shire of Corrigin
Location:	N/A
Date:	12 November 2016
Reporting Officer:	Rob Paull Chief Executive Officer
Disclosure of Interest:	No interest to disclose
File Number:	ED0006
Attachment Reference:	Attachment 8.2.4A – draft consultant brief Attachment 8.2.4B – Working Group Terms of Reference

SUMMARY

Council is requested to establish a ‘Working’ Group’ to guide the Shire in the preparation of an ‘*Economic and Tourism Development Strategy*’ that includes least two Councillors, along business, transport and farming representatives.

BACKGROUND

Within the 2016/17 Budget, Council has set aside up to \$30k for the development of an *Economic & Tourism Development Strategy*.

COMMENT

The Shire proposes to undertake an ‘*Economic and Tourism Development Strategy*’ (‘*Strategy*’) for the Shire of Corrigin. The purpose of developing the Strategy is to find means where the Shire and the private sector can drive and build economic development in the Shire for the next five (5) year period, with specific emphasis on tourism. The Strategy will provide a framework to consider tourism and economic development initiatives to enable tourist enterprises to build and thrive and to allow businesses not directly associated with tourism to leverage from tourism development within the Shire.

The *Strategy* will be developed in consultation with identified stakeholders, endorsed by Council and collaboratively delivered by organisation wide contribution and regional collaboration. The *Strategy* will inform and define an approach to economic development for the Shire and other partners/stakeholders with specific emphasis on tourism. **Attachment 8.2.4A** provides the draft consultant brief associated with the preparation of the Strategy.

It is also proposed that Council establish a ‘Working’ Group’ with the following purpose:

“The Economic and Tourism Development Strategy Working Group (‘Working Group’) has been formed to provide advice to the Shire on the preparation of a draft Strategy as directed in the following terms of reference. The primary function of the Working Group is to:

- *Afford guidance to the Project Consultant and ensure progress of the Strategy aligns with the project brief;*
- *Offer a diverse range of views and perspectives on behalf of representative organizations or groups;*
- *Provide input or assistance where requested by the Project Consultant;*
- *Offer direction to the Shire in making recommendations to Council.”* (Note **Attachment 8.2.4B**)

It is suggested that representation on the 'Working Group' should consist of at least two Councillors along business and representatives. The Shire would call for nominations from industry representatives to sit on the 'Working Group' through an advertisement in the Windmill, Facebook and Shire Website. Should Council pursue a *Strategy* for the Shire, then it is open for Council to seek consultation beyond that provide by the 'Working Group' once the draft *Strategy* has been formally referred to Council for consideration.

STATUTORY ENVIRONMENT

Whilst the preparation and eventual adoption of an *Strategy* does not specifically relate to a particular statute or regulation, the appointment of a 'Working Group' must ensure does not constitute a committee of Council pursuant to s5.8 of the *Local Government Act 1995*. The structure of the draft 'Working Group' as provided for in **Attachment 8.2.4B** seeks to ensure compliance with s5.8 of the *Local Government Act 1995*

POLICY IMPLICATIONS

There are no known policies relating to this Item.

FINANCIAL IMPLICATIONS

Within the 2016/17 Budget, Council set aside \$30k for the development of an economic and tourism strategy. It is noted that because the maximum funding available for the project is \$30, the Shire is not obliged to follow the tender procedures under Council's Purchasing Policy or the *Local Government Act*.

COMMUNITY & STRATEGIC OBJECTIVES

The matter before Council generally accords with the following Shire desired outcome as expressed in the revised Shire of Corrigin Strategic Community Plan 2013-2023:

6.2 Focus area two: Developing Leadership

Goal Five: We want to strengthen our community's position for the future

Strategy	Outcome
Maintain a resilient and independent Shire, with a clear vision for the future	A sustainable and progressive local government
A representative model that reflects the community and acts on their aspirations	Effective governance and advocacy by the Shire

The matter before Council generally accords with the following Shire desired outcome as expressed in the revised Shire of Corrigin Corporate Business Plan 2013-2017:

5. STRATEGIC THEMES

5.1 Economic Development

CBP Goal Number	Strategies	Success Measures
5.1.1	Develop and implement an Economic Development Strategy to guide economic growth	
5.1.1.1	Develop an Economic & Tourism Development Strategy for the District based on Regional Opportunities	Development and adoption of an Economic Development Strategy for the district

CBP Goal Number	Strategies	Success Measures
5.1.1.2	Implement Economic & Tourism Develop Strategy	Priorities and goals identified in the Economic Development Strategy for the district is addressed with an increase in tourism evident.
5.1.3	Investigate and promote overnight and short- stay options in the towns	
5.1.3.1	Identify programs and initiatives included as part of the Economic & Tourism Strategy - as developed in goal 5.1.1.1	Priorities and goals identified in the Economic Development Strategy for the district are addressed with an increase in tourism evident.

VOTING REQUIREMENT

Recommendation 1 - Absolute Majority

Recommendation 2 - Absolute Majority

OFFICER'S RECOMMENDATION 1

That Council:

5. *Adopt the draft 'Consultant Brief for an Economic and Tourism Development Strategy for the Shire of Corrigin' provided at Attachment 8.2.4A.*

6. *Adopt the Terms of Reference for the 'Economic and Tourism Development Strategy Working Group' provided at Attachment 8.2.4B.*

7. *Nominate two Councillors (one as Chairperson) as Council representatives on the Working Group:*
Cr (Chairperson);
Cr.....

8. *Call for nominations through a local notice in the Windmill newspaper for industry representatives to sit on the 'Economic and Tourism Development Strategy Working Group', with the nominees requested to detail their specific interest/expertise and their contact details.*

OFFICER'S RECOMMENDATION 2

That Council with respect to the 'Economic and Tourism Development Strategy Working Group' (Working Group) provided at Attachment 8.2.4B, authorise the Chief Executive Officer in consultation with the Chairperson and Councillor selected on the Working Group to select the industry representatives for the Working Group.

**8.2.5. HOUSE TO BE DEMOLISHED UNDER S140 OF THE HEALTH ACT 1911 – LOT 13, NO. 10
GOYDER STREET, CORRIGIN AND INITIATE LEGAL ACTION TO RECOVER THE COSTS
INCURRED BY THE SHIRE**

Applicant:	Shire of Corrigin
Location:	Lot 13, No. 10 Goyder Street, Corrigin
Date:	13 December 2016
Reporting Officer:	Rob Paull, Chief Executive Officer Barry Smith, Consultant Environmental Health Officer
Disclosure of Interest:	No interest to disclose
File Number:	A721
Attachment:	Nil

SUMMARY

Council is requested to initiate proceedings pursuant to S.140 of the Health Act 1911 against the owner of Lot 13, No. 10 Goyder Street, Corrigin for failure to comply with a Notice served within a specified time period and to demolish the dwelling on the lot.

BACKGROUND

Following storm damage in 2013 to the premises at Lot 13, No. 10 Goyder Street, Corrigin, an inspection was carried out by the Shire's (then) Environmental Health Officer (EHO) together with the Shire's Consultant Building Surveyor.

At the time of inspection the house was vacant and the premises found to be in an unsatisfactory condition. A notice was served on January 9 2013 under s135 of the *Health Act* declaring the dwelling unfit for human habitation and further, that no person was permitted to reside in the dwelling. The owner of the dwelling did not contact the Shire at this time to address this matter.

On February 25 2016 a further notice under s135 of the *Health Act* was served and once again the owner failed to contact the Shire despite the efforts of staff in this endeavour. As the land owner did not respond to the Notice, Council considered the matter at the 20 September 2016 Council meeting and resolved as follows:

"That Council:

- 1. Authorise the Chief Executive Officer to issue a Notice pursuant to S.137 of the Health Act 1911 to amend or take down and remove the dwelling situated at Lot 13, No. 10 Goyder Street, Corrigin within 60 Days of receipt of the Notice, and ensure that the land is cleared to satisfaction of the Local Government.*
- 2. That the Notice referred to in 1. above be carried out service of a notice under the Act is set out in s354 of the Health Act 1911.*
- 3. Should the works required in 1. above not be completed within the specified time frame, the Chief Executive Officer be requested to first seek legal advice and report back to Council with respect to initiating proceedings against the owner of Lot 13, No. 10 Goyder Street, Corrigin, pursuant to S.140 of the Health Act 1911 for failure to comply with a Notice served within a specified time period and to demolish the dwelling."*

The necessary documentation and correspondence was posted by return receipt mail to the owner and the Notice posted on the dwelling on 4 October 2016 (commencement of the 60 day period). No response has been received and the dwelling is still not demolished.

COMMENT

S140(1) of the *Health Act 1911* provides that the local government may act if the owner fails to comply with the Notice within the time therein specified, and itself remove the building and then recover all expenses from the owner. There is no requirement for the local government to first seek an order of the court before acting to remove the building, only that the owner has failed to do so within the time specified in the Notice.

Under s140 (2):

"(2) Where, pursuant to subsection (1), a local government is empowered and has resolved to take down and remove a house, any person or authority that supplies electricity, gas or water to the house may, and shall if so requested by the local government, take such action as is necessary to ensure that all equipment, fixtures and fittings on or about the house for the purposes of the supply thereto of electricity, gas or water, as the case may be, are removed or are left in such a state as will not interfere with the taking down and removal of the house"

There is no guidance in the *Health Act 1911* as to who is to bear the cost for the action by the relevant authority under s140 (2) of the *Health Act 1911*, although the Shire may seek to recover from the owner any costs it incurs if it is required to remove the building.

As the owner of Lot 13, No. 10 Goyder Street, Corrigin has failed to comply with a notice served under the *Health Act 1911*, the owner has committed an offence under s140(1). S358 (1) (*prosecution of offences*) of the *Health Act 1911* provides that the local government may order proceedings to be taken for the recovery of any penalties and for the punishment of any person committing an offence under the Act. There has been considerable deterioration of the dwelling and that the premises constitute a real fire hazard together with being a harbourage to vermin.

In this regard, it is appropriate that Council note that the Order issued pursuant to S.137 of the *Health Act 1911* to amend or take down and remove the dwelling situated at Lot 13, No. 10 Goyder Street, Corrigin within 60 Days of receipt of the Notice, and ensure that the land is cleared to satisfaction of the Shire has not been complied.

Further, Council is recommended to confirm that since the owner has defaulted on the Order that the Chief Executive Officer proceed immediately to ensure the works required in the Order are complied and that appropriate action is taken to recover the costs of the work from the owner, or secure a charge against the property.

It is understood that other local governments in similar situations have concurrent to initiating action under the *Health Act* also initiated action under the *Local Government Act 1995* and *Bush Fires Act 1954* to ensure that the whole of the land is appropriately cleared. It is considered appropriate for Council to undertake similar action and which can be initiated without unnecessarily holding up the demolition of the dwelling.

STATUTORY ENVIRONMENT

Health Act 1911

- s135. Power to declare a house 'unfit for human habitation'.*
- s137 Power to order a house to be repaired or taken down*
- s140 Power of Local Government to act in default of Owner and power to recover costs*
- s354 Service of notices*

Local Government Act 1995

s3.25 Power to require property Owners to do certain things

s3.26 (2) Power to act in default of Owner provides:

s3.26 (3) Power to recover costs incurred in enforcing notices

s9.50 Service of notices

Bush Fires Act 1954

s33 (1) Power to require property owners to remove flammable materials from properties

s33 (2) Service of notices

s33 (4) Power to act in default of owner

s33 (5) Power to recover costs incurred in enforcing notices

POLICY IMPLICATIONS

There are no direct policy implications in relation to this item.

FINANCIAL IMPLICATIONS

There are financial implications relevant to this matter in relation to the Shire potentially taking action under the legislation referred above and being responsible for the demolition.

The Shire has sought quotations from relevant contractors for demolition and asbestos removal with the Council to be further advised of the resulting quotations. Council has not set aside any monies in the 2016/17 Budget for the demolition works and in this regard, will need to re-allocate funds for the demolition to be undertaken.

It should be noted that the Shire will undertake to establish a caveat over the land to use S3.26 (3) of the Local Government Act 1995 to seek reimbursement of the costs incurred. Should payment be forthcoming then overall effect on the 2016/17 budget will be \$Nil. However the owner of the property has rates and charges outstanding in excess of 3 years, it would be reasonable to assume that payment for the reimbursement would not occur.

This being the case, when the matter is further referred to Council, it will be recommended to increase its provision of doubtful debts to cover any additional debt. To recover all outstanding debts, once the property has been demolished under S140 of the *Health Act 1911*, it is the intention of management to commence proceedings under section 6.64(1) (b) of the Local Government Act 1995 to recover all rates and charges outstanding associated with the property, which will include costs associated with the demolition action.

COMMUNITY & STRATEGIC OBJECTIVES

The matter before Council generally accords with the following Shire desired outcome as expressed in the revised Shire of Corrigin Strategic Community Plan 2013-2023:

6.2 Focus area two: Developing Leadership

Goal Four: Transparent decision-making is important to us

Strategy	Outcome
Maintain a strong customer focus	Effective communication on key decisions

Goal Five: We want to strengthen our community's position for the future

Strategy	Outcome
Maintain a resilient and independent Shire, with a clear vision for the future	A sustainable and progressive local government

The matter before Council generally accords with the following Shire desired outcome as expressed in the revised Shire of Corrigin Corporate Business Plan 2013-2017:

5. STRATEGIC THEMES

5.2 Developing Leadership

Strategic Community Plan link	Strategies
Goal Four - 1	Regular Council meetings and forums are held to facilitate transparent and informed decision making

VOTING REQUIREMENT

Absolute Majority

OFFICER'S RECOMMENDATION

That Council:

1. *Is satisfied that that the Order issued pursuant to S.137 of the Health Act 1911 to amend or take down and remove the dwelling situated at Lot 13, No. 10 Goyder Street, Corrigin within 60 Days of receipt of the Notice and to ensure that the land is cleared to satisfaction of the Local Government has not been complied.*
2. *That Council confirms that since the owner of Lot 13, No. 10 Goyder Street, Corrigin has defaulted on the Order as referred to in 1. above that pursuant to s140 of the Health Act 1911 that the Shire proceed immediately to ensure the works required in the Order are complied and that appropriate action is taken to recover the costs of the work from the owner, or secure a charge against the property.*
3. *Pursuant to s.3.25(1) and Schedule 3.1 of the Local Government Act 1995, the land at Lot 13, No. 10 Goyder Street, Corrigin be required that all disused materials, fallen trees and overgrown vegetation be removed to the Satisfaction of the Shire of Corrigin within thirty (30) days of the service of the Notice.*
4. *Pursuant to s33 of the Bush Fires Act 1954, issue a notice on the land at Lot 13, No. 10 Goyder Street, Corrigin to be cleared of 'flammable material' to the satisfaction of the Shire of Corrigin.*
5. *With respect to 1-4 above, authorise the Chief Executive Officer to:*
 - a. *Initiate legal action against the Owner of the property known as Lot 13, No. 10 Goyder Street, Corrigin where the Notices referred are not complied within the specified time times;*
 - b. *Carry out the requirements of the Notices where the Owner fails to comply within the specified time frames;*
 - c. *Lodge a caveat over Lot 13, No. 10 Goyder Street, Corrigin so as to register an interest in the land due to costs incurred by the Shire; and*
 - d. *Initiate necessary legal action against the owner of Lot 13, No. 10 Goyder Street, Corrigin to recover the costs incurred in enforcing the Notices.*
6. *An amount of up to (\$amount to be inserted by Council when quotations have been received) re-allocated to enable the Notices issued under the Health Act 1911, Local Government Act 1995 and Bush Fires Act 1954 to be affected where the Owner fails to comply with the specified time frames.*

8.2.6. COUNCIL MEETING DATES - 2017

Applicant:	Shire of Corrigin
Location:	Shire of Corrigin
Date:	8 December 2016
Reporting Officer:	Holly Auld, Governance Officer – Records
Disclosure of Interest:	No interest to disclose
File Number:	GOV 0024

SUMMARY

Council is requested to consider and approve dates to be advertised for Council meetings for the year 2017 (except for January when Council does not meet).

BACKGROUND

Currently Council holds meetings on the third Tuesday of each month with a starting time of 3pm. Council does not meet in January and in 2016 due to Christmas falling in the third week of the month the December date will be brought forward to the second week of December. This would mean the following dates for the 2017 Calendar year.

- 21 February 2017
- 21 March 2017
- 18 April 2017 (Easter Tuesday)
- 16 May 2017
- 20 June 2017
- 18 July 2017
- 15 August 2017
- 19 September 2017
- 17 October 2017
- 21 November 2017
- 19 December 2017

COMMENT

Determination of ordinary meetings of Council dates and times the requirements of regulation 12(1) of the *Local Government (Administration) Regulations 1996* which requires the City to give local public notice of the dates, time and place of Council meetings and those Committee meetings that are required under the Act to be open to members of the public at least once a year.

STATUTORY ENVIRONMENT

Local Government Act 1995
Local Government (Administration) Regulations 1996

POLICY IMPLICATIONS

Council Policy 3.1 Notice of Ordinary Meetings.

FINANCIAL IMPLICATIONS

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

COMMUNITY & STRATEGIC OBJECTIVES

The matter before Council generally accords with the following Shire desired outcome as expressed in the Shire of Corrigin Strategic Community Plan 2013-2023:

6.2 Focus area two: Developing Leadership

Goal Five: We want to strengthen our community's position for the future

Strategy	Outcome
Maintain a resilient and independent Shire, with a clear vision for the future	A sustainable and progressive local government

The matter before Council generally accords with the following Shire desired outcome as expressed in the Shire of Corrigin Corporate Business Plan 2013-2017:

5. STRATEGIC THEMES

5.2 Developing Leadership

Strategic Community Plan link	Strategies
Goal Four - 1	Regular Council meetings and forums are held to facilitate transparent and informed decision making

VOTING REQUIREMENT

Simple Majority

OFFICER'S RECOMMENDATION

That Council:

1. *Adopt the following schedule for Ordinary Meetings of Council from February 2017 to December 2017 commencing at 3pm in the Shire Council Chambers, 9 Lynch Street, Corrigin:*

Tuesday 21 February 2017

Tuesday 21 March 2017

Tuesday 18 April 2017

Tuesday 16 May 2017

Tuesday 20 June 2017

Tuesday 18 July 2017

Tuesday 15 August 2017

Tuesday 19 September 2017

Tuesday 17 October 2017

Tuesday 21 November 2017

Tuesday 19 December 2017

2. *Request the Chief Executive Officer to give local public notice of the Ordinary Council Meetings for 2017 as provide for in 1. above.*

**8.2.7 PLANNING APPLICATION – PROPOSED DOMESTIC OUTBUILDING (SHED) AT LOT 51
(NO.37) GOYDER STREET, CORRIGIN**

Applicant:	E.B. Rigg and C.L. Phillips (Landowner)
Location:	Lot 51 (No.37) Goyder Street, Corrigin
Date:	9 December 2016
Reporting Officer:	Rob Paull, Chief Executive Officer
Disclosure of Interest:	No interest to disclose
File Number:	A739
Attachment Reference:	Attachment 8.2.7 – Plan/elevation

SUMMARY

Council is requested issue Planning Approval for an oversized shed at 51 (No.37) Goyder Street, Corrigin.

BACKGROUND

The applicant is seeking Council's Planning Approval to construct a new steel framed colorbond shed ('outbuilding') at the rear of Lot 51 (No.37) Goyder Street, Corrigin to service a detached dwelling on the land. Lot 51 is occupied by a single detached house and rear access to an existing right-of-way (ROW) along its eastern boundary. The land is rectangular in shape, comprises a total area of approximately 1,012m².



Under the terms of the information and plans submitted in support of the application (**Attachment 8.2.7**) the following is proposed:

- i. Construction of a new 64.4m² steel framed colorbond shed comprising a width of 9 metres and a depth of 7.2 metres (see Plans 9 & 10);
- ii. The new shed will comprise a wall height of 2.7 metres and a ridge height of 3.500 metres;
- iii. The new shed will have a one (1) metre setback to the land's eastern rear boundary (i.e. from the ROW which for the purposes of this assessment is classified as a 'secondary street') and a 1.0 metre setback from the land's southern side boundary; and
- iv. The new shed will be used for domestic storage purposes.

Current Zoning & Land Use Permissibility

Lot 51 is classified 'Residential' zone under the Shire of Corrigin's current operative Town Planning Scheme No.2 (TPS No.2) with an applicable residential density coding of R12.5.

The key purpose and intent of the land's current 'Residential' zoning classification is to contain land primarily for low density (single) residential and associated uses, with attached and grouped dwellings and selected non-residential uses being permitted only provided they are undertaken in accordance with the provisions of the Scheme following the issuance of planning approval by Council.

Council's stated objectives for the development and use of any land classified 'Residential' zone are as follows:

- a. *That the zone be predominantly residential in use;*
- b. *That any non-residential uses permitted under the provisions of the Scheme shall be of service to, compatible in character with and of a scale and operation which is not detrimental to the predominant residential use;*
- c. *That any non-residential use which Council may at its discretion permit in the Residential Zone, shall not detract from the amenity of the area or adversely affect the lifestyle expected in a predominantly residential environment; and*
- d. *That all residential development within the zone shall be of a standard that does not adversely affect the overall amenity of other residential development in the zone.*

Under the terms of TPS No.2 the construction of an 'outbuilding' in association with a dwelling is permitted on land classified 'Residential' zone subject to the proposal satisfying the relevant development standards of the Residential Design Codes of WA ('R-Codes') and Clause 5.6.12.1 of TPS No.2 as these apply specifically to the development of 'outbuildings'.

COMMENT

Compliance with Development Standards

An assessment of the proposal against the development standards contained in the R-Codes and TPS No.2 has confirmed that it satisfies the majority of standards except for the following:

- The proposed new outbuilding comprises a one (1) metre setback from the 'secondary street' (i.e. the ROW immediately adjacent to the rear boundary) in lieu of a 2 metre setback required 5.4.3 Outbuildings' (Table 1) of the R-Codes.
- The wall height is proposed to be 2.7 metres high where the 'deemed to comply' requirement of element '5.4.3 Outbuildings' of the R-Codes defines a maximum 2.4 metre high wall.
- The new outbuilding proposes a building area of 64.4m² where the 'deemed to comply' requirement of element '5.4.3 Outbuildings' of the R-Codes defines a maximum building area of 60m².

The applicant has referred the plans to the owner of the adjoining (southern) lot and who has signed the plans advising that they have no objection to the proposal. In this instance the Shire Administration considers that the application can be supported and therefore approved by Council for the following reasons:

- a. It is unlikely to have a significant negative impact on the ROW in terms of the new shed's overall bulk and scale;
- b. It will not compromise the safe and convenient movement of vehicles and pedestrians within the ROW provided the openings to the shed (i.e. vehicle & personal access doors) are not orientated towards the ROW;

- c. It is unlikely to set an undesirable precedent for future residential development on other lots with direct frontage and access to ROWs in the Corrigin townsite given that approvals have previously been granted by the Shire for nil boundary setbacks on numerous properties; and
- d. The fire safety requirements of the National Construction Code of Australia are unlikely to be compromised in this particular instance.

It is concluded from a detailed assessment of the application that the proposal to construct a new steel framed colorbond shed ('outbuilding') to service a single detached dwelling on Lot 51 is unlikely to have a negative impact on the general amenity, character, functionality and safety of the immediate locality.

In this regard, the application may therefore be approved by Council subject to conditions to ensure that the development proceeds in a proper and orderly manner.

STATUTORY ENVIRONMENT

*Shire of Corrigin Town Planning Scheme No.2
Planning and Development Act 2005
Residential Design Codes of WA*

POLICY IMPLICATIONS

There are no known policy implications in relation to this item.

FINANCIAL IMPLICATIONS

There are no known significant financial implications in relation to this item.

COMMUNITY & STRATEGIC OBJECTIVES

The matter before Council generally accords with the following Shire desired outcome as expressed in the revised Shire of Corrigin Strategic Community Plan 2013-2023:

6.2 Focus area two: Developing Leadership

Goal Four: Transparent decision-making is important to us

Strategy	Outcome
Maintain a strong customer focus	Effective communication on key decisions

Goal Five: We want to strengthen our community's position for the future

Strategy	Outcome
Maintain a resilient and independent Shire, with a clear vision for the future	A sustainable and progressive local government

The matter before Council generally accords with the following Shire desired outcome as expressed in the revised Shire of Corrigin Corporate Business Plan 2013-2017:

5. STRATEGIC THEMES

5.2 Developing Leadership

Strategic Community Plan link	Strategies
Goal Four - 1	Regular Council meetings and forums are held to facilitate transparent and informed decision making

VOTING REQUIREMENT

Simple Majority

OFFICER'S RECOMMENDATION

That Council approves the application for planning approval submitted by E.B. Rigg and C.L. Phillips (Landowner) to construct a new steel framed colorbond outbuilding to service a single detached dwelling on Lot 51 (No.37) Goyder Street, Corrigin in accordance with the details of the plans submitted in support of the application subject to compliance with the following conditions and advice notes:

Conditions

- 1. The outbuilding shall have a maximum wall height of 2.7 metres and a maximum ridge height of 3.500 metres.*
- 2. The outbuilding shall be of colorbond construction with a total floor area not exceeding 64.4m².*
- 3. The openings to the outbuilding (i.e. vehicle & personal access doors) shall not be orientated towards the right-of-way at rear of Lot 51. All access to/from the shed shall be undertaken from within the land's designated lot boundaries.*
- 4. All stormwater generated by the proposed outbuilding shall be managed and disposed of to the specifications and satisfaction of the Shire of Corrigin.*
- 5. The outbuilding shall be used for domestic storage purposes only unless otherwise approved by Council.*

Advice Note

- 1. The development is to be completed within a period of two (2) years from the date of this approval. If the development is not completed within this period the approval will lapse and be of no further effect. Where an approval has lapsed, no development shall be carried out without the further approval of the Shire of Corrigin having first been sought and obtained.*

8.2.8 REQUESTED AMENDMENT TO SHIRE OF CORRIGIN LOCAL PLANNING SCHEME NO. 2 – TO RECLASSIFY PORTION OF LOT 53 KUNJIN STREET CORRIGIN FROM ‘RURAL RESIDENTIAL’ TO ‘SPECIAL USE’ ZONE (WITH THE DESIGNATED PURPOSE OF ALLOWING ‘AGRICULTURAL MACHINERY DISPLAY, SALES AND REPAIRS’ AND ‘CARETAKERS DWELLING’)

Applicant:	URP Town Planners for Westridge Nominees Pty Ltd (owner)
Location:	Portion Lot 53 Kunjin Street (corner Corrigin-Kondinin Road), Corrigin
Date:	10 December 2016
Reporting Officer:	Rob Paull Chief - Executive Officer
Disclosure of Interest:	No interest to disclose
File Number:	A10069
Attachment Reference:	Nil

SUMMARY

This report recommends that Council resolve to initiate an amendment to the Shire of Corrigin Local Planning Scheme No. 2 (LPS 2) to reclassify a 5.69 ha. portion of Lot 53 Kunjin Street Corrigin from ‘Rural Residential’ to ‘Special Use’ Zone (Designated purpose of ‘Agricultural Machinery Display, Sales and Repairs’ and ‘Caretakers Dwelling’).

BACKGROUND

Lot 53 Kunjin Street, Corrigin has an area of 10.89ha and is bound by Kunjin Street to the north and Corrigin-Kondinin Road to the east.



Lot 53 is predominantly cleared of all native vegetation as a direct result of its historical development and use for agricultural purposes although a small pocket of native vegetation is located centrally along the land’s western boundary and a line of trees along the land’s road frontage.

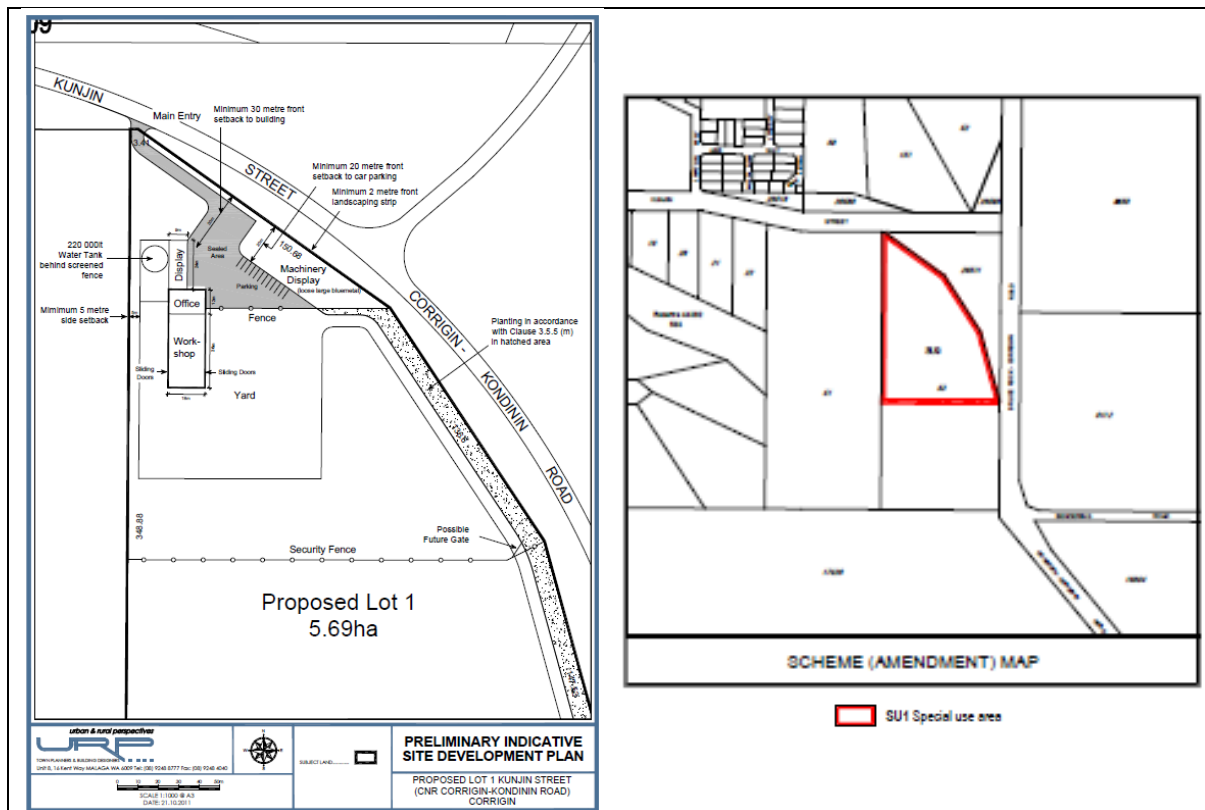
The land is zoned 'Rural Residential' under LPS 2 and fronts a 'Regional Distributor Road' reserve. Under the current zoning, a 'Agricultural Machinery Display, Sales and Repairs' and 'Caretakers Dwelling' is a use that essentially cannot be approved and rezoning is required.

The consultant for the land owner advises that in 1999 a memorial was registered on the Certificate of Title for Lot 53 (then known as Portion of Avon Location 9113) alerting future prospective owners of the fact the land would be affected by the future realignment of the Brookton Highway (i.e. Kunjin Street and Corrigin-Kondinin Road). The 'Regional Distributor Road' reserve requirements encapsulating the road realignment works have been accounted for in the (draft) consolidation of TPS No.2.

Agwest Machinery is an agricultural machinery dealership originally established in Western Australia in the mid 1990's. The company now owns and operates agricultural machinery dealership in Geraldton and a Corrigin dealership located at 8 Rendell Street, Corrigin. Westridge Nominees Pty Ltd, a company affiliated with the owner of Agwest Machinery, purchased Lot 53 Kunjin Street (corner Corrigin-Kondinin Road), Corrigin in 2011.

COMMENT

The owner is seeking the consent of Council to amend LPS No. 2 resulting in rezoning of a 5.69 ha. portion of Lot 53 Kunjin Street, Corrigin from 'Rural Residential' to a Special Use zone that specifically provides for development of the land for 'Agricultural Machinery Display, Sales and Repairs' and 'Caretakers Dwelling'. The concept design and portion of land subject to the rezoning as provided by the owner's consultant are as follows:



It is noted that should the amendment to LPS No. 2 achieve final approval from the Council and the Minister for Planning, detailed planning approval for the use and development of the land would still be required. In support for changing the zoning of Lot 53 to 'Special Use', the consultant for the owners states the following justifications:

- “1. It will provide for the productive use of land that has not been developed and is not currently being used for any specific purposes;*
- 2. It is suitably located in terms of its proximity to the Corrigin townsite, essential service infrastructure and the well established local and regional road network;*
- 3. It will support the future development and growth of broadacre agriculture in the district which is a key objective of various components of the local and state-wide planning framework;*
- 4. It will allow for the future growth and expansion of a well established agricultural machinery dealership in the Corrigin townsite and create new employment opportunities for the local community;*
- 5. It is unlikely to compromise the existing character, amenity or compatibility of existing or proposed land uses in the immediate locality or give rise to any serious land use conflicts;*
- 6. It will enhance the amenity and character of the eastern entrance to the Corrigin townsite; and*
- 7. Bushfires can be suitably managed to minimise any potential risk to lives, property and infrastructure.”*

In principle, the amendment to LPS No. 2 on the 5.69 ha. portion of Lot 53 to allow for ‘Agricultural Machinery Display, Sales and Repairs’ as sought has merit as it will reinforce the agricultural focus of Corrigin.

However, the Council must be careful to ensure that there are no potential off site amenity implications from the development for the adjoining ‘rural residential’ residents. In this regard, should Council seek to initiate to the amendment to LPS No.2 as sought (which will enable 42 days of consultation), it is considered reasonable for Council to include the following development standards/conditions to address potential amenity concerns:

- Set back of all buildings and works associated with Agricultural Machinery Display, Sales & Repairs (not including water tanks) to the western boundary is to be a distance of not less than 10m and landscaped to the satisfaction of Council.*
- Set back of caretakers dwelling to reflect Schedule No.4, Item 5.*
- No openings to buildings associated with Agricultural Machinery Display, Sales & Repairs to be established fronting the western boundary.*
- All other standards and conditions to be determined by Council.*

STATUTORY ENVIRONMENT

Planning and Development Act 2005

Planning and Development (Local Planning Schemes) Regulations 2015

Local Planning Scheme amendments are processed in accordance with the Planning and Development Act (2005) and associated Regulations. The decision on whether to adopt an amendment is solely that of Council (this is where this proposed Amendment currently sits in the process). Upon adoption by Council the amendment is referred to the Environmental Protection Authority (EPA) after which public advertising of the proposal occurs.

After public advertising, Council must consider whether to adopt the amendment for final approval with or without modifications. The final decision on whether to grant final approval to an amendment rests with the Minister for Planning acting upon recommendation from the Western Australian Planning Commission. When making a resolution to amend TPS 2 Council must specify whether the amendment is a complex amendment, a standard amendment or a basic amendment and include an explanation of the reason for the local government forming that opinion.

In this case it is recommended that Council determine that the amendment is a “standard amendment” for the following reasons:

- The amendment will have minimal impact on land in the scheme area that is not the subject of the amendment; and
- The amendment will not result in any significant environmental, social, economic or governance impacts in the scheme area.

Shire of Corrigin Town Planning Scheme No. 2

Environmental Protection Act 1986

State Planning Policy 3 - Urban Growth and Settlement (SPP 3) - includes the following objectives:

- To promote a sustainable and well planned pattern of settlement across the State, with sufficient and suitable land to provide for a wide variety of housing, employment, recreation facilities and open space.
- To build on existing communities with established local and regional economies, concentrate investment in the improvement of services and infrastructure and enhance the quality of life in those communities.
- To manage the growth and development of urban areas in response to the social and economic needs of the community and in recognition of relevant climatic, environmental, heritage and community values and constraints.
- To promote the development of a sustainable and liveable neighbourhood form which reduces energy, water and travel demand while ensuring safe and convenient access to employment and services by all modes, provides choice and affordability of housing and creates an identifiable sense of place for each community.
- To coordinate new development with the efficient, economic and timely provision of infrastructure and services.

Council should note the Shire is required to have due regard to State Planning Policies in the preparation of amendments to its Scheme. This proposed amendment is considered to be consistent with the objectives of SPP 3.

POLICY IMPLICATIONS

There are no known policy implications in relation to this item.

FINANCIAL IMPLICATIONS

There are no known significant financial implications in relation to this item. Preparation of amendment documentation and processing the amendment through the statutory process will require no special allocation of funds and the proponent should they receive Council support to initiate the Amendment, will be required to pay fees in the vicinity of \$2,970 plus any advertising costs.

COMMUNITY & STRATEGIC OBJECTIVES

The matter before Council generally accords with the following Shire desired outcome as expressed in the revised Shire of Corrigin Strategic Community Plan 2013-2023:

6.1 Focus area one: Economic Development

Goal One: We want to be able to spend our money locally and encourage others to do the same

Strategy	Outcome
Work with the business community to grow and attract a local workforce, targeting young people	We can help grow the local economy

Goal Two: Utilise the land available in the area for a range of new businesses

Strategy	Outcome
Diversify businesses in the community to improve resilience	Increased customer spending and employment in the Shire

6.3 Focus area three: Social Development

Strategy	Outcome
Work with the business community to grow and attract a local workforce, targeting young people	We can help

The matter before Council generally accords with the following Shire desired outcome as expressed in the Shire of Corrigin Corporate Business Plan 2013-2017:

5. STRATEGIC THEMES

5.2 Developing Leadership

Strategic Community Plan link	Strategies
Goal Four - 1	Regular Council meetings and forums are held to facilitate transparent and informed decision making

VOTING REQUIREMENT

Simple Majority

OFFICERS' RECOMMENDATION

That Council, in pursuance of Section 75 of the Planning and Development Act 2005 (as amended), resolve to amend the Shire of Corrigin Local Planning Scheme No.2 by:

1. *Rezoning the northern portion of Lot 53 Kunjin Street (corner Corrigin-Kondinin Road), Corrigin comprising an area of approximately 5.69 hectares from 'Rural Residential' zone to 'Special Use' zone.*
2. *Amending Schedule 3 - Special Use Zones of the Scheme Text by adding after Special Use No.8 the following Special Use No.9:*

No.	Land Particulars	Permitted Uses	Development Standards/Conditions (See Schedule No.4, Item 6)
9.	<i>The northern portion of Lot 53 Kunjin Street (corner Corrigin-Kondinin Road), Corrigin comprising an area of approximately 5.69 hectares.</i>	<ul style="list-style-type: none"> • <i>Agricultural Machinery Display, Sales & Repairs.</i> • <i>Caretakers Dwelling</i> • <i>Uses ancillary to the permitted uses.</i> 	<ul style="list-style-type: none"> • <i>Set back of all buildings and works associated with Agricultural Machinery Display, Sales & Repairs (not including water tanks) to the western boundary is to be a distance of not less than 10m and landscaped to the satisfaction of Council.</i>

			<ul style="list-style-type: none"> • <i>Set back of caretakers dwelling to reflect Schedule No.4, Item 5.</i> • <i>No openings to buildings associated with Agricultural Machinery Display, Sales & Repairs to be established fronting the western boundary.</i> • <i>All other standards and conditions to be determined by Council.</i>
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3. *Amending Schedule No.1 – Interpretations of the Scheme Text by adding the following definition:
“Agricultural Machinery Display, Sales & Repairs – Means land and buildings used for the display, sale, maintenance and mechanical repair of new and second-hand agricultural/farming equipment, machinery and vehicles”.*

4. *Amending the Scheme Map accordingly.*

5. *The local government determining that this proposed amendment to the Shire of Corrigin Local Planning Scheme No.2 is a “Standard Amendment” under Regulation 35 of the Planning and Development (Local Planning Schemes) Regulations 2015 for the following reasons:*
 - a) *the amendment will have minimal impact on land in the scheme area that is not the subject of the amendment; and*
 - b) *the amendment will not result in any significant environmental, social, economic or governance impacts in the scheme area.*

8.2.9 TENDER FOR SALE OF LAND – LOTS 1-16 AND 19-33 GRANITE RISE ESTATE, CORRIGIN

Applicant:	Shire of Corrigin
Location:	Corrigin
Date:	12 December 2016
Reporting Officer:	Rob Paull, Chief Executive Officer
Disclosure of Interest:	No interest to disclose
File Number:	RFT 04/2014
Attachment Reference:	Nil

SUMMARY

Council is requested endorse the process of disposing of 32 lots at the Granite Rise Estate Corrigin and call for public tender in accordance with s3.58 of the *Local Government Act 1995*.

BACKGROUND

As part of its long term development program for the Corrigin, the Shire developed a 32 residential lots subdivision known as Granite Rise Estate.

Council has made allowance in the 2015/16 Budget for the sale of the Granite Rise Estate based on the reserve price for the lots as originally determined by Council in August 2014:

Lot No.	Street No.	Street Name	Area (m ²)	Reserve Price (inc-GST)
1	8	Lawton Way	802	\$ 54,900
2	6	Lawton Way	801	\$ 54,800
3	4	Lawton Way	871	\$ 59,600
4	2	Lawton Way	887	\$ 66,700
5	8	Haydon Close	822	\$ 62,300
6	6	Haydon Close	874	\$ 59,800
7	4	Haydon Close	805	\$ 55,100
8	2	Haydon Close	805	\$ 55,100
9	1	Haydon Close	757	\$ 51,800
10	3	Haydon Close	775	\$ 53,100
11	5	Haydon Close	723	\$ 49,500
12	7	Haydon Close	715	\$ 55,000
13	8	Price Retreat	724	\$ 55,600
14	6	Price Retreat	769	\$ 52,700
15	4	Price Retreat	776	\$ 53,100
16	2	Price Retreat	756	\$ 51,800
18	12	Lawton Way	813	Sold
19	3	Abe Way	928	\$ 63,500
20	5	Abe Way	930	\$ 63,700
21	7	Abe Way	931	\$ 63,700
22	1	Lindsay Rise	789	\$ 54,000
23	3	Lindsay Rise	742	\$ 50,800
24	5	Lindsay Rise	747	\$ 51,100
25	2	Lindsay Rise	1490	\$ 102,000
26	4	Lindsay Rise	1517	\$ 103,700
27	6	Lindsay Rise	1516	\$ 103,800
28	8	Lindsay Rise	1516	\$ 103,800
29	10	Lindsay Rise	1515	\$ 103,800

Lot No.	Street No.	Street Name	Area (m²)	Reserve Price (inc-GST)
30	12	Lindsay Rise	1515	\$ 103,700
31	14	Lindsay Rise	1515	\$ 103,700
32	16	Lindsay Rise	1508	\$ 103,200
33	18	Lindsay Rise	1380	\$ 100,400

When disposing of property, a local government is required to comply with the provisions of s3.58 of the *Local Government Act 1995* whereby local government property is to be sold by public auction or tender. The *Local Government (Functions and General) Regulations* (Reg. 30) allows for the sale of property other than by tender or public auction provided it is undertaken within six months of Council putting the sale of land out for public tender.

Council has previously appointed Mr Ralph Bolton of Landmark Realty as selling agent for the land and delegated authority to the Chief Executive Officer (CEO) to accept offers to purchase lots, in the Granite Rise Estate that are equal to or greater than the reserve price for lots set by Council.

COMMENT

Council is again obliged to pursue the sale of lots under a public tender. Although it is likely that as previously, no tenders will be received it is necessary to follow this statutory process in order to be available to sell land should a prospective buyer be interested. Otherwise, the Shire would then need to refer any offer of purchase to Council and undertake notification under S3.58 the *Local Government Act 1995*. This is not a process that enables swift consideration of land sales.

Essentially, Council needs to pursue a tender ever six months in order to address *Local Government (Functions and General) Regulations* (Reg. 30).

Council would also be aware that demand for residential land at Granite Rise has not been strong and for the foreseeable future, demand will continue to be weak until a new economic driver within the locality is established.

STATUTORY ENVIRONMENT

Local Government Act 1995 – Section 3.58 disposing of property.

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.*

Local Government (Functions and General) Regulations

30. Dispositions of property excluded from Act s. 3.58

- (1) *A disposition that is described in this regulation as an exempt disposition is excluded from the application of section 3.58 of the Act.*
- (2) *A disposition of land is an exempt disposition if —*
 - (a) *the land is disposed of to an owner of adjoining land (in this paragraph called the transferee) and —*
 - (i) *its market value is less than \$5 000; and*
 - (ii) *the local government does not consider that ownership of the land would be of significant benefit to anyone other than the transferee;*
 - or*
 - (b) *the land is disposed of to a body, whether incorporated or not —*
 - (i) *the objects of which are of a charitable, benevolent, religious, cultural, educational, recreational, sporting or other like nature; and*
 - (ii) *the members of which are not entitled or permitted to receive any pecuniary profit from the body's transactions;*
 - or*
 - (c) *the land is disposed of to —*
 - (i) *the Crown in right of the State or the Commonwealth; or*
 - (ii) *a department, agency, or instrumentality of the Crown in right of the State or the Commonwealth; or*
 - (iii) *another local government or a regional local government;*
 - or*
 - (d) *it is the leasing of land to an employee of the local government for use as the employee's residence; or*
 - (e) *it is the leasing of land for a period of less than 2 years during all or any of which time the lease does not give the lessee the exclusive use of the land; or*

- (f) *it is the leasing of land to a person registered under the Health Practitioner Regulation National Law (Western Australia) in the medical profession to be used for carrying on his or her medical practice; or*
 - (g) *it is the leasing of residential property to a person.*
- (2a) *A disposition of property is an exempt disposition if the property is disposed of within 6 months after it has been —*
- (a) *put out to the highest bidder at public auction, in accordance with section 3.58(2)(a) of the Act, but either no bid is made or any bid made does not reach a reserve price fixed by the local government; or*
 - (b) *the subject of a public tender process called by the local government, in accordance with section 3.58(2)(b) of the Act, but either no tender is received or any tender received is unacceptable; or*
 - (c) *the subject of Statewide public notice under section 3.59(4) of the Act, and if the business plan referred to in that notice described the property concerned and gave details of the proposed disposition including —*
 - (i) *the names of all other parties concerned; and*
 - (ii) *the consideration to be received by the local government for the disposition; and*
 - (iii) *the market value of the disposition as ascertained by a valuation carried out not more than 12 months before the proposed disposition.*
- (2b) *Details (see section 3.58(4) of the Act) of a disposition of property under subregulation (2a) must be made available for public inspection for at least 12 months from the initial auction or tender, as the case requires.*
- (3) *A disposition of property other than land is an exempt disposition if —*
- (a) *its market value is less than \$20 000; or*
 - (b) *the entire consideration received by the local government for the disposition is used to purchase other property, and where the total consideration for the other property is not more, or worth more, than \$75 000.*

POLICY IMPLICATIONS

There are no known policy implications in relation to this item

FINANCIAL IMPLICATIONS

There are no known financial implications in relation to this item

COMMUNITY & STRATEGIC OBJECTIVES

The matter before Council generally accords with the following Shire desired outcome as expressed in the Shire of Corrigin Strategic Community Plan 2013-2023:

6.2 Focus area two: Developing Leadership

Goal Four: Transparent decision-making is important to us

The matter before Council generally accords with the following Shire desired outcome as expressed in the revised Shire of Corrigin Strategic Community Plan 2013-2023:

Strategy	Outcome
Ensure active engagement with the community to inform decision-making	Community contribution to how local issues are managed

The matter before Council generally accords with the following Shire desired outcome as expressed in the revised Shire of Corrigin Corporate Business Plan 2013-2017:

5. STRATEGIC THEMES

5.2 Developing Leadership

Strategic Community Plan link	Strategies
L Goal Five - 1	Manage the Shire's finances and financial service activities to ensure the continuous, sustained operation of Council

VOTING REQUIREMENT

Absolute Majority

OFFICER'S RECOMMENDATION

That Council:

- 1. Authorises the Chief Executive Officer to offer for sale by Public Tender, Lots 1-16 (inclusive) and 19-33 (inclusive) Granite Rise Estate, Corrigin as required by Section 3.58 of the Local Government Act 1995.*
- 2. Requests the Chief Executive Officer to refer the matter back to Council at the conclusion of the Public Tender.*

8.2.10 PLANNING APPLICATION – (USE NOT LISTED) APPLICATION TO USE OF LOT 50, KUNJIN STREET, CORRIGIN FOR AUCTIONEERING OF FARM EQUIPMENT

Applicant:	Rainday Pty Ltd (Landowner)
Location:	Lot 50 Kujin Street, Corrigin
Date:	13 December 2016
Reporting Officer:	Rob Paull, Chief Executive Officer
Disclosure of Interest:	No interest to disclose
File Number:	A10536
Attachment Reference:	None

SUMMARY

Council is requested issue condition Planning Approval to allow the use of the auctioneering of farm equipment on Lot 50, Kunjin Street, Corrigin.

BACKGROUND

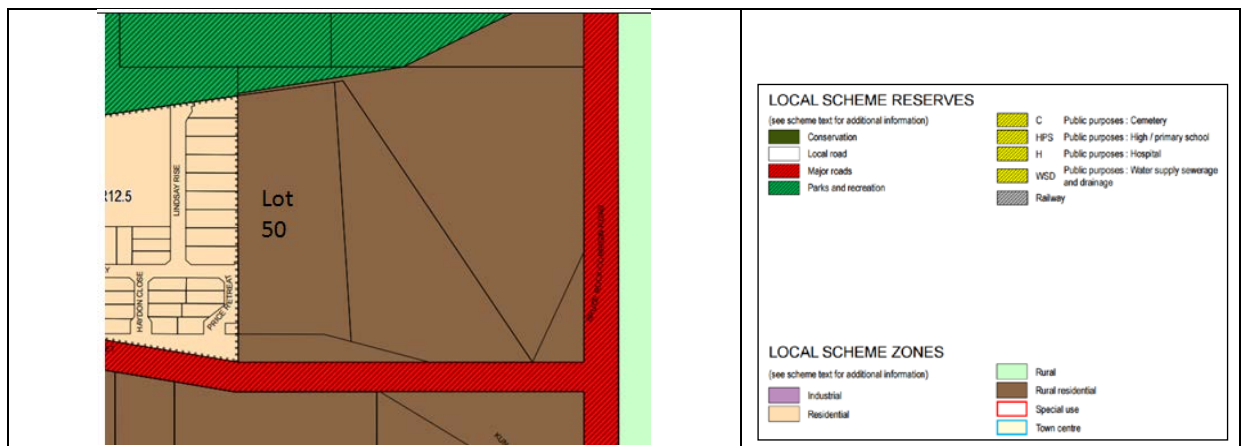
Lot 50, Kunjin Street, Corrigin was created as part of a 3 lot subdivision approved by the Western Australian Planning Commission (No. 134731) in August 2007. A notation as part of the Approval required Lot 50 (referred to in the Approval as Lot ‘A’) and adjoining Lot 151 (referred to in the Approval as ‘Lot B’) to have access established as follows:

“Access to and from proposed Lot A or B directly on to Brookton Highway must be from the south western corner of each respective lot adjacent to the highway.”

Neither Lot have access to the Brookton Highway as sought under the Approval with both lots sharing access from Bruce Rock-Corrigin Road.

Current Zoning & Land Use Permissibility

Lot 50 comprises a total area of 4.1 hectares and is located on the central eastern fringe of the Corrigin townsite on the north side of Kunjin Street and immediately east of ‘Granite Rise Residential Estate’. The subject land is relatively flat, rising approximately 5 metres from its southern boundary (i.e. its Kunjin Street frontage) to its northern rear boundary and has historically been used for agricultural purposes. As the following shows, Lot 50 is zoned for rural-residential purposes under the Shire of Corrigin Local Planning Scheme No.2 (LPS No. 2) and land to the north comprising Corrigin Rock has been reserved for recreational purposes:





Council has considered matters associated with Lot 50 previously culminating in a decision of Council in November 2009 as follows:

“That Council does not grant its ‘in-principle’ support to a written request received from Landvision (Town Planning, Development and Mapping Consultants) to rezone Lot 50 Kunjin Street, Corrigin from ‘Rural Residential’ to ‘Special Use’ to enable the land to be developed and used for the purposes of a ‘farm supply centre’ and advise the proponent accordingly.”

COMMENT

Council is requested issue Planning Approval to allow the auctioneering of farm equipment the use on Lot 50, Kunjin Street, Corrigin.

The application is considered to be a ‘use not listed’ under the Land Use Table of LPS No. 2. Clause 3.2.4 of LPS No. 2 states as follows:

“3.3.4 If the use or development of land for a particular purpose is not specifically mentioned in the zoning table and cannot reasonably be determined as falling within the interpretation of one of the use categories the Council may:-

- (a) Determine that the use is not consistent with the objectives and purposes of the particular zone and is therefore not permitted, or*
- (b) Determine by absolute majority that the proposed use may be consistent with the objectives and purpose of the zone and thereafter follow the advertising procedures of Clause 6.3 in considering an application for planning approval.”*

Clause 6.3 of TPS No.2 specifies that ‘use not listed’ planning applications shall be advertised for public comment for a minimum period of 21 days. Objectives for the development and use of any land classified ‘Rural Residential’ zone and relevant to the application are as follows:

- (a) To provide for ‘rural’ small holdings and a low density residential living environment in close proximity to the Corrigin Urban area.*
- (b) To enable persons to work on the land on which they reside, provided the location of any development proposed pays regard to the overall amenity of the zone and the land use proposed is not of an Industrial nature.*
- (c) To ensure that all lots with an area of less than 2ha shall be connected to a reticulated scheme water supply and that where no reticulated scheme water supply is available, lots with a minimum area of 2ha will be recommended provided they have a potable water supply agreed to by the Shire.*
- (d) To ensure that no development will be granted planning approval on any lot within the zone, unless a single dwelling exists on the lot, or is to be constructed as the first stage of the development proposal, in a location no closer than 10 metres to any lot frontage, 10 metres to any rear boundary or 5 metres to any side boundary.*
- (e) To ensure that all buildings to be constructed on any lot will be of a material approved by Council and all roof and where approved, wall cladding will be finished in non-reflective material (i.e. colorbond).*
- (f) To ensure that all fencing proposed on any lot is to be of material and located in a position approved by Council.*
- (g) To ensure that no person shall erect or cause to be erected any building excluding a single residence nearer than 20 metres to the front street boundary, 10 metres to the rear boundary and 5 metres to any side boundary of a lot.*
- (h) To ensure that in the case where a lot has more than one street frontage, Council discretion is used to consider the construction of buildings nearer to the street frontage nominated by Council, but not nearer than 10 metres to that street or streets.*

It is considered that the application before Council may be consistent with the objectives of the land’s current ‘Rural Residential’ zoning classification in Scheme No.2 for the following reasons:

- i) It will continue provide a useful and beneficial service for the Corrigin townsite and the surrounding farming community;*
- ii) It is unlikely to have a detrimental impact upon the visual amenity or character of the immediate locality if managed and maintained appropriately;*
- iii) It will not impose any greater load on existing or proposed service or the supply or provision of any essential services than currently has been approved;*
- iv) It can be considered to be compatible with the broad range of existing established land uses in the immediate locality and will not generate a volume of traffic that would prejudice the amenity of the area;*

- v) It should not have a detrimental impact on the amenity of the immediate locality as the existing established uses are best described as 'mixed' including rural residential and broadacre farming; and
- vi) There are no buildings proposed.

For the Council to be satisfied that the application can be consistent with the objectives of the 'Rural Residential' zone, the following conditions need to be considered:

- Limiting access
- Making any approval 'personal' to the landowner.
- Limiting to no more than three (3) auctions within a 12 month calendar period
- withdrawing the planning approval where Council form the opinion the auctions cause a nuisance or annoyance to owners or occupiers of land in the neighbourhood.
- Provide that no farm equipment shall be placed on the land:
 - closer than 10 metres to any boundary; and
 - remain for more than 30 days either before or after an auction.
- Limit the operating hours of the auctions.
- Prohibit oil or petroleum products repairs.

Should Council accept the above, it is recommended that Council authorise commencement of public advertising of the proposal in accordance with the specific requirements of clause 6.3 of LPS No.2 for the minimum required period of 21 days and authorise the Chief Executive Officer to grant conditional approval to the application subject to no objections being received by the Shire during the advertising period.

In the event of any objections being received by the Shire during the required public advertising period, the application shall be referred back to Council at the next available Ordinary Meeting for further consideration and final determination.

STATUTORY ENVIRONMENT

*Shire of Corrigin Local Planning Scheme No.2
Planning and Development Act 2005*

POLICY IMPLICATIONS

There are no known policy implications in relation to this item.

It is noted that should the consolidated LSP No. 2 as considered by Council at the Ordinary Meeting of 15 November 2016 be approved by the Minister for Planning and Gazetted, the application will be defined as '*motor vehicle, boat or caravan sales*' which means: '*premises used to sell or hire motor vehicles, boats or caravans*'. This use is prohibited in the Rural Residential zone.

Accordingly, once the consolidated LSP No. 2 is Gazetted, the opportunity for Council to consider the application as a 'use not listed' will be removed.

FINANCIAL IMPLICATIONS

There are no known significant financial implications in relation to this item.

COMMUNITY & STRATEGIC OBJECTIVES

The matter before Council generally accords with the following Shire desired outcome as expressed in the revised Shire of Corrigin Strategic Community Plan 2013-2023:

6.2 Focus area two: Developing Leadership

Goal Four: Transparent decision-making is important to us

Strategy	Outcome
Maintain a strong customer focus	Effective communication on key decisions

Goal Five: We want to strengthen our community's position for the future

Strategy	Outcome
Maintain a resilient and independent Shire, with a clear vision for the future	A sustainable and progressive local government

The matter before Council generally accords with the following Shire desired outcome as expressed in the revised Shire of Corrigin Corporate Business Plan 2013-2017:

5. STRATEGIC THEMES

5.2 Developing Leadership

Strategic Community Plan link	Strategies
Goal Four - 1	Regular Council meetings and forums are held to facilitate transparent and informed decision making

VOTING REQUIREMENTS

Absolute majority

OFFICERS' RECOMMENDATION

That Council:

1. *Authorises the Shire's Administration to commence public advertising of the application for planning approval submitted by Rainday Pty Ltd (Landowner) to establish to allow the use of Lot 50, Kunjin Street, Corrigin for the auctioneering of farm equipment (maximum of 3 auctions a year) in accordance with the specific requirements of the Shire of Corrigin Local Planning Scheme No.2 for the minimum required period of twenty one (21) days.*
2. *Subject to there being no objections received by the Shire at the completion of the public advertising process, Council authorise the Chief Executive Officer to grant approval to the application subject to the inclusion of the following conditions and advice notes:*

Conditions

1. *Access to the land shall be from either:*
 - a) *from Lot 151 to Bruce Rock-Corrigin Road (with the consent of the owner of Lot 51);*
 - or*
 - b) *direct to Corrigin-Brookton Highway where prior written consent from Main Roads WA has been sought and received.*
2. *Without the further written consent of Council:*
 - a) *this planning approval is issued to Rainday Pty Ltd and cannot be transferred to any other person; and*
 - b) *this planning approval does not run with the land in respect of which it was granted; and*
 - c) *no more than three (3) auctions are to be undertaken on the land within a 12 month calendar period; and*
 - d) *no buildings or any works not subject to this planning approval shall be undertaken.*
3. *This planning approval will no longer be valid if there is a change in the owner of the land and where the written consent of Council as required in ii)a) above has not been sought or received.*

4. *If in the opinion of Council the approved auctions on the land causes a nuisance or annoyance to owners or occupiers of land in the neighbourhood, Council may withdraw the planning approval granted by it.*
5. *No farm equipment shall be placed on the land:*
 - a) *closer than 10 metres to any boundary; and*
 - b) *for more than 30 days either before or after an auction.*
6. *The operating hours of the auctions shall be Monday to Friday from 8.00am to 5.00pm and Saturday from 8.30am to 12.00pm unless otherwise approved by Council.*
7. *No oil or petroleum products are to be kept on the land and no repairs will be carried out on machinery sought for auction.*

Advice Notes

- i) *The noise generated by any activities on-site including machinery motors or vehicles shall not exceed the levels as set out under the Environmental (Noise) Regulations 1997.*
 - ii) *Failure to comply with any of the conditions of this planning approval constitutes an offence under the provisions of the Planning and Development Act 2005 and the Shire of Corrigin Local Planning Scheme No.2 and may result in legal action being initiated by the local government.*
 - iii) *Any proposed advertising signage shall not exceed 0.2m² in area unless otherwise approved by Council following receipt and determination of the required planning application.*
3. *In the event of any objections being received by the Shire during the required public advertising period the application be referred back to Council at the next available Ordinary Meeting for further consideration and final determination.*

8.2.11 DUAL FIRE CONTROL OFFICERS IN THE SHIRE OF CORRIGIN

Applicant:	Shire of Kulin, Shire of Pingelly and Shire of Wickepin
Location:	Shire of Corrigin
Date:	12 December 2016
Reporting Officer:	Rob Paull, Chief Executive Officer
Disclosure of Interest:	No Interest to Disclose
File Number:	ES 0001
Attachment:	Nil

SUMMARY

Council is requested to appoint Dual Fire Control Officers with the Shire of Corrigin.

BACKGROUND

Correspondence has been received from adjoining local governments requesting the appointment of Dual Fire Control Officer within the Shire of Corrigin.

COMMENT

The Shire has contacted all adjoining local governments requesting advice on the appointment of Dual Fire Control Officer within the Shire of Corrigin with only the Shire of Kulin, Shire of Pingelly and Shire of Wickepin seeking such arrangements.

It is recommended that Council appoint local government Dual Fire Control Officers with the Shire of Corrigin as follows:

Shire of Kulin:	Greg Doyle Bryce Nicholls
Shire of Pingelly:	Rod Shaddick Rob Kirk Jeffrey Edwards Victor Lee
Shire of Wickepin:	David Stacey Peter Stacey Colin Coxon

STATUTORY ENVIRONMENT

Bush Fires Act 1954

POLICY IMPLICATIONS

Policy 5.1.6 – Fire Control Officers - Appointment

COMMUNITY & STRATEGIC OBJECTIVES

The matter before Council is vital to achieve ongoing administration of Bush Fires Act with neighbouring Local Governments and generally in accordance with the following Shire desired outcome as expressed in the Shire of Corrigin Strategic Community Plan 2013-2023:

6.2 Focus area two: Developing Leadership

Goal Four: Transparent decision-making is important to us

Strategy	Outcome
Maintain a strong customer focus	Effective communication on key decisions

The matter before Council generally accords with the following Shire desired outcome as expressed in the revised Shire of Corrigin Corporate Business Plan 2013-2017:

5. STRATEGIC THEMES

5.2 Developing Leadership

Strategic Community Plan link	Strategies
Goal Four - 1	Regular Council meetings and forums are held to facilitate transparent and informed decision making

VOTING REQUIREMENT

Simple Majority

OFFICER'S RECOMMENDATION

That Council pursuant to Section 40 of the Bush Fires Act, the following local government fire control officers be appointed as a dual fire control officer in the Shire of Corrigin:

*Shire of Kulin: Greg Doyle
 Bryce Nicholls*

*Shire of Pingelly: Rod Shaddick
 Rob Kirk
 Jeffrey Edwards
 Victor Lee*

*Shire of Wickepin: David Stacey
 Peter Stacey
 Colin Coxon*

**8.2.12 PLANNING APPLICATION – PROPOSED EXTENSION TO CARPORT AT LOT 336 (NO.7)
CAMM STREET, CORRIGIN**

Applicant:	S Newman
Location:	Lot 336 (No. 7) Camm Street, Corrigin
Date:	14 December 2016
Reporting Officer:	Rob Paull, Chief Executive Officer
Disclosure of Interest:	No interest to disclose
File Number:	A622
Attachment Reference:	Attachment 8.2.12 Plan of development

SUMMARY

Council is requested issue Planning Approval for an extension to an existing carport at Lot 336 (No.7) Camm Street, Corrigin.

BACKGROUND

The applicant is seeking Council's Planning Approval for an extension to an existing carport at Lot 336 (No.7) Camm Street, Corrigin to service a detached dwelling on the land (**Attachment 8.2.12**). Lot 336 is occupied by a single detached house. The land is rectangular in shape, comprises a total area of approximately 1,032m².



Under the terms of the information and plan submitted in support of the application the following is proposed to extend to the exiting carport (9.5m²) into the front setback.

Current Zoning & Land Use Permissibility

Lot 51 is classified 'Residential' zone under the Shire of Corrigin's current operative Town Planning Scheme No.2 (TPS No.2) with an applicable residential density coding of R12.5.

The key purpose and intent of the land's current 'Residential' zoning classification is to contain land primarily for low density (single) residential and associated uses, with attached and grouped dwellings and selected non-residential uses being permitted only provided they are undertaken in accordance with the provisions of the Scheme following the issuance of planning approval by Council.

Council's stated objectives for the development and use of any land classified 'Residential' zone are as follows:

- e. That the zone be predominantly residential in use;*
- f. That any non-residential uses permitted under the provisions of the Scheme shall be of service to, compatible in character with and of a scale and operation which is not detrimental to the predominant residential use;*
- g. That any non-residential use which Council may at its discretion permit in the Residential Zone, shall not detract from the amenity of the area or adversely affect the lifestyle expected in a predominantly residential environment; and*
- h. That all residential development within the zone shall be of a standard that does not adversely affect the overall amenity of other residential development in the zone.*

Under the terms of TPS No.2 the construction of an 'outbuilding' in association with a dwelling is permitted on land classified 'Residential' zone subject to the proposal satisfying the relevant development standards of the Residential Design Codes of WA ('R-Codes') and Clause 5.6.12.1 of TPS No.2 as these apply specifically to the development of 'outbuildings'.

COMMENT

Compliance with Development Standards

An assessment of the proposal against the development standards contained in the R-Codes and TPS No.2 has confirmed that it satisfies the standards.

The applicant has referred the plans to the owner of the adjoining Lot 337 and who has signed the plans advising that they have no objection to the proposal. In this instance the Shire Administration considers that the application can be supported and therefore approved by Council.

STATUTORY ENVIRONMENT

*Shire of Corrigin Town Planning Scheme No.2
Planning and Development Act 2005
Residential Design Codes of WA*

POLICY IMPLICATIONS

There are no known policy implications in relation to this item.

FINANCIAL IMPLICATIONS

There are no known significant financial implications in relation to this item.

COMMUNITY & STRATEGIC OBJECTIVES

The matter before Council generally accords with the following Shire desired outcome as expressed in the revised Shire of Corrigin Strategic Community Plan 2013-2023:

6.2 Focus area two: Developing Leadership

Goal Four: Transparent decision-making is important to us

Strategy	Outcome
Maintain a strong customer focus	Effective communication on key decisions

Goal Five: We want to strengthen our community's position for the future

Strategy	Outcome
Maintain a resilient and independent Shire, with a clear vision for the future	A sustainable and progressive local government

The matter before Council generally accords with the following Shire desired outcome as expressed in the revised Shire of Corrigin Corporate Business Plan 2013-2017:

5. STRATEGIC THEMES

5.2 Developing Leadership

Strategic Community Plan link	Strategies
Goal Four - 1	Regular Council meetings and forums are held to facilitate transparent and informed decision making

VOTING REQUIREMENT

Simple Majority

OFFICER'S RECOMMENDATION

That Council approves the application for planning approval submitted by S Newman (Landowner) to extend an existing carport at Lot 336 (No.7) Camm Street, Corrigin in accordance with the plan submitted in support of the application subject to the following advice note:

Advice Note

2. *The development is to be completed within a period of two (2) years from the date of this approval. If the development is not completed within this period the approval will lapse and be of no further effect. Where an approval has lapsed, no development shall be carried out without the further approval of the Shire of Corrigin having first been sought and obtained.*

**8.2.13 CORRIGIN DOCTOR CONSIDERATION TO RENEW MEMORANDUM OF UNDERSTANDING
(CONFIDENTIAL)**

Applicant:	Shire of Corrigin/Dr Raj Ramakrishna
Location:	Shire of Corrigin
Date:	10 December 2016
Reporting Officer:	Rob Paull Chief Executive Officer
Disclosure of Interest:	No interest to disclose
File Number:	CS0039
Attachment Reference:	Attachment 8.2.13A MoU (Confidential) Attachment 8.2.13B Correspondence from Dr Raj Ramakrishna (Confidential) Attachment 2.2.13C Correspondence from 'First Health' (Confidential) Attachment 8.2.13D Specific 'Goals' and 'Strategic Themes'

CONFIDENTIAL

This Item is a confidential pursuant to s5.23 (2)(c) of the *Local Government Act 1995* - a matter of
"..... a contract being entered into, or which may be entered into, by the local government and
which relates to a matter to be discussed at the meeting.

8.2.14 STEVENSON TRUST FUND – VARIATION (CONFIDENTIAL)

Applicant:	Shire of Corrigin
Location:	N/A
Date:	18 December 2016
Reporting Officer:	Rob Paull Chief Executive Officer
Disclosure of Interest:	The Chief Executive Officer is the 'Administrator' of the Trust
File Number:	FIN/007/04
Attachment Reference:	Attachment 8.2.14A – Original Deed (Confidential) Attachment 8.2.14B – 'Resolution of Trustees' and varied Trust Deed (Confidential)

REASON FOR CONFIDENTIALITY

The Chief Executive Officer's Report is confidential in accordance with s5.23 (2) the Local Government Act because it deals with matters affecting:

- 5.23 (2) (b) *the personal affairs of any person; and*
- (d) *legal advice obtained, or which may be obtained, by the local government and which relates to a matter to be discussed at the meeting.*

8.3 WORKS AND GENERAL PURPOSES REPORTS

8.3.1 RETENTION OF THE BENDERING LANDFILL WEIGHBRIDGE

Applicant:	RoeRoc group of Councils
Location:	Lot 23945 Kondinin-Naremben Road, Bendering, Shire of Kondinin
Date:	12 December 2016
Reporting Officer:	Rob Paull, Chief Executive Officer
Disclosure of Interest:	No interest to disclose
File Number:	WM 0013
Attachment Reference:	Attachment 8.3.1 Notice Agreeing to Revoke

SUMMARY

Council is requested to resolve to revoke a previous motion for sale of the Bendering Weighbridge and to agree that the weight bridge be retained for operational use at the Bendering Landfill.

BACKGROUND

Roe Regional Organisation of Councils (RoeROC) comprises the local governments of the Shires of Corrigin, Kondinin, Kulin and Naremben. RoeROC was formally established in 2006 to help facilitate the implementation of regional arrangements for waste management, environmental health, building control, recreation services and primary health care.

The establishment of RoeROC is built on the long standing shared services arrangements in place between the four participating local governments. On this basis, RoeRoC has established a Regional Waste Site located in Bendering in the Shire of Kondinin but owned by all four RoeROC local governments. In 2010, members of RoeROC put forward the idea that to purchase a weighbridge for the regional waste site at Bendering at a cost of approximately \$200,000.

Since the weighbridge was commissioned some six years ago, the weighbridge has not been used and is now considered to be surplus to the needs of the Regional Waste Site and RoeROC members. On this basis, the sale of the weighbridge was first floated at the RoeROC meeting for discussion on the 25 June 2015. In a report to Council on 15 February 2016 Council accepted the recommendation from the Administration and resolved as follows:

“That Council:

- 3. Authorises the Chief Executive Officer to offer for sale the Shire of Corrigin’s 25% share of the weighbridge located at the Regional Waste Site located in Bendering and to carry out the process of sale as required by Section 3.58 (3) of the Local Government Act 1995.*
- 4. Requests the Chief Executive Officer to confer with the member local governments within the Roe Regional Organisation of Councils to ensure wide advertising of the weighbridge and to refer the matter back to Council at the conclusion of advertising the sale for consideration.”*

COMMENT

Presently the weighbridge is inoperable due to a lack of a reliable power supply and that the weighbridge has yet to be calibrated to determine if operation or needing repairs. However, it is anticipated that in the not too distant future, amendments to the *Waste Avoidance and Resource Recovery Regulations 2008* will require record-keeping and annual reporting of waste and recycling data using prescribed measurement tools (such as a weighbridge). In this regard, the weighbridge in Bendering is now potentially a strategic asset to the RoeRoc group of Councils.

In addition, WALGA has indicated that grants could be available in 2017 that would enable the re-activation of the Bendering weighbridge. RoeROC members in discussing the weighbridge agreed that if a reliable power source could be installed then it would have value in the future. Future reporting requirements on waste volumes will require waste to be weighed and whilst the weighbridge has had some problems in the past it is believed that these issues can be resolved.

Accordingly, Council is requested to resolve to revoke a previous motion for sale of the Bendering Weighbridge and to agree that the weight bridge be retained for operational use at the Bendering Landfill.

For the revocation to commence, 1/3 of Councillors need to sign a notice agreeing to revoke the motion prior to the motion being put and that this motion must be carried by absolute majority (note **Attachment 8.3.1**).

STATUTORY ENVIRONMENT

POLICY IMPLICATIONS

There are no known policy implications in relation to this item.

FINANCIAL IMPLICATIONS

Local Government (Administration) Regulations 1996

10. Revoking or changing decisions (Act s. 5.25(1)(e))

- 1) *If a decision has been made at a council or a committee meeting then any motion to revoke or change the decision must be supported —*
 - a) *in the case where an attempt to revoke or change the decision had been made within the previous 3 months but had failed, by an absolute majority; or*
 - b) *in any other case, by at least 1/3 of the number of offices (whether vacant or not) of members of the council or committee, inclusive of the mover.*
- 1a) *Notice of a motion to revoke or change a decision referred to in subregulation (1) is to be signed by members of the council or committee numbering at least 1/3 of the number of offices (whether vacant or not) of members of the council or committee, inclusive of the mover.*
- 2) *If a decision has been made at a council or a committee meeting then any decision to revoke or change the first mentioned decision must be made —*
 - a) *in the case where the decision to be revoked or changed was required to be made by an absolute majority or by a special majority, by that kind of majority; or*
 - b) *in any other case, by an absolute majority.*
- 3) *This regulation does not apply to the change of a decision unless the effect of the change would be that the decision would be revoked or would become substantially different.*

COMMUNITY & STRATEGIC OBJECTIVES

The matter before Council generally accords with the following Shire desired outcome as expressed in the revised Shire of Corrigin Strategic Community Plan 2013-2023:

6.2 Focus area two: Developing Leadership

Goal Four: Transparent decision-making is important to us

Strategy	Outcome
Maintain a strong customer focus	Effective communication on key decisions

Goal Five: We want to strengthen our community's position for the future

Strategy	Outcome
Maintain a resilient and independent Shire, with a clear vision for the future	A sustainable and progressive local government

The matter before Council generally accords with the following Shire desired outcome as expressed in the revised Shire of Corrigin Corporate Business Plan 2013-2017:

5. STRATEGIC THEMES

5.2 Developing Leadership

Strategic Community Plan link	Strategies
Goal Four - 1	Regular Council meetings and forums are held to facilitate transparent and informed decision making

VOTING REQUIREMENT

Absolute Majority

OFFICER'S RECOMMENDATION

That Council:

1. *That Council revoke Council resolution Min 39/2016 of the ordinary meeting of Council 16th February 2016.*

(Council noted that over 1/3 of Councillors signed a notice agreeing to revoke the motion prior to the motion being put and that this motion was carried by absolute majority.)

2. *That Council supports the recommendation of RoeROC that the Bending Weighbridge is retained and that the Environmental Health Officer investigate all the costs and options for reestablishment of the weighbridge including a reliable power source.*

9 NOTICE OF MOTIONS FOR THE NEXT MEETING

10 CHIEF EXECUTIVE OFFICER'S REPORT

11 PRESIDENT'S REPORT

12 COUNCILLORS' QUESTIONS, REPORTS AND INFORMATION ITEMS

13 URGENT BUSINESS APPROVED BY THE PRESIDENT OR BY A DECISION OF THE COUNCIL

14 INFORMATION BULLETIN

15 WALGA AND CENTRAL ZONE MOTIONS

16 NEXT MEETING

The next ordinary meeting of Council is scheduled for Tuesday 21 February 2017 at 9 Lynch Street Corrigin commencing at 3pm.

17 MEETING CLOSURE