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- 14** **PRESIDENTS REPORT**

Minutes of the Ordinary Meeting of Council held in the Shire of Corrigin Council Chambers on
Tuesday 18 September 2012

- 15 COUNCILLORS REPORTS
- 16 URGENT BUSINESS
- 17 INFORMATION BULLETIN
- 18 WALGA & CENTRAL ZONE MOTIONS
- 19 MEETING CLOSURE

1 DECLARATION OF OPENING

The Chairman Cr Lyn Baker opened the meeting at 3.24 pm

2 ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE

| | |
|--------------------------------|--------------|
| President | L Baker |
| Deputy President | G E Downing |
| | D B Bolt |
| | D L Hickey |
| | N B Talbot |
| | M A Weguelin |
| Chief Executive Officer | J P Murphy |
| Deputy Chief Executive Officer | T L Dayman |
| Executive Support Officer | K Harley |

3 PUBLIC QUESTION TIME

There were no members of the public present.

4 OBITUARIES

It was advised that George Edwin Madgen and Joan Vivian had passed away.

5 GUEST SPEAKERS

6 DECLARATIONS OF INTEREST

Cr Baker declared a proximity interest in item 10.3.1

7 CONFIRMATION OF MINUTES

(8039) Moved Crs – Hickey and Talbot

That the minutes of the ordinary meeting held on 21 August 2012, be confirmed as a true and correct record.

Carried 6/0

8 BUSINESS ARISING FROM THE MINUTES

9 MINUTES OF COMMITTEES

9.1 Corrigin Senior Citizens Centre

(8040) Moved Crs – Bolt and Downing

That the minutes from the Corrigin Senior Citizens Centre meeting held on 22 August 2012, be received.

Carried 6/0

9.2 Tidy Towns Committee Meeting

(8041) Moved Crs – Weguelin and Bolt

That the minutes from the Tidy Towns Committee meeting held on 20 August 2012, be received.

Carried 6/0

9.3 RoeRoc

(8042) Moved Crs – Hickey and Bolt

That the minutes from the RoeRoc meeting held on 23 August 2012, be received.

Carried 6/0

9.4 State Council Summary Meeting

(8043) Moved Crs – Talbot and Hickey

That the minutes from the State Council Summary meeting held on 4 July 2012, be received.

Carried 6/0

10 MATTERS REQUIRING A COUNCIL DECISION

10.1 Finance & Administration Reports

10.1.1 COMMUNITY RESOURCE CENTRE

| |
|---|
| Applicant: Shire of Corrigin Location: Shire of Corrigin Date: 18 September 2012 Reporting Officer: Heather Ives, Corrigin CRC Coordinator Disclosure of Interest: No interest to disclose File Number: CMS/005/03 |
|---|

COMMENT

1. AUGUST 2012 Advertising:

'The Windmill' Newspaper: Corrigin CRC 2012 Community Survey – *Thank You & Prize Draw winner*

Beyond Gardens "GardenWise" - *Corrigin Seminar date & details*

Email News:

Corrigin Movie Club – *11/09/12 reminder and movie selection*
Beyond Gardens "GardenWise" - *Corrigin Seminar date & details*

Harley Breen "Kingswood and I" *Show details*

Corrigin CRC Website:

Corrigin Movie Club – *11/09/2012*
Beyond Gardens "GardenWise" - *Corrigin Seminar date & details*

Harley Breen "Kingswood and I" *Show details*

Corrigin Agricultural Show - *date & details*

Corrigin CRC Facebook Page:

- "Publisher Course" - *photos of Corrigin Pharmacy participants*

- Corrigin CRC 2012 Survey – *Thank You & Prize Draw details*

- Banners in the Terrace – *Corrigin Entry photo*

- Harley Breen "Kingswood and I" *Show details*

- Corrigin Reserve - *Footage of White Cheeked Honey Eater feeding*

- WALGA Customer Service Course - *participants photos*

- Corrigin CRC Community BBQ Trailer – *Now Available for Hire details*

- Shire 'Random Facts' & photos

2. AUGUST 2012 Room Bookings:

| | |
|-----------------------|---|
| Conference Room | 3 |
| Professional Office | 5 |
| Video Conference Room | 0 |

Minutes of the Ordinary Meeting of Council held in the Shire of Corrigin Council Chambers on
Tuesday 18 September 2012

| | |
|--------------------------|---|
| Computer Training Room | 1 |
| Examination Supervisions | 0 |

3. AUGUST 2012 Courses / Workshops / Training / Information Seminars / Meetings:

| | |
|---|-----------------|
| Publisher Training Course | 4 people |
| Advanced Personal Management – Employment | 6 appointments |
| Wheatbelt NRM Meeting | 10 people |
| Skill Hire - Employment | 7 appointments |
| Community First International - Employment | 10 appointments |
| White Card Training (Online) | 1 person |
| Movie Club | 12 people |
| Centenary Book Group Meeting | 3 people |
| WALGA Customer Service Course | 13 people |
| Australian Govt. Mobile Office @ Corrigin CRC | 21 people |

4. CRC General Business:

- Corrigin CRC 2012 Community Survey: *Prize drawn and winner notified.*
- Corrigin Historical Photo Book Project: *Photo retouching and book artwork in progress.*
- CRC Work Experience: *Robert Taylor currently undertaking 6 weeks 'Office Experience' at CRC.*
- "Wheatbelt WA Native Orchids" New Brochure (*Cert III in Tourism Project & Shire Area Promotion*): *WA Native Orchid Society and Robin Campbell contacted to provide photos & information to CRC*

5. CRC Equipment, Fixtures & Fittings:

- Widebase Gazebo & Carry Bag purchased for hire with Corrigin Community BBQ Trailer (*\$147 utilising CRC EF&F Funding*).

6. CRC Professional Development & Training:

- WALGA 'Customer Service & Complaints Handling' Course 29/08/12 - *Corrigin CRC staff x 3 attended.*
- WACRN State Conference 2012 (4/5/6/7 Sept. 2012) *Heather Ives & Pippa Davey attended*
- CRC Mini Cluster Meeting in Corrigin - *Proposed date set, 17/10/12 with CRC Regional CoOrdinator (Anna Painter). Awaiting Workshop details before inviting regional CRC's*

7. CRC Information & Communication Technology (ICT):

8. CRC Traineeships:

- Due to closure of West Coast TAFE Tourism Department, Emily Hewett re-enrolled for 'Certificate III in Tourism Course' delivered through Challenger TAFE
 - *Elective Units selected*
 - *Course Workbooks order placed. Awaiting delivery.*

9. CRC Grant Funding:

- CRC Building Project: "Corrigin CRC Reception Refurbishment"
 - *'Urban Rural Planning' revised Draft Plan supplied for comment.*

Minutes of the Ordinary Meeting of Council held in the Shire of Corrigin Council Chambers on
Tuesday 18 September 2012

10. CORRIGIN CRC Monthly Usage: August 2012

CUSTOMERS ACCESSING 'FEE FOR SERVICE' and SALES August 2012:

| COMPUTER ROOM | MTHLY | YTD from July 12 | HIRE | MTHLY | YTD from July 12 |
|---------------------------------|-------|------------------------|--------------------------------|-------|------------------------|
| Internet Use | 61 | 135 | Room Hire (payments) | 5 | 9 |
| Computer Use | 8 | 15 | Data Projector Hire | 3 | 5 |
| Wireless Hotspot | 4 | 6 | Laptop Hire | 1 | 1 |
| SERVICES | | | Folding Machine Hire | 0 | 0 |
| B&W Printing / Photocopies | 55 | 102 | Portable Projector Screen Hire | 1 | 3 |
| Colour Printing / Photocopies | 16 | 32 | Portable White Board Hire | 0 | 0 |
| Photo Printing | 5 | 11 | Portable Pin-Up Board Hire | 0 | 0 |
| Laminating | 5 | 5 | Engraver Hire | 0 | 0 |
| Faxing | 11 | 23 | NLIS Scanning Wand Hire | 0 | 0 |
| Binding | 2 | 3 | SALES | | |
| Secretarial Services | 14 | 26 | Phonebook Sales | 1 | 8 |
| Scanning | 10 | 14 | Birds of the W/belt Book Sales | 0 | 0 |
| Desktop Publishing | 0 | 0 | Map Book Sales | 0 | 0 |
| CD / DVD Burning | 1 | 2 | Corrigin Book Sales | 0 | 0 |
| Computer Training (one-on-one) | 0 | 1 | Shire Polo Shirt Sales | 0 | 0 |
| Phone Calls | 0 | 1 | CD Sales | 0 | 0 |
| FEES | | | Corrigin Post Card Sales | 5 | 6 |
| Corrigin CRC 2012 Membership | 0 | 0 | Corrigin Wrapping Paper Sale | 0 | 0 |
| Corrigin Movie Club (payments) | 10 | 14 | OTHER | | |
| Training Course (payments) | 4 | 4 | Folding Machine | 0 | 0 |
| University Exam Invigation | 0 | 0 | Yearling Book Sales | 0 | 0 |
| IP Video Conferencing | 0 | 0 | Bulyee / Kweda Book Sale | 0 | 0 |
| | | | | | |
| <i>Monthly People through :</i> | 223 | | | | |

CUSTOMERS ACCESSING 'CORRIGIN CRC SERVICES' August 2012:

| SERVICE | MTHLY | YTD from July 12 | SERVICE | MTHLY | YTD from July 12 |
|-----------------------------------|-------|------------------------|----------------------------------|-------|------------------------|
| Phonebook - Enquires | 0 | 11 | Department of Veterans Affairs | 0 | 0 |
| Centrelink - Access Point | 53 | 109 | Courses & Education Enquires | 6 | 13 |
| Tourism | 44 | 75 | General Enquiries (Face to Face) | 104 | 227 |
| Conferences/Training/Meetings | 66 | 124 | Corrigin Toy Library | 4 | 14 |
| Broadband for Seniors Kiosk (BFS) | 33 | 69 | Government Info. Access Point | 0 | 5 |
| Medicare - Claim Booth | 2 | 6 | ATO | 1 | 4 |
| <i>Monthly People through :</i> | 471 | | General Enquiries (Email/Phone) | 159 | 162 |

TOTAL: 694 (*paying Customers and Customer Services provided for August 2012*)

Minutes of the Ordinary Meeting of Council held in the Shire of Corrigin Council Chambers on
Tuesday 18 September 2012

ANNUAL SUMMARY REPORT:

| | JUL | AUG | SEPT | OCT | NOV | DEC | JAN | FEB | MAR | APR | MAY | JUN | YEAR TOTAL |
|---------|------|------|------|------|------|------|---------|---------|---------|---------|-----|-----|------------|
| 2003-04 | 440* | 440* | 440* | 440* | 440* | 440* | No stat | No stat | No stat | No stat | 132 | 276 | 3048 |
| 2004-05 | 271 | 253 | 433 | 535 | 459 | 366 | 214 | 397 | 510 | 443 | 270 | 338 | 4489 |
| 2005-06 | 373 | 370 | 391 | 526 | 605 | 511 | 297 | 509 | 735 | 488 | 562 | 443 | 5810 |
| 2006-07 | 471 | 610 | 544 | 523 | 515 | 440 | 537 | 562 | 657 | 584 | 491 | 501 | 6435 |
| 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 | | | | | | | | | | | 1239 |

**Statistics taken from Old Telecentre Data (CWA Building location)*

OFFICER'S RECOMMENDATION

That Council receives the Corrigin Community Resource Centre's Report.

COUNCIL RESOLUTION

(8044) Moved Crs – Weguelin and Hickey

That Council receives the Corrigin Community Resource Centre's Report.

Carried 6/0

10.1.2 ACCOUNTS FOR PAYMENT – AUGUST 2012

| |
|--|
| Applicant: Shire of Corrigin |
| Location: Shire of Corrigin |
| Date: 12 September, 2012 |
| Reporting Officer: Tanya Ludlow, Finance Officer |
| Disclosure of Interest: No interest to disclose |
| File Number: FM 0036 |

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 and EFT payments that have been raised for the Council meeting and also during the month of August 2012 are attached.

After payment of the following cheque and EFT payments, the balance of creditors will be \$NIL

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 2012 / 2013 Annual Budget.

VOTING REQUIREMENT

Simple Majority

OFFICER'S RECOMMENDATION

That Council endorse Cheque's 19582 to 19590 and EFT Payments in the Municipal Fund, totaling \$468,686.39, Cheque 3297 and EFT Payments in the Trust fund totaling \$100.00, and EFT Payments in the Licensing account totaling \$61,470.05; Total payments for August \$530,256.44.

COUNCIL RESOLUTION

(8045) Moved Crs – Talbot and Downing

That Council endorse Cheque's 19582 to 19590 and EFT Payments in the Municipal Fund, totaling \$468,686.39, Cheque 3297 and EFT Payments in the Trust fund totaling \$100.00, and EFT Payments in the Licensing account totaling \$61,470.05; Total payments for August \$530,256.44.

Carried 6/0

10.1.3 MONTHLY FINANCIAL REPORT – AUGUST 2012

| |
|---|
| Applicant: Shire of Corrigin |
| Location: Shire of Corrigin |
| Date: 13 September 2012 |
| Reporting Officer: Taryn Dayman, Deputy Chief Executive Officer |
| Disclosure of Interest: No interest to disclose |
| File Number: FM 0036 |

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.

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.

VOTING REQUIREMENT

Simple Majority

OFFICER'S RECOMMENDATION

That Council adopts the Statement of Financial Activity for the month ending 31 August 2012, as presented, and note any material variances.

COUNCIL RESOLUTION

(8046) Moved Crs – Bolt and Hickey

That Council adopts the Statement of Financial Activity for the month ending 31 August 2012, as presented, and note any material variances.

Carried 6/0

10.1.4 CSRFF APPLICATION – CORRIGIN RECREATION AND EVENTS CENTRE

| |
|--|
| Applicant: Shire of Corrigin |
| Location: Shire of Corrigin |
| Date: 7 September 2012 |
| Reporting Officer: Heather Talbot, Community Development Officer |
| Disclosure of Interest: No interest to disclose |
| File Number: GS 0001 |

BACKGROUND

Council has been planning for the replacement of the Cyril Box Pavilion with a suitable multi-purpose facility since 2000. The development of the Corrigin Recreation and Events Centre is the final product of this planning process. The current design concept includes indoor courts/events area, squash court, football change rooms, female change rooms, additional toilets and storage facilities, offices, meeting room, gym, large kitchen and function area.

In June 2011 Council decided to proceed with the concept and progress grant applications to the various funding bodies.

COMMENT

As part of the grant application process for the Department of Sport and Recreations, CSRFF fund, Council is required to endorse the grant application. Funding is being sought for the first two stages in the construction with all of the above facilities except for the indoor court/events area to be included.

The total anticipated cost of this stage as provided by an up to date cost estimate from Borrell Rafferty Associates Pty Ltd is \$4,409,500 (excluding GST). Council is seeking funding of \$700,000 including GST from the CSRFF fund. The other funds are to come from Lotterywest, Royalties for Regions, the community and Shire funds. A detailed breakdown is attached.

Council will be advised whether or not the application has been successful by February 2013 and if successful it is anticipated construction would commence in October 2013 for completion in September 2014.

STATUTORY ENVIRONMENT

Local Government Act 1995

POLICY IMPLICATIONS

Council does not have a policy regarding this matter.

FINANCIAL IMPLICATIONS

Expenditure required in the 2013/14 Annual Budget from Reserve and Loan Funds.

STRATEGIC IMPLICATIONS

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

VOTING REQUIREMENT

Simple Majority

OFFICER'S RECOMMENDATION

That council endorses the application to the Department of Sport and Recreation, CSRFF fund for the construction of the Corrigin Recreation and Events Centre.

COUNCIL RESOLUTION

(8047) Moved Crs – Talbot and Downing

That council endorses the application to the Department of Sport and Recreation, CSRFF fund for the construction of the Corrigin Recreation and Events Centre.

Carried 6/0

10.1.5 DUAL FIRE CONTROL OFFICERS – SHIRE OF WICKEPIN

| |
|---|
| Applicant: Shire of Wickepin Location: Shire of Wickepin Date: 13 September 2012 Reporting Officer: Karen Harley, Executive Support Officer Disclosure of Interest: No Interest to Disclose File Number: ES 0001 |
|---|

BACKGROUND

Correspondence has been received from the Shire of Wickepin requesting the appointment of Dual Fire Control Officers with the Shire of Corrigin.

COMMENT

It is recommended that Council appoints Peter Stacey and Colin Coxon

STATUTORY ENVIRONMENT

Bush Fires Act 1954

POLICY IMPLICATIONS

Policy 5.1.6 – Fire Control Officers - Appointment

STRATEGIC IMPLICATIONS

Administration of Bush Fires Act with neighbouring Local Governments.

VOTING REQUIREMENT

Simple Majority

OFFICER'S RECOMMENDATION

That Council endorses the appointment of Peter Stacey and Colin Coxon as the Shire of Wickepin's Dual Fire Control Officers with the Shire of Corrigin.

COUNCIL RESOLUTION

(8048) Moved Crs – Bolt and Hickey

That Council endorses the appointment of Peter Stacey and Colin Coxon as the Shire of Wickepin's Dual Fire Control Officers with the Shire of Corrigin.

Carried 6/0

10.1.6 CHANGE OF MEETING DATE – OCTOBER COUNCIL MEETING

| |
|--|
| Applicant: Shire of Corrigin Location: Shire of Corrigin Date: 13 September 2012 Reporting Officer: Julian Murphy, Chief Executive Officer Disclosure of Interest: No interest to disclose File Number: GOV0024 |
|--|

BACKGROUND

Council holds meetings of the third Tuesday of each month except January. The October 2012 meeting is scheduled for Tuesday 16 October 2012.

The Chief Executive Officer is unable to attend the October meeting due to being away on study leave.

COMMENT

It is recommended that Council consider changing the date of the October Meeting to Thursday 18 October 2012.

STATUTORY ENVIRONMENT

Local Government Act 1995

POLICY IMPLICATIONS

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

FINANCIAL IMPLICATIONS

There are no direct financial implications in relation to this item

STRATEGIC IMPLICATIONS

There are no direct strategic implications in relation to this item

VOTING REQUIREMENT

Simple Majority

OFFICER'S RECOMMENDATION

That Council changes the date of its October Meeting from Tuesday 16 October 2012 to Thursday 18 October 2012 commencing at 3.00pm.

COUNCIL RESOLUTION

(8049) Moved Crs – Talbot and Hickey

That Council changes the date of its October Meeting from Tuesday 16 October 2012 to Thursday 18 October 2012 commencing at 3.00pm.

Carried 6/0

10.2 Health Building & Planning Reports

10.2.1 PLANNING APPLICATION – PROPOSED DOMESTIC OUTBUILDING (SHED)

| |
|---|
| Applicant: Mr Christopher Davey Location: Lot 16 (No.1) Boyd Street, Corner Kunjin Street, Corrigin Date: 13 September 2012 Reporting Officer: Messrs Joe Douglas & John Culmer – Consultant Town Planners (Urban & Rural Perspectives) Disclosure of Interest: No interest to disclose File Number: A393 |
|---|

BACKGROUND

This report recommends that a planning application submitted by Mr Christopher Davey to construct a new steel framed colorbond shed (i.e. domestic outbuilding) on Lot 16 (No.1) Boyd Street, Corrigin be approved subject to conditions.

The applicant is seeking Council's planning approval to construct a new steel framed colorbond shed in the front setback of Lot 16 (No.1) Boyd Street, Corrigin.

Lot 16 comprises a total area of approximately one (1) hectare and is located in the south eastern segment of the Corrigin townsite on the corner of Kunjin and Boyd Streets. The land currently contains various building improvements including a single detached dwelling and a 53m² garage which under the terms of the R-Codes is defined as forming part of the dwelling and is not therefore classified as a separate outbuilding (see Plans 1-5).

The proposed new outbuilding will:

- i) be sixteen (16) metres long and seven (7) metres wide;
- ii) comprise a total floor area of 112 m²;
- iii) have a wall height of 2.9 metres and a ridge height of approximately 3.58 metres;
- iv) be of steel frame construction with colourbond cladding and roofing (i.e. Dune coloured colourbond to match existing outbuilding colour);
- v) be located at the front of the existing single detached dwelling on the land and will be visible from both Boyd and Kunjin Streets; and
- vi) have a seventeen (17) metre setback from the land's Boyd Street frontage (i.e. the land's western boundary), a five (5) metre setback from the land's southern side boundary, an approximate eighty (80) metre setback from the land's northern boundary (Kunjin Street) and an approximate one hundred-twenty (120) metre setback from the land's eastern side (i.e. rear) boundary.

COMMENT

Current Zoning & Land Use Permissibility

The subject land is classified 'Rural Residential' zone under the Shire of Corrigin's current operative Town Planning Scheme No.2 (TPS No.2).

A key objective of the land's current 'Rural Residential' zoning classification is to provide for rural smallholdings, low density residential living in close proximity to the Corrigin urban area and to enable persons to work on the land on which they reside. In addition, any development within the 'Rural Residential' zone must have due regard for the overall amenity of the zone and cannot be of an industrial nature.

The applicant has advised that the proposed outbuilding will be used for domestic storage purposes (i.e. the storage and parking of private motor vehicles). The applicant has also advised that the location of the new outbuilding has been chosen to minimise any further clearing and provide for the protection of existing remnant vegetation located behind and to the side of the existing dwelling on the land.

Under the terms of TPS No.2 an outbuilding is permitted to be developed on land classified 'Rural Residential' zone where such land comprises an existing dwelling.

Compliance with TPS No.2 Development Standards

An assessment of the proposal against the development standards contained in clause 5.6.12 of TPS No.2 has revealed that it satisfies the majority of standards except for the following:

- i) The new outbuilding is proposed to be located in front of the existing dwelling on Lot 16;
and
- ii) The total outbuilding area on Lot 16 exceeds the maximum permitted area of 130m².

The following is a brief discussion of these non-compliance issues:

Clause 5.6.12 of TPS No. 2 states:

*"Within all Residential, Rural Residential, Town Centre of Special Use Zone land and any Rural zoned lots with an area of 2 ha or less, planning approval may be granted to outbuildings appurtenant to any dwelling, provided all boundary setbacks and building separation requirements have been complied with, the building is of single storey construction **and is located behind any dwelling on site.**"*

As previously mentioned the proposed outbuilding will be located at the front of the existing dwelling on the land and will be visible from both Boyd and Kunjin Streets. The outbuilding will be visible from both street frontages (see Plans 4 & 5), however due to the size of the proposed boundary setbacks, the existing vegetation on the boundaries and the proposed colour of the new shed (i.e. Colorbond 'Dune') which matches the colours of the existing dwelling and garage, it is considered that the proposed outbuilding is unlikely to have any significant negative impact on the visual amenity of the site and its immediate surrounds. Notwithstanding this general conclusion it is recommended that a condition be placed on any approval issued by Council requiring the planting of additional drought resistant vegetation species in suitable locations to further screen and soften any potential negative visual impacts.

Clause 5.6.12.2 (b) of TPS No.2 states:

"Non-masonry colorbond construction (is acceptable), where the total colorbond outbuilding area does not exceed 75m² and the total outbuilding area does not exceed 130m²."

The application proposes the construction of a new 112m² outbuilding with a colourbond roof

and wall cladding (i.e. 'Dune' colour). Whilst the size of the new outbuilding complies with the maximum total combined area permitted for all outbuildings on any land classified 'Rural Residential' zone in TPS No.2 (i.e. 130m²), the application proposes a total colorbond outbuilding area of 112m² which is 37m² greater than that normally permitted by TPS No.2 (i.e. 75m²).

In considering whether or not to approve this proposed variation to the requirements of TPS No.2 Council must determine whether or not the size of the new outbuilding is likely to have a detrimental impact on the amenity and character of the immediate locality.

It is concluded from a detailed assessment of the application that the proposed size variation is minor in scale and unlikely to have an adverse impact upon the existing amenity and character of the immediate locality for the following reasons:

- i) The proposed setback of the new outbuilding from the local street network is substantial and exceeds the minimum setback requirements prescribed in TPS No.2. Furthermore the outbuilding will be constructed in a matching colorbond colour and style as the existing dwelling and garage on the property. As such it could be expected to blend and harmonise with the existing buildings on the lot and not therefore have any adverse impacts on the local streetscape by virtue of its visual appearance, positioning on the lot, bulk and/or scale;
- ii) The placement of additional landscaping along the land's Boyd and Kunjin Street frontages as recommended previously above will further screen and soften the visual appearance of the proposed outbuilding;
- iii) The proposed outbuilding has sufficient setbacks from existing dwellings on adjoining properties; and
- iv) The proposed outbuilding will only be used for domestic storage purposes for the benefit of the current occupants of Lot 1.

Given the above it is recommended that the proposed variation to the maximum permitted floor area requirements of TPS No.2 be supported in this particular instance.

CONCLUSION

It is concluded from a detailed assessment of the application in the context of the Shire's current TPS No.2 that the proposal to construct a new 16m x 7m steel framed colorbond shed at the front of the existing dwelling on Lot 16 (No.1) Boyd Street, Corrigin is:

- capable of being implemented in a proper and orderly manner subject to compliance with a number of conditions to ensure that the proposed development proceeds in accordance with the details of the plans submitted in support of the application;
- unlikely to compromise the stated objectives for land classified 'Rural Residential' zone in TPS No.2;
- unlikely to have a negative impacts on any surrounding land uses or the local streetscape; and
- unlikely to have a negative impact upon the general amenity, character, functionality and safety of the immediate locality.

STATUTORY ENVIRONMENT

- Shire of Corrigin Town Planning Scheme No.2
- Planning and Development Act 2005

POLICY IMPLICATIONS

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

FINANCIAL IMPLICATIONS

There are no direct financial implications in relation to this item

STRATEGIC IMPLICATIONS

There are no direct strategic implications in relation to this item

VOTING REQUIREMENT

Simple Majority

OFFICER'S RECOMMENDATION

That Council approves the application for planning approval submitted by Mr Christopher Davey to construct a new steel framed colorbond shed (i.e. 'outbuilding') on Lot 16 (No.1) Boyd Street, Corrigin in accordance with the details of the plans submitted in support of the application subject to the following conditions and advice notes:

Conditions

- 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.*
- 2. A completed building permit application must be submitted to and approved by the Shire's Building Surveyor prior to the commencement of any construction on the land.*
- 3. All stormwater generated by the proposed development shall be managed and disposed of to the specifications and satisfaction of the Shire of Corrigin.*
- 4. The new shed shall be of colorbond construction (i.e. 'Dune' coloured external finish) and have a floor area not exceeding 112m².*
- 5. The new shed shall have a maximum wall height of 2.9 metres and a maximum ridge height of 3.58 metres.*
- 6. Drought resistant screening-type native vegetation shall be planted along the land's Boyd and Kunjin Street frontages in positions agreed to by the Shire of Corrigin.*
- 7. The new shed shall be used for domestic storage purposes only unless otherwise approved by Council. A written undertaking from the applicant / landowner acknowledging and agreeing to this requirement shall be prepared and submitted to the Shire prior to the issuance of a building permit.*

Advice Notes

- 1. The proposed outbuilding is required to comply in all respects with the National Construction Code of Australia. Plans and specifications which reflect these requirements*

are required to be submitted with the building permit application.

2. *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.*
3. *No construction works shall commence on the land prior to 7am without the Shire's written approval.*
4. *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 Town Planning Scheme No.2 and may result in legal action being initiated by the local government.*
5. *Should you be aggrieved by Council's decision in this matter, or any conditions imposed, please note that you have a right of review under Clause 8.7 of the Shire of Corrigin Town Planning Scheme No.2. An application for review of Council's decision must be submitted to the State Administrative Tribunal in accordance with Part 14 of the Planning and Development Act 2005 within twenty eight (28) days of the date of Council's decision.*

COUNCIL RESOLUTION

(8050) Moved Crs – Bolt and Weguelin

That Council approves the application for planning approval submitted by Mr Christopher Davey to construct a new steel framed colorbond shed (i.e. 'outbuilding') on Lot 16 (No.1) Boyd Street, Corrigin in accordance with the details of the plans submitted in support of the application subject to the following conditions and advice notes:

Conditions

8. *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.*
9. *A completed building permit application must be submitted to and approved by the Shire's Building Surveyor prior to the commencement of any construction on the land.*
10. *All stormwater generated by the proposed development shall be managed and disposed of to the specifications and satisfaction of the Shire of Corrigin.*
11. *The new shed shall be of colorbond construction (i.e. 'Dune' coloured external finish) and have a floor area not exceeding 112m².*
12. *The new shed shall have a maximum wall height of 2.9 metres and a maximum ridge height of 3.58 metres.*
13. *Drought resistant screening-type native vegetation shall be planted along the land's Boyd and Kunjin Street frontages in positions agreed to by the Shire of Corrigin.*
14. *The new shed shall be used for domestic storage purposes only unless otherwise approved by Council. A written undertaking from the applicant / landowner acknowledging and agreeing to this requirement shall be prepared and submitted to the Shire prior to the issuance of a building permit.*

Advice Notes

6. *The proposed outbuilding is required to comply in all respects with the National Construction Code of Australia. Plans and specifications which reflect these requirements are required to be submitted with the building permit application.*
7. *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.*
8. *No construction works shall commence on the land prior to 7am without the Shire's written approval.*
9. *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 Town Planning Scheme No.2 and may result in legal action being initiated by the local government.*
10. *Should you be aggrieved by Council's decision in this matter, or any conditions imposed, please note that you have a right of review under Clause 8.7 of the Shire of Corrigin Town Planning Scheme No.2. An application for review of Council's decision must be submitted to the State Administrative Tribunal in accordance with Part 14 of the Planning and Development Act 2005 within twenty eight (28) days of the date of Council's decision.*

Carried 6/0

10.2.2 PROPOSED CORRIGIN TOWNSITE EXPANSION STRATEGY

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| Applicant: Shire of Corrigin Location: Shire of Corrigin Date: 12 September 2012 Reporting Officer: Mr Joe Douglas – Consultant Town Planner (Urban & Rural Perspectives) Disclosure of Interest: No interest to disclose File Number: LUP0012 |
|--|

BACKGROUND

This report recommends that Council consider the preparation and adoption of a Townsite Expansion Strategy to guide the future development and growth of the Corrigin townsite over the next five (5) year period in lieu of undertaking a full and comprehensive review of the Shire of Corrigin's current operative Town Planning Scheme No.2.

The Shire of Corrigin's current operative Town Planning Scheme No.2 (TPS No.2) was finally approved and gazetted on 21 March 2000. Under the provisions of the Planning and Development Act 2005 all local governments are required to review their current operative local planning scheme every five (5) years. As such TPS No.2 is now due for review in order to ensure compliance with the specific requirements of the Planning and Development Act.

Given the age of TPS No.2 and the fact the model upon which it was originally based is now outdated, any review of TPS No.2 is likely to lead to the preparation and adoption of a new town planning scheme to replace it.

Under the terms of regulation 12A of the Town Planning Regulations 1967 a local government is required, when preparing a new local planning scheme, to also prepare a Local Planning Strategy in support of the new scheme for the following purposes:

- a) To set out the long term town planning direction for the local government;
- b) To apply State and regional planning policies; and
- c) To provide the rationale for the zones and other provisions of the new scheme.

The cost to prepare a new Local Planning Strategy for the Shire of Corrigin is estimated to be in the order of \$60,000 to \$120,000 excluding GST. This significant cost can be attributed to the Department of Planning's extensive requirements regarding the scope and format of local planning strategies.

COMMENT

The reporting officers have had a number of ongoing discussions with the Department of Planning in recent months with a view to clarifying its specific requirements and options available to try to reduce the significant costs now associated with preparing Local Planning Strategies for small Wheatbelt Shires.

Whilst the Department of Planning has acknowledged the various concerns raised and offered to provide assistance if and when required, it has confirmed that if the Shire of Corrigin wishes to review TPS No.2 and prepare a new local planning scheme it has no option but to prepare a new Local Planning Strategy to support it.

Having regard for the Department's advice in this matter and its expectations regarding the scope and format of Local Planning Strategies, it is the reporting officer's view that the cost to review TPS No.2 and prepare a new Local Planning Strategy in support of it is going to prove prohibitive in the short term future and should therefore be delayed.

As the reporting officer and his associates at Urban & Rural Perspectives no longer prepare Local Planning Strategies due to the previous difficulties, uncertainties and cost overruns experienced with recent projects of this type for other local government authorities in the Wheatbelt Region, it is recommended that Council now consider the following course of action:

- Delay the required review of TPS No.2 and preparation of a new Local Planning Strategy in support of it for approximately three (3) to five (5) years;
- Make an allowance in Council's budget for either the 2012/2013 or 2013/2014 financial years to provide for the preparation of a **Townsite Expansion Strategy** for the Corrigin townsite in lieu of a fully fledged Local Planning Strategy for the entire municipal district; and
- Establish a reserve account so that sufficient funds can be made available over the next three (3) to five (5) years to enable preparation of a new Local Planning Scheme and Strategy for the Shire by a suitably qualified consultant to be appointed by the Shire following receipt of expressions of interest or tenders for the project.

A Townsite Expansion Strategy is defined by the Department of Planning as *"a non-statutory strategic plan that can be used to guide urban development in small country towns"*. The Department has acknowledged that the preparation of a Townsite Expansion Strategy may be a more suitable and appropriate option for small Wheatbelt Shires than a Local Planning Strategy, particularly where there is an urgent need to address urban growth pressures and progress town planning scheme amendments to accommodate that growth.

The proposed Townsite Expansion Strategy for the Shire of Corrigin will help to establish and define:

- The overall vision for the future development and growth of the Corrigin townsite over the next 10 to 15 years;
- The location of future growth areas and any relevant constraints; and
- The appropriate location, scale and density of various forms of urban development (i.e. residential, commercial, industrial, recreation etc.) to facilitate the creation of an integrated, sustainable and liveable environment within the town.

In considering the course of action recommended above Council should note that preparation of a Townsite Expansion Strategy for the Corrigin townsite in lieu of a fully fledged Local Planning Strategy for the entire municipal district will cost significantly less, can be undertaken by the reporting officer in a fairly short timeframe and will enable the Shire to continue operating under its current Town Planning Scheme No.2 and initiate amendments thereto as required over the next three (3) to five (5) years until such time as:

- a) it can afford to prepare a new Local Planning Scheme and Strategy in accordance with the formats recommended by the Department of Planning; or
- b) the State Government modifies the Town Planning Regulations in a manner that reduces the significant costs associated with projects of this type.

In conclusion it is recommended that Council support the preparation of a Townsite Expansion Strategy as proposed to provide a sound basis for future land use and development within the Corrigin townsite over the next five (5) year period and in so-doing enable the Shire's current Town Planning Scheme No.2 to continue to operate during this time.

STATUTORY ENVIRONMENT

- Shire of Corrigin Town Planning Scheme No.2
- Planning and Development Act 2005 (as amended)
- Town Planning Regulations 1967 (as amended)
- Environmental Protection Act 1986 (as amended)

POLICY IMPLICATIONS

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

PUBLIC CONSULTATION

Following completion of the draft Townsite Expansion Strategy documentation and plans and preliminary endorsement by the WAPC and Minister for Planning, an extensive community consultation program will be undertaken by the Shire for a minimum period of ninety (90) days in accordance with the specific requirements of the Planning and Development Act 2005.

FINANCIAL IMPLICATIONS

Based upon recent experience with other town planning scheme review projects and advice received from the Department of Planning, it is the reporting officer's view that:

- a) The cost to review TPS No.2 and complete preparation of a new Local Planning Scheme will be in the order of **\$35,000 excluding GST**; and
- b) The cost to prepare the new Local Planning Strategy required in support of the new Local Planning Scheme could range anywhere from **\$60,000 to \$120,000 excluding GST**.

The alternative option of preparing a Townsite Expansion Strategy for the Corrigin townsite in lieu of a fully fledged Local Planning Strategy for the whole Shire is estimated to be in the order of **\$16,000 excluding GST**.

STRATEGIC IMPLICATIONS

The preparation of a Townsite Expansion Strategy for the Corrigin townsite in lieu of a fully fledged Local Planning Strategy for the entire municipal district will:

- i) help to establish a strategic focus for land use and development within and adjacent to the Corrigin townsite over the next three (3) to five (5) years;
- ii) assist Council and the Western Australian Planning Commission in their determination of any future applications for subdivision and development within and adjacent to the Corrigin townsite to ensure a consistent approach to decision making under the Shire's current Town Planning Scheme No.2; and
- iii) enable the Shire to continue operating under its current Town Planning Scheme No.2 and initiate amendments thereto as required over the next three (3) to five (5) years until such time as it can afford to prepare a new Local Planning Scheme and Strategy.

VOTING REQUIREMENT

Simple Majority

OFFICER'S RECOMMENDATION

That Council:

- i) Delays the required review of the Shire of Corrigin Town Planning Scheme No.2 and preparation of a new Local Planning Scheme and Strategy for approximately three (3) to five (5) years;*
- ii) Allocates \$16,000 in Council's budget for either the 2012/2013 or 2013/2014 financial years to provide for the preparation of a Townsite Expansion Strategy for the Corrigin townsite by its consultant town planners in lieu of a fully fledged Local Planning Strategy for the entire municipal district; and*
- iii) Establishes a reserve account so that sufficient funds can be made available over the next three (3) to five (5) years to progress the required review of the Shire of Corrigin Town Planning Scheme No.2 and preparation of a new Local Planning Scheme and Strategy for the Shire by a suitably qualified consultant to be appointed by the Shire following receipt of expressions of interest or tenders for the project.*

COUNCIL RESOLUTION

(8051) Moved Crs – Downing and Weguelin

That Council:

- i) Delays the required review of the Shire of Corrigin Town Planning Scheme No.2 and preparation of a new Local Planning Scheme and Strategy for approximately three (3) to five (5) years;*
- ii) Allocates \$16,000 in Council's budget for either the 2012/2013 or 2013/2014 financial years to provide for the preparation of a Townsite Expansion Strategy for the Corrigin townsite by its consultant town planners in lieu of a fully fledged Local Planning Strategy for the entire municipal district; and*
- iii) Establishes a reserve account so that sufficient funds can be made available over the next three (3) to five (5) years to progress the required review of the Shire of Corrigin Town Planning Scheme No.2 and preparation of a new Local Planning Scheme and Strategy for the Shire by a suitably qualified consultant to be appointed by the Shire following receipt of expressions of interest or tenders for the project.*

Carried 6/0

10.3 Works & General Purpose Reports

Cr Baker declared an interest in the following item and left the meeting at 4.08pm.

Cr Downing took the Chair at 4.08pm.

10.3.1 APPLICATION FOR EXPLORATION LICENCE – NO. 70/4402

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|---|
| Applicant: Puck Resources Pty Ltd Location: Shire of Corrigin Date: 13 September 2012 Reporting Officer: Julian Murphy, Chief Executive Officer Disclosure of Interest: No interest to disclose File Number: ED 0002 |
|---|

BACKGROUND

Council has received notice of an application for an exploration license from Puck Resources Pty Ltd for a mining exploration license over land in the Shire of Corrigin.

The land subject to the application is a combination of privately owned land and reserves. A copy of the application is attached.

Council may lodge an objection to the application with the Mining Registrar within 21 days of services.

COMMENT

Council must have good grounds to raise an objection to the application. There are no apparent reasons as to why Council would wish to raise an objection to the application.

STATUTORY ENVIRONMENT

Mining Act 1978

POLICY IMPLICATIONS

Council does not have a policy on this matter

FINANCIAL IMPLICATIONS

Income from rates on mining tenements

VOTING REQUIREMENT

Simple Majority

OFFICER'S RECOMMENDATION

That Council raises no objections to the Application for Exploration License No. 70/4402 by Puck Resources Pty Ltd.

COUNCIL RESOLUTION

(8052) Moved Crs – Bolt and Weguelin

*That Council raises no objections to the Application for Exploration License No. 70/4402
by Puck Resources Pty Ltd.*

Carried 5/0

Cr Weguelin left the meeting at 4.09pm and returned immediately with Cr Baker.

Cr Baker took the Chair at 4.09pm.

11 NOTICE OF MOTIONS

There was no notice of motions.

12 NOTICE OF MOTIONS – NEXT MEETING

There was no notice of motions for the next meeting.

13 CHIEF EXECUTIVE OFFICERS REPORT

The CEO advised the following:

Hydrotherapy Pool

The official opening of the Corrigin Hydrotherapy Therapy Pool will be held on 9 November 2012; the Hon Mia Davies MLC has agreed to officiate at the opening.

Staff

The Works Crew is down 2 permanent employees at the moment. Casuals will fill these spots for the short term.

The new staff house in Lawton Way Corrigin is now complete, the EHO has moved in.

Corrigin Abattoir

The Corrigin Abattoir is working on training a meat inspector. The Shire will continue to provide a contract service until the Abattoir employs a meat inspector.

Doctor

Wheatbelt GP Network has recruited a permanent Doctor for the Corrigin Practice. They are negotiating a contract with the new Doctor with the aim of the new Doctor starting in Corrigin by the beginning of November 2012.

14 PRESIDENTS REPORT

Meeting Attendance

The Shire President advised that she had attended the following meetings in the past month:

- RoeROC in Kulin.
- Country Local Government Fund Workshop in Williams.
- WALGA Central Country Zone in Cuballing with Miss Dayman.

SBCEW

Cr Baker advised that the new Small Business Center manager has now commenced work.

Recreation and Events Centre

The President also expressed that she hoped everybody would be able to attend the Corrigin Recreation and Events Centre Meeting.

15 COUNCILLORS REPORTS

Cr Hickey reported on the Corrigin show and advised that the feedback from the organisers and the community was very positive and the community was very appreciative of Council's sponsorship of the fireworks display.

16 URGENT BUSINESS

There was no urgent business

17 INFORMATION BULLETIN

There were no matters arising from the information bulletin.

18 WALGA & CENTRAL ZONE MOTIONS

The next WALGA Central Country Zone meeting will be held in November.

19 MEETING CLOSURE

There being no further business to discuss, the President thanked everyone for their attendance and closed the meeting at 4.39 pm.

President

Date
