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- 11. NOTICE OF MOTIONS**
- 12. NOTICE OF MOTIONS FOR THE NEXT MEETING**
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- 14. PRESIDENT'S REPORT**
- 15. COUNCILLORS' REPORTS**
- 16. URGENT BUSINESS**
- 17. INFORMATION BULLETIN**
- 18. WALGA AND CENTRAL ZONE MOTIONS**
- 19. MEETING CLOSURE**

1. DECLARATION OF OPENING

The Chairperson Cr Lynette Baker opened the meeting at 3.00pm.

2. ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE

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

3. PUBLIC QUESTION TIME

There were no members of the public present.

4. OBITUARIES

It was advised that Thomas Lockyer, John Ainsworth and Shirley Ives had passed away since the last meeting.

5. GUEST SPEAKERS

There were no guest speakers.

6. DECLARATIONS OF INTEREST

There were no declarations of Interest.

7. CONFIRMATION OF MINUTES – OCTOBER 2012

(8065) Moved Crs Talbot and Weguelin

That the minutes of the Ordinary Meeting of Council held on Thursday 18 October 2012 be confirmed as a true and correct record.

Carried 7/0

8. BUSINESS ARISING FROM THE MINUTES

There were no matters arising from the previous minutes.

9. MINUTES OF COMMITTEES

9.1. Corrigin Tidy Towns Committee – September 2012

(8066) Moved Crs Hickey and Bolt

That the minutes of the Corrigin Tidy Town Committee on 17 September 2012 be received.

Carried 7/0

9.2. Corrigin Tidy Towns Committee – October 2012

(8067) Moved Crs Johnson and Hickey

That the minutes of the Corrigin Tidy Town Committee on 15 October 2012 be received.

Carried 7/0

9.3. Corrigin Senior Citizens Centre AGM

(8068) Moved Crs Talbot and Bolt

That the minutes of the Corrigin Senior Citizens Centre AGM held on 24 October 2012 be received.

Carried 7/0

9.4. Corrigin Bush Fire Advisory Committee

(8069) Moved Crs Johnson and Hickey

That the minutes of the Corrigin Bush Fire Advisory Committee held on 25 October 2012 be received.

Carried 7/0

9.5. Corrigin Central Fire Brigade

(8070) Moved Crs Weguelin and Downing

That the minutes of the Corrigin Central Fire Brigade held on 26 October 2012 be received.

Carried 7/0

9.6. Corrigin Recreation Planning Committee

(8071) Moved Crs Hickey and Johnson

That the minutes of the Corrigin Recreation Planning Committee held on 12 November 2012 be received.

Carried 7/0

10. MATTERS REQUIRING A COUNCIL DECISION

10.1. Finance and Administration Reports

10.1.1. COMMUNITY RESOURCE CENTRE

Applicant:	Shire of Corrigin
Location:	Shire of Corrigin
Date:	20 November 2012
Reporting Officer:	Heather Ives, Corrigin CRC Coordinator
Disclosure of Interest:	No interest to disclose
File Number:	CMS/005/03

COMMENT

1. OCTOBER 2012 Advertising: (The Windmill' Newspaper; E'News; CRC Website; CRC Facebook)

- Digital Camera Evening Classes x 4 - *dates & details*
- "Beyond Gardens" - *Series of Westlink Broadcasts Nov / Dec*
- Corrigin CRC Community BBQ Trailer – *Available for Hire*
- Corrigin Movie Club – *13/11/12 reminder*
- Corrigin "Swap it, Don't Stop it 2012" *activities dates & photos*
- CDHS - *Tiger FM 87.6 radio & competition winners*
- Glass Recycling Logo Competition – *entry details*
- WDC "Valuing Visitors" *Community Presentation*
- CRC Mini Regional Cluster Meeting – *participant photos*
- "Better Beginnings" - *E-Reader Competition details*
- Grandparents Day - *date & details*

2. OCTOBER 2012 Room Bookings:

Conference Room	5
Professional Office	8
Video Conference Room	2
Computer Training Room	2
Examination Supervisions	0

3. OCTOBER 2012 Courses / Workshops / Information Seminars / Meetings:

Community First International - <i>Employment</i>	12 appointments
Skill Hire - <i>Employment</i>	7 appointments
Forrest Personnel – <i>Employment</i>	5 appointments
Corrigin Movie Club " <i>Salmon Fishing in the Yemen</i> "	10 people
TR Homes - Partnership Meeting	3 people
CRC Mini Regional Cluster Meeting	17 participants
"Beyond Gardens" Westlink Broadcast No.1	5 people
Roe Tourism Meeting	18 people

SBCEW Meeting	10 people
Centenary Book Group Meeting	5 people
Bushfire Brigade Meeting	20 people
Bankwest - Westlink Broadcast	2 people

4. CRC General Business:

- Corrigin CRC staff visited Corrigin Hotel & Corrigin Motel for guided viewing of rooms, options & accommodation prices for future tourist & visitor referrals.
- Corrigin Centenary Photo Book Project:
 - *Book artwork in progress*
 - *Corrigin Historical Photographs archiving info currently being entered from photos by Aaron Fulwood.*
 - *Hyperlink to photo files added on completion of Photo Book project.*
- CRC Work Experience:
 - *Aaron Fulwood- Workplace Learning at CRC for Term 4 until 14/12/12.*
- “Wheatbelt Native Orchids” New Brochure (*Cert III in Tourism Project & Shire Area Promotion*):
 - *Awaiting photos & information for inclusion in new brochure.*
- “Community BBQ Trailer & Local Lamb Extravaganza Event” news article & photos submitted for inclusion in quarterly ‘CRC Network News’ brochure.
- Corrigin 2013 Centenary Calendar:
 - *Old & new Corrigin photos sourced and approval for photo usage obtained.*
 - *Calendar Artwork completed and gloss paper stock ordered.*
 - *Advice on final Centenary events due 13/11/12 - for inclusion in 2013 Calendar.*
 - *Calendar printing to commence ASAP for Christmas sales opportunities.*
 - *Proposed sales outlets – CRC, Shire, Corrigin Newsagent & Post Office @ \$10 each.*

5. CRC Partnership Opportunities:

- TR Homes “Community Partnering Programme”
 - *CRC Partnering Agreement signed 24/10/2012*
 - *\$500 community donation to St John Ambulance - Corrigin Branch.*
 - *Donation cheque presentation scheduled 13/11/2012*
- Wheatbelt NRM “Annual Community Survey” Contract
 - *CRC staff contracted to obtain 40 completed NRM Surveys during specified period, February 2013.*
 - *Contract Sum \$500.*

6. CRC Equipment, Fixtures & Fittings

- Large Laminator fault repaired - *Paramount Business Supplies \$275*

7. CRC Professional Development & Training:

- CRC Mini Cluster Meeting held at Corrigin CRC on 17/10/12 - *focused on “Special Project Planning & Grant Writing” Training”, delivered by Anna Painter, CRC Regional Coordinator.*
 - *CRC staff from surrounding towns, Pingelly, Beverley, Quairading, Kellerberrin, York, Bruce Rock, Merredin & Wickopin attended the day.*
- M/S Excel “Learn at Lunch” Training (*provided by Boyup Brook CRC via Video Conference*)
 - *Emily Hewett participated on 30/10/2012*

8. CRC ICT Support & Development Services

- Scheduled maintenance completed 18/10/2012 on CRC public & admin PC's by Corrigin Retravision (Callan Riches).

9. CRC Traineeships:

- 'Certificate III in Tourism Course' (RTO - Challenger TAFE)
 - *Course Workbook received for Emily to commence study.*

10. CRC Grant Funding:

- CRC Building & Infrastructure Project: "Corrigin CRC Reception Refurbishment"
 - *Heather Ives discussed Building & Infrastructure Project and funding application with CRC Regional Coord. Anna Painter.*
 - *Amended CRC Floor Plan Drawings supplied by 'Urban Rural Planning' approved.*
 - *Ben Hewett currently obtaining quotes for –Building; Electrical, Cabinetry; Flooring*
 - *Network Cabling & Telephone Line installation quote obtained from Merredin Telephone Services.*
 - *Dept. of Human Resources contacted re. relocation of Centrelink Access Point.*
- CRC Special Small Project : "CRC Trainees Day" (proposed in Corrigin June 2013)
 - *Pippa Davey discussed project with CRC Regional Coordinator, Anna Painter regarding funding application.*
 - *RTO Lynda Coote (Boyup Brook CRC) approached re. presentation delivery at "Trainees Day".*
 - *CRC Regional Coordinantor, Anna Painter approached re. attending "Trainees Day".*
 - *Suitable overnight Corrigin Accommodation identified for estimated. 20 x "Trainee Day" participants.*

10. CORRIGIN CRC Monthly Usage: October 2012

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

COMPUTER ROOM	MTHLY	YTD from July 12	HIRE	MTHLY	YTD from July 12
Internet Use	77	262	Room Hire (payments)	7	24
Computer Use	5	26	Data Projector Hire	1	7
Wireless Hotspot	1	9	Laptop Hire	0	1
SERVICES			Folding Machine Hire	0	0
B&W Printing / Photocopies	38	180	Portable Projector Screen Hire	1	5
Colour Printing / Photocopies	15	62	Portable White Board Hire	0	0
Photo Printing	2	16	Portable Pin-Up Board Hire	0	0
Laminating	7	15	Engraver Hire	0	0
Faxing	14	47	NLIS Scanning Wand Hire	0	0
Binding	2	5	BBQ Trailer Hire	3	3
Secretarial Services	12	50	SALES		
Scanning	2	23	Phonebook Sales	4	25
Desktop Publishing	0	0	Birds of the W/belt Book Sales	0	0
CD / DVD Burning	0	4	Tin Horse Highway Book	1	1
Computer Training (one-on-one)	0	1	Corrigin Book Sales	0	0
Phone Calls	0	1	Shire Polo Shirt Sales	1	1
FEES			Eco Bags	4	4
Corrigin CRC 2012 Membership	0	0	Corrigin Post Card Sales	4	13
Corrigin Movie Club (payments)	6	30	Corrigin Wrapping Paper Sale	1	1
Training Course (payments)	3	7	OTHER		
University Exam Invigation	0	0	Folding Machine	0	0
IP Video Conferencing	0	0	Yearling Book Sales	1	1
			Bulyee / Kweda Book Sale	0	0
<i>Monthly People through :</i>	213				

CUSTOMERS ACCESSING 'CORRIGIN CRC SERVICES' October 2012:

SERVICE	MTHLY	YTD from July 12	SERVICE	MTHLY	YTD from July 12
Phonebook - Enquires	5	17	Department of Veterans Affairs	1	2
Centrelink - Access Point	24	183	Courses & Education Enquires	21	40
Tourism	71	199	General Enquiries (Face to Face)	90	409
Conferences/Training/Meetings	131	398	Corrigin Toy Library	8	24
Broadband for Seniors Kiosk (BFS)	31	124	Government Info. Access Point	2	9
Medicare - Claim Booth	1	11	ATO	2	8
<i>Monthly People through :</i>	503		General Enquiries (Email/Phone)	123	410

TOTAL: 716 (paying Customers and Customer Services provided for October 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	691	716									2646

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

OFFICER'S RECOMMENDATION

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

COUNCIL RESOLUTION

(8072) Moved Crs Weguelin and Bolt

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

Carried 7/0

10.1.2. ACCOUNTS FOR PAYMENT – OCTOBER 2012

Applicant:	Shire of Corrigin
Location:	Shire of Corrigin
Date:	13 November 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 October 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 Cheques 19615 to 19626 and EFT payments in the Municipal Fund, totalling \$464,483.88, Cheque's 3298 to 3299 and EFT payments in the Trust Fund totalling \$210.90, and EFT payments in the Licensing Account totalling \$46,823.40; Total payments for October \$511,518.18.

COUNCIL RESOLUTION

(8073) Moved Crs Hickey and Johnson

That Council endorse Cheques 19615 to 19626 and EFT payments in the Municipal Fund, totalling \$464,483.88, Cheque's 3298 to 3299 and EFT payments in the Trust Fund totalling \$210.90, and EFT payments in the Licensing Account totalling \$46,823.40; Total payments for October \$511,518.18.

Carried 7/0

10.1.3. MONTHLY FINANCIAL REPORT – OCTOBER 2012

Applicant:	Shire of Corrigin
Location:	Shire of Corrigin
Date:	15 November 2012
Reporting Officer:	Taryn Dayman, Deputy Chief Executive Officer
Disclosure of Interest:	No interest to disclose
File Number:	FM0036

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 October 2012, as presented, and note any material variances.

COUNCIL RESOLUTION

(8074) Moved Crs Hickey and Weguelin

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

Carried 7/0

10.1.4. POLICY MANUAL

Applicant:	Shire of Corrigin
Location:	Shire of Corrigin
Date:	14 November 2012
Reporting Officer:	Julian Murphy, Chief Executive Officer
Disclosure of Interest:	No interest to disclose
File Number:	Policy Manual

BACKGROUND

Council's Policy Manual was last reviewed in November 2011. The objectives of the Policy Manual are:

- to provide Council with a formal written record of all policy decisions;
- to provide staff with precise guidelines in which to act in accordance with Council's wishes;
- to enable staff to act promptly in accordance with Council's requirements but without continual reference to Council;
- to enable Councillors to adequately handle enquiries from electors without undue reference to the staff or Council;
- to enable Council to maintain a continual review of Council policy decisions and to ensure they are in keeping with community expectations, current trends and circumstances; and
- to enable ratepayers to obtain immediate advice on matters of Council Policy.

Over the past twelve months the Policy Manual has been updated to reflect new policies and changes to existing policies. The following policy has been adopted or amended during the past year:

- Local Government Holidays

A copy of the policy manual has been provided as a separate attachment.

COMMENT

It is recommended that the Policy Manual be reviewed by Council and amended as required.

STATUTORY ENVIRONMENT

Local Government Act 1995

POLICY IMPLICATIONS

Review of Policy Manual.

FINANCIAL IMPLICATIONS

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

VOTING REQUIREMENT

Simple Majority

OFFICER'S RECOMMENDATION

That Council adopts the policies contained within the Policy Manual as proposed.

COUNCIL RESOLUTION

(8075) Moved Crs Johnson and Hickey

That Council adopts the policies contained within the Policy Manual as amended.

Carried 7/0

10.1.5. CORRIGIN GENERAL PRACTICE

Applicant:	Shire of Corrigin
Location:	Shire of Corrigin
Date:	14 November 2012
Reporting Officer:	Taryn Dayman, Deputy Chief Executive Officer
Disclosure of Interest:	No interest to disclose
File Number:	CS 0037

BACKGROUND

In 2010 Council entered into an agreement with Wheatbelt GP Network for the management of the General Practice at the Corrigin Medical Centre.

COMMENT

Council contracts Wheatbelt GP Network to manage the Corrigin Medical Centre for a monthly management fee of \$4,583. In addition to the management fee Council underwrites any losses that the Corrigin Medical Centre incurs and provides the Corrigin Medical Centre, a house and a car to the Doctor free of charge.

Council has received the audited Income and Expenditure Statement of the Central Wheatbelt Division of General Practice Inc. Corrigin General Practice for the year ended 30 June 2012. The Corrigin General Practice made a loss of \$116,438 for the year ended 30 June 2012. The loss for the prior year was \$64,394.

In the 2011-2012 financial year Council reimbursed Wheatbelt GP Network the sum of \$62,478.06 relating to quarterly losses incurred for the period ended 30 June 2012. Council has been invoiced \$53,959.94 for the remaining loss incurred.

In the past 12 months, the Corrigin Medical Centre has been serviced mostly by locum Doctors. This has resulted in increased expenditure and has been the major reason for the financial loss that the practice has incurred.

Wheatbelt GP Network has now secured a full time Doctor, Dr Mina Ayad, for the Corrigin Medical Centre. Dr Ayad commenced in November 2012. It is anticipated that the reliance on locums will decrease and the Corrigin Medical Practice financial losses will be reduced.

STATUTORY ENVIRONMENT

Local Government Act 1995

POLICY IMPLICATIONS

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

FINANCIAL IMPLICATIONS

Corrigin Medical Centre reimbursement of \$53,959.94 from 2012-2013 budget allocation of \$100,000.

VOTING REQUIREMENT

Simple Majority

OFFICER'S RECOMMENDATION

That Council receives the Audited Income and Expenditure Statement of the Central Wheatbelt Division of General Practice Inc. – Corrigin General Practice for the year ended 30 June 2012.

COUNCIL RESOLUTION

(8076) Moved Crs Talbot and Hickey

That Council receives the Audited Income and Expenditure Statement of the Central Wheatbelt Division of General Practice Inc. – Corrigin General Practice for the year ended 30 June 2012, subject to clarification of the figures.

Carried 7/0

10.1.6. WHEATBELT GENERAL PRACTICE BUSINESS SUPPORT SERVICE

Applicant:	Eastern Wheatbelt Primary Care Project
Location:	Wheatbelt
Date:	16 November 2012
Reporting Officer:	Julian Murphy, Chief Executive Officer
Disclosure of Interest:	No interest to disclose
File Number:	CS0039

BACKGROUND

The Eastern Wheatbelt Primary Care Project is an initiative of the Shires of Corrigin, Lake Grace, Kondinin, Kulin and Narembeen. In 2010, the Shires collectively sought the support of Rural Health West regarding the need to redesign general practice service delivery with the broad aims of improving primary care services for their communities and lessening their financial and administrative involvement in general practice.

In November 2011, Virtual Health (Tim Shackelton) was appointed by Rural Health West on behalf of the Shires to develop a business case that assessed the viability of establishing a new entity for the management and delivery of general practice services across the region. This work was undertaken between December 2011 and February 2012. The new entity has been identified within the business case as the Wheatbelt General Practice Business Support Service.

The business case report made the following recommendations:

1. That the Eastern Wheatbelt Shires work with Rural Health West to commission a detailed Service Design and Implementation Plan for the Wheatbelt General Practice Business Support Service.
2. That the Shires with the support of Rural Health West commence discussions with the Wheatbelt GP Network regarding the potential for the Network to assume the role proposed for Wheatbelt General Practice Business Support Service.
3. That the Shires with the support of Rural Health West explore the potential for professional practice managers to provide the services proposed for Wheatbelt General Practice Business Support Service.

Council endorsed the recommendations of the business case in March 2012.

Further work has been undertaken to develop a detailed service design and implementation plan in order for the project members to seek proposals from suitably qualified organisations to provide support services to the general practices in the participating Shires.

The Implementation Plan recommends that Wheatbelt General Practice Business Support Service be implemented using a staged approach, starting with one or two practices and growing to four or more practices over time.

In the first instance the practices in Kondinin/Kulin and Corrigin will be the most suitable sites for implementation given that both practices are currently supported by an external business support service provided by the Wheatbelt GP Network and the transition to a new style of operation while significant, should be manageable. In contrast, the practices at Narembeen and Lake Grace are currently operated by private general practitioners who manage all aspects of their business including the employment of practice management staff. Introducing the Wheatbelt General Practice Business Support Service to these practices would require a significant change in the way they function and could be quite disruptive.

The Implementation Plan outlines the following steps required to implement the proposal:

- a. Gain approval of all Eastern Wheatbelt Shire Councils for the Wheatbelt General Practice Business Support Service.
- b. CEOs execute Memorandum of Understanding, form Shire Governance Committee and appoint Shire Contract Manager.
- c. CEOs of Corrigin and Kondinin Shires engage with the Wheatbelt GP Network.
Note: It is important that the Wheatbelt GP Network be informed as soon as possible of the intention of the Shires to issue a Request for Proposal for the Wheatbelt General Practice Business Support Service as this will have an impact on existing contractual arrangements between the Network and the Shires. The GP Network should also be invited to submit a proposal at the appropriate time.
- d. CEOs engage with existing GPs and advise them of Implementation Plan.
- e. Invite proposals from existing service providers
- f. Develop draft contract with regional medical services provider
- g. Submit proposal to South West WA Medicare Local
- h. Develop Evaluation Methodology and submit to WA Country Health Service for funding

An MOU has also been developed to underpin the cooperative arrangements between the Shires participating in the Wheatbelt General Practice Business Support Service.

The following documents are provided for Council consideration:

- Wheatbelt General Practice Business Support Service Implementation Plan
- Wheatbelt General Practice Business Support Service Request for Proposal
- Wheatbelt General Practice Business Support Service Memorandum of Understanding (MOU)

COMMENT

In order to progress the project it is recommended that Council endorse the Implementation Plan and Request for Proposal, and enters into a Memorandum of Understanding with the Shires of Kondinin, Kulin, Lake Grace and Narembeen for the Wheatbelt General Practice Business Support Service.

STATUTORY ENVIRONMENT

Local Government Act 1995

POLICY IMPLICATIONS

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

FINANCIAL IMPLICATIONS

Future costs of implementing the Wheatbelt General Practice Business Support Service within budget allowances.

VOTING REQUIREMENT

Simple Majority

OFFICER'S RECOMMENDATION

That Council:

1. Endorses the Wheatbelt General Practice Business Support Service Implementation Plan and Request for Proposal; and
2. Enters into a Memorandum of Understanding with the Shires of Kondinin, Kulin, Lake Grace and Narembeen for the Wheatbelt General Practice Business Support Service.

COUNCIL RESOLUTION

(8077) Moved Crs Downing and Talbot

That Council:

1. ***Endorses the Wheatbelt General Practice Business Support Service Implementation Plan and Request for Proposal; and***
2. ***Enters into a Memorandum of Understanding with the Shires of Kondinin, Kulin, Lake Grace and Narembeen for the Wheatbelt General Practice Business Support Service.***

Carried 7/0

10.2. Health, Building and Planning Reports

Cr Weguelin left the meeting at 4.02pm and returned with Ms Bosch at 4.03pm.

10.2.1. EHO UPDATE

Applicant:	Lauren Bosch
Location:	Shire of Corrigin
Date:	15 November 2012
Reporting Officer:	Environmental Health Officer, Lauren Bosch
Disclosure of Interest:	No interest to disclose
File Number:	Various

BACKGROUND

The purpose of this report is to update Council on the work that Council's Environmental Health Officer, Lauren Bosch, is currently doing for the Shire and within the community of Corrigin.

COMMENT

Bendering Landfill Site

Workers from each RoerOC Shire were organised to attend a windblown litter clean-up at the Bendering Landfill Site on the afternoon of the 30th of October 2012. The fence lines, tree lines, and site itself were cleaned up as well as the neighbouring southern paddock fence lines and tree lines and the tree line to the north of the landfill.

Since this clean-up another complaint from Barry Wilkins, the landfill site's neighbouring farmer, has been received. While he acknowledged the efforts made for the recent clean-up, subsequent waste dumping by Avon Waste has generated more windblown waste. A resolution to the ongoing problem is currently being sought.

Windmill Meats

Meat Inspector

Since the Shire of Corrigin's meat inspector Jeffrey Spruce left the employment of the Shire in September, advertising for a new meat inspector has been unsuccessful. The Food Act 2008 takes the responsibility of employing and providing meat inspectors for abattoirs away from Local Governments. This means that Council is not obligated to employ a meat inspector, but instead Council can 'appoint' an authorised officer, a suitably qualified person, which can be an employee of the abattoir business. The Shire of Corrigin has appointed Barry Smith and Gavin Haslam as authorised officers so far under the Food Act 2008, to work for Windmill Meats abattoir. Kill days at Windmill Meats are now currently subject to availability of their meat inspector, which has reduced the frequency of kill days.

Department of Health Food Unit audits

A representative from the Department of Health's Food Unit undertook a routine audit at the Windmill Meats abattoir on Wednesday the 14th of November 2012. Council's Environmental Health Officer was present for part of the audit. The Shire is the enforcement agency and is responsible for following up on advice from the Food Unit about the business's compliance. Verbal advice from the

Food Unit is that Windmill Meats has failed the audit, based on some serious issues, and a written report is soon to follow. The previous audit conducted in July this year was unsuccessful as not all relevant documentation could be provided to the auditor at the time. Due to the results of these audits, Council will need to apply the appropriate enforcement.

Asbestos Removal Notices

Shire's Environmental Health Officer has served two notices under the *Health (Asbestos) Regulations 1992* in the past month for removal and handling of asbestos at two separate premises. In one case asbestos was not being removed and stored in accordance with the Regulations, and the other was inappropriate storage of asbestos.

Corrigin Swimming Pool

Currently Shire's swimming pool operator is working under direction of Shire's EHO to clear one of the pool filters of a type of amoebae which has been found in backwash water samples. Super-chlorination of the pool and filters should remedy the problem, however this isn't guaranteed based on the age of the sand in the filter. Increased water sampling will continue until the problem is resolved.

STATUTORY ENVIRONMENT

Health Act 1911

Food Act 2012

Environmental Protection Act 1986

POLICY IMPLICATIONS

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

FINANCIAL IMPLICATIONS

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

VOTING REQUIREMENT

Simple Majority

OFFICER'S RECOMMENDATION

That Council receives the Environmental Health Officer's Report.

Cr Downing left the meeting at 4.40pm and returned at 4.42pm

COUNCIL RESOLUTION

(8078) Moved Crs Johnson and Bolt

That Council receives the Environmental Health Officer's Report.

Carried 7/0

Ms Bosch left the meeting at 4.46pm

10.2.2. PLANNING APPLICATION – NEW SINGLE DWELLING & ADDITIONAL ACCOMMODATION UNIT (EXISTING DWELLING)

Applicant:	McGrath Homes on behalf of Brian & Glynis Robinson (Landowners)
Location:	Lot 188 (No.50) Campbell Street, Corrigin
Date:	14 November 2012
Reporting Officer:	Messrs Joe Douglas & Carlo Famiano – Consultant Town Planners (Urban & Rural Perspectives)
Disclosure of Interest:	No interest to disclose
File Number:	A648

BACKGROUND

This report recommends that a planning application submitted by McGrath Homes on behalf of Brian and Glynis Robinson (Landowners) to construct a new single dwelling on Lot 188 (No.50) Campbell Street, Corrigin and change the use of the existing single dwelling on the land for 'additional accommodation unit' purposes be approved subject to conditions.

The applicant is seeking Council's planning approval to:

- a. construct a new single detached dwelling on Lot 188 (No.50) Campbell Street, Corrigin to be used as the primary place of residence by the current landowners; and
- b. change the use of an existing older style timber framed dwelling on the land to an 'additional accommodation unit'.

Lot 188 is located in the eastern segment of the Corrigin townsite on the south-western corner of the intersection of Campbell and Talbot Streets. The land is rectangular in shape, comprises a total area of approximately 1.3484 hectares and has direct frontage and access to Campbell Street along its northern boundary and Talbot Street along its eastern boundary (see Plan 1 & 2).

Lot 188 has been extensively cleared and is currently used for rural residential purposes. The land contains a number of physical improvements associated with its current use including an existing older style single detached dwelling, garage, associated outbuildings and boundary fencing (see Plan 3).

Under the terms of the information and plans submitted in support of the application and subsequent oral advice received from Mrs Glynis Robinson, the proposal will include the following key elements:

- I. The construction of a new 120.96m² one (1) bedroom, two (2) bathroom modular style single detached dwelling with a 3 metre wide verandah around its entire perimeter;
- II. The new dwelling will have a wall height of 2.46 metres, a ridge height of 4.1 metres and will be constructed 500mm above the natural ground level;
- III. The new dwelling will be constructed of steel framed colorbond cladding (i.e. 'Classic Cream') and colorbond roofing (i.e. 'Pale Eucalypt');

- IV. The new dwelling will have a setback of approximately 12.2 metres from the land's northern front boundary (i.e. Campbell Street), a 57.75 metre setback from the land's eastern side boundary, a 55.3 metre setback from the land's western side boundary and an 82.4 metre setback from the land's southern rear boundary;
- V. The new dwelling will replace an existing older style timber framed dwelling located in the western portion of Lot 188 as the primary place of residence for the current landowners; and
- VI. The existing one (1) bedroom timber framed, weatherboard clad dwelling comprising a total floor area of approximately 140m² will be retained and used as an 'additional accommodation unit' to accommodate visiting family members.

COMMENT

Current Zoning & Land Use Permissibility

Lot 188 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 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.

Under the terms of TPS No.2 a 'single house' is permitted on land classified 'Rural Residential' zone.

Schedule No.1 of TPS No.2 defines an 'additional accommodation unit' as:

"Separate living accommodation attached to or within the curtilage of a dwelling house, constructed for and used exclusively by an aged, invalid or disabled relative of the owners of the dwelling house or such person as may be approved by Council, in respect of which an Annual Written Permit to occupy has been issued by Council and is current."

Under the terms of TPS No.2 an 'additional accommodation unit' is classified as an 'AA' use on land classified 'Rural Residential' zone which means that it is not permitted unless Council has granted planning approval.

The applicant has advised that the proposed 'additional accommodation unit' will be retained and used exclusively by family members visiting the landowner.

Compliance with TPS No.2 Development Standards & Requirements

An assessment of the proposal against the development standards contained in TPS No.2 has revealed that development of the proposed new single dwelling and conversion of the existing dwelling to an 'additional accommodation unit' satisfies the majority of the standards and requirements prescribed in TPS No.2 except for the following:

An 'additional accommodation unit' is required to be attached to or within the curtilage of the existing primary dwelling on the land.

Under the terms of the plans submitted in support of the application the proposed 'additional accommodation unit' will be located approximately 35 metres away from the proposed new primary dwelling on the land. Notwithstanding the proposal's non-compliance with the specific requirements of TPS No.2, the reporting officers have formed the view that the distance between the 'additional accommodation unit' and the new primary dwelling will not have a significant negative impact upon the visual amenity and functionality of the site and may therefore be supported by Council.

Council should also note that under the terms of clause 3.5.5(m) of TPS No.2 the local government may require, as a condition of planning approval on any lot classified 'Rural Residential' zone, the planting of a minimum of twenty (20) drought resistant native trees capable of growing to a height of at least 5 metres in a position agreed to by the local government. As Lot 188 has been extensively cleared and contains very little vegetation, it is recommended that Council impose a suitable condition on any planning approval issued in this particular instance requiring compliance with the specific requirements of the abovementioned clause.

CONCLUSION

It is concluded from a detailed assessment of the application that the proposed development and use of Lot 188 (No.50) Campbell Street, Corrigin is unlikely to have a negative impact on the general amenity, character, functionality and safety of the immediate locality and may therefore be approved by Council subject to the imposition of a number of conditions to ensure that it proceeds in a proper and orderly manner and complies with the standards and requirements prescribed in TPS No.2.

STATUTORY ENVIRONMENT

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

POLICY IMPLICATIONS

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

FINANCIAL IMPLICATIONS

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

VOTING REQUIREMENT

Simple Majority

OFFICER'S RECOMMENDATION

That Council approves the application for planning approval submitted by McGrath Homes on behalf of Brian and Glynis Robinson (Landowners) to construct a new single dwelling on Lot 188 (No.50) Campbell Street, Corrigin and change the use of the existing older style timber framed dwelling on the land to an 'additional accommodation unit' 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 development shall 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 drainage discharge generated by the proposed new dwelling shall be managed to the specifications and satisfaction of the Shire of Corrigin.*
4. *The proposed new dwelling shall be provided with an adequate on-site effluent disposal system to the specifications and satisfaction of the Shire of Corrigin.*
5. *All on-site vehicle accessways associated with the proposed new dwelling and 'additional accommodation unit' shall be constructed and maintained to the specifications and satisfaction of the Shire of Corrigin.*
6. *The sub-floor area of the proposed new dwelling shall be enclosed with brick, stone, vermin battens or other means acceptable to the Shire of Corrigin.*
7. *The 'additional accommodation unit' (i.e. the existing timber framed dwelling on Lot 188) shall only be used to accommodate visiting family members unless otherwise approved by Council.*
8. *The landowners shall seek and obtain an annual written permit from the Shire of Corrigin to allow occupancy of the 'additional accommodation unit' by visiting family members or any other persons that may subsequently approved by Council including payment of all associated fees and costs.*
9. *A minimum of twenty (20) drought resistant native trees capable of growing to a height of at least 5 metres shall be planted on the land in a position to be agreed to by the Shire of Corrigin and maintained to the specifications and satisfaction of the Shire. A suitable plan providing relevant details shall be submitted to and approved by the Shire prior to the commencement of any construction on the land.*

Advice Notes

1. *The proposed new single dwelling 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 required by Condition No.2 of this approval.*
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.*

COUNCIL RESOLUTION

(8079) Moved Crs Bolt and Weguelin

That Council approves the application for planning approval submitted by McGrath Homes on behalf of Brian and Glynis Robinson (Landowners) to construct a new single dwelling on Lot 188 (No.50) Campbell Street, Corrigin and change the use of the existing older style timber framed dwelling on the land to an 'additional accommodation unit' 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 development shall 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 drainage discharge generated by the proposed new dwelling shall be managed to the specifications and satisfaction of the Shire of Corrigin.*
- 4. The proposed new dwelling shall be provided with an adequate on-site effluent disposal system to the specifications and satisfaction of the Shire of Corrigin.*
- 5. All on-site vehicle accessways associated with the proposed new dwelling and 'additional accommodation unit' shall be constructed and maintained to the specifications and satisfaction of the Shire of Corrigin.*
- 6. The sub-floor area of the proposed new dwelling shall be enclosed with brick, stone, vermin battens or other means acceptable to the Shire of Corrigin.*
- 7. The 'additional accommodation unit' (i.e. the existing timber framed dwelling on Lot 188) shall only be used to accommodate visiting family members unless otherwise approved by Council.*
- 8. The landowners shall seek and obtain an annual written permit from the Shire of Corrigin to allow occupancy of the 'additional accommodation unit' by visiting family members or any other persons that may subsequently approved by Council including payment of all associated fees and costs.*
- 9. A minimum of twenty (20) drought resistant native trees capable of growing to a height of at least 5 metres shall be planted on the land in a position to be agreed to by the Shire of Corrigin and maintained to the specifications and satisfaction of the Shire. A suitable plan providing relevant details shall be submitted to and approved by the Shire prior to the commencement of any construction on the land.*

Advice Notes

- 1. The proposed new single dwelling 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 required by Condition No.2 of this approval.*

- 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.**

Carried 7/0

10.3. Works and General Purpose Reports

10.3.1. TENDER FOR SALE OF LAND – GRANITE RISE ESTATE

Applicant:	Shire of Corrigin
Location:	Corrigin
Date:	14 November 2012
Reporting Officer:	Julian Murphy, Chief Executive Officer
Disclosure of Interest:	No interest to disclose
File Number:	RFT 04/2012

BACKGROUND

Council made allowance in the 2012/13 Budget for the sale of residential land comprising 32 lots at the Granite Rise Estate Corrigin. The tender was advertised statewide with tenders closing on 28 November 2012.

Council set the following reserve prices for lots:

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	\$ 55,600
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
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 section 3.58 of the Local Government Act 1995. The Act provides for Local Government property 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 within six months of Council putting the sale of land out for public tender.

Council has previously appointed Ralph Bolton of Landmark Realty as selling agent for the land and has delegated authority to the CEO to accept offers to purchase lots, received within the six months following the close of tenders, in the Granite Rise Estate that are equal to or greater than the reserve price for lots set by Council.

COMMENT

It is recommended that Council reappoint Ralph Bolton of Landmark Realty as selling agent for the Granite Rise Land and renew the delegation to the CEO to accept offers to purchase lots for the next six months.

STATUTORY ENVIRONMENT

Local Government Act 1995 – Section 3.58 disposing of property.

Local Government (Functions and General) Regulations – Regulation 30 Disposition of property to which section 3.58 of the Act does not apply.

POLICY IMPLICATIONS

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

FINANCIAL IMPLICATIONS

Income from sale of land at the Granite Rise Estate.

STRATEGIC IMPLICATIONS

There are no direct strategic implications in relation to this item

VOTING REQUIREMENT

Absolute Majority

OFFICER'S RECOMMENDATION

That Council:

- 1. Delegates authority to the Chief Executive Officer to consider, accept or reject tenders for Tender 04/2012 – Sale of Land Granite Rise Estate;*
- 2. Delegates authority to the Chief Executive Officer to accept offers to purchase lots, received within the six months following the close of tenders, in the Granite Rise Estate that are equal to or greater than the reserve price for lots set by Council; and*
- 3. Re-appoints Ralph Bolton of Landmark Realty as exclusive selling agent for the Granite Rise Estate.*

COUNCIL RESOLUTION

(8080) Moved Crs Hickey and Downing

That Council:

- 1. Delegates authority to the Chief Executive Officer to consider, accept or reject tenders for Tender 04/2012 – Sale of Land Granite Rise Estate;*
- 2. Delegates authority to the Chief Executive Officer to accept offers to purchase lots, received within the six months following the close of tenders, in the Granite Rise Estate that are equal to or greater than the reserve price for lots set by Council; and*
- 3. Re-appoints Ralph Bolton of Landmark Realty as exclusive selling agent for the Granite Rise Estate.*

Carried 7/0

11. NOTICE OF MOTIONS

There was no notice of motions.

12. NOTICE OF MOTIONS FOR THE NEXT MEETING

There was no notice of motions for the next meeting.

13. CHIEF EXECUTIVE OFFICER'S REPORT

Roadworks

The CEO advised that works at Rabbit Proof Fence have been completed. A further 6kms of reseals on the road are scheduled for March/April 2013.

Works are continuing on the Yealering-Bulyee Grain Freight Route. Seal works on the Lomos South Road are scheduled for 26 November 2012. Work is also continuing on the Pingelly-Bullaring Road

Swimming Pool

The CEO gave an update on the use of the Hydrotherapy Pool with 10-15 attendees going through every day. The main pool opened on 3 November 2012, with approximately 105 patrons daily.

The ongoing issues at the Hydrotherapy Pool have now been resolved. Local residents as well as groups from neighbouring shires are starting to utilise the facilities on a regular basis.

The new storage shed at the pool is under construction. The new shed will provide an area to store non-aquatic items such as lawn mowers and fertilizer to be stored separately from pool chemicals.

A pool life guard course is scheduled for the 7-9 December. Six people are registered to participate in the course. Participants will also be required to undertake a First Aid course and obtain their bronze medallion to complete their qualification as a pool lifeguard.

Medical Centre Extensions

The CEO advised that there had been delays in commencing works at the Medical Centre, with plans having to be redrawn to comply with current regulations and obtain a building license. It is anticipated a Building License will be issued within the next couple of weeks. Works are scheduled to commence in December 2012.

CWA Gardens

Works are progressing well at the CWA Gardens with the Gazebo currently being erected along with paving and landscaping.

14. PRESIDENT'S REPORT

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

- RoeROC Meeting
- RRG Technical Group Meeting
- Corrigin Bushfire Advisory Committee Meeting
- Recreation Planning Committee Meeting
- Small Business Centre AGM
- Senior Citizens AGM
- Regional Road Group Meeting
- Soft Wheat Growers Luncheon
- Hydrotherapy Pool Opening

15. COUNCILLORS' REPORTS

There were no Councillor's reports.

16. URGENT BUSINESS

There was no urgent business.

17. INFORMATION BULLETIN

There were no matters from the Information Bulletin.

18. WALGA AND CENTRAL ZONE MOTIONS

There were no WALGA or Central Zone Matters.

19. MEETING CLOSURE

There being no further business to discuss, the President thanked everyone for their attendance and closed the meeting at 5.10pm.