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**1. DECLARATION OF OPENING**

The Chairperson Cr Lynette Baker opened the meeting at 3.08pm

**2. ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE**

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

**(8158) Moved Crs – Johnson and Talbot**

***That Council grants Cr Bolt leave of absence for meetings held in June 2013.***

**Carried 7/0**

**3. PUBLIC QUESTION TIME**

There were no members of the public present.

**4. OBITUARIES**

It was advised that Malcom Tilbee, Pat Paton, John Tilbee, Jo-Anne Hodge, Jean Langford, Mavis Gannaway and Frank Buise 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**

**7.1. Minutes of the Ordinary Meeting of Council – 16 April 2013**

***(8159) Moved Crs Johnson and Bolt***

***That the minutes of the Ordinary Meeting of Council held on Tuesday 16 April 2013 be confirmed as a true and correct record.***

**Carried 7/0**

**7.2. Minutes of the Special Meeting of Council – 1 May 2013**

***(8160) Moved Crs Bolt and Weguelin***

***That the minutes of the Special Meeting of Council held on Wednesday 1 May 2013 be confirmed as a true and correct record.***

**Carried 7/0**

**8. BUSINESS ARISING FROM THE MINUTES**

There was no business arising from the previous minutes.

**9. MINUTES OF COMMITTEES**

**9.1. Health Building Planning Committee Minutes April 2013**

**(8161) Moved Crs – Hickey and Weguelin**

***That the minutes of the Health Building Planning Committee Meeting held on Wednesday 17 April 2013 be confirmed as a true and correct record.***

***Carried 7/0***

## 10. MATTERS REQUIRING A COUNCIL DECISION

### 10.1. Finance and Administration Reports

#### 10.1.1. COMMUNITY RESOURCE CENTRE REPORT HEADING

Applicant:	Shire of Corrigin
Location:	Shire of Corrigin
Date:	21 May 2013
Reporting Officer:	Heather Ives, Corrigin CRC Coordinator
Disclosure of Interest:	No interest to disclose
File Number:	CMS/005/03

#### COMMENT

#### 1. APRIL 2013 Advertising: (*Windmill Newspaper; CRC E'News; CRC Website; CRC Facebook Page*)

- 'Living in the Regions' 2013 Survey
- Corrigin MC License Training & Assessment Ad
- "Cool CRC Grants" – *available via Curtin University*
- Corrigin CRC Closure Notice – *for building works*
- 'Cave to the Rave' Comedy Show
- Corrigin Anzac Day Dawn Service
- 'Build a Scarecrow' Competition
- Corrigin 'Business After Hours' WBN Meeting
- Pathways to Wave Rock Audio Tour – *EOI to share stories*
- How to Use an iPad – *participant photos*
- Corrigin Bike Week Rally – *participant photos*

#### 2. APRIL 2013 Room Bookings:

Conference Room	7
Professional Office	4
Video Conference Room	0
Computer Training Room	8
University Exam Supervisions	1

#### APRIL 2013 Courses / Workshops / Information Seminars / Meetings:

Corrigin Centenary Book Group Meetings	10 people
Wheatbelt Development Commission Meeting	28 people
Corrigin Movie Club - "Argo"	13 people
'Pathways to Wave Rock' Audio Tour Meeting	1 person
Shire BFAC Meeting	12 people
Exam Supervision	1 person
MYOB Training Course	14 people
iPad Training Class	8 people
Wheatbelt Business Network (WBN) Meeting	10 people
Forrest Personnel – <i>Employment</i>	0 appointments
Skill Hire – <i>Employment</i>	1 appointments
Community First International – <i>Employment</i>	10 appointments

**3. CRC General Business:**

- 2013 Banners in the Terrace Competition
  - *Corrigin 2013 Banner Design submitted via email to City of Perth 24/4/13 for design approval to display*
  - *Approval notification received 13/5/13 to proceed with artwork/production*
  - *Tudor House to print banner (supplied electronically by Corrigin CRC)*
  - *Banner delivery due at WALGA by 5 July 2013 for display & judging.*
- “2013 CRC Trainees Day” - 9<sup>th</sup> July 2013 in Corrigin
  - *Emailed Invitation to CRC’s, RDL Regional Coordinator & guest presenters*
  - *Currently compiling RSVP’s*
- CRC Staffing
  - *Pippa Davey has accepted a full-time position offer as Shire of Corrigin ESO*
  - *Customer Service Officer Position Advertised – with possible CRC Traineeship offered to suitable applicants*
- Corrigin Centenary Photo Book Project:
  - *Book artwork & Photo Editing work still in progress*
- Submitted EOI to Wheatbelt NRM 9/4/13, to host advertised Community Officer position (12 month contract) – *awaiting reply*
- Corrigin “Dining Divas” Event 2/8/13. *Poster designs submitted for working group approval*

**4. CRC Partnerships:**

*CRC’s “Pathways to Wave Rock - AUDIO TOUR”*

- *CRC’s & Roe Tourism Joint Project, to develop an Audio Tour along tourist self-drive route.*
- *Gen Farrelly (Project Coordinator) met with Emily & Heather on 9/4/13 to discuss project & our ideas for Corrigin content.*
- *Full Page Advertisement placed in Windmill Newspaper asking for Corrigin community involvement & interesting story sharing.*
- *Emily currently approaching local “identities” for involvement with project content*

**5. Corrigin Tourism**

- *Emily attended Roe Tourism Meeting 29/4/13 @ Lake Grace*
- *Currently working on Rotary Park Tourist Information Display Shelter content & design*
- *Corrigin Tourist Brochure – received 2,000 copies from Eagle Printing*
- *Created Brochure Contact Sheet for ordering surrounding towns tourist brochures*
- *New glass display cabinet sourced for showcasing local Corrigin merchandise & produce in CRC foyer area*
- *Contacted Kellie Bell Photography about possible display/sale in new CRC foyer of Corrigin scenic prints/canvases*
- *Obtaining quote for 32” wall mounted, flat screen TV, for viewing photographic slideshow in CRC Foyer of Corrigin historical images & local tourist attractions*
- *“Wheatbelt Native Orchids” new Brochure (Tourism & Shire Area Promotion).  
Still awaiting photos & information from Robin Campbell & WA Orchid Society for inclusion in new brochure.*

6. CRC Equipment, Fixtures & Fittings:
  - Purchased 3 x Ergonomic Office Chairs for CRC staff
  - Ordered 1 x Ikea Glass Display Cabinet @ \$169 for CRC Foyer – *awaiting delivery*
  - Ordered 2 x Pin-up Boards (silver) @ \$280ea for CRC Foyer– *awaiting delivery*
  - Obtaining quote for CRC Security Camera System – awaiting quote from Merredin Telephone Service (Licensed Security Agent)
  
7. CRC Information & Communication Technology:
  - Scheduled maintenance completed by Callan Riches, on CRC computers, laptop & touchscreen 8/5/13
  
8. CRC Marketing & Promotion:
  
9. CRC Professional Development & Training:
  - Heather Ives registered for CRC Business Planning Workshop @ Quairading CRC on 22/5/13
  
10. CRC Traineeships:
  - PIPPA DAVEY 'Certificate IV in Business' - *Part-time (18 month duration)*
    - i. RTO – Boyup Brook CRC
    - ii. Commencement: January 2012 - Completion due: July 2013
  - EMILY HEWETT 'Certificate III in Tourism' – *Part-time (18 month duration)*
    - i. RTO - Challenger Institute of Technology
    - ii. Commencement: July 2012 - Completion due: December 2013
  
11. CRC Building & Infrastructure Funding:  
"RECEPTION & ADMINISTRATION RENOVATION" Project
  - Supplier orders placed & Tradesmen booked for building works
  - CRC Closure community notification - 24th May to 10th June 2013
  - Requested RDL funding acquittal extension to July 2013
  - Contacted Corrigin Post Office 22/4/13 to provide faxing service for Centrelink customers during CRC closure period
  - Contacted Dept. of Human Services 24/4/13 to arrange Telstra relocation of Access Point Phone & Fax line within renovated CRC Foyer
  - Contacted Telstra for CRC phone/fax line redirection during closure period

*Minutes for the Ordinary Meeting of Council held in the Shire of Corrigin Council Chambers on  
Tuesday 21 May 2013*

**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	756	497	552	636	413	590			6090

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

*Minutes for the Ordinary Meeting of Council held in the Shire of Corrigin Council Chambers on  
Tuesday 21 May 2013*

<b>CUSTOMERS ACCESSING 'FEE FOR SERVICE' and SALES April 2013:</b>					
<b>COMPUTER ROOM</b>	<b>MTHLY</b>	<b>YTD from July 12</b>	<b>HIRE</b>	<b>MTHLY</b>	<b>YTD from July 12</b>
Internet Use	89	515	Room Hire (payments)	7	48
Computer Use	2	46	Data Projector Hire	3	14
Wireless Hotspot	2	21	Laptop Hire	0	1
<b>SERVICES</b>			Folding Machine Hire	0	0
B&W Printing / Photocopies	42	361	Portable Projector Screen Hire	3	14
Colour Printing / Photocopies	11	105	Portable White Board Hire	0	0
Photo Printing	0	21	Portable Pin-Up Board Hire	0	0
Laminating	3	30	Engraver Hire	0	0
Faxing	10	93	NLIS Scanning Wand Hire	0	0
Binding	2	11	BBQ Trailer Hire	1	8
Secretarial Services	10	80	<b>SALES</b>		
Scanning	3	40	Phonebook Sales	3	38
Desktop Publishing	0	0	Birds of the W/belt Book Sales	0	3
CD / DVD Burning	0	4	Tin Horse Highway Book	0	1
Computer Training (one-on-one)	1	4	Corrigin Book Sales	0	0
Phone Calls	0	2	Shire Polo Shirt Sales	4	7
<b>FEES</b>			Eco Bags	6	10
Corrigin CRC 2013 Membership	0	6	Corrigin Post Card Sales	0	68
Corrigin Movie Club (payments)	11	72	Corrigin Wrapping Paper Sale	0	32
Training Course (payments)	7	29	2013 Corrigin Calendars (sold via CRC)	3	210
University Exam Invigation	0	0	<b>OTHER</b>		
IP Video Conferencing	0	0	Folding Machine	0	0
			Yearling Book Sales	0	1
<i>Monthly People through :</i>	<b>223</b>		Bulyee / Kweda Book Sale	0	0
<b>CUSTOMERS ACCESSING 'CORRIGIN CRC SERVICES' April 2013:</b>					
<b>SERVICE</b>	<b>MTHLY</b>	<b>YTD from July 12</b>	<b>SERVICE</b>	<b>MTHLY</b>	<b>YTD from July 12</b>
Phonebook/Calendar - Enquires	5	44	Department of Veterans Affairs	0	2
Centrelink - Access Point	24	370	Courses & Education Enquires	6	88
Tourism	23	318	General Enquiries (Face to Face)	57	723
Conferences/Training/Meetings	108	873	Corrigin Toy Library	12	61
Broadband for Seniors Kiosk (BFS)	21	204	Government Info. Access Point	0	13
Medicare - Claim Booth	1	30	ATO	1	13
<i>Monthly People through :</i>	<b>367</b>		General Enquiries (Email/Phone)	110	914
<b>TOTAL:</b>	<b>590</b>	<i>(paying Customers and Customer Services provided for April 2013)</i>			

**OFFICER'S RECOMMENDATION**

*That Council receives the Corrigin Community Resource Centre Report*

**COUNCIL RESOLUTION**

**(8162) Moved Crs- Weguelin and Johnson**

***That Council receives the Corrigin Community resource Centre's Report***

***Carried 7/0***

**10.1.2. ACCOUNTS FOR PAYMENT – MARCH 2013**

Applicant:	Shire of Corrigin
Location:	Shire of Corrigin
Date:	14/05/2013
Reporting Officer:	Katherine Ward, 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 April 2013 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 19672 to 19678 and EFT payments in the Municipal Fund, totalling \$273238.63, EFT payments in the Trust Fund totalling \$172.40, and EFT payments in the Licensing Account totalling \$37834.70; Total payments for March \$311245.73.*

**COUNCIL RESOLUTION**

**(8163) Moved Crs – Talbot and Hickey**

***That Council endorse Cheque's 19672 to 19678 and EFT payments in the Municipal Fund, totalling \$273238.63, EFT payments in the Trust Fund totalling \$172.40, and EFT payments in the Licensing Account totalling \$37834.70; Total payments for March \$311245.73.***

***Carried 7/0***

**10.1.3. MONTHLY FINANCIAL REPORT – APRIL 2013**

Applicant:	Shire of Corrigin
Location:	Shire of Corrigin
Date:	15 May 2013
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 30 April 2013, as presented, and note any material variances.*

**COUNCIL RESOLUTION**

***(8164) Moved Crs – Johnson and Downing***

***That Council adopts the Statement of Financial Activity for the month ending 30 April 2013, as presented, and note any material variances.***

*Carried 7/0*

#### **10.1.4. CHIEF EXECUTIVE OFFICER'S PERFORMANCE REVIEW**

Applicant:	Shire of Corrigin
Location:	Shire of Corrigin
Date:	14 May 2013
Reporting Officer:	Julian Murphy, Chief Executive Officer
Disclosure of Interest:	Financial Interest – Matters affecting the employment of the CEO
File Number:	MURP JP

#### **BACKGROUND**

Mr Julian Murphy took up the position of CEO with the Shire of Corrigin in June 2006. Mr Murphy is employed on a performance based contract which has provision for performance reviews on an annual basis.

The CEO contract of employment sets out the following performance criteria:

- Provide accurate and timely advice to council;
- Work in collaboration with council;
- Provide innovative and visionary leadership;
- Establishes effective networks;
- Maintains a work environment that facilitates the development of people and encourages them to perform at a high level;
- Ensure the effective and accountable application of financial and physical resources;
- Develops and implements change management strategies to enhance service delivery;
- Initiates the development, implementation and review of effective policies.

The contract sets out the following procedure for performance reviews:

- The CEO will prepare and submit to the council and/or facilitator an assessment of his own performance prior to the assessment by council.
- The final report on the performance of the CEO is to be forwarded to council for consideration to either accept or reject the report.

The Local Government Act 1995 also requires that Council review the performance of the CEO at least once each year.

Following the CEO performance review in June 2012, Council made the following recommendations to the CEO:

- Progress the Recreation Precinct Upgrade Project to the construction ready stage;
- Work towards increasing the standard of maintenance on rural roads;
- Continue to pursue regional cooperation projects with RoeROC;
- Work towards completing the integrated planning process to meet statutory compliance requirements;
- Progress the provision of primary health care including the recruitment of a doctor and upgrade of the Corrigin Medical Centre; and
- Progress the review of the Corrigin Town Planning Scheme

**COMMENT**

It is proposed that Council undertake a review of the performance of the CEO before the June 2012 Council Meeting. In previous years all Councillors have had the opportunity to participate in the performance review meeting.

**STATUTORY ENVIRONMENT**

Local Government Act 1995, section 5.38 – employee performance reviews

**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 undertakes a review of the performance of the Chief Executive Officer prior to the June 2013 Council Meeting and that all available Councillors participate in the review.*

**COUNCIL RESOLUTION**

***(8165) Moved Crs – Johnson and Hickey***

***That Council undertakes a review of the performance of the Chief Executive Officer prior to the June 2013 Council Meeting and that all available Councillors participate in the review.***

***Carried 7/0***

#### **10.1.5. NATIONAL GENERAL ASSEMBLY OF LOCAL GOVERNMENT**

Applicant:	Shire of Corrigin
Location:	Shire of Corrigin
Date:	13 May 2013
Reporting Officer:	Julian Murphy, Chief Executive Officer
Disclosure of Interest:	No interest to disclose
File Number:	GOV002

#### **BACKGROUND**

The Australian Local Government Association (ALGA) National General Assembly (NGA) is being held at the National Convention Centre in Canberra from 16 - 19 June 2013.

The Assembly is the premier event in the local government calendar and is an opportunity for local government to debate issues of national significance, hear from political and academics speakers as well as to develop policy and strategy for the coming year. A copy of the NGA program is available from [www.alga.asn.au](http://www.alga.asn.au).

A number of issues that directly affect the Shire of Corrigin are proposed for debate by neighbouring local governments at the NGA, including the provision of Doctors in rural areas and the WA Natural Disaster Relief and Recovery arrangements (WANDRRA).

The President and CEO have proposed to attend the event. In accordance with Council Policy the attendance of elected members at conferences outside of Western Australia requires the endorsement of Council.

The NGA also clashes with the June Ordinary Meeting of Council scheduled for 18 June 2013.

#### **COMMENT**

The cost for airfares, accommodation and registration at the event is estimated at \$3,200 per person and is within current budget allowances.

To allow for the President and CEO to attend the NGA in Canberra it is recommended that Council change the date of the June Council Meeting to Tuesday 25 June 2013.

#### **STATUTORY ENVIRONMENT**

Local Government Act 1995

#### **POLICY IMPLICATIONS**

The Elected Members Professional Development Policy requires the endorsement of Council for attendance of elected members at conferences outside of Western Australia.

#### **FINANCIAL IMPLICATIONS**

Expenditure for attendance of President and CEO at 2013 NGA within budget allowances for conference expenses.

#### **VOTING REQUIREMENT**

Simple Majority

**OFFICER'S RECOMMENDATION**

*That Council:*

- 1. Endorses the attendance of the President and CEO at the Australian Local Government National General Assembly in Canberra on 16 – 19 June 2013; and*
- 2. Reschedules the June Ordinary Meeting of Council to Tuesday 25 June 2013 to commence at 3.00pm at the Council Chambers, 9 Lynch Street, Corrigin.*

**COUNCIL RESOLUTION**

***(8166) Moved Crs – Downing and Johnson***

*That Council:*

- 1. Endorses the attendance of the President and CEO at the Australian Local Government National General Assembly in Canberra on 16 – 19 June 2013; and*
- 2. Reschedules the June Ordinary Meeting of Council to Tuesday 25 June 2013 to commence at 3.00pm at the Council Chambers, 9 Lynch Street, Corrigin.*

*Carried 7/0*

**10.1.6. REGISTRATION OF VOTING DELEGATES – WALGA 2013 AGM**

Applicant:	WA Local Government Association
Location:	West Perth
Date:	16 May 2013
Reporting Officer:	Taryn Dayman, Deputy Chief Executive Officer
Disclosure of Interest:	No interest to disclose
File Number:	GR 0022

**BACKGROUND**

Correspondence has been received from WALGA requesting registration of Council's voting delegates for the WALGA 2013 Annual General Meeting to be held on Wednesday 7 August 2013.

**COMMENT**

In previous years the voting delegates for the Shire of Corrigin have been the President and Deputy President.

**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 appoints Cr Baker and Cr Downing as the Shire of Corrigin's voting delegates for the WALGA 2013 Annual General Meeting.*

**COUNCIL RESOLUTION**

***(8167) Moved Crs – Bolt and Hickey***

***That Council appoints Cr Baker and Cr Downing as the Shire of Corrigin's voting delegates for the WALGA 2013 Annual General Meeting.***

*Carried 7/0*

#### 10.1.7. RESIDENTIAL HOUSING – USE OF ADHESIVES ON WALLS POLICY

Applicant:	Shire of Corrigin
Location:	Shire of Corrigin
Date:	16 May 2013
Reporting Officer:	Taryn Dayman, Deputy Chief Executive Officer
Disclosure of Interest:	No interest to disclose
File Number:	CP 0054

#### BACKGROUND

Council conducted its annual property inspection on the 17 April 2013. It was noted that some residential tenants were using sticky tape or bluetac on the walls and ceilings, which may damage the surface on removal.

#### COMMENT

The Health Building and Planning committee recommended that a new policy be implemented preventing the use of adhesives in property walls and ceilings.

#### STATUTORY ENVIRONMENT

Local Government Act 1995

#### 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 adopts the following policy:*

#### ***“RESIDENTIAL HOUSING – USE OF ADHESIVES ON WALLS”***

*Council encourages the proper care and maintenance of residential properties provided to staff and the community and to this end prohibits the use of adhesive tape, adhesive putty or any similar products, on the walls or ceilings of Council's residential properties as these products are likely to cause damage to painted surfaces.*

#### **COUNCIL RESOLUTION**

***(8168) Moved Crs – Talbot and Johnson***

***That Council adopts the following policy:***

#### ***“RESIDENTIAL HOUSING – USE OF ADHESIVES ON WALLS”***

***Council encourages the proper care and maintenance of residential properties provided to staff and the community and to this end prohibits the use of adhesive tape, adhesive putty or any similar products, on the walls or ceilings of Council's residential properties as these products are likely to cause damage to painted surfaces.***

***Carried 7/0***

#### 10.1.8. CHANGES TO SUPERANNUATION GUARANTEE

Applicant:	Shire of Corrigin
Location:	Shire of Corrigin
Date:	16 May 2013
Reporting Officer:	Julian Murphy, Chief Executive Officer
Disclosure of Interest:	Financial Interest – matters affecting employee’s remuneration
File Number:	PER0010

#### BACKGROUND

The Australian Government is making changes to the compulsory superannuation (super guarantee) payments made on behalf of eligible employees. The super guarantee amount will be increased to 9.25% on 1 July 2013 and gradually increase over six years to 12% commencing on 1 July 2019.

The Shire of Corrigin currently matches voluntary superannuation contributions made by employees up to 5% up to a total of 14% per employee i.e. 9% super guarantee & 5% matching. Approximately half of Council’s 31 employees make voluntary superannuation contributions.

Council’s current policy is outlined as follows:

*Council will make superannuation contributions for employees on the following basis:*

- *Council will contribute to employees’ superannuation up to a maximum of 5% on a matching dollar for dollar basis for staff who voluntarily contribute up to 5% of their ordinary salary to superannuation.*
- *Council will contribute to employees’ total superannuation up to a maximum of 14% comprising 9% Superannuation Guarantee contributions and 5% matching employees’ voluntary contributions.*
- *This policy applies to all permanent employees except where superannuation benefits have been varied for Senior Employees who are employed under negotiated performance based contracts.*

#### COMMENT

Council needs to consider if it will continue to match employee voluntary superannuation contributions up to 5% or if it will maintain its total contribution capped at 14% in light of proposed increases in the super guarantee amount.

The rate of increase in the super guarantee amount will be gradual and will not impact heavily on Council’s budget on any given financial year.

It is recommended that Council consider removing the cap on matching superannuation contributions and maintaining its matching contributions at up to 5%. This, over time, will result in a Council superannuation contribution for employees of up to 17% i.e. 12% super guarantee & 5% matching, an increase of 3% in total superannuation contributions for participating employees over the next six years.

#### STATUTORY ENVIRONMENT

Local Government Act 1995

**POLICY IMPLICATIONS**

It is recommended that Council amend the Superannuation Contribution policy to maintain matching superannuation for voluntary contributions at 5%.

**FINANCIAL IMPLICATIONS**

Increase in compulsory superannuation up to 12% and matching superannuation contributions of up to 5% for eligible employees over the next six financial years.

**VOTING REQUIREMENT**

Simple Majority

**OFFICER'S RECOMMENDATION**

That Council adopts the following policy relating to Employee Superannuation Contributions:

*Council will make superannuation contributions for employees on the following basis:*

- *Council will contribute to employees' superannuation up to a maximum of 5% on a matching dollar for dollar basis for staff who voluntarily contribute up to 5% of their ordinary salary to superannuation.*
- *This policy applies to all permanent employees except where superannuation benefits have been varied for Senior Employees who are employed under negotiated performance based contracts.*

**COUNCIL RESOLUTION**

***(8169) Moved Crs – Bolt and Downing***

***That Council adopts the following policy relating to Employee Superannuation Contributions:***

***Council will make superannuation contributions for employees on the following basis:***

- ***Council will contribute to employees' superannuation up to a maximum of 5% on a matching dollar for dollar basis for staff who voluntarily contribute up to 5% of their ordinary salary to superannuation.***
- ***This policy applies to all permanent employees except where superannuation benefits have been varied for Senior Employees who are employed under negotiated performance based contracts.***

***Carried 7/0***

## **10.2. Health, Building and Planning Reports**

### **10.2.1. PURCHASE OF LAND – 24 LYNCH STREET CORRIGIN**

Applicant:	Shire of Corrigin
Location:	Lot 1 (24) Lynch Street, Corrigin
Date:	10 May 2013
Reporting Officer:	Julian Murphy, Chief Executive Officer
Disclosure of Interest:	No interest to disclose
File Number:	A908

#### **BACKGROUND**

The Shire of Corrigin Works Depot was previously located at Lot 1 (24) Lynch Street Corrigin. The Works Depot was moved to its current location in Walton Street many years ago and the old Depot land sold.

The current owner of Lot 1 (24) Lynch Street is looking to sell the land for a price around \$33,000. Enquiries with the current owner have ascertained that the owner is willing to sell the land to Council at the asking price.

#### **COMMENT**

The land adjoins Miss B's Park and is behind the Corrigin Town Hall. The land has the remnants of the old Depot parking sheds and some concrete pads and a ground bore that is suitable for reticulating gardens if required.

If Council is to purchase the land it could be used to create a formalised parking area for Miss B's Park and the Town Hall as well as provide a water source and storage to allow Miss B's Park to become self-sufficient with respect to water use for lawns and gardens.

Some clean-up of the site is required and Council will need to make allowance in future budgets for funds to develop the site.

A small surplus is predicted within the current budget to cover the cost of purchasing the land or Council may wish to utilise Reserve funds set aside for a suitable purpose.

It is recommended that Council take the opportunity to acquire the land in order to develop the land to enable it to be used for public purposes.

#### **STATUTORY ENVIRONMENT**

Local Government Act 1995, section 6.8 Expenditure not included in annual budget.

#### **POLICY IMPLICATIONS**

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

#### **FINANCIAL IMPLICATIONS**

Expenditure to purchase of Lot 1 (24) Lynch Street Corrigin, not included in annual budget.

#### **VOTING REQUIREMENT**

Absolute Majority

**OFFICER'S RECOMMENDATION**

*That Council:*

- 1. Purchases Lot 1 (24) Lynch Street Corrigin for an amount not exceeding \$33,000; and*
- 2. Amends the budget accordingly.*

**COUNCIL RESOLUTION**

***(8170) Moved Crs – Downing and Bolt***

*That Council:*

- 1. Purchases Lot 1 (24) Lynch Street Corrigin for an amount not exceeding \$33,000; and*
- 2. Amends the budget accordingly.*

***Carried 7/0***

### **10.2.2. ENVIRONMENTAL HEALTH UPDATE**

Applicant:	Lauren Bosch
Location:	Shire of Corrigin
Date:	15 May 2013
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 undertaking for the Shire and within the community of Corrigin.

#### **COMMENT**

##### **Health Local Law Review**

Council's Health Local Law 1998 is now 15 years old and an updated local law is required. The current Health Local Law was referenced from The Shire of Plantagenet's Health Local Law 1997. Council's EHO is looking at using the Shire of Plantagenet's Health Local Law 2008 for this review. A contractor has been engaged to undertake the review and update for the Shire, as well as for the other Shires in the RoeROC group. This means that a common Health Local Law will be used by each Shire in the RoeROC group.

##### **Environmental Health Resources swap**

Council's EHO was approached by the Shire of Merredin's EHO with a proposal for the Shire CEOs to authorise Corrigin's and Merredin's EHOs under the Food Act 2008 in one another's Shires. This would enable Council's EHO to carry out food premises assessments within the shire of Merredin and vice versa – Merredin's EHO could carry out food premises assessments in Corrigin. This gives an element of transparency to assessments, as well as a collaborative approach to Food Act 2008 enforcement within the Shires which only employ one Environmental Health Officer. Council's EHO conducted food premises assessments in Merredin on Thursday 9 May 2013 and the Shire of Merredin EHO is conducting food premises assessments in Corrigin on Thursday 16 May 2013. It is a direct 'time for time' swap, and can be done periodically whenever the need arises, subject to CEO approval.

##### **Windmill Meats Abattoir**

The latest audit of Windmill Meats on 17 April 2013 was successful. All previous non-conformances were addressed bar one which is currently still being assessed by the Department of Health. There were some additional non-conformances noted during the audit, however they were not classed as 'critical' non-conformances.

##### **Corrigin Waste Water Re-use Scheme**

The presentation of the agreement between Water Corporation and the Shire of Corrigin to Council has been delayed due to Water Corporation waiting on a contract for the purchase of the electro-chlorinator for Corrigin to go through. It is anticipated that the agreement will be presented to Council at the June meeting.

**STATUTORY ENVIRONMENT**

Health Act 1911

Food Act 2008

**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.*

**COUNCIL RESOLUTION**

***(8171) Moved Crs – Weguelin and Hickey***

***That Council receives the Environmental Health Officer's report.***

***Carried 7/0***

### **10.2.3. LOCAL PLANNING POLICY – OUTBUILDING SIZE**

Applicant:	Shire of Corrigin
Location:	Shire of Corrigin District
Date:	13 May 2013
Reporting Officer:	Messrs Joe Douglas & Carlo Famiano – Consultant Town Planners (Urban and Rural Perspectives)
Disclosure of Interest:	No interest to disclose
File Number:	DBC 0012

#### **BACKGROUND**

At its Ordinary Meeting held on 19 May 2009 the Corrigin Shire Council resolved to finally adopt a new Local Planning Policy entitled 'Outbuilding Size' for the following purposes:

- I. To modify the development standards prescribed for outbuildings in Clause 5.6.12 of TPS No.2; and
- II. To give guidance to developers and the community on the maximum size of outbuildings that will be considered in relation to future residential development within the Shire.

Clause 7.3 of TPS No.2 empowers Council to prepare local planning policies in support of any matter related to future planning and development within the Shire's municipal district. Notwithstanding the powers conferred by this clause, it is significant to note that Clause 7.3.7 of TPS No.2 expressly states that any planning policy prepared by the local government shall be consistent with the provisions and standards contained in TPS No.2 and where any inconsistency arises the provisions or standards contained in the Scheme shall prevail.

#### **COMMENT**

A recent review by the reporting officers' of the development standards prescribed in the Shire's Local Planning Policy entitled 'Outbuilding Size' has confirmed that they are **not** consistent with the development standards currently prescribed for outbuildings in Clause 5.6.12 of TPS No.2. As such Council is unable to lawfully apply the provisions of the policy to any planning applications received for the development of outbuildings on land classified 'Residential', 'Rural Residential' or 'Rural' zone. In any case involving the development of one or more outbuildings on land classified 'Residential', 'Rural Residential' or 'Rural' zone the provisions and standards prescribed in Clause 5.6.12 of TPS No.2 must prevail which effectively makes the current 'Outbuilding Size' policy 'ultra vires' (i.e. it has no legal power under TPS No.2 and cannot therefore be lawfully applied or enforced).

Given this recent finding it is recommended that Council resolves to:

- a. Rescind the 'Outbuilding Size' policy in accordance with the powers and procedures prescribed in Clauses 7.3.1 and 7.3.5(b) of TPS No.2; and
- b. Authorise the Shire's Administration to review the development standards for outbuildings prescribed in Clause 5.6.12 of TPS No.2 with due regard for the standards prescribed in the 'Outbuilding Size' policy as part of the impending consolidation of TPS No.2.

Should Council resolve to rescind the policy as recommended the Shire's Administration will make arrangements to publish a formal notice in a newspaper circulating in the district for two (2) consecutive weeks advising of Council's decision in this matter.

#### **STATUTORY ENVIRONMENT**

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

#### **POLICY IMPLICATIONS**

The development standards prescribed in the Shire's Local Planning Policy entitled 'Outbuilding Size' are not consistent with the development standards currently prescribed for outbuildings in Clause 5.6.12 of TPS No.2. Given the specific requirements of Clause 7.3.7 of TPS No.2, the policy has no legal power under TPS No.2 and cannot therefore be lawfully applied or enforced by Council.

#### **PUBLIC CONSULTATION**

Clause 7.3.5(b) of TPS No.2 requires that a formal notice advising the public of Council's decision to rescind a Local Planning Policy be published in a newspaper circulating in the district for two (2) consecutive weeks.

#### **FINANCIAL IMPLICATIONS**

The Shire is responsible for meeting all costs associated with rescinding the Local Planning Policy entitled 'Outbuilding Size' as recommended. The total cost is estimated to be approximately \$450.00 excluding GST which could be covered by the Shire's current budget allowance for general town planning work in the 2012/2013 financial year.

#### **VOTING REQUIREMENT**

Simple Majority

#### **OFFICER'S RECOMMENDATION**

*That Council:*

1. *Rescinds the Local Planning Policy entitled 'Outbuilding Size' in accordance with the powers and procedures of Clauses 7.3.1 and 7.3.5(b) of the Shire of Corrigin Town Planning Scheme No.2 (TPS No.2) due to its inconsistency with the development standards currently prescribed for outbuildings in Clause 5.6.12 of TPS No.2; and*
2. *Authorises the Shire's Administration to review the development standards for outbuildings prescribed in Clause 5.6.12 of TPS No.2 with due regard for the standards prescribed in the Local Planning Policy entitled 'Outbuilding Size' as part of the impending consolidation*

#### **COUNCIL RESOLUTION**

**(8172) Moved Crs – Downing and Johnson**

*That Council:*

1. ***Rescinds the Local Planning Policy entitled 'Outbuilding Size' in accordance with the powers and procedures of Clauses 7.3.1 and 7.3.5(b) of the Shire of Corrigin Town Planning Scheme No.2 (TPS No.2) due to its inconsistency with the development standards currently prescribed for outbuildings in Clause 5.6.12 of TPS No.2; and***
2. ***Authorises the Shire's Administration to review the development standards for outbuildings prescribed in Clause 5.6.12 of TPS No.2 with due regard for the standards prescribed in the Local Planning Policy entitled 'Outbuilding Size' as part of the impending consolidation***

**Carried 7/0**

#### **10.2.4. TOWN PLANNING APPLICATION – PROPOSED DOMESTIC OUTBUILDING (SHED & CARPORT)**

Applicant:	Kurk Brandstater
Location:	Lot 11 (No.21) Seimons Avenue, Corrigin
Date:	13 May 2013
Reporting Officer:	Messrs Joe Douglas & Carlo Famiano – Consultant Town Planners (Urban and Rural Perspectives)
Disclosure of Interest:	No interest to disclose
File Number:	A1010

#### **BACKGROUND**

This report recommends that a planning application submitted by Mr Kurk Brandstater (Landowner) to construct a new steel framed colorbond shed and carport (i.e. 'domestic outbuilding') to service the existing single detached dwelling on Lot 11 (No.21) Seimons Avenue, Corrigin be approved subject to conditions.

The applicant is seeking Council's planning approval to construct a new steel framed colorbond shed and carport at the rear of an existing single house on Lot 11 (No.21) Seimons Avenue, Corrigin.

Lot 11 is located in the eastern part of the Corrigin townsite with direct frontage to Seimons Avenue along its southern boundary. The land is rectangular in shape, comprises a total area of approximately 1,012m<sup>2</sup> and has been extensively developed for residential purposes (i.e. single detached dwelling & associated outbuilding) (see Plans 1 to 3).

Under the terms of the information and plans submitted in support of the application the following is proposed:

- I. Construction of a new 72m<sup>2</sup> steel framed colorbond (i.e. 'Paper Bark' & 'Eucalypt' colour) shed and carport comprising a width of 6 metres and a depth of 12 metres (see Plans 4 & 5);
- II. The new shed and carport will comprise a wall height of 2.7 metres and a ridge height of 3.283 metres;
- III. The new shed and carport will have a setback of 1.5 metres from the land's western side boundary and a 1.8 metre setback from the land's northern rear boundary;
- IV. The new shed and carport will be used for domestic storage and vehicle parking purposes associated with the existing single detached dwelling on the land; and
- V. The new shed and carport will replace an existing structure sited to the rear of the existing dwelling (eastern portion of Lot 11) that has fallen into disrepair. The applicant has advised that the existing structure will be removed following completion of the proposed new shed and carport.

#### **COMMENT**

##### Current Zoning & Land Use Permissibility

Lot 11 is classified 'Residential' zone under the Shire of Corrigin's current operative Town Planning Scheme No.2 (TPS No.2) with an applicable residential density coding of R12.5.

The key purpose and intent of the land's current 'Residential' zoning classification is to contain land primarily for low density (single) residential and associated uses, with attached and grouped dwellings and selected non-residential uses only permitted where they are undertaken in

accordance with the provisions of the Scheme following the issuance of planning approval by Council.

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

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

Under the terms of TPS No.2 the construction of an 'outbuilding' in association with a dwelling is permitted on land classified 'Residential' zone subject to compliance with the relevant standards prescribed in the Residential Design Codes of WA ('R-Codes') and Clause 5.6.12 of TPS No.2 as these apply specifically to the development of 'outbuildings'.

#### Compliance with Development Standards

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

- i. The total area of the proposed new shed and carport (i.e. 'outbuilding') exceeds the maximum permitted area of 55m<sup>2</sup> for an outbuilding of non-masonry construction as required by Clause 5.6.12.1(a) of TPS No.2.

The following is a brief discussion of this non-compliance issue:

#### **Point 1: Clause 5.6.12.1(a) – Size of Outbuildings**

Clause 5.6.12.1 (a) of TPS No.2 states:

*"Non-masonry colorbond construction, where the total non-masonry outbuilding area does not exceed 55m<sup>2</sup> and the total outbuilding area does not exceed 75m<sup>2</sup>."*

Under the terms of the plans submitted in support of the application the proposed new shed and carport will comprise a total floor area of 72m<sup>2</sup> and will be of colorbond construction (i.e. 'Paper Bark' & 'Eucalypt' colour).

It is significant to note that Lot 11 already contains an existing 40m<sup>2</sup> outbuilding which the landowner proposes to remove following completion of the new structure. In order to give effect to the landowner's stated commitment in this matter it is recommended that Council impose a condition on any planning approval issued requiring the existing outbuilding to be removed within three (3) months of the new structure being completed.

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 upon the amenity and character of the immediate locality.

It is concluded from a detailed assessment of the application that the proposed variation to the maximum permitted floor area is minor in scale (i.e. 17m<sup>2</sup>) and unlikely to have an adverse impact upon the existing amenity and character of the immediate locality for the following reasons:

- I. The new shed and carport complies with the 'acceptable development provisions' of Element 6.3.1 of the R-Codes (i.e. 'Building setback from boundary');
- II. The overall development of Lot 11 (including the existing single detached dwelling) complies with the 'acceptable development provisions' of Element 6.4.1 of the R-Codes (i.e. 'Open space provisions');
- III. The new shed and carport complies with the 'acceptable development provisions' of Element 6.9.1 of the R-Codes (i.e. 'Solar access for adjoining sites') as it will not overshadow or detrimentally impact access to light and ventilation to the existing dwellings on any adjoining properties; and
- IV. The new shed and carport will not have any adverse impacts on the local streetscape in terms of their bulk and scale.

It is concluded from a detailed assessment of the application that the proposal to construct a new steel framed colorbond shed and carport ('outbuilding') to service the existing single detached dwelling on Lot 11 (No.21) Seimons Avenue, 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 the development proceeds in a proper and orderly manner.

#### **STATUTORY ENVIRONMENT**

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

#### **POLICY IMPLICATIONS**

State Planning Policy No.3.1 - Residential Design Codes of Western Australia (Variation 1)

#### **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 Mr Kurk Brandstater (Landowner) to construct a new steel framed colorbond shed and carport ('outbuilding') to service the existing single detached dwelling on Lot 11 (No.21) Seimons Avenue, Corrigin in accordance with the details of the plans submitted in support of the application subject to compliance with the following conditions and advice notes:*

##### Conditions

1. *The development is to be undertaken in a manner consistent with the details of the plans submitted in support of the application.*
2. *The new shed and carport shall be of colorbond construction (i.e. 'Paper Bark' & 'Eucalypt' coloured external finish) with a total floor area not exceeding 72m<sup>2</sup>.*
3. *The new shed and carport shall have a maximum wall height of 2.7 metres and a maximum ridge height of 3.283 metres.*
4. *All stormwater generated by the proposed development shall be managed and disposed of to the specifications and satisfaction of the Shire of Corrigin.*

5. The existing 40m<sup>2</sup> outbuilding currently located at the rear of the existing dwelling on Lot 11 shall be removed from the land within three (3) months of completion of the new shed and carport to the satisfaction of the Shire of Corrigin.
6. The new shed and carport shall be used for domestic storage and vehicle parking 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 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. The new shed and carport 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.
4. A completed demolition permit application must be submitted to and approved by the Shire's Building Surveyor prior to removal of the existing 40m<sup>2</sup> outbuilding currently located at the rear of the land.
5. 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.
6. No construction works shall commence on the land prior to 7am without the Shire's written approval.
7. 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**

##### **(8173) Moved Crs – Bolt and Weguelin**

**That Council approves the application for planning approval submitted by Mr Kurk Brandstater (Landowner) to construct a new steel framed colorbond shed and carport ('outbuilding') to service the existing single detached dwelling on Lot 11 (No.21) Seimons Avenue, Corrigin in accordance with the details of the plans submitted in support of the application subject to compliance with the following conditions and advice notes:**

#### **Conditions**

1. The development is to be undertaken in a manner consistent with the details of the plans submitted in support of the application.
2. The new shed and carport shall be of colorbond construction (i.e. 'Paper Bark' & 'Eucalypt' coloured external finish) with a total floor area not exceeding 72m<sup>2</sup>.
3. The new shed and carport shall have a maximum wall height of 2.7 metres and a maximum ridge height of 3.283 metres.
4. All stormwater generated by the proposed development shall be managed and disposed of to the specifications and satisfaction of the Shire of Corrigin.

5. ***The existing 40m<sup>2</sup> outbuilding currently located at the rear of the existing dwelling on Lot 11 shall be removed from the land within three (3) months of completion of the new shed and carport to the satisfaction of the Shire of Corrigin.***
6. ***The new shed and carport shall be used for domestic storage and vehicle parking 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 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. ***The new shed and carport 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.***
4. ***A completed demolition permit application must be submitted to and approved by the Shire's Building Surveyor prior to removal of the existing 40m<sup>2</sup> outbuilding currently located at the rear of the land.***
5. ***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.***
6. ***No construction works shall commence on the land prior to 7am without the Shire's written approval.***
7. ***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***

### **10.2.5. TOWN PLANNING APPLICATION – PROPOSED DOMESTIC OUTBUILDING (SHED)**

Applicant:	Trevor Dyer (Landowner)
Location:	Lot 9 (No.40) Knight Court, Corrigin
Date:	13 May 2013
Reporting Officer:	Messrs Joe Douglas & Carlo Famiano – Consultant Town Planners (Urban and Rural Perspectives)
Disclosure of Interest:	No interest to disclose
File Number:	A386

#### **BACKGROUND**

This report recommends that a planning application submitted by Mr Trevor Dyer (Landowner) to construct a new steel framed trimdeck shed (i.e. 'domestic outbuilding') to service the existing single detached dwelling on Lot 9 (No.40) Knight Court, Corrigin be approved subject to conditions.

The applicant is seeking Council's planning approval to construct a new steel framed trimdeck shed at the rear of an existing single house on Lot 9 (No.40) Knight Court, Corrigin.

Lot 9 is located in the south-eastern part of the Corrigin townsite with direct frontage and access to Knight Court along its north-western boundary. The land is irregular in shape, comprises a total area of approximately 3.414 hectares and has been developed for rural residential purposes (i.e. single detached dwelling) (see Plans 6 to 8).

The plans submitted by the applicant are very broad and do not provide all of the information typically required in support of planning applications (i.e. finished floor levels, vehicle access & parking arrangements, stormwater drainage etc). Notwithstanding this fact, given the nature and scale of the existing development and use of the subject land, there is scope for Council to consider and grant approval to the application subject to any valid planning conditions it considers appropriate in the circumstances.

Under the terms of the information and plans submitted in support of the application the following is proposed:

- I. Construction of a new 72m<sup>2</sup> steel framed trimdeck (i.e. zinalume) shed at the rear of the existing dwelling on Lot 9 comprising a width of 12 metres and a depth of 6 metres (see Plans 9 & 10);
- II. The new shed will comprise a wall height of 2.75 metres and a ridge height of approximately 3.4 metres;
- III. The new shed will have a setback of approximately 120 metres from the land's front boundary (i.e. Knight Court), a 6.8 metre setback from the land's western side boundary and a setback of approximately 120 metres from the land's southern rear boundary; and
- IV. The new shed will be used for domestic storage purposes associated with the existing single detached dwelling on the land.

## COMMENT

### Current Zoning & Land Use Permissibility

Lot 9 is classified 'Rural Residential' zone under the Shire of Corrigin's current operative Town Planning Scheme No.2 (TPS No.2).

The key purpose and intent of the land's current 'Rural Residential' zoning classification is to contain land for rural smallholdings and low density residential living in a rural environment in close proximity to the towns and the services which they provide.

Under the terms of TPS No.2 the construction of an 'outbuilding' in association with a dwelling is permitted on land classified 'Rural Residential' zone subject to compliance the relevant standards prescribed in Clause 5.6.12 of TPS No.2 as these apply specifically to the development of 'outbuildings'.

### Compliance with Development Standards

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

- I. The total area of the proposed new shed exceeds the maximum permitted area of 55m<sup>2</sup> for a single outbuilding of zincalume construction and the total outbuilding area on the lot does not exceed 130m<sup>2</sup> as required by Clause 5.6.12.2(a) of TPS No.2.

The following is a brief discussion of this non-compliance issue:

#### **Clause 5.6.12.2(a) – Size of Outbuildings**

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

*"Non-masonry zincalume construction, where the total zincalume outbuilding area does not exceed 55 m<sup>2</sup> and the total outbuilding area does not exceed 130m<sup>2</sup>".*

Under the terms of the plans submitted in support of the application the proposed new shed will comprise a total floor area of 72m<sup>2</sup> (i.e. 17m<sup>2</sup> more than that permitted for a single zincalume outbuilding under TPS No.2). Furthermore there appears to be an existing outbuilding on Lot 9 which combined with the proposed new shed may result in the total outbuilding area on the land being greater than the 130m<sup>2</sup> permitted by TPS No.2.

Despite the proposal being non-compliant with the specific requirements of Clause 5.6.12.2(a) the reporting officers have formed the view, given the significant setback of the proposed outbuilding from the land's primary street frontage and its limited visual impact in terms of bulk and scale, that the proposed variations to the maximum permitted floor areas on the land are unlikely to:

- a. compromise the orderly and proper planning of the locality;
- b. have a detrimental impact upon the character or amenity of the immediate locality;
- c. have an adverse impact on the local streetscape; or
- d. have any adverse effects upon the occupiers or users of Lot 9, the inhabitants of the locality or upon the likely future development of the locality.

As such it is recommended that Council exercise the discretion afforded to it under Clause 5.4 of TPS No.2 and grant approval to the proposed variations to the specific requirements of Clause 5.6.12.2(a).

It is concluded from a detailed assessment of the application that the proposal to construct a new steel framed trimdeck shed (i.e. 'outbuilding') to service the existing single detached dwelling on Lot 9 (No.40) Knight Court, 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.

#### **STATUTORY ENVIRONMENT**

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

#### **POLICY IMPLICATIONS**

There are no 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 Mr Trevor Dyer (Landowner) to construct a new steel framed trimdeck shed ('outbuilding') to service the existing single detached dwelling on Lot 9 (No.40) Knight Court, Corrigin in accordance with the details of the plans submitted in support of the application subject to compliance with the following conditions and advice notes:*

#### Conditions

- 1. The development is to be undertaken in a manner consistent with the details of the plans submitted in support of the application.*
- 2. The new shed shall comprise a total floor area not exceeding 72m<sup>2</sup>.*
- 3. The new shed shall have a maximum wall height of 2.750 metres and a maximum ridge height of 3.4 metres.*
- 4. The internal floor of the new shed shall have a finished floor level at least 300mm above the natural ground level.*
- 5. All stormwater generated by the new shed shall be managed and disposed of to the specifications and satisfaction of the Shire of Corrigin.*
- 6. The vehicle accessway/s to / from the new shed shall be constructed and maintained to the specifications and satisfaction of 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 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. The new shed 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.
4. 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.
5. No construction works shall commence on the land prior to 7am without the Shire's written approval.
6. 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**

**(8174) Moved Crs – Weguelin and Hickey**

**That Council approves the application for planning approval submitted by Mr Trevor Dyer (Landowner) to construct a new steel framed trimdeck shed ('outbuilding') to service the existing single detached dwelling on Lot 9 (No.40) Knight Court, Corrigin in accordance with the details of the plans submitted in support of the application subject to compliance with the following conditions and advice notes:**

#### **Conditions**

1. **The development is to be undertaken in a manner consistent with the details of the plans submitted in support of the application.**
2. **The new shed shall comprise a total floor area not exceeding 72m<sup>2</sup>.**
3. **The new shed shall have a maximum wall height of 2.750 metres and a maximum ridge height of 3.4 metres.**
4. **The internal floor of the new shed shall have a finished floor level at least 300mm above the natural ground level.**
5. **All stormwater generated by the new shed shall be managed and disposed of to the specifications and satisfaction of the Shire of Corrigin.**
6. **The vehicle accessway/s to / from the new shed shall be constructed and maintained to the specifications and satisfaction of 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 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. The new shed 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.**
- 4. 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.**
- 5. No construction works shall commence on the land prior to 7am without the Shire's written approval.**
- 6. 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**

#### **10.2.6. TOWN PLANNING APPLICATION – PROPOSED DOMESTIC OUTBUILDING (SHED & CARPORT)**

Applicant:	Mr Aaron Steel (Landowner)
Location:	Lot 348 (No.22) Centenary Avenue, Corrigin
Date:	13 May 2013
Reporting Officer:	Messrs Joe Douglas & Carlo Famiano – Consultant Town Planners (Urban and Rural Perspectives)
Disclosure of Interest:	No interest to disclose
File Number:	A655

#### **BACKGROUND**

This report recommends that a planning application submitted by Mr Aaron Steele (Landowner) to construct a new steel framed colorbond shed and carport (i.e. 'domestic outbuilding') to service the existing single detached dwelling on Lot 348 (No.22) Centenary Avenue, Corrigin be approved subject to conditions.

The applicant is seeking Council's planning approval to construct a new steel framed colorbond shed and carport at the rear of an existing single house on Lot 348 (No.22) Centenary Avenue, Corrigin.

Lot 348 is located in the eastern part of the Corrigin townsite with direct frontage to Centenary Avenue along its northern boundary. The land is rectangular in shape, comprises a total area of approximately 1,024m<sup>2</sup> and has been extensively developed for residential purposes (i.e. single detached dwelling) (see Plans 11 to 13).

Under the terms of the information and plans submitted in support of the application the following is proposed:

- I. Construction of a new 72m<sup>2</sup> steel framed colorbond (i.e. 'Paper Bark' & 'Monument' colour) shed and carport comprising a width of 6 metres and a depth of 12 metres (see Plans 14 & 15);
- II. The new shed and carport will comprise a wall height of 2.8 metres and a ridge height of 3.44 metres;
- III. The new shed and carport will have a setback of 1 metre from the land's western side boundary and a 1.5 metre setback from the land's southern rear boundary;
- IV. Construction of a new limestone retaining wall to provide a flat building pad for the new shed and carport. The retaining wall will comprise a height ranging from approximately 100 to 750mm above the natural ground level;
- V. Installation of a new 5,100 litre rainwater tank to capture and store stormwater generated by the new shed and carport; and
- VI. The new shed and carport will be used for domestic storage and vehicle parking purposes associated with the existing single detached dwelling on the land.

#### **COMMENT**

##### Current Zoning & Land Use Permissibility

Lot 348 is classified 'Residential' zone under the Shire of Corrigin's current operative Town Planning Scheme No.2 (TPS No.2) with an applicable residential density coding of R12.5.

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

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

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

Under the terms of TPS No.2 the construction of an 'outbuilding' in association with a dwelling is permitted on land classified 'Residential' zone subject to the proposal satisfying the relevant standards prescribed in the Residential Design Codes of WA ('R-Codes') and Clause 5.6.12 of TPS No.2 as these apply specifically to the development of 'outbuildings'.

#### Compliance with Development Standards

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

- I. The total area of the proposed new shed and carport (i.e. 'outbuilding') exceeds the maximum permitted area of 55m<sup>2</sup> for an outbuilding of non-masonry construction as required by Clause 5.6.12.1(a) of TPS No.2;
- II. The proposed new shed and carport comprises a 1 metre setback from the western side boundary in lieu of a 1.5 metre setback required by Element 6.3.1 of the R-Codes; and
- III. The proposed retaining wall and fill level will comprise a maximum height of 750mm above the natural ground level (NGL) in lieu of a maximum allowable height of 500mm above NGL as required by Element 6.6.1 of the R-Codes.

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

#### **Point 1: Clause 5.6.12.1 (a) – Size of Outbuildings**

Clause 5.6.12.1 (a) of TPS No. 2 states:

*"Non-masonry colorbond construction, where the total non-masonry outbuilding area does not exceed 55m<sup>2</sup> and the total outbuilding area does not exceed 75m<sup>2</sup>."*

Under the terms of the plans submitted in support of the application the proposed new shed and carport will comprise a total floor area of 72m<sup>2</sup> and will be of colorbond construction (i.e. 'Paper Bark' & 'Monument' colour).

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

It is concluded from a detailed assessment of the application that the proposed variation is minor in scale (i.e. 17m<sup>2</sup>) and unlikely to have an adverse impact upon the existing amenity and character of the immediate locality for the following reasons:

- I. The overall development of Lot 348 (including the existing single detached dwelling) complies with the 'acceptable development provisions' of Element 6.4.1 of the R-Codes (i.e. 'Open space provisions');
- II. The new shed and carport complies with the 'acceptable development provisions' of Element 6.9.1 of the R-Codes (i.e. 'Solar access for adjoining sites') as it will not overshadow or detrimentally impact access to light and ventilation to the existing dwellings on any adjoining properties; and
- III. The new shed and carport will not have any adverse impacts on the local streetscape in terms of its bulk and scale.

**Point 2: R-Code Element 6.3.1 – 'Building setback from the boundary'**

The new shed and carport is proposed to have a minimum setback from the western side boundary of 1 metre in lieu of a minimum setback of 1.5 metres as required by the 'acceptable development provisions' of Element 6.3.1 of the R-Codes.

Council may consider this non-compliance issue under the 'performance criteria' contained in Element 6.2.1 which states:

*"Buildings setback from boundaries other than street boundaries so as to:*

- provide adequate direct sun and ventilation to the building;
- ensure adequate direct sun and ventilation being available to adjoining properties;
- provide adequate direct sun to the building and appurtenant open spaces;
- assist with protection of access to direct sun for adjoining properties;
- assist in ameliorating the impacts of building bulk on adjoining properties; and
- assist in protecting privacy between adjoining properties."

It is concluded from a detailed assessment of the application in the context of the above 'performance criteria' that the proposal is unlikely to have any adverse impacts on any adjoining properties for the following reasons:

- I. The proposed setback variation (i.e. 500mm) to the western side boundary is considered minor;
- II. The new shed and carport complies with the 'acceptable development provisions' of Element 6.9.1 of the R-Codes (i.e. 'Solar access for adjoining sites') as it will not overshadow or detrimentally impact access to light and ventilation to the existing dwellings on any adjoining properties;
- III. The development, including the existing single detached dwelling, complies with the 'acceptable development provisions' of Element 6.4.1 of the R-Codes (i.e. 'Open space provisions');
- IV. The new shed and carport complies with the 'acceptable development provisions' of Element 6.8.1 of the R-Codes (i.e. 'Visual privacy'); and
- V. The new shed and carport will not have any adverse impacts on the local streetscape in terms of its bulk and scale.

**Point 3: R-Code Element 6.6.1 – ‘Excavation or Fill’**

The retaining wall and fill proposed to be constructed to accommodate the new shed and carport will comprise a maximum height of 750mm above the natural ground level (NGL) in lieu of a maximum allowable height of 500mm above the NGL as required by the ‘acceptable development provisions’ of the R-Codes.

Council may consider this non-compliance issue under the ‘performance criteria’ contained in Element 6.6.1 which states:

*“Development that retains the visual impression of the natural level of a site, as seen from the street or other public place, or from an adjoining property.”*

It is concluded from a detailed assessment of the application in context of the above ‘performance criteria’ that the proposal is unlikely to have any adverse impacts on any adjoining properties for the following reasons:

- I. The proposed retaining wall height and fill variation (i.e. a maximum of 250mm) is considered minor;
- II. With the exception of the proposed setback from the western side boundary, the proposed new shed and carport complies with the ‘acceptable development provisions’ of Element 3.3.1 of the R-Codes (i.e. ‘Building setback from boundary’);
- III. Lot 348 is characterised by a gradual fall from its front boundary to the rear of the property. Given the natural variation in the NGL across the entire site, the proposal has been designed to retain the visual impression of the natural levels of the land;
- IV. The proposed retaining wall is located at the rear of Lot 348 and will not therefore have or give rise to any adverse impacts on the local streetscape in terms of bulk and scale; and
- V. The proposed development complies with the ‘acceptable development provisions’ of Element 6.9.1 of the R-Codes (i.e. ‘Solar access for adjoining sites’) as it will not overshadow or detrimentally impact access to light and ventilation to the existing dwellings on any adjoining properties.

It is concluded from a detailed assessment of the application that the proposal to construct a new steel framed colorbond shed and carport (‘outbuilding’) to service the existing single detached dwelling on Lot 348 (No.22) Centenary Avenue, 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 the development proceeds in a proper and orderly manner.

**STATUTORY ENVIRONMENT**

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

**POLICY IMPLICATIONS**

State Planning Policy No.3.1 - Residential Design Codes of Western Australia (Variation 1)

**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 Mr Aaron Steele (Landowner) to construct a new steel framed colorbond shed and carport ('outbuilding') to service the existing single detached dwelling on Lot 348 (No.22) Centenary Avenue, Corrigin in accordance with the details of the plans submitted in support of the application subject to compliance with the following conditions and advice notes:*

#### Conditions

- 1. The development is to be undertaken in a manner consistent with the details of the plans submitted in support of the application.*
- 2. The new shed and carport shall be of colorbond construction (i.e. 'Paper Bark' & 'Monument' coloured external finish) with a total floor area not exceeding 72m<sup>2</sup>.*
- 3. The new shed and carport shall have a maximum wall height of 2.8 metres and a maximum ridge height of 3.44 metres.*
- 4. All stormwater generated by the proposed development shall be managed and disposed of in accordance with the details of the plans submitted in support of the application (i.e. installation of a new 5,100 litre rainwater tank).*
- 5. The proposed retaining wall and fill level is not to exceed a height of 750mm above the natural ground level.*
- 6. The new shed and carport shall be used for domestic storage and vehicle parking 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 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. The new shed and carport 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.*
- 4. 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.*
- 5. No construction works shall commence on the land prior to 7am without the Shire's written approval.*
- 6. 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**

##### **(8175) Moved Crs – Johnson and Weguelin**

***That Council approves the application for planning approval submitted by Mr Aaron Steele (Landowner) to construct a new steel framed colorbond shed and carport ('outbuilding') to service the existing single detached dwelling on Lot 348 (No.22) Centenary Avenue, Corrigin in accordance***

**with the details of the plans submitted in support of the application subject to compliance with the following conditions and advice notes:**

**Conditions**

- 1. The development is to be undertaken in a manner consistent with the details of the plans submitted in support of the application.**
- 2. The new shed and carport shall be of colorbond construction (i.e. 'Paper Bark' & 'Monument' coloured external finish) with a total floor area not exceeding 72m<sup>2</sup>.**
- 3. The new shed and carport shall have a maximum wall height of 2.8 metres and a maximum ridge height of 3.44 metres.**
- 4. All stormwater generated by the proposed development shall be managed and disposed of in accordance with the details of the plans submitted in support of the application (i.e. installation of a new 5,100 litre rainwater tank).**
- 5. The proposed retaining wall and fill level is not to exceed a height of 750mm above the natural ground level.**
- 6. The new shed and carport shall be used for domestic storage and vehicle parking 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 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. The new shed and carport 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.**
- 4. 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.**
- 5. No construction works shall commence on the land prior to 7am without the Shire's written approval.**
- 6. 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. CORRIGIN RAILWAY WATER TOWER**

Applicant:	Shire of Corrigin
Location:	Corrigin Railway Reserve
Date:	30 April 2013
Reporting Officer:	Taryn Dayman, Deputy Chief Executive Officer
Disclosure of Interest:	No interest to disclose
File Number:	PR005

#### **BACKGROUND**

Concerns have been raised by the community over the structural integrity of the Corrigin Railway Water Tower. Structural Engineer Dan Turner BE (Civil) RPEQ was engaged to provide an inspection of the structural condition and a report on safety aspects relating to the Corrigin Railway Water Tower.

#### **COMMENT**

The inspection was carried out by Mr Turner on Monday 18 February 2013. Mr Turner was provided with a copy of Corrigin Railway Water Tower & Tank Conservation Plan prepared in 1998 to assist in assessing the rate of deterioration.

From the inspection and information provided Mr Turner has concluded that;

- The main structure has not deteriorated significantly since 1998.
- The platform supporting the tower has deteriorated extensively and presents a significant safety threat to people who might be exploring the structure.
- The burnt out column isn't particularly dangerous because the tank is empty and the loads are light.
- That the three remaining columns on the eastern side are able to support the edge beam under the platform and allow it to cantilever out where the column has burnt out.
- High likelihood of debris to continue falling off the tower.

Mr Turner has made the following recommendations for immediate attention;

- Install barrier fencing and warning signs around the site.
- Remove all trip and falling hazards.
- Ladder should be cut off at least three metres above the ground.

It is estimated that the costs for the barrier fencing to be approximately \$6,000.

Consideration needs to be given to extent of conservation and restoration of the Corrigin Railway Water Tower into the future. Mr Turner estimates the cost to be from \$25,000 to \$100,000 with the costs could only be confirmed by a more detailed study and an estimate prepared by an experience building contractor. Council may be able to source funding from external providers to assist with this cost.

#### **STATUTORY ENVIRONMENT**

Local Government Act 1995

**POLICY IMPLICATIONS**

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

**FINANCIAL IMPLICATIONS**

2013/2014 Budget Allocation of approximately \$6,000

**VOTING REQUIREMENT**

Simple Majority

**OFFICER'S RECOMMENDATION**

*That Council considers an allocation in the 2013/2014 annual budget for the purpose of installing a barrier fencing and warning signs at the Corrigin Railway Water Tower.*

***(8176) Moved Crs – Talbot and Bolt***

***That Council considers an allocation in the 2013/2014 annual budget for the purpose of installing a barrier fencing and warning signs at the Corrigin Railway Water Tower.***

***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**

### Staff

The CEO advised that Council's Leading Mr Bradley Hunt has resigned, accepting a position with the Shire of Wandering. Mr Terry Barron is currently developing his skills as a grader operator. The position of Leading Hand will be advertised.

Mrs Pippa Davey has been appointed as Executive Support Officer. Applications for two part time Customer Service positions close tomorrow, with interviews to be conducted shortly after.

### Medical Centre extensions

Works at the Doctor surgery are progressing well, with the extensions due to be completed by the end of June. Shire staff are currently working on the new asphalt parking area, including disabled parking. The CEO explained the plans for the rear of the extensions, including staff parking.

### Narembeen Road upgrade

The CEO advised that the works on the Narembeen Road may not be completed by June 2013 and may have to be carried over in 2013/14.

Staff are currently continuing with maintenance grading

### Resource Centre – office renovations

The CEO advised that the Resource Centre will be closed from Friday 24 May 2013 to commence the renovations of the reception area. The Resource Centre is due to re-open Monday 10 June 2013.

### Meat Inspector

Cr Baker asked if the Abattoir operators have progressed in obtaining their meat inspection qualifications. The CEO advised that they are continuing with their currently arrangements and that he was not aware of the status of their progress in getting qualified.

### Records Keeping

Cr Baker questioned the status of implementing the Synergy Soft Record Keeping Software. The CEO advised that the final quote including training and implementation was considerably over the budget allowance and that it will need to be re-considered in the 2013/14 budget

### 2013/14 Budget

Cr Bolt questioned the timing of the budget planning and if staff had any idea of the timing for the budget workshops and the adoption of budget. The CEO advised that a budget workshop will be held in July with the final adoption of the budget in August 2013.

### Swimming Pool Opening hours

The CEO advised that the Hydrotherapy pool was currently opening 3 days a week as well as one evening session. It was commented that this should be advertised in the windmill to make the public aware.

#### **14. PRESIDENT'S REPORT**

The President advised that she had attended the following meetings and events:

- WALGA Central Country Zone Meeting in Kulin
- Eastern Wheatbelt Primary Care Project

In addition the President has been reviewing the 20 tenders received for the Architectural & Contract Administration Services for the Recreation and Events Centre.

#### **15. COUNCILLORS' REPORTS**

##### Historical Society

Cr Talbot brought to Councillors attention a letter sent by the Historical Society, requesting funds for their shed. An additional letter has also been receiving in regards to re-installing the sign at O'Shea Place.

Their request for funds will be considered as part of the 2013/14 Budget process. The CEO has already instructed Council's Building Supervisor to install the sign prior the Corrigin Agricultural Show.

##### ANZAC Service

Cr Downing congratulated Mr Murphy, Miss Dayman and Staff on the way the ANZAC service was conducted. The feedback received was great and the breakfast was well attended.

##### Business after hours

Cr Downing advised that Cr Baker, Cr Weguelin, Mr Murphy and himself attended the business after hours on the 17 April and said it was a great evening and would encourage everyone, including business owners to come along. The next business after hours evening one to be held at the Post Office on 10 July.

#### **16. URGENT BUSINESS**

There was no urgent business to discuss.

#### **17. INFORMATION BULLETIN**

There were no matters arising from the information bulletin.

#### **18. WALGA AND CENTRAL ZONE MOTIONS**

There were no WALGA or Central Country Zone Matters.

#### **19. MEETING CLOSURE**

There being no further business to discuss, the President thanked everyone for their attendance and closed the meeting at 5.01pm

President \_\_\_\_\_ Date: \_\_\_\_\_