

1        **DECLARATION OF OPENING**

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

3        **PUBLIC QUESTION TIME**

4        **OBITUARIES**

5        **GUEST SPEAKERS**

6        **DECLARATIONS OF INTEREST**

7        **CONFIRMATION OF MINUTES**

8        **BUSINESS ARISING FROM THE MINUTES**

9        **MINUTES OF COMMITTEES**

9.1      **WALGA AGM**

9.2      **WALGA STATE COUNCIL SUMMARY**

9.3      **TIDY TOWNS**

9.4      **CORRIGIN SENIOR CITIZENS COMMITTEE**

10      **MATTERS REQUIRING A COUNCIL DECISION**

10.1     **FINANCE & ADMINISTRATION REPORTS**

10.1.1   **COMMUNITY RESOURCE CENTRE REPORT**

10.1.2   **ACCOUNTS FOR PAYMENT – AUGUST 2011**

10.1.3   **MONTHLY FINANCIAL REPORT – AUGUST 2011**

10.2     **HEALTH BUILDING & PLANNING REPORTS**

10.2.1   **MEHBS – INFORMATION UPDATE**

10.2.2   **ENVIRONMENTAL HEALTH SERVICES UPDATE**

10.2.3   **CORRIGIN ROADHOUSE SIGNAGE**

10.2.4   **PLANNING APPLICATION – PROPOSED OPEN GRAIN STORAGE BULKHEAD**

10.2.5   **PLANNING APPLICATION – PROPOSED UPGRADES TO CBH CORRIGIN GRAIN  
RECEIVAL, STORAGE & DISTRIBUTION FACILITY**

10.2.6   **PROPOSED AMENDMENT NO.3 – SHIRE OF CORRIGIN TOWN PLANNING SCHEME  
NO.2**

10.3     **WORKS & GENERAL PURPOSE REPORTS**

10.3.1   **APPLICATION FOR EXPLORATION LICENCE – NO. 70/4201**

10.3.2   **TIER 3 RAIL LINES**

**NOTICE OF MOTIONS**

11      **NOTICE OF MOTIONS – NEXT MEETING -**

12      **CHIEF EXECUTIVE OFFICERS REPORT**

Minutes for the Ordinary Meeting of Council held in the Shire of Corrigin Council Chambers on  
Tuesday 20 September 2011

---

- 13      PRESIDENTS REPORT
- 14      COUNCILLORS REPORTS
- 15      URGENT BUSINESS
- 16      INFORMATION BULLETIN
- 17      WALGA & CENTRAL ZONE MOTIONS
- 18      MEETING CLOSURE

## 1 DECLARATION OF OPENING

The Chairman Cr Lyn 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 D Szczecinski
	J Bowles
Chief Executive Officer	J P Murphy
Deputy Chief Executive Officer	T L Dayman
Environmental Health Officer	L Bosch (3.09pm)
Executive Support Officer	A Stone
Leave of Absence	G C Bushell
Guest	M A Weguelin

## 3 PUBLIC QUESTION TIME

There were no members of the public present.

## 4 OBITUARIES

It was advised that Paul Lockyer, Raymond Gansberg, Martin Ryan and Ernie Negro had passed away since the last meeting.

## 5 GUEST SPEAKERS

## 6 DECLARATIONS OF INTEREST

## 7 CONFIRMATION OF MINUTES

(0000) Moved Crs – Talbot and Hickey

*That the minutes of the ordinary meeting held on 19 August 2011, be confirmed as a true and correct record.*

*Carried 8/0*

## 8 BUSINESS ARISING FROM THE MINUTES

## 9 MINUTES OF COMMITTEES

### 9.1 WALGA AGM

(0000) Moved Crs - Talbot and Szczecinski

*That the minutes from the WALGA AGM held on 6 August 2011, be received.*

*Carried 8/0*

9.2 WALGA State Council Summary

(0000) Moved Crs – Bowles and Johnson

*That the minutes from the WALGA State Council meeting held on 7 August 2011, be received.*

*Carried 8/0*

9.3 Tidy Towns

(0000) Moved Crs – Bowles and Hickey

*That the minutes from the Tidy Towns Meeting held on 15 August 2011, be received.*

*Carried 8/0*

9.4 Corrigin Senior Citizens Committee

(0000) Moved Crs – Johnson and Hickey

*That the minutes from the Corrigin Senior Citizens meeting held on 24 August 2011, be received.*

*Carried 8/0*

## 10 MATTERS REQUIRING A COUNCIL DECISION

### 10.1 Finance & Administration Reports

#### 10.1.1 COMMUNITY RESOURCE CENTRE REPORT

Applicant: Shire of Corrigin Location: Shire of Corrigin Date: 20 September 2011 Reporting Officer: Heather Ives, Corrigin CRC Coordinator Disclosure of Interest: No interest to disclose File Number: CMS/005/03
---

#### COMMENT

##### 1. August 2011 Advertising:

'The Windmill' Newspaper (15/8/2011 Edition - 1pg):

- Australian Govt. Mobile Office – *Corrigin Visit date & details*

The Windmill' Newspaper (29/8/2011 Edition - 2pgs):

- Australian Govt. Mobile Office – *Corrigin Visit date & details*
- Youth Mental Health 1<sup>st</sup> Aid Course – *date & details*
- MC License Assessments & Forklift Course - *Expressions of Interest*
- Corrigin 2011 Phonebook – *outlet details*
- Corrigin Movie Club – *September date reminder*

E'News:

- Corrigin Movie Club – *August date reminder & movie selection*
- MC License Assessments & Forklift Course - *Expressions of Interest*

Corrigin CRC Website ("*Training, Workshops & Latest Events*") [www.corrigin.crc.net.au](http://www.corrigin.crc.net.au)

- Corrigin Movie Club – *9/8/11*
- Aust. Govt. Mobile Office - *visit to Corrigin 31/8/11*
- 'What's a Man Gotta Do' - *Corrigin Date*

##### 2. AUGUST 2011 Room Bookings:

Conference Room	4
Professional Office	2
Video Conference Room	4
Computer Training Room	0
Exam Supervisions	0

##### 3. AUGUST 2011 Courses / Workshops / Training / Information Seminars/Meetings:

Aust. Bureau of Statistics – Collector Training	6 participants
Corrigin Movie Club (AUGUST) " <i>The Way Back</i> "	12 people
CDHS Workshop	30 participants
Corrigin Tidy Town – Meeting	10 people
Central AgCare Meeting	10 people
Tidy Town Meeting	10 people

Minutes for the Ordinary Meeting of Council held in the Shire of Corrigin Council Chambers on  
Tuesday 20 September 2011

Skill Hire - Employment Agency	3 appointments
Community First - Employment Agency	4 appointments

General Business:

- Corrigin CRC Level Reassessment –*Advised Level 3 Reassessment successful. Awaiting WACRN official notification & increase in CRC Operational Funding to \$60,000pa.*
- New Corrigin CRC Information Packs Project - *CRC Marketing & Promotion Funding \$2,500.*
- CRC Marketing Training Course (Perth Zoo, Sept 2011)- *Coordinator attendance.*

4. CORRIGIN CRC Monthly Usage: August 2011

**CUSTOMERS ACCESSING 'FEE FOR SERVICE' & SALES August 2011:**

COMPUTER ROOM	MTHLY	YTD	HIRE	MTHLY	YTD
Internet Use	111	241	Room Hire (payments)	2	6
Computer Use	5	8	Data Projector Hire	3	5
Wireless Hotspot	-	3	Laptop Hire	-	0
<b>SERVICES</b>			Folding Machine Hire	-	0
B&W Printing / Photocopies	53	94	Portable Projector Screen Hire	-	2
Colour Printing / Photocopies	14	26	White Boards Hire	-	0
Photo Printing	2	2	Portable Pin-Up Board Hire	-	0
Laminating	5	8	Engraver Hire	-	0
Faxing	19	36	NLIS Wand Hire	-	0
Binding	-	1	<b>SALES</b>		
Secretarial Services	13	21	Phonebook Sales	10	33
Scanning	2	6	Birds of the W/belt Book Sales	-	0
Desktop Publishing	-	0	Map Book Sales	1	1
CD / DVD Burning	1	1	Corrigin Book Sales	-	1
Computer Training (one-on-one)	1	1	Shire Polo Shirt Sales	1	1
Phone Calls	-	1	CD Sales	-	0
<b>FEES</b>			Corrigin Post Card Sales	1	5
Corrigin CRC 2011 Membership	-	0	Corrigin Wrapping Paper Sales	-	1
Corrigin Movie Club Membership	1	1	<b>OTHER</b>		
Training Course (payments)	-	0	Folding	1	1
University Exam Invigilation	-	0	Yealering Book Sale	-	0
IP Video Conferencing	-	0	Bulyee and Kweda Book Sale	-	0
			Bilbarin Book Sale	-	0

Monthly People through the Door : 246

**CUSTOMERS ACCESSING CORRIGIN CRC SERVICES August 2011:**

SERVICE	MTHLY	YTD	SERVICE	MTHLY	YTD
Phonebook - Enquiries	4	16	Dept. of Veterans' Affairs	1	2

Minutes for the Ordinary Meeting of Council held in the Shire of Corrigin Council Chambers on  
Tuesday 20 September 2011

Centrelink	42	88	Courses & Education Enquiries	5	7
Tourism	15	28	General Enquiries	72	157
Conferences/Training/Meetings	104	207	Corrigin Toy Library	17	34
Government Info. Access Point	3	4	ATO	-	0
Broadband for Seniors (BFS)	21	32	Video Conferencing	3	3
Medicare	3	8			
<u>Monthly People through the Door</u> : 290					

**TOTAL: 536** (*Paying Customers and Customer Services provided for August 2011*)

Annual Summary Report: (*Paying Customer's and Customer Services provided*)

	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	3,048
2004-05	271	253	433	535	459	366	214	397	510	443	270	338	4,489
2005-06	373	370	391	526	605	511	297	509	735	488	562	443	5,810
2006-07	471	610	544	523	515	440	537	562	657	584	491	501	6,432
2007-08	535	613	537	714	511	520	561	510	625	733	576	469	6,904
2008-09	479	444	581	532	501	411	417	501	575	525	543	651	6,160
2009-10	629	682	626	757	590	727	421	623	715	529	491	539	7,329
2010-11	708	610	871	759	465	530	426	444	611	413	607	691	7,135
2011-12	568	536											

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

**OFFICER'S RECOMMENDATION**

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

**COUNCIL RESOLUTION**

(0000) Moved Crs - Bolt and Bowles

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

*Carried 8/0*

### 10.1.2 ACCOUNTS FOR PAYMENT – AUGUST 2011

Applicant: Shire of Corrigin Location: Shire of Corrigin Date: 13 September, 2011 Reporting Officer: Karen Dickinson, 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 cheques and EFT payments that have been raised for the Council meeting and also during the month of August 2011 are attached.

After payment of the following cheques 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 2011/2012 Annual Budget.

#### VOTING REQUIREMENT

Simple Majority

#### OFFICER'S RECOMMENDATION

*That Council endorse vouchers 19405 to 19417, and EFT Payments in the Municipal Fund, totalling \$545,908.30, Cheques 3276 to 3279 and EFT Payments in the Trust fund totalling \$5,521.05, and EFT Payments in the Licensing account totaling \$48,205.30; total payments for August \$599,634.65.*

#### COUNCIL RESOLUTION

(0000) Moved Crs – Downing and Bolt

*That Council endorse vouchers 19405 to 19417, and EFT Payments in the Municipal Fund, totalling \$545,908.30, Cheques 3276 to 3279 and EFT Payments in the Trust fund totalling \$5,521.05, and EFT Payments in the Licensing account totaling \$48,205.30; total payments for August \$599,634.65.*

*Carried 8/0*



### 10.1.3 MONTHLY FINANCIAL REPORT – AUGUST 2011

Applicant: Shire of Corrigin Location: Shire of Corrigin Date: 14 September 2011 Reporting Officer: Taryn Dayman, Deputy Chief Executive Officer Disclosure of Interest: No interest to disclose File Number: FM 0036
--

#### BACKGROUND

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

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

#### COMMENT

A variance report is included with the monthly financial statements.

#### STATUTORY ENVIRONMENT

Local Government (Financial Management) Regulations 1996.

#### POLICY IMPLICATIONS

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

#### FINANCIAL IMPLICATIONS

Monthly Statement of Financial Activity.

#### VOTING REQUIREMENT

Simple Majority

#### OFFICER'S RECOMMENDATION

*That Council adopts the Statement of Financial Activity for the month ending 31 August 2011, as presented, and note any material variances.*

#### COUNCIL RESOLUTION

(0000) Moved Crs – Hickey and Bolt

*That Council adopts the Statement of Financial Activity for the month ending 31 August 2011, as presented, and note any material variances.*

*Carried 8/0*

Cr Szczecinski left the meeting at 3.08pm and returned with the EHO, Lauren Bosch at 3.09pm.

## **10.2 Health Building & Planning Reports**

### **10.2.1 MEHBS – INFORMATION UPDATE**

Applicant: Shire of Corrigin Location: Whole of Shire Date: 8 September 2011 Reporting Officer: Frank Buise, MEHBS Disclosure of Interest: No Interest to Disclose File Number: CM 0007
--

#### **BACKGROUND**

The following is to update Councillors on various issues within the Health & Building and Town Planning area.

#### **COMMENT**

The following information is supplied for Council's information:

#### **Building License's Issued Under Delegated Authority**

No building licenses were issued for the period.

#### **Waste and Recycling Data Census**

The MEHBS attended a seminar on the census held by Encycle Consulting for the Department of Environment and Conservation in Perth on 12 August 2011. The full day course outlined the reasons for the compulsory census and how to gather the information. I believe that this is the first time this Shire has completed the census.

#### **Building Commission Seminar**

The MEHBS attended the first of several training sessions for the new Building Act on 24 August 2011. The regulations have still not yet been approved.

The new Act will come into being on 31 October 2011.

#### **Australian Institute of Building Surveyors Conference**

The MEHBS attended the AIBS conference on 25 & 26 August at the Duxton Hotel in Perth. Several sessions dealt with the new Building Act. There have been several changes to the Disability Services Act in terms of changes to building requirements. These changes are significant and training sessions are now being held.

#### **Transfer Station Attendants Training Session**

A training session was organized for Monday 29 August at Kondinin Shire offices, for all attendants within the RoeROC group. A total of 20 people attended which included people from:

- LGIS – Risk Management
- DEC – Landfill Licensing & Controlled Waste
- WALGA – Household Hazardous Wastes (HHW)
- DrumMuster

- Chemsal (part of the Household Hazardous Waste program)
- Avon Waste

The aim of the seminar was to advise the attendants of their duties and responsibilities whilst at their respective sites. It also made attendants aware of HHW future requirements, asbestos issues, future charging of fees, future state government fees (levies), the need for separation of waste, and to push the recycling barrow.

Staff have requested LGIS to assess each site for risk, and this will be done shortly.

### **Asbestos Training Course**

Through the Environmental Health Association (Australian) a course was conducted to teach people how to recognize asbestos, and its type, as well as what the drastic health complications are, and how the material is tested. A person from each Shire was nominated to attend as well as Mr Buise and Ms Bosch.

The one day course will help each employee identify the hazardous material and they will be able to advise on a course of action to reduce the risks associated with the white and blue asbestos.

### **2<sup>nd</sup> Building Act Training Course**

The MEHBS attended the second training session in Perth on 7 September 2011. The regulations are still not yet completed. Once all the information from the Building Commission has been received, staff will need to conduct training sessions for ratepayers and local building people in each town. The new system is comprehensive and complicated.

### **General**

As usual general advice, building and health inspection work, tip inspections, including complaints, etc have taken place.

### **STATUTORY ENVIRONMENT**

Various

### **POLICY IMPLICATIONS**

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

### **FINANCIAL IMPLICATIONS**

There are no direct financial implications in relation to this item

### **STRATEGIC IMPLICATIONS**

There are no direct strategic implications in relation to this item

### **VOTING REQUIREMENT**

Simple Majority

### **OFFICER'S RECOMMENDATION**

*That Council receives the EHO information update.*

**COUNCIL RESOLUTION**

(0000) Moved Crs – Szczecinski and Johnson

*That Council receives the MEHBS information update.*

*Carried 8/0*

## 10.2.2 ENVIRONMENTAL HEALTH SERVICES UPDATE

Applicant: Shire of Corrigin Location: Corrigin Shire Date: 12 September 2011 Reporting Officer: Lauren Bosch – Environmental Health Officer Disclosure of Interest: No interest to disclose File Number:
--

### BACKGROUND

Lauren Bosch was employed by the RoeROC Scheme under short term contract earlier this year to assess the food businesses operating in each and bring them into line with the requirements of the Food Act 2008.

Ms Bosch is now a full time Environmental Health Officer for RoeROC, and will continue to enforce the Food Act 2008, as well as endeavor to fulfill each Shire's Environmental Health obligations under the Health Act 1911, and other related legislation.

### COMMENT

The implementation of the Food Act 2008 within the RoeROC Shires has been a relatively smooth transition and generally well received by the community. By now every food business should have notified and registered with each local authority or in some cases are still in the process of being registered.

Each food business that has been assessed during the past four to five months has also had follow-up assessments performed in most cases, as generally there have been deficiencies with compliance with the Food Act 2008 and the associated Food Safety Standards. In just about all cases where the business has been directed to comply, they have, or there has been efforts made in working towards achieving compliance. It is very encouraging to see that proprietors and employees of food businesses are willing to make the necessary changes required under the new legislation and realize the importance of these necessary changes. For those that are not prepared to willingly abide by the Food Safety Standards as required under the Food Act 2008, there are enforcement processes in place.

An enforcement policy will be drafted and presented to each RoeROC Council to endorse, so that all actions taken by their Shire's Environmental Health Service are consistent and fair across the board. This policy can be adapted not only to the food premises assessments and enforcement procedures, but other assessments undertaken by the Environmental Health Officers.

Other Environmental Health services that will become routine once the correct resources and procedures are in place are as follows:

- Public building approvals and assessments including temporary events
- Lodging house registration and assessment
- Caravan park licensing and assessment
- Private swimming pool barrier assessments
- Public swimming pool assessments and water sampling

- Hairdresser and beauty therapy registration and assessment
- Information sessions for food businesses

Current Environmental Health services such as septic tank approval and assessment, waste management responsibilities, complaint investigation and others will continue and keep improving.

If there are any other specific issues relating to Environmental Health which Councilors would like to be addressed as a priority please contact Ms Bosch.

#### **STATUTORY ENVIRONMENT**

Food Act 2008

Health Act 1911

#### **POLICY IMPLICATIONS**

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

#### **FINANCIAL IMPLICATIONS**

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

#### **STRATEGIC IMPLICATIONS**

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

#### **VOTING REQUIREMENT**

Simple Majority

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

*That Council receive the Environmental Health Services update.*

#### **COUNCIL RESOLUTION**

(0000) Moved Crs – Bolt and Hickey

*That Council receive the Environmental Health Services update.*

*Carried 8/0*

Miss Bosch left the meeting at 3.11pm

### 10.2.3 CORRIGIN ROADHOUSE SIGNAGE

Applicant: FG & RR Smith & TM Jolley Location: Corrigin Roadhouse 8 Kunjin St Corrigin Date: 14 September 2011 Reporting Officer: Julian Murphy, Chief Executive Officer Disclosure of Interest: No interest to disclose File Number: A879
---

#### BACKGROUND

Council has received an application from the proprietors of the Corrigin Roadhouse for permission to erect a price board sign under the existing illuminate sign adjacent to the business within the road reserve. Council approval is required for the sign in accordance with the Shire of Corrigin Town Planning Scheme 2.

The applicant has proposed to erect a price board to the existing illuminated sign to display fuel prices. The proposed sign is 1m x 2m (a photo of the sign and the proposed location is attached).

Main Roads has advised that the proposed location of the sign is within their guidelines. The proposed location of the sign is set back 3m from the kerbline of the highway and therefore falls within the jurisdiction of the local government.

#### COMMENT

The proposed sign compliments the existing illuminated sign and is consistent with the character and amenity of the business and location.

#### STATUTORY ENVIRONMENT

Shire of Corrigin town Planning Scheme 2

#### POLICY IMPLICATIONS

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

#### FINANCIAL IMPLICATIONS

There are no direct financial implications in relation to this item

#### STRATEGIC IMPLICATIONS

There are no direct strategic implications in relation to this item

#### VOTING REQUIREMENT

Simple Majority

#### OFFICER'S RECOMMENDATION

*That Council approves the application for a price board sign at the Corrigin Roadhouse, 8 Kunjin Street Corrigin as outlined in the application received 7 September 2011 subject to the following conditions:*

- 1. The sign is to be securely fixed to the existing sign post;*
- 2. The sign is not to be illuminated with flashing or moving lights*

3. *The approval is valid for two years only; and*
4. *The owner shall indemnify the Shire of Corrigin against any claim or proceeding arising from the erection of the sign.*

**COUNCIL RESOLUTION**

(00) Moved Crs – Johnson and Bolt

*That Council approves the application for a price board sign at the Corrigin Roadhouse, 8 Kunjin Street Corrigin as outlined in the application received 7 September 2011 subject to the following conditions:*

1. *The sign is to be securely fixed to the existing sign post;*
2. *The sign is not to be illuminated with flashing or moving lights*
3. *The approval is valid for two years only; and*
4. *The owner shall indemnify the Shire of Corrigin against any claim or proceeding arising from the erection of the sign.*

*Carried 8/0*



**10.2.4 PLANNING APPLICATION – PROPOSED OPEN GRAIN STORAGE  
BULKHEAD**

Applicant: Co-operative Bulk Handling Ltd (CBH)
Location: Lot 3 Bulyee-Kweda Road, Bulyee
Date: 14 September 2011
Reporting Officer: Joe Douglas & Carlo Famiano – Consultant Town Planners (Urban & Rural Perspectives)
Disclosure of Interest: No interest to disclose
File Number: A10012

**BACKGROUND**

This report recommends that the planning application submitted by Co-Operative Bulk Handling Limited (CBH) to construct a new open grain storage bulkhead and associated infrastructure on Lot 3 Bulyee-Kweda Road, Bulyee be approved subject to conditions.

The applicant is seeking Council's planning approval to construct a new open grain storage bulkhead and associated infrastructure at its existing grain handling and storage facility on Lot 3 Bulyee-Kweda Road, Bulyee (see Plans 3 to 7).

Lot 3 is located approximately 33.75 kilometres south-west of the Corrigin townsite at the intersection of Bulyee-Kweda Road and Bulyee Road. The land comprises a total area of approximately 8.499 hectares and has direct frontage to Bulyee-Kweda Road along its southern boundary.

Lot 3 has been extensively cleared and developed for 'rural industry' type purposes and contains a number of structures associated with CBH's existing grain handling and storage facilities on the land (i.e. sheds, a weighbridge, grain storage facilities and associated vehicle accessways and drainage infrastructure). It should be noted that the facility also comprises Lot 4 immediately south which has also been developed for the same purposes.

Under the terms of the plans submitted in support of the application the proposed development will comprise the following key elements:

- i) Construction of a new low, steel framed open grain storage bulkhead to the north of the existing storage bulkhead. The bulkhead structure is 310 metres long, 35 metres wide and 1.2 metres in height above the natural ground level;
- ii) The new storage bulkhead will have a setback of approximately 90 metres from the land's front boundary, a setback of approximately 70 metres from the land's rear boundary, a setback of approximately 65 metres from the land's eastern side boundary and a setback of approximately 160 metres from the land's western side boundary;
- iii) The proposed upgrades will be served by the existing internal access roads on Lot 3; and
- iv) The proposal will include modifications to the existing stormwater drainage system to accommodate the additional stormwater flows likely to be generated by the new storage bulkhead.

## **COMMENT**

### Town Planning Scheme No.2 (TPS No.2)

Lot 3 is currently classified 'Rural' zone under the Shire of Corrigin Town Planning Scheme No.2 (TPS No.2). The key objective of the land's current 'Rural' zoning classification is to ensure the preservation of the rural character and appearance and to protect the economic viability of the rural zone.

The current use of the land (i.e. grain handling and storage) is most appropriately defined in Schedule 1 of TPS No.2 as a 'Rural Industry' which is a use class considered to be consistent with the objectives of the land's current 'Rural' zoning classification in TPS No.2.

Under the terms of TPS No.2 the development and use of any 'Rural' zoned land for the purposes of a 'rural industry' is classified as a 'AA' use which means that it is not permitted unless Council has exercised its discretion by granting planning approval.

In exercising discretion, and pursuant to clause 6.5 of TPS No.2, Council must be satisfied that the proposal is consistent with general principles of proper and orderly planning, the provisions and standards contained in TPS No.2 and any other planning considerations the local government deems relevant.

A detailed assessment of the proposal in the context of the specific requirements of TPS No.2 indicates that it is generally acceptable for the following reasons:

- The proposed works represent an upgrade and expansion of the existing approved use of the land for 'rural industry' purposes;
- The nature and scale of the proposed works are consistent with all existing approved development on the site and will not have a detrimental impact on the existing rural amenity of the area;
- The setbacks of the proposed development from all designated lot boundaries satisfy the specific requirements of TPS No.2; and
- The proposed works will help to improve the operational efficiency of the existing use of the land by CBH for grain handling, storage and distribution purposes.

## **CONCLUSION**

It is concluded from a detailed assessment of the application that the proposed new open grain storage bulkhead at CBH's grain handling and storage facility on Lot 3 Bulyee-Kweda Road, Bulyee 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**

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

## **POLICY IMPLICATIONS**

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

## **FINANCIAL IMPLICATIONS**

There are no direct financial implications in relation to this item

## **STRATEGIC IMPLICATIONS**

The CBH proposal is of strategic importance to the management of future grain harvests and could be expected to have significant financial benefits to local grain producers in terms of the efficiency of delivery of grain to the Bulyee receival facility, its storage capacity and bulk distribution thereafter.

## **VOTING REQUIREMENT**

Simple Majority

## **OFFICER'S RECOMMENDATION**

*That Council approves the planning application submitted by Co-operative Bulk Handling Ltd (CBH) to construct a new open grain storage bulkhead and associated infrastructure at its existing grain handling and storage facility on Lot 3 Bulyee-Kweda Road, Bulyee in accordance with the details of the plans submitted in support of the application subject to compliance with the following conditions:*

- 1. The development is to be substantially commenced within a period of twelve (12) months from the date of this approval. If the development is not substantially commenced 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 licence application must be submitted to and approved by the Shire's Building Surveyor prior to the commencement of development.*
- 3. A detailed documented stormwater drainage management plan shall be prepared and submitted to the Shire of Corrigin for consideration and approval prior to the commencement of development.*
- 4. All stormwater generated on-site shall be contained and disposed of on-site to the specifications and satisfaction of the Shire of Corrigin and shall not be discharged into any adjoining or nearby road reserve areas.*
- 5. All new drainage works, as depicted on the submitted site development plan, shall be constructed to the specifications and satisfaction of the Shire of Corrigin.*
- 6. A detailed documented on-site traffic management strategy shall be prepared and submitted to the Shire of Corrigin for consideration and approval prior to the commencement of development.*

**COUNCIL RESOLUTION**

(0000) Moved Crs – Johnson and Hickey

*That Council approves the planning application submitted by Co-operative Bulk Handling Ltd (CBH) to construct a new open grain storage bulkhead and associated infrastructure at its existing grain handling and storage facility on Lot 3 Bulyee-Kweda Road, Bulyee in accordance with the details of the plans submitted in support of the application subject to compliance with the following conditions:*

- 1. The development is to be substantially commenced within a period of twelve (12) months from the date of this approval. If the development is not substantially commenced 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 licence application must be submitted to and approved by the Shire's Building Surveyor prior to the commencement of development.*
- 3. A detailed documented stormwater drainage management plan shall be prepared and submitted to the Shire of Corrigin for consideration and approval prior to the commencement of development.*
- 4. All stormwater generated on-site shall be contained and disposed of on-site to the specifications and satisfaction of the Shire of Corrigin and shall not be discharged into any adjoining or nearby road reserve areas.*
- 5. All new drainage works, as depicted on the submitted site development plan, shall be constructed to the specifications and satisfaction of the Shire of Corrigin.*
- 6. A detailed documented on-site traffic management strategy shall be prepared and submitted to the Shire of Corrigin for consideration and approval prior to the commencement of development.*

*Carried 8/0*

**10.2.5 PLANNING APPLICATION – PROPOSED UPGRADES TO CBH CORRIGIN  
GRAIN RECEIVAL, STORAGE & DISTRIBUTION FACILITY**

Applicant: Co-operative Bulk Handling Ltd (CBH)
Location: Lot 20 Walton Street, Corrigin
Date: 14 September 2011
Reporting Officer: Joe Douglas & Steve Pandevski – Consultant Town Planners (Urban & Rural Perspectives)
Disclosure of Interest: No interest to disclose
File Number: A2012

**BACKGROUND**

This report recommends that the planning application submitted by Co-operative Bulk Handling Ltd (CBH) to undertake upgrade works at its existing grain receival, storage and distribution facility on Lot 20 Walton Street, Corrigin be approved subject to conditions.

Lot 20 is located to the south of the Brookton-Corrigin Road (Kunjin Street), east of the railway corridor in the southern portion of the Corrigin townsite. The land has direct frontage and access to Walton Road which is bitumen sealed to a suitable rural standard. The northern half of the lot has been extensively developed and is currently used by CBH for grain handling, storage and distribution purposes (see Plans 1 & 2).

The applicant is seeking Council's planning approval for the following upgrade works on Lot 20:

- Construction of a new steel framed, open grain storage bulk head to the south of existing storage bulkheads. The new bulkhead structure is proposed to be 300 metres in length, 35 metres wide and 1.2 metres in height above the natural ground level;
- Installation of a ground conveyor. The conveyor is also approximately 300 metres in length, 1.3 metres wide and sits approximately 1.5 to 1.8 metres above the natural ground;
- Installation of hopper and augers. The hopper is entirely underground (except for the hopper covers). The augers (with casing) extend approximately 6m above the natural ground level; and
- Construction of new internal access roads and associated drainage infrastructure. New access roads around the bulkhead, conveyor, hopper grid (with augers) are proposed. The roads are intended to be sealed, drained and sign posted as required. CBH has advised that it will submit suitable, detailed engineering plans for the proposed roads and drainage works (See Attachment 1).

The applicant has advised that the approximate cost of the proposed works is \$1,523,919 and will be completed in approximately four (4) weeks from the date of issuance of all required approvals.

To assist Council's consideration of the application and given that the works are proposed on land that abuts land reserved for railway purposes, the application was referred to the Public Transport Authority (PTA) for consideration and comment. On 9 September 2011 the PTA provided email comments as to the suitability of the proposal. In summary the PTA advised that it does not object to the proposed development subject to the following conditions being imposed by Council:

- No stormwater runoff to be permitted within the railway corridor;
- All proposed upgrade works to be within the boundaries of Lot 20 (i.e. no encroachments are permitted within any part of the railway corridor);
- No access to the site is permitted via the railway corridor; and
- No additional level crossings are to be constructed over the railway corridor for access purposes.

It is considered that these conditions are fair and reasonable and should be imposed on any planning approval issued by Council.

#### **COMMENT**

##### Town Planning Scheme No.2 (TPS No.2)

Lot 20 Walton Street, Corrigin (i.e. the subject land) is currently classified 'Rural' zone under TPS No.2. The key objective of the land's current 'Rural' zoning classification is to ensure the preservation of the rural character and appearance and to protect the economic viability of the rural zone.

The current use of the land (i.e. grain handling and storage) is most appropriately defined in Schedule 1 of TPS No.2 as a 'Rural Industry' which is a use class considered to be consistent with the objectives of the land's current 'Rural' zoning classification in TPS No.2.

Under the terms of TPS No.2 the development and use of any 'Rural' zoned land for the purposes of a 'rural industry' is classified as a 'AA' use which means that it is not permitted unless Council has exercised its discretion by granting planning approval.

In exercising discretion, and pursuant to clause 6.5 of TPS No.2, Council must be satisfied that the proposal is consistent with general principles of proper and orderly planning, the provisions and standards contained in TPS No.2 and any other planning considerations the local government deems relevant.

A detailed assessment of the proposal in the context of the specific requirements of TPS No.2 indicates that it is generally acceptable for the following reasons:

- The proposed works represent an upgrade and expansion of the existing approved land use activity on the site;
- The scale of the proposed works, including the additional proposed fixed equipment and road works, is consistent with existing development on the site and is unlikely to have any detrimental impacts on the existing rural amenity of the immediate area;
- The proposal will help to ensure that the land is continued to be used for an economically viable activity associated with, and in direct support of, broadacre agriculture in the locality;
- The proposed works will improve the operational efficiency of the existing use of the land for grain handling, storage and distribution purposes;
- On-site drainage management will be improved; and
- Building setbacks satisfy the specific requirements of TPS No.2.

Notwithstanding the above general conclusion, the following issues have been identified which

should be considered by Council in making a final determination on the application.

#### Stormwater Drainage Management

The application provided limited information regarding on-site stormwater management arrangements. The applicant has however advised that detailed drainage plans are currently being prepared and will be submitted to the Shire upon completion. Given that the proposed development will create additional hard surface areas, which in turn will generate additional stormwater runoff (i.e. sealed vehicle access ways etc.), it is considered appropriate and necessary that further information be provided and assessed by the Shire clearly demonstrating how future stormwater flows will be controlled and discharged, prior to commencement of any on-site development works.

#### Future Potential Zoning in TPS No.2

As mentioned above Lot 20 contains a portion of the land comprising CBH's existing grain receival, storage and distribution facility in Corrigin and is zoned 'Rural' under TPS No.2. The remaining portion CBH's existing facilities are located on land to the north of Lot 20 which is currently zoned 'Industrial' under TPS No.2.

The existing zoning anomaly affecting the CBH facility is unlikely to affect its continued operation and future development however from a local government administration perspective it would be appropriate to rectify the abovementioned zoning anomaly as soon as practicable. Other Wheatbelt Shires with similar zoning anomalies have opted to address these issues as part of the five yearly review of their respective town planning schemes by rezoning such land for 'industrial' purposes. It is suggested that the Shire of Corrigin considers the same approach given that it is the most cost effective way of addressing zoning anomalies like this.

#### Closure of Tier 3 Rail Lines

The railway line abutting CBH's Corrigin facility is identified as a tier 3 line and is earmarked by the state government for decommissioning within 1 to 2 years. As a consequence of the decommissioning of tier 3 rail lines, CBH grain transport and distribution will become more heavily reliant upon local road networks. It is reasonable to expect higher volumes of heavy haulage vehicles on certain local roads and therefore more frequent road maintenance and upgrade requirements, the cost of which will most likely be borne by the relevant local governments.

Forecasting and quantifying the road maintenance requirements and then fairly and equitably proportioning those costs is a complex task that will require substantial calculations and considerations and is unlikely to be resolved in the short term future. Resolution of this issue will require input from a number of different bodies including all affected Wheatbelt Shires, CBH, the WA Local Government Association, the Wheatbelt Development Commission and various state government agencies such as the Department of Planning, Department of Transport and Main Roads WA. Until this issue is resolved it is too difficult to impose a condition on any planning approval/s issued by the Shire requiring CBH to make fair and equitable contributions to any required road upgrade and maintenance works arising from the increased dependence upon the Shire's local road network due to the planned decommissioning of tier 3 rail lines.

#### **CONCLUSION**

It is concluded from a detailed assessment of the application that CBH's proposal to undertake various upgrade works to the existing grain handling, storage and distribution facility on Lot 20 Walton 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 the development proceeds in a proper and orderly manner.

Notwithstanding the above, the zoning, rail and road infrastructure issues mentioned previously above will require further attention in the near future to ensure that they are suitably resolved.

#### **STATUTORY ENVIRONMENT**

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

#### **POLICY IMPLICATIONS**

Council does not have a policy in relation to this item

#### **PUBLIC CONSULTATION**

Community consultation is not required however the application was referred to the Public Transport Authority (PTA) for review and comment to assist Council's consideration and determination of the application.

#### **FINANCIAL IMPLICATIONS**

There are no direct financial implications in relation to this item

#### **STRATEGIC IMPLICATIONS**

The CBH proposal is of strategic importance to the management of future grain harvests and could be expected to have significant financial benefits to local grain producers in terms of the efficiency of delivery of grain to the Corrigin receival facility, its storage capacity and bulk distribution thereafter.

#### **VOTING REQUIREMENT**

Simple majority

#### **OFFICERS' RECOMMENDATION**

*That Council approves the planning application submitted by Co-operative Bulk Handling Ltd (CBH) to undertake various upgrade works to its existing grain handling, storage and distribution facility on Lot 20 Walton Street, Corrigin in accordance with the details of the plans submitted in support of the application subject to compliance with the following conditions:*

- 1. The development is to be substantially commenced within a period of twelve (12) months from the date of this approval. If the development is not substantially commenced 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 licence application must be submitted to and approved by the Shire's Building Surveyor prior to the commencement of development.*
- 3. A detailed documented stormwater drainage management plan shall be prepared and submitted to the Shire of Corrigin for consideration and approval prior to the commencement of development.*
- 4. All stormwater generated on-site shall be contained and disposed of on-site to the*



*specifications and satisfaction of the Shire of Corrigin and shall not be discharged into any adjoining or nearby road reserve area or railway reserve corridor.*

5. *All new drainage works, as depicted on the submitted site development plan, shall be constructed to the specifications and satisfaction of the Shire of Corrigin.*
6. *A detailed documented on-site traffic management strategy shall be prepared and submitted to the Shire of Corrigin for consideration and approval prior to the commencement of development.*
7. *All new on-site vehicle accessways shall be designed, constructed, sealed and drained to specifications and satisfaction of the Shire of Corrigin.*
8. *The proposed works are to be contained entirely within the boundaries of Lot 20 and in any event shall not encroach into any adjoining road reserve area or railway reserve corridor.*
9. *Access to the site via the adjoining railway reserve corridor is not permitted.*
10. *Additional level crossings over the railway reserve corridor for access purposes are not permitted.*

**COUNCIL RESOLUTION**

(0000) Moved Crs – Hickey and Bolt

*That Council approves the planning application submitted by Co-operative Bulk Handling Ltd (CBH) to undertake various upgrade works to its existing grain handling, storage and distribution facility on Lot 20 Walton Street, Corrigin in accordance with the details of the plans submitted in support of the application subject to compliance with the following conditions:*

- 1. The development is to be substantially commenced within a period of twelve (12) months from the date of this approval. If the development is not substantially commenced 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 licence application must be submitted to and approved by the Shire's Building Surveyor prior to the commencement of development.*
- 3. A detailed documented stormwater drainage management plan shall be prepared and submitted to the Shire of Corrigin for consideration and approval prior to the commencement of development.*
- 4. All stormwater generated on-site shall be contained and disposed of on-site to the specifications and satisfaction of the Shire of Corrigin and shall not be discharged into any adjoining or nearby road reserve area or railway reserve corridor.*
- 5. All new drainage works, as depicted on the submitted site development plan, shall be constructed to the specifications and satisfaction of the Shire of Corrigin.*
- 6. A detailed documented on-site traffic management strategy shall be prepared and submitted to the Shire of Corrigin for consideration and approval prior to the commencement of development.*
- 7. All new on-site vehicle accessways shall be designed, constructed, sealed and drained to specifications and satisfaction of the Shire of Corrigin.*
- 8. The proposed works are to be contained entirely within the boundaries of Lot 20 and in any event shall not encroach into any adjoining road reserve area or railway reserve corridor.*
- 9. Access to the site via the adjoining railway reserve corridor is not permitted.*
- 10. Additional level crossings over the railway reserve corridor for access purposes are not permitted.*

*Carried 8/0*

**10.2.6 PROPOSED AMENDMENT NO.3 – SHIRE OF CORRIGIN TOWN PLANNING  
SCHEME NO.2**

Applicant: LandCorp
Location: Lot 458 being Crown Reserve 30075 Walton Street (corner Connelly Way), Corrigin
Date: 14 September 2011
Reporting Officer: Julian Murphy, Chief Executive Officer
Disclosure of Interest: No interest to disclose
File Number: A1089

**BACKGROUND**

This report recommends that Council initiate a suitable amendment to the Shire of Corrigin Town Planning Scheme No.2 to rezone Lot 458 being Reserve 30075 Walton Street (corner Connelly Way), Corrigin from 'Local Scheme Reserve – Conservation' to 'Industrial' zone to help facilitate its proposed sale/disposal.

LandCorp, acting on behalf of the State of Western Australia, is seeking Council's approval to the initiation of a suitable amendment to the Shire of Corrigin Town Planning Scheme No.2 (TPS No.2) to change the current zoning classification of Lot 458 being Crown Reserve 30075 Walton Street (corner Connelly Way), Corrigin from 'Local Scheme Reserve – Conservation' to 'Industrial' zone to enable the land to be developed for industrial purposes.

The location, configuration and aerial imagery of the subject land as well as a graphical description of the rezoning proposal are provided in the attached Plans 1 to 3 and Attachment 1.

The following is a brief summary of the background to the rezoning proposal:

- i) In 2010 the Department of Agriculture and Food lodged an application with the State Land Services Division of the Department of Regional Development of Lands (DRDL) seeking approval to dispose Lot 458 on the grounds that the land has become surplus to the Department's future operational needs and requirements.
- ii) State Land Services subsequently referred the Department of Agriculture and Food's proposal to those government agencies with an interest in the land for review and comment, including the Shire of Corrigin.
- iii) At its Ordinary Meeting held on 25 May 2010 Council resolved to support the sale/disposal of Lot 458 and grant in-principle support to the rezoning of the land from 'Local Scheme Reserve – Conservation' to 'Industrial' zone under TPS No.2 to enable the land to be developed and used for industrial purposes in the short term future.

LandCorp has now requested Council's approval to the initiation of a suitable amendment to TPS No.2 to rezone Lot 458 on the following grounds:

1. It will allow for the proposed disposal of a property identified by the Department of Agriculture and Food in its capacity as the current custodian of the land as being surplus to its future operational needs and requirements;

2. It will address the current shortage of vacant industrial land in the Corrigin townsite and help to satisfy current market demand for land of this type;
3. It will facilitate the logical expansion of an existing industrial area in the Corrigin townsite and will provide opportunity for the establishment of a wide range of industrial uses to service the needs of the local community and surrounding farming district;
4. It will provide for the productive use of land that has not been developed and is not currently used for any specific purposes;
5. It is consistent with the current 'Industrial' zoning classification applicable to the existing industrial area located in close proximity the subject land (i.e. on the adjoining northern, western and eastern properties);
6. It is suitably located in terms of its proximity to existing industrial development in the Corrigin townsite, essential service infrastructure and the well established local and regional road network; and
7. It is unlikely to compromise the existing character, amenity or compatibility of existing or proposed land uses in the immediate locality or give rise to any serious land use conflicts.

#### **COMMENT**

In light of:

- a) Council's previous decision to support the proposed sale/disposal of Lot 458;
- b) Council's previous decision to grant in-principle support for the rezoning of Lot 458 from 'Local Scheme Reserve – Conservation' to 'Industrial' zone under TPS No.2 to help facilitate its sale/disposal; and
- c) the various justifications submitted by LandCorp in support of the rezoning proposal which appear reasonable and valid;

it is considered appropriate that Council now resolve to formally initiate the required amendment to TPS No.2 to enable commencement of the rezoning process.

#### **STATUTORY ENVIRONMENT**

Planning & Development Act 2005

Town Planning Regulations 1967

Environmental Protection Act 1986

Shire of Corrigin Town Planning Scheme No.2

#### **POLICY IMPLICATIONS**

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

#### **PUBLIC CONSULTATION**

To be undertaken for a minimum period of forty two (42) days in accordance with the procedural requirements of regulation 25 of the Town Planning Regulations 1967.

#### **FINANCIAL IMPLICATIONS**

There are no direct financial implications in relation to this item

#### **STRATEGIC IMPLICATIONS**

There are no direct strategic implications in relation to this item

**VOTING REQUIREMENT**

Simple Majority

**OFFICER'S RECOMMENDATION**

*That Council, in pursuance of section 75 of the Planning and Development Act 2005 (as amended) amends the Shire of Corrigin Town Planning Scheme No.2 by:*

- 1. Reclassifying Lot 458 being Reserve 30075 Walton Street (corner Connelly Way), Corrigin from 'Local Scheme Reserve – Conservation' to 'Industrial' zone; and*
- 2. Amending the Scheme Map in accordance with the Scheme Amendment Map.*

**COUNCIL RESOLUTION**

(0000) Moved Crs – Downing and Hickey

*That Council, in pursuance of section 75 of the Planning and Development Act 2005 (as amended) amends the Shire of Corrigin Town Planning Scheme No.2 by:*

- 1. Reclassifying Lot 458 being Reserve 30075 Walton Street (corner Caley Way), Corrigin from 'Local Scheme Reserve – Conservation' to 'Industrial' zone; and*
- 2. Amending the Scheme Map in accordance with the Scheme Amendment Map.*

*Carried 8/0*

### **10.3 Works & General Purpose Reports**

#### **10.3.1 APPLICATION FOR EXPLORATION LICENCE – NO. 70/4201**

Applicant: Duketon Consolidated Pty Ltd Location: Jubuk Date: 14 September 2011 Reporting Officer: Julian Murphy, Chief Executive Officer Disclosure of Interest: No interest to disclose File Number: ED 0002
---

#### **BACKGROUND**

Council has received notice of an application for an exploration license from Duketon Consolidated Pty Ltd for a mining exploration license over land in South Jubuk in the Shire of Corrigin.

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

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

#### **COMMENT**

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

#### **STATUTORY ENVIRONMENT**

Mining Act 1978

#### **POLICY IMPLICATIONS**

Council does not have a policy on this matter

#### **FINANCIAL IMPLICATIONS**

Income from rates on mining tenements

#### **VOTING REQUIREMENT**

Simple Majority

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

*That Council raises no objections to the Application for Exploration License No. 70/4201 by Duketon Consolidated Pty Ltd.*

#### **COUNCIL RESOLUTION**

(0000) Moved Crs – Szczecinski and Bolt

*That Council raises no objections to the Application for Exploration License No. 70/4201 by Duketon Consolidated Pty Ltd.*

*Carried 8/0*

### 10.3.2 TIER 3 RAIL LINES

Applicant: Max Trenorden MLC Location: Wheatbelt Date: 14 September 2011 Reporting Officer: Julian Murphy, Chief Executive Officer Disclosure of Interest: No interest to disclose File Number: GR0033
---

#### BACKGROUND

The Minister for Transport Hon Troy Buswell MLA has indicated (following the closure of Tier 3 Rail Lines in the Wheatbelt) that he is prepared to consider keeping a number of Tier 3 lines open for the upcoming harvest. Tier 3 rail lines were put into care and maintenance in July this year with all grain movements from rail directed onto road.

The Shire of Corrigin is currently a member of the Wheatbelt Railway Retention Alliance and has previously indicated its support for the retention of Tier 3 Rail Lines in the Wheatbelt.

Council has been approached by Hon Max Trenorden MLC and Hon Phil Gardiner MLC regarding the closure of Tier 3 rail lines in the Wheatbelt. A copy of the report "Closure of Tier 3 Rail Lines Serving the Eastern Wheatbelt of Western Australia" along with a letter from Mr Trenorden is attached.

Mr Trenorden and Mr Gardiner are proposing that the Tier 3 Rail Lines be kept open for the next 3 years to enable CBH and Watco to demonstrate that they can operate the Tier 3 lines more economically than the current rail operator. The investment required to maintain Tier 3 Rail Lines for the next 3 years has been estimated at approximately \$10M

The closure of the Yilliminning – Bruce Rock rail line has resulted in an increase of grain movements from the Yealering, Bullaring, Corrigin & Ainsworth CBH bins onto the Shire of Corrigin road network. Estimates provided by Mr Trenorden to maintain and upgrade the Yilliminning – Bruce Rock rail line total approximately \$4.21M over the next three years.

Mr Gardiner and Mr Trenorden have proposed the following options for funding the rail lines:

1. The Minister for Transport approach Cabinet for funding.
2. The Shires which comprise the Wheatbelt Railway Retention Alliance approach the Minister to redirect unallocated funding provided for local roads in the Tier 3 zone. (preferred option)
3. A request for Royalties for Regions funding.

Mr Trenorden has asked Councils in the Alliance to consider the proposed options so an agreed position can be presented to the Minister.

#### COMMENT

The Shire of Corrigin has been provided with \$4.98M in funding to upgrade the Yealering to Bulgee grain transport route following the closure of Tier 3 Rail Lines.

Council has previously identified the Bulyee Road portion of this route as a priority, as it is an important transport link between Tamma Grains, CBH Bulyee and the Brookton Highway. The funding for grain freight roads has provided the Shire of Corrigin with a solution to upgrade this important local road transport route.

Whilst it is important for the Shire of Corrigin to continue to support the retention of Tier 3 Rail Lines it is also important for Council to take advantage of the funding opportunity provided by Grain Freight Route Funding for the Yealering to Bulyee route.

The proposal to take funds from the road grain freight routes and redirect the funding back to rail, whilst sound in concept, may have a detrimental impact on import road upgrades in the Shire of Corrigin.

Many of the Shires in the Alliance do not have the length of roads identified for upgrade nor have they received as significant an amount of funding as the Shire of Corrigin. The difficulty for the Shire of Corrigin is not a case of road or rail, rather it is a need to upgrade and maintain both the Tier 3 Rail Lines and the Bulyee Road.

A proposal that provides positive outcomes for both road and rail upgrades would be of the most benefit for the Shire of Corrigin.

The proposal put forward by Mr Trenorden and Mr Gardiner for the maintenance of Tier 3 Rail Lines for an additional 3 years for a cost of around \$10M, provides no guarantee for Council that grain will not be redirected onto road after that time. Any funding diverted from road upgrades onto maintaining rail will be lost.

#### **STATUTORY ENVIRONMENT**

Local Government Act 1995

#### **POLICY IMPLICATIONS**

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

#### **FINANCIAL IMPLICATIONS**

Funding for grain freight route upgrades – potential loss of funding in future years.

#### **STRATEGIC IMPLICATIONS**

There are no direct strategic implications in relation to this item

#### **VOTING REQUIREMENT**

Simple Majority

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

*That Council:*

- 1. Maintains its position of support for the retention of Tier 3 Rail Lines for the transport of grain;*
- 2. Expresses concern to the Wheatbelt Railway Retention Alliance for a proposal that diverts grain freight road funding back to rail without a guarantee of long term funding for rail; and*
- 3. Supports a proposal that provides a long term funding solution for either grain freight road upgrades and/or the retention of Tier 3 Rail Lines.*



COUNCIL RESOLUTION

(0000) Moved Crs – Hickey and Downing

*That Council:*

- 1. Maintains its position of support for the retention of Tier 3 Rail Lines for the transport of grain;*
- 2. Expresses concern to the Wheatbelt Railway Retention Alliance for a proposal that diverts grain freight road funding back to rail without a guarantee of long term funding for rail; and*
- 3. Supports a proposal that provides a long term funding solution for either grain freight road upgrades and/or the retention of Tier 3 Rail Lines.*

*Carried 8/0*

## **11 NOTICE OF MOTIONS**

There were no notices of motions

## **12 NOTICE OF MOTIONS – NEXT MEETING –**

There were no notices of motions for the next meeting.

## **13 CHIEF EXECUTIVE OFFICERS REPORT**

### Staff

The CEO advised that administration staff Karen Dickinson and Tenille Ebsary have resigned and Karen Wilkinson is going on maternity leave starting in November.

The CEO also advised that Dennis Valenta has been appointed as Pool Manager and would commence in the position in early October.

### Hydrotherapy Pool

The CEO advised that the new Hydrotherapy pool is nearing completion. Tiles are currently being installed on the concourse and the plumbing fit-out of the change rooms is under way. The old kiosk and entry is in the process of being demolished. The pool and new facilities are on track to open at the beginning of November 2011.

## **14 PRESIDENTS REPORT**

The President advised that she attended the following meetings since the last meeting:

- Southern Inland Health Initiative 30 August;
- Eastern Wheatbelt Primary Care 1 September; and
- Meeting with Max Trenorden & Cr Downing 2 September.

## **15 COUNCILLORS REPORTS**

### Cr Szczecinski

Cr Szczecinski raised issues relating to Council's support of new businesses in town. He specifically raised the issue of access via the Dilling Railway Road to Western Stabilisers and legal access to that property. Cr Szczecinski also raised other examples of business wishing to establish in town and what he felt was a lack of support for these ventures from Council.

There was general discussion about land zoning and Council's Town Planning Scheme which may be inhibiting potential businesses coming to town. The town lacked larger industrial blocks which seemed to be in demand from new business.

Cr Szczecinski expressed his thanks to Councillors and Staff, as this was his last Council Meeting.

## **16 URGENT BUSINESS**

There was no urgent business.

## **17 INFORMATION BULLETIN**

**18 WALGA & CENTRAL ZONE MOTIONS**

There is a WALGA Zone meeting next week

**19 MEETING CLOSURE**

Cr Baker thanked the retiring Councillors (Cr Bowles, Cr Bushell and Cr Szczecinski) for their contribution to the Shire of Corrigin and wished them well with their future endeavours outside of Council.

There being no further business to discuss, the President thanked everyone for their attendance and closed the meeting at 4.16pm.

President

Date

---