



# AGENDA

ORDINARY COUNCIL MEETING  
**19 April 2022**

## Notice of Meeting

The next Ordinary Council Meeting for the Shire of Corrigin will be held on Tuesday 19 April 2022 in the Council Chambers, 9 Lynch Street, Corrigin commencing at 3.00pm.

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## Order of Business

10.00am	Councillor Training e-learning
12.30am – 1.00pm	Lunch
1.00pm – 2.30pm	Discussion Forum
2.30pm – 3.00pm	Afternoon Tea
3.00pm	Council Meeting

I have reviewed this agenda and am aware of all recommendations made to Council and support each as presented.



**Natalie Manton**  
Chief Executive Officer  
14 March 2022

*Disclaimer:*

*The Shire of Corrigin gives notice to members of the public that any decisions made at the meeting today, can be revoked, pursuant to the Local Government Act 1995. Therefore members of the public should not rely on any decisions until formal notification in writing by Council has been received. Any plans or documents in agendas and minutes may be subject to copyright. The express permission of the copyright owner must be obtained before copying any copyright material.*

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*Strengthening our community now to grow and prosper into the future*

**CONTENTS**

1.	DECLARATION OF OPENING.....	3
2.	ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE .....	3
3.	PUBLIC QUESTION TIME .....	3
4.	MEMORIALS .....	3
5.	PETITIONS/DEPUTATIONS/PRESENTATIONS/SUBMISSIONS .....	3
6.	DECLARATIONS OF INTEREST .....	3
7.	CONFIRMATION OF MINUTES.....	3
7.1.	PREVIOUS COUNCIL MEETING AND BUSINESS ARISING FROM MINUTES.....	3
7.1.1.	ORDINARY COUNCIL MEETING .....	3
7.2.	COMMITTEE MEETINGS AND BUSINESS ARISING FROM MINUTES .....	4
7.2.1.	ANNUAL ELECTORS MEETING .....	4
7.2.2.	CEO PERFORMANCE REVIEW OCCASIONAL COMMITTEE MEETING .....	4
7.2.3.	BUSHFIRE ADVISORY COMMITTEE MEETING .....	4
8.	MATTERS REQUIRING A COUNCIL DECISION .....	5
8.1.	CORPORATE AND COMMUNITY SERVICES REPORTS .....	5
8.1.1.	ACCOUNTS FOR PAYMENT.....	5
8.1.2.	ACCOUNTS FOR PAYMENT – CREDIT CARDS .....	7
8.1.3.	MONTHLY FINANCIAL REPORTS.....	9
8.2.	GOVERNANCE AND COMPLIANCE.....	11
8.2.1.	CEO PERFORMANCE REVIEW OCCASIONAL COMMITTEE RECOMMENDATIONS.....	11
8.2.2.	ORDINARY COUNCIL MEETING – CHANGE OF MEETING TIMES .....	13
8.2.3.	COMMUNITY GRANTS PROGRAM.....	15
8.2.4.	LONG TERM FINANCIAL PLAN 2022-2037 REVIEW.....	18
8.2.5.	BUSH FIRE ADVISORY COMMITTEE MEETING RECOMMENDATIONS .....	20
8.2.6.	DEVELOPMENT APPLICATION - PROPOSED TRADE SUPPLIES OUTLET.....	23
8.2.7.	DEVELOPMENT APPLICATION - PROPOSED TELECOMMUNICATIONS INFRASTRUCTURE.....	30
9.	CHIEF EXECUTIVE OFFICER REPORT .....	35
10.	PRESIDENT’S REPORT .....	35
11.	COUNCILLORS’ QUESTIONS REPORTS, AND INFORMATION ITEM.....	35
12.	URGENT BUSINESS APPROVED BY THE PRESIDENT OR BY A DECIDED OF THE COUNCIL	35
13.	INFORMATION BULLETIN .....	35
14.	WALGA AND CENTRAL ZONE MOTIONS .....	35
15.	NEXT MEETING .....	35
16.	MEETING CLOSURE .....	35

**1. DECLARATION OF OPENING**

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

**3. PUBLIC QUESTION TIME**

A period of 15 minutes is allocated for questions with a further period of 15 minutes provided for statements from members of the public. The procedure for asking questions and responding is to be determined by the presiding member. The time allocated for questions is to be decided by the members of the Council and members of the public are to be given an equal and fair opportunity to ask a question and receive a response.

Questions and statements are to be –

Presented in writing on the relevant form to the Chief Executive Officer prior to commencement of the meeting; and

b) Clear and concise

**4. MEMORIALS**

The Shire has been advised that Bruce Matthews and Daphne Joan Lockyer have passed away since the last meeting.

**5. PETITIONS/DEPUTATIONS/PRESENTATIONS/SUBMISSIONS**

NIL

**6. DECLARATIONS OF INTEREST**

Councillors and Officers are reminded of the requirements of s5.65 of the *Local Government Act 1995*, to disclose any interest during the meeting before the matter is discussed and of the requirement to disclose an interest affecting impartiality under the Shire of Corrigin Code of Conduct.

**7. CONFIRMATION OF MINUTES**

**7.1. PREVIOUS COUNCIL MEETING AND BUSINESS ARISING FROM MINUTES**

**7.1.1. ORDINARY COUNCIL MEETING**

Minutes of the Shire of Corrigin Ordinary Council meeting held on Tuesday 15 March 2022 (Attachment 7.1.1).

**OFFICER'S RECOMMENDATION**

*That the Minutes of the Shire of Corrigin Ordinary Council meeting held on Tuesday 15 March 2022 (Attachment 7.1.1) be confirmed as a true and correct record.*

## **7.2. COMMITTEE MEETINGS AND BUSINESS ARISING FROM MINUTES**

### **7.2.1. ANNUAL ELECTORS MEETING**

Minutes of the Annual Electors Meeting held on Tuesday 15 March 2022 (Attachment 7.2.1).

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

*That the Minutes of the Annual Electors Meeting held on Tuesday 15 March 2022 (Attachment 7.2.1) be confirmed as a true and correct record.*

### **7.2.2. CEO PERFORMANCE REVIEW OCCASIONAL COMMITTEE MEETING**

Minutes of the CEO Performance Review Occasional Committee Meeting held on Tuesday 5 April 2022 (Attachment 7.2.2).

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

*That the Minutes of the CEO Performance Review Occasional Committee Meeting held on Tuesday 5 April 2022 (Attachment 7.2.2) be confirmed as a true and correct record.*

### **7.2.3. BUSHFIRE ADVISORY COMMITTEE MEETING**

Minutes of the Bushfire Advisory Committee Meeting held on Thursday 7 April 2022 (Attachment 7.2.3).

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

*That the Minutes of the Bushfire Advisory Committee Meeting held on Thursday 7 April 2022 (Attachment 7.2.3) be confirmed as a true and correct record.*

## 8. MATTERS REQUIRING A COUNCIL DECISION

### 8.1. CORPORATE AND COMMUNITY SERVICES REPORTS

#### 8.1.1. ACCOUNTS FOR PAYMENT

Applicant:	Shire of Corrigin
Date:	11/04/2022
Reporting Officer:	Tanya Ludlow, Finance / Human Resources Officer
Disclosure of Interest:	NIL
File Ref:	FM.0036
Attachment Ref:	Attachment 8.1.1 – Accounts for Payment – March 2022

#### SUMMARY

This report provides Council with a list of all financial dealings relating to all accounts for the previous month.

#### BACKGROUND

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

#### COMMENT

The cheque, EFT and Direct Debit payments that have been raised during the month of March 2022 are provided as Attachment 8.1.1 – Accounts for Payment – March 2022.

After payment of the following cheque, EFT and Direct Debit payments, the balance of creditors will be \$87,877.43.

Bank Account	Payment Type	Reference	Amount	Total
Municipal	EFT	17243 - 17295	\$193,779.08	
	Cheque	020718 - 020725	\$2,511.10	
	Direct Debit	March 2022	\$27,814.05	
	Payroll	March 2022	\$139,081.87	<b>\$363,186.10</b>
Trust	EFT	No Payments	\$0.00	
	Cheque	No Payments	\$0.00	
	Direct Debit	No Payments	\$0.00	<b>\$0.00</b>
Licensing Trust	EFT	No Payments	\$0.00	
	Direct Debit	March 2022	\$106,683.20	<b>\$106,683.20</b>
Edna Stevenson	EFT	No Payments	\$0.00	
	Cheque	No Payments	\$0.00	
	Direct Debit	No Payments	\$0.00	<b>\$0.00</b>
<b>Total Payments for the Month of March 2022</b>				<b>\$469,869.30</b>

**Previous Accounts for Payment report**

To enable Council to check that no sequential payment numbers have been missed from the previous accounts for payment report and the report provided as Attachment 8.1.1 – Accounts for Payment – March 2022, the following information is provided on the last cheque or EFT number used.

Bank Account	Payment Type	Last Number	First Number in Report
Municipal, Trust, ES Trust and Licensing	EFT	EFT17242	EFT17243
Municipal	Cheque	020717	020718
Trust	Cheque	003392	No Payments
Edna Stevenson	Cheque	000065	No Payments

Please note that the above does not include payments made via Direct Debit (DD) as they are not in sequential number order.

**STATUTORY ENVIRONMENT**

*S6.4 Local Government Act 1995, Part 6 – Financial Management*  
*R34 Local Government (Financial Management) Regulations 1996*

**POLICY IMPLICATIONS**

Policy 2.7 – Purchasing Policy

**FINANCIAL IMPLICATIONS**

Expenditure in accordance with the 2021 / 2022 Annual Budget.

**COMMUNITY AND STRATEGIC OBJECTIVES**

Shire of Corrigin Strategic Community Plan 2021-2031 and Corporate Business Plan 2021-2025:

**Objective:** Governance and Leadership  
 Strong Governance and leadership

Strategic Community Plan		Corporate Business Plan	
Outcome	Strategies	Action No.	Actions
4.4	Provide informed and transparent decision making that, meets our legal obligations, and the needs of our diverse community	4.4.3	Regular reviews of Council’s Long Term Financial Plan to ensure the long term financial stability of the Shire
		4.4.4	Provide Council adequate and appropriate financial information on a timely basis

**VOTING REQUIREMENT**

Simple Majority

**OFFICER’S RECOMMENDATION**

*That Council reviews the list of accounts paid and acknowledges that payments totalling \$469,869.30 have been made during the month of March 2022.*

### 8.1.2. ACCOUNTS FOR PAYMENT – CREDIT CARDS

<b>Applicant:</b>	Shire of Corrigin
<b>Date:</b>	13/04/2022
<b>Reporting Officer:</b>	Kylie Caley, Deputy Chief Executive Officer
<b>Disclosure of Interest:</b>	NIL
<b>File Number:</b>	FM.0036
<b>Attachment Ref:</b>	Attachment 8.1.2 – Accounts for Payment – Credit Cards February

#### **SUMMARY**

This report provides Council with a list of all financial dealings relating to the use of credit card payments for the period 29 January 2022 to 28 February 2022

#### **BACKGROUND**

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

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

#### **COMMENT**

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

This report provides Council with detailed information of purchases paid for using the Shire of Corrigin corporate credit cards.

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

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

#### **STATUTORY ENVIRONMENT**

*S6.4 Local Government Act 1995, Part 6 – Financial Management*  
*R34 Local Government (Financial Management) Regulations 1996*

#### **POLICY IMPLICATIONS**

Policy 2.9 – Purchasing Policy  
Policy 2.16 - Corporate Credit Cards

#### **FINANCIAL IMPLICATIONS**

Expenditure in accordance with the 2021/2022 Annual Budget.



**COMMUNITY AND STRATEGIC OBJECTIVES**

Shire of Corrigin Strategic Community Plan 2021-2031 and Corporate Business Plan 2021-2025:

**Objective:** Governance and Leadership  
Strong Governance and Leadership

Strategic Community Plan		Corporate Business Plan	
Outcome	Strategies	Action No.	Actions
4.4	Provide informed and transparent decision making that, meets our legal obligations, and the needs of our diverse community	4.4.3	Regular reviews of Council’s Long Term Financial Plan (LTFP) to ensure the long term financial stability of the Shire
		4.4.4	Provide Council adequate and appropriate financial information on a timely basis

**VOTING REQUIREMENT**

Simple Majority

**OFFICER’S RECOMMENDATION**

*That Council:*

1. *in accordance with Attachment 8.1.2 endorse credit card payments for the period 29 January 2022 to 28 February 2022 for \$1,065.41.*

### 8.1.3. MONTHLY FINANCIAL REPORTS

<b>Applicant:</b>	Shire of Corrigin
<b>Date:</b>	13/04/2022
<b>Reporting Officer:</b>	Kylie Caley, Deputy Chief Executive Officer
<b>Disclosure of Interest:</b>	Nil
<b>File Number:</b>	FM.0037
<b>Attachment Ref:</b>	Attachment 8.1.3 – Monthly Financial Statements for the period ending 31 March 2022

#### **SUMMARY**

This report provides Council with the monthly financial reports for the month ending 31 March 2022.

#### **BACKGROUND**

The *Local Government (Financial Management) Regulations 1996*, regulation 34 states that a local government must prepare each month a statement of financial activity reporting on the revenue and expenditure, as set out in the annual budget.

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**

March closed with \$2,849,607 still in short term investment. The reserves term deposit matured during the month. A transfer for the oval lighting project and the Federal Assistance Grant funding was made prior to the reserves going into a term deposit for the remainder of the financial year.

The outstanding rates balance is \$180,958. Rates collection to date is at 93.8% compared to 93% in March 2021. Further information on the overdue balance will be reported at the meeting.

Further information on the March financial position is in the variance report included in the monthly financial reports.

#### **STATUTORY ENVIRONMENT**

*s. 6.4 Local Government Act 1995, Part 6 – Financial Management*  
*r. 34 Local Government (Financial Management) Regulations 1996*

#### **POLICY IMPLICATIONS**

NIL

#### **FINANCIAL IMPLICATIONS**

Expenditure in accordance with the 2021/22 Annual Budget.

**COMMUNITY AND STRATEGIC OBJECTIVES**

Shire of Corrigin Strategic Community Plan 2021-2031 and Corporate Business Plan 2021-2025:

**Objective:** Governance and Leadership  
Strong Governance and Leadership

Strategic Community Plan		Corporate Business Plan	
Outcome	Strategies	Action No.	Actions
4.4	Provide informed and transparent decision making that, meets our legal obligations, and the needs of our diverse community	4.4.3	Regular reviews of Council’s Long Term Financial Plan to ensure the long term financial stability of the Shire
		4.4.4	Provide Council adequate and appropriate financial information on a timely basis

**VOTING REQUIREMENT**

Simple Majority

**OFFICER’S RECOMMENDATION**

*That Council accept the Statement of Financial Activity for the month ending 31 March 2022 as presented, along with notes of any material variances.*

## 8.2. GOVERNANCE AND COMPLIANCE

### 8.2.1. CEO PERFORMANCE REVIEW OCCASIONAL COMMITTEE RECOMMENDATIONS

Applicant:	CEO Performance Review Occasional Committee
Date:	4/04/2022
Reporting Officer:	Natalie Manton, Chief Executive Officer
Disclosure of Interest:	CEO declared financial interest as item relates to CEO salary
File Ref:	PERSONNEL - MANTON
Attachment Ref:	Attachment 8.2.1 – Confidential CEO Performance Review Attachment under separate cover

#### REASON FOR CONFIDENTIALITY

The Chief Executive Officer's (CEO) Report is confidential in accordance with section 5.23(2)(a) of the Local Government Act because it deals with matters affecting an employee of Council.

#### OFFICER'S RECOMMENDATION

*That Council in accordance with Clause 15.10 of the Standing Orders the meeting be closed to the public.*

#### SUMMARY

The CEO Performance Review Occasional Committee is recommending that Council endorse the resolutions from the meeting held on 5 April 2022 regarding the CEO's performance.

#### BACKGROUND

Council appointed Mrs Natalie Manton as the Shire of Corrigin CEO for a three year period commencing 6 March 2018 and expiring on 5 March 2021. At the Ordinary Council meeting held on 20 October 2020 Council voted to renew the CEO contract for a further period of five years commencing on 6 March 2021.

The CEO's performance review was undertaken on 5 April 2022, in accordance with the terms of the Contract of Employment and the Local Government Act 1995.

To assist Council in the process of review, the CEO prepared a confidential report outlining evidence of achievements measured against the performance criteria. Independent consultants Price Consulting Pty Ltd were engaged to assist with the review.

#### COMMENT

A confidential report was presented to Council as part of the performance review process.

#### STATUTORY ENVIRONMENT

*Local Government Act 1995*

*s.5.38 Annual review of employees' performance*

*s.5.39 Contracts for CEO and senior employees*

*3.39A Model standards for CEO recruitment, performance and termination*

*Local Government Administration Regulations*

*r. 18FA Model standards for CEO recruitment, performance and termination*

#### POLICY IMPLICATIONS

5.21 CEO Performance Review

#### FINANCIAL IMPLICATIONS

CEO salary is contained in the annual budget.

**COMMUNITY AND STRATEGIC OBJECTIVES**

Shire of Corrigin Strategic Community Plan 2021-2031 and Corporate Business Plan 2021-2025:

**Objective:** Governance and Leadership  
Strong Governance and Leadership

Strategic Community Plan		Corporate Business Plan	
Outcome	Strategies	Action No.	Actions
4.5	Implement systems and processes that meet legislative and audit obligations	4.5.1	Continual improvement in governance and operational policies, processes and implementation

**VOTING REQUIREMENT**

Simple Majority

**COMMITTEE AND OFFICER’S RECOMMENDATION**

*The CEO Performance Review Committee recommends that Council:*

- 1. Notes that the appraisal of Ms Natalie Manton, Chief Executive Officer, has been completed for the period of March 2021 to February 2022.*
- 2. Endorses the findings of the 2021-22 Annual Performance Review Report as presented by Price Consulting and thanks Ms Manton for her efforts.*
- 4. Approves an increase of 2% to the CEO’s Base Salary, effective from contract anniversary 7 March 2022.*
- 5. Approves the CEO’s Performance Criteria for the 2022-2023 period, as attached.*

## 8.2.2. ORDINARY COUNCIL MEETING – CHANGE OF MEETING TIMES

<b>Applicant:</b>	Cr Mike Weguelin
<b>Date:</b>	13/04/2022
<b>Reporting Officer:</b>	Natalie Manton, Chief Executive Officer
<b>Disclosure of Interest:</b>	Nil
<b>File Number:</b>	GOV.0024
<b>Attachment Ref:</b>	Nil

### SUMMARY

Council is requested to consider changing the commencement time of advertised 2022 Ordinary Council meetings to better suit elected member's work schedules.

### BACKGROUND

At the Ordinary Council meeting held on 21 December 2021 Council endorsed the schedule of meeting dates for 2022 and the dates were advertised to the public.

Council meetings are generally held on the third Tuesday of the month at 3pm, however this time now clashes with the elected members work schedules

Cr Weguelin has requested that Council consider a change of meeting time to the third Tuesday of the month commencing at 6:00pm except for the month of January where no meeting is generally held. It is also requested that Council hold the Discussion Forum Session meetings after the Council meetings each month at approximately 7:30 pm except for the month of January where no meeting is planned.

### COMMENT

Council meeting are open to the public and the change of commencement time will need to be advertised well in advance.

Regulation 12(1) of the *Local Government (Administration) Regulations 1996* states that at least once each year a local government is to give local public notice of the dates on which and the time and place at which —

- (a) The ordinary council meetings; and
- (b) The committee meetings that are required under the Act to be open to members of the public or that are proposed to be open to members of the public, are to be held in the next 12 months.

### STATUTORY ENVIRONMENT

*Local Government Act 1995*

*Local Government (Administration) Regulations 1996*

*Regulation 12 - Meetings, public notice of (Act s.5.25(1)(g))*

*(1) At least once each year a local government is to give local public notice of the dates on which and the time and place at which—*

- (a) the ordinary council meetings; and*
- (b) the committee meetings that are required under the Act to be open to members of the public or that are proposed to be open to members of the public,*

*are to be held in the next 12 months.*

*(2) A local government is to give local public notice of any change to the date, time or place of a meeting referred to in subregulation (1).*

### POLICY IMPLICATIONS

Policy 8.6 - Monthly Ordinary Council Meetings and Councillor Discussion Period

**FINANCIAL IMPLICATIONS**

NIL

**COMMUNITY AND STRATEGIC OBJECTIVES**

Shire of Corrigin Strategic Community Plan 2021-2031 and Corporate Business Plan 2021-2025:

**Objective:** Governance and Leadership  
Strong Governance and Leadership

Strategic Community Plan		Corporate Business Plan	
Outcome	Strategies	Action No.	Actions
4.3	Forward planning and implementation of plans to achieve strategic direction and service levels	4.3.1	Work with external organisations to collaboratively plan and achieve improved community, education, health and business outcomes
		4.3.2	Continue representation on relevant Boards, Committees and Working groups to influence positive local and regional outcomes

**VOTING REQUIREMENT**

Simple Majority

**OFFICER'S RECOMMENDATION**

*That Council*

1. *Change of scheduled commencement time for 2022 Ordinary Council Meetings, from 3pm to commencing at 6pm in the Shire of Corrigin Chambers, 9 Lynch Street and request that the Chief Executive Officer to give local public notice of the change of time.*
2. *Amend Policy 8.6 - Monthly Ordinary Council Meetings and Councillor Discussion Period.*

### 8.2.3. COMMUNITY GRANTS PROGRAM

<b>Applicant:</b>	Shire of Corrigin
<b>Date:</b>	06/04/2022
<b>Reporting Officer:</b>	Kylie Caley, Deputy Chief Executive Officer
<b>Disclosure of Interest:</b>	NIL
<b>File Number:</b>	FM.0306
<b>Attachment Ref:</b>	NIL

#### SUMMARY

Council is requested to consider the applications from community groups for financial support towards projects or events in the 2022/2023 financial year.

#### BACKGROUND

The Shire of Corrigin established policy 2.12 Budget Consideration/Preparation and Community Grants Program that enables the Shire to advertise for applications from community groups and clubs for budget allocation consideration. Advertising commenced in January 2022 and closed 1 April 2022.

This year Council received four requests for financial assistance to the value of \$107,263.59.

Community Organisation/Club	Purpose	Amount
The Windmill Newspaper	Refurbish Windmill Office	4,090.90
1922 & You	Construction of Ablutions	57,457.62
Corrigin Creative Arts Club	Repairs to Ceiling, Lintel, Door Frames and Cupboards	5,208.50
Bunbury Diocesan Trustees (Anglican Church)	Replace Church Hall Weatherboards	17,500
Corrigin Triathlon	Corrigin Triathlon Traffic Management	4,181.67

#### COMMENT

The applications were well thought out and provided substantial information. The expectation of funding requested for the projects is in the range of 50% to 100% funded by Council.

The Windmill Newspaper occupy the Council owned building on Walton Street and a small group of volunteers produce the local community newspaper incorporating shire notes at no cost.

The Windmill Newspaper committee have identified some areas of the office that require some much needed refurbishment and plan to replace the flooring and window treatments, to remove the internal roller door and put a wall in its place and to install a door between two rooms. The committee have requested Council contribute to 50% of the cost of the refurbishment. It is recommended to support the application.

1922 & You are a new community group formed in 2021 with a vision to provide a safe and inclusive place for community engagement and belonging. In 2021 the group purchased the building located at 33 Walton Street which was in disrepair and requires major restoration works. The group have received \$79,721 in funding towards the *Raise the Roof* project.

The application submitted for Council's consideration is to assist with installing a toilet block comprising two male, two female and one accessible toilet to replace the single toilet and comply with health standards. The requested amount from Council is for 92% of the project cost. It is recommended to support the application to a lesser value than the amount requested.



The Corrigin Creative Arts Club lease the Council owned building known as the Regional Arts Centre building. The club entered into a lease with Council in May 2020 for a period of 21 years with the lease payment being \$1 annually.

The club received a contribution in the 2019/2020 financial year to the value of \$3,134. The club experienced issues with the contractor they engaged to carry out the repairs to the ceiling and roof with the work not being completed. In the 2020/2021 financial year the club requested further assistance outside of the Community Grant Program from the shire's Building Officer to complete the unfinished work, this was a further cost to Council of approximately \$2,800 bringing the total contribution to the project over the two financial years to approximately \$5,934.

The club have requested Council fund 100% of the project however as Council already subsidise lease fees and have contributed more than originally allocated to the previous project it is recommended that Council support the application to a lesser value than requested.

The Anglican Church Hall has been a Corrigin landmark for 100 years serving not just the church community but the wider community. Historically the building has been used for Sunday School, wedding receptions, funeral wakes, mothers' group, music lessons and a wide range of other activities. Recently the hall hasn't been utilised to its full potential due to much required repairs.

The church has requested Council fund 71% of the project. Council haven't contributed to the Church in the recent past however it is recommended that Council support the application to a lesser value than requested.

The Corrigin Triathlon group have been holding the annual triathlon in Corrigin for the past 26 years. The group have requested assistance towards the traffic management on the day of the event for the 2023.

Previously the Shire have previously assisted in putting out minimal traffic signs for the event. The requirements for traffic management for the event have changed over time and are now require significantly more signs and traffic control to ensure the safety of participants. In the 2021/2022 financial year the group approached the Shire to assist however due to timelines and commitments Rural Traffic Services was approached to assist instead.

It is recommended that Council support the application to a lesser value than requested.

## **STATUTORY ENVIRONMENT**

*Local Government Act 1995*

*Local Government (Financial Management) Regulations 1996*

## **POLICY IMPLICATIONS**

Policy 2.10 Budget Consideration/Preparation and Community Grants Program

## **FINANCIAL IMPLICATIONS**

Financial contribution to a maximum of \$84,257 for the 2022/2023 financial year.

## **COMMUNITY AND STRATEGIC OBJECTIVES**

Shire of Corrigin Strategic Community Plan 2021-2031 and Corporate Business Plan 2021-2025:

**Objective:** Social

An effectively serviced, inclusive and resilient community

Strategic Community Plan		Corporate Business Plan	
Outcome	Strategies	Action No.	Actions
1.1	Joint planning with local and external key stakeholders to help improve the sense of place and access to opportunities for young people	1.1.2	Prioritise strategies and together with local and regional stakeholders work towards implementing them.
1.3	Support and help facilitate community events and inclusive initiatives	1.3.2	Together with local stakeholders identify and brand Corrigin’s arts and culture identity.
1.4	Support local volunteer organisations through initiatives that reduce volunteer fatigue and strengthen their resilience	1.4.3	Continue to provide the Community Grant Scheme

**Objective:** Governance and Leadership

Strong Governance and leadership

Strategic Community Plan		Corporate Business Plan	
Outcome	Strategies	Action No.	Actions
4.4	Provide informed and transparent decision making that, meets our legal obligations and the needs of our diverse community.	4.4.4	Provide Council adequate and appropriate financial information on a timely basis.

**VOTING REQUIREMENT**

Simple Majority

**OFFICER’S RECOMMENDATION**

*That Council:*

1. *Accept the application for funding from The Windmill Newspaper of \$4,090.90 towards the cost of replacing the floor coverings, window treatments and removal of the roller door and makes provision in the 2022/2023 budget.*
2. *Accepts the application for funding from 1922 & You and contribute \$5,000 towards the cost of restoring the ablutions at 33 Walton Street and makes provision in the 2022/2023 budget.*
3. *Accepts the application for funding from the Corrigin Creative Arts Club and contribute \$2,600 towards the cost of repairing the ceiling, lintel, doorframes, and cupboards and makes provision in the 2022/2023 budget.*
4. *Accepts the application for funding from the Bunbury Diocesan Trustees – Anglican Parish Kondinin – Corrigin and contribute \$7,000 towards the cost of repairing the weatherboards and windows at the Anglican Church Hall and makes provision in the 2022/2023 budget.*
5. *Accepts the application for funding from the Corrigin Triathlon and contribute \$2,734 towards the traffic management on the day of the event and makes provision in the 2022/2023 budget.*

#### 8.2.4. LONG TERM FINANCIAL PLAN 2022-2037 REVIEW

<b>Applicant:</b>	Shire of Corrigin
<b>Date:</b>	12/04/2022
<b>Reporting Officer:</b>	Kylie Caley, Deputy Chief Executive Officer
<b>Disclosure of Interest:</b>	Nil
<b>File Number:</b>	CM.0049
<b>Attachment Ref:</b>	Attachment 8.2.4 – Shire of Corrigin Long Term Financial Plan 2022-2037

#### SUMMARY

The draft Long Term Financial Plan was reviewed and is provided for Council's consideration and adoption.

#### BACKGROUND

The Shire of Corrigin Long Term Financial Plan was reviewed and the draft financials were adopted by Council at the Ordinary Meeting of Council on 21 December 2021.

Following a period of community consultation in 2021 the Shire of Corrigin developed a new Strategic Community Plan 2021 - 2031. A Corporate Business Plan outlining actions to achieve the desired strategic direction was developed at the same time.

The Corporate Business Plan (CBP) is underpinned by, and links through to, a range of supporting and informing policies, strategies and plans such as a Workforce Plan, Asset Management Plan and Long Term Financial Plan (LTFP).

The LTFP is the mechanism that enables local governments to determine their capability to sustainably deliver the assets and services required by the community. It allows the local government to set priorities, within its resourcing capabilities, to deliver short, medium, and long term community priorities.

From these planning processes, annual budgets that are aligned with strategic objectives can be developed.

#### COMMENT

Moore Australia was engaged to review and update the plan for the period 2022 – 2037 aligning it with the informing strategies from the CBP.

The LTFP has a direct impact on the ability to meet the goals set within the CBP and there is a possibility of Council needing to reconsider the priorities set out in the CBP.

The financial component of the plan was adopted at the Ordinary Meeting of Council in December 2021 (resolution 185/2021) to address any possible changes to the CBP.

The plan has been revised along with asset management plans with the assistance from Moore Australia and is presented to Council for endorsement.

#### STATUTORY ENVIRONMENT

*Local Government Act 1995 section 5.56 – Planning for the future*

*Local Government (Administration) Regulations 1996 Division 3 – Planning for the future*

#### POLICY IMPLICATIONS

NIL

**FINANCIAL IMPLICATIONS**

Expenditure in accordance with the 2021/2022 and future Annual Budgets.

**COMMUNITY AND STRATEGIC OBJECTIVES**

Shire of Corrigin Strategic Community Plan 2021-2031 and Corporate Business Plan 2021-2025:

**Objective:** Governance and Leadership  
Strong Governance and Leadership

Strategic Community Plan		Corporate Business Plan	
Outcome	Strategies	Action No.	Actions
4.4	Provide informed and transparent decision making that, meets our legal obligations, and the needs of our diverse community	4.4.3	Regular reviews of Council's Long Term Financial Plan to ensure the long term financial stability of the Shire
		4.4.4	Provide Council adequate and appropriate financial information on a timely basis
4.5	Implement systems and processes that meet legislative and audit obligations	4.5.1	Continual improvement in governance and operational policies, processes and implementation.

**VOTING REQUIREMENT**

Simple Majority

**OFFICER'S RECOMMENDATION**

*That Council adopt the revised Shire of Corrigin Long Term Financial Plan 2022 – 2037 as provided in Attachment 8.2.4.*

### 8.2.5. BUSH FIRE ADVISORY COMMITTEE MEETING RECOMMENDATIONS

<b>Applicant:</b>	Bush Fire Advisory Committee
<b>Date:</b>	13/04/2022
<b>Reporting Officer:</b>	Kirsten Biglin, Executive Support Officer
<b>Disclosure of Interest:</b>	Nil
<b>File Number:</b>	ES.0028
<b>Attachment Ref:</b>	Attachment 8.2.5 – Firebreak Order 2022/2023

#### SUMMARY

The Council of the Shire of Corrigin has established and maintained a Bush Fire Advisory Committee in accordance with the *Bush Fires Act 1954* to provide adequate fire protection to the Shire.

The objectives of the Bush Fire Advisory Committee are to:

- make recommendations and advise Council on all matters relating to the *Bush Fires Act 1954* Section 67 (1);
- liaise with other emergency organisation and relevant bodies with regards to Fire and Emergency Management within the Shire of Corrigin.

The Bush Fire Advisory Committee provides advice to the Shire of Corrigin on matters relating to:

- preventing, controlling and extinguishing of bush fires
- the planning of the form of firebreaks in the district
- prosecution for breaches of the *Bush Fires Act 1954*
- the formation of bush fire brigades and appointment of Bush Fire Control Officers, Fire Weather Officers and Harvesting Ban Officers
- the ensuring of co-operation and co-ordination of bush fire brigades in their efforts and activities
- any other matters relating to bush fire control whether of the same kind, or a different kind from, those specified.

The Advisory Committee meet twice yearly and confirm the requirements for:

- Restricted and Prohibited Burning Periods
- Automatic Harvest and Movement of Vehicle Ban
- Burning on Sundays
- Easter and Public Holidays
- Movement of Vehicle Ban – Contractors in Paddocks

#### COMMENT

The recommendations of the Corrigin Bush Fire Advisory Committee enable the Shire of Corrigin to comply with its statutory requirements in relation to the Bush Fire Act.

#### STATUTORY ENVIRONMENT

*Bushfire Act 1954*

#### POLICY IMPLICATIONS

Policy 9.2 Bush Fire Control Eligibility  
Policy 9.3 Bush Fire Control

#### FINANCIAL IMPLICATIONS

NIL

**COMMUNITY AND STRATEGIC OBJECTIVES**

Shire of Corrigin Strategic Community Plan 2021-2031 and Corporate Business Plan 2021-2025:

**Objective:** Social

An effectively serviced, inclusive and resilient community

Strategic Community Plan		Corporate Business Plan	
Outcome	Strategies	Action No.	Actions
1.5	Support emergency services planning, risk mitigation, response and recovery	1.5.1	Joint planning with stakeholders at a local and sub regional level for disaster preparedness and emergency response
		1.5.2	Scenario planning and training

**VOTING REQUIREMENT**

Simple Majority

**COMMITTEE AND OFFICER’S RECOMMENDATION**

That Council adopt the Bush Fire Advisory Committee’s recommendations 1-7 en bloc.

**1. BUSH FIRE ADVISORY COMMITTEE’S RECOMMENDATION**

*That Greg Evans be appointed Chief Bush Fire Control Officer for 2022/23.*

**2. BUSH FIRE ADVISORY COMMITTEE’S RECOMMENDATION**

*That Steven Bolt appointed Deputy Chief Bush Fire Control Officer for 2022/23.*

**3. BUSH FIRE ADVISORY COMMITTEE’S RECOMMENDATION**

*That the following people be appointed as Bush Fire Control Officers for 2022/23:*

**Bilbarin Brigade**

Sadow Jacobs	PO Box 37	Corrigin	9065 2042	0427 652 042
Bruce Mills	Post Office	Corrigin	9062 9012	0428 956 779
Steven Bolt	PO Box 226	Corrigin	9065 2043	0427 652 043
Paul McBeath	PO Box 87	Corrigin	9062 9024	0427 629 024

**Bullaring Brigade**

Juan Baker	PO Box 305	Corrigin		0427 378 970
Greg Evans	Post Office	Bullaring	9065 7021	0429 657 021
Greg Doyle	PO Box 109	Corrigin	9880 9048	0427 809 044
Craig Jespersen	PO Box 18	Yealering	9888 7075	0427 887 075
Bryce Nicholls	PO Box 71	Corrigin	9063 7014	0429 883 799

**Bulyee/Kunjil Brigade**

John Hewett	PO Box 239	Corrigin	9063 2480	0427 632 480
Braden Grylls	PO Box 115	Corrigin	9065 8006	0428 658 048
Craig Poultney	PO Box 267	Corrigin	9062 9130	0427 454 002

**Corrigin East Brigade**

Tim George	PO Box 159	Corrigin	9065 5045	0427 655 045
Kim Courboules	PO Box 79	Corrigin		0427 632 624
Bruce Talbot	PO Box 75	Corrigin	9063 2132	0427 632 224

**Central Brigade**

Garrick Connelly	PO Box 26	Corrigin	9063 2956	0488 632 107
Adam Rendell	PO Box 200	Corrigin	9063 2291	0427 632 291
Natalie Manton	PO Box 221	Corrigin	9063 2203	0427 425 727

**4. BUSH FIRE ADVISORY COMMITTEE'S RECOMMENDATION**

*That the Chief Bush Fire Control Officer, the Deputy Chief Bush Fire Control Officer, Sandow Jacobs and Adam Rendell be appointed as Fire Weather Officers for 2022/23.*

**5. BUSH FIRE ADVISORY COMMITTEE'S RECOMMENDATION**

*That Council appoint Natalie Manton, Adam Rendell, Garrick Connelly (if Adam Rendell unavailable), Sandow Jacobs, Steven Bolt (if Sandow Jacobs unavailable), Paul Baker, Juan Baker (if Paul Baker unavailable), Greg Evans, Braden Grylls (if Greg Evans is unavailable) as authorised Harvest Ban Officers for 2022/23.*

**6. BUSH FIRE ADVISORY COMMITTEE'S RECOMMENDATION**

*That that Jason Carrall be appointed as training Officer for 2022/23.*

**7. BUSH FIRE ADVISORY COMMITTEE'S RECOMMENDATION**

*That the following people be appointed as Dual Fire Control Officers for 2022/23:*

**Dual Fire Control Officers**

Quairading Shire	Bruce Mills, Craig Poultney
Wickepin Shire	Craig Jespersen, Greg Doyle
Bruce Rock Shire	Sadow Jacobs, Tim George
Narembeen Shire	Tim George
Kondinin Shire	Bruce Talbot, Tim George
Kulin Shire	Greg Doyle, Bryce Nicholls
Pingelly Shire	Greg Evans, Braden Grylls
Brookton Shire	Braden Grylls, Greg Evans

Note: Bruce Rock does not appoint Dual Fire Control Officers. The Shire of Corrigin Bush Fire Advisory Committee (BFAC) considers it appropriate to continue to recommend to Council that Dual Fire Control Officers be appointed to all neighbouring local governments.

**8.COMMITTEE AND OFFICER'S RECOMMENDATION**

That Council adopt the 2022/2023 Firebreak Order as provided in Attachment 8.2.5.

## 8.2.6. DEVELOPMENT APPLICATION - PROPOSED TRADE SUPPLIES OUTLET

Applicant:	MCB Construction Pty Ltd
Landowner:	Micste Pty Ltd
Location:	Lot 482 (No.6) Rendell Street, Corrigin
Date:	13/04/2022
Reporting Officer:	Mr Joe Douglas, Consultant Town Planner (Exurban Rural & Regional Planning)
Disclosure of Interest:	NIL
File Ref:	PA01-2022
Attachment Ref:	Attachment 8.2.6 – Town planning report – 6 Rendell Street, Corrigin

### SUMMARY

This report recommends that Council grant conditional approval to a development application received from MCB Constructions Pty Ltd to develop and use Lot 482 (No.6) Rendell Street, Corrigin for the purposes of a new Trade Supplies Outlet, including all associated advertising signage.

### BACKGROUND

MCB Construction Pty Ltd have submitted a development application on behalf of Micste Pty Ltd (Landowner) seeking Council's approval to develop and use Lot 482 (No.6) Rendell Street, Corrigin for the purposes of a new Trade Supplies Outlet, including all associated advertising signage.

It is understood the proposed development, which comprises a new 272m<sup>2</sup> showroom and incidental office, 492.4m<sup>2</sup> warehouse and various associated improvements, will be occupied and used by Elders, a well-known and established supplier of agricultural products and services throughout rural and regional Australia.

A full copy of the development application received, including supporting documentation and plans, is provided in Attachment 8.2.6.

Lot 482 is located in the southern part of the Corrigin townsite within the town's designated industrial area. The land is rectangular in shape, comprises a total area of approximately 8,750m<sup>2</sup> and has direct frontage and access to Rendell Street along its northern boundary which is a sealed and drained local road under the care, control and management of the Shire of Corrigin.

Lot 482 is gently sloping from south to north, has been cleared of all native vegetation aside from those areas retained for landscaping purposes, and has historically been developed and used for the sale and repair of agricultural machinery. The property contains a number of improvements associated with its previous use including a 160m<sup>2</sup> zincalume storage shed which is proposed to be removed in its entirety to accommodate the proposed development, a large hardstand storage area, and all associated vehicle accessways and parking areas, all of which have been graded and finished using compacted gravel. The property has been fenced using ring-lock style fencing with two separate access gates and associated compacted gravel crossovers provided along its Rendell Street frontage.

It is significant to note Lot 482 has not been designated as being flood prone or subject to inundation during extreme storm events and contains no buildings or places of European or Aboriginal cultural heritage significance. Approximately two thirds of the land's total area has however been designated by the Fire and Emergency Services Commissioner of WA as being bushfire prone due to the existing vegetation at the rear of the property and on Crown Reserve 36962 located immediately south.

Existing adjoining and other nearby land uses are predominantly industrial in nature given the



subject land's location in the town's designated industrial area. Council should note Crown Reserve 36962 located immediately south, which is under the care, control and management of the Shire of Corrigin, is currently undeveloped and has been set aside for the purposes of a municipal depot.



Location & Lot Configuration Plan (Source: Landgate 2022)

### COMMENT

Lot 482 is classified General Industry zone under the Shire of Corrigin Local Planning Scheme No.2 (LPS2).

Council's stated objectives for the development and/or use of any land classified 'General Industry' zone are as follows:

- i) Encourage the consolidation and improvement of industrial development into an area which has been appropriately located and serviced for that purpose;
- ii) Protect the amenity of zones abutting the Industrial zone via the establishment of landscaped buffers and the imposition of landscape and setback land use conditions on any development approval issued for industrial development; and
- iii) Ensure that no person erects a building in this zone unless the facade of the building is constructed of and/or clad in a building material, to a design and specification approved by the local government.

The use class 'trade supplies' is not expressly listed in the Zoning Table of LPS2 and must therefore be considered and determined in accordance with clause 18(4) of the Scheme. As such, Council must firstly determine whether the proposed use of Lot 482 for this purpose is:

- a) consistent with the objectives of the 'General Industry' zone and is therefore a use that may be permitted in this zone subject to conditions imposed by the local government; or

- b) may be consistent with the objectives of the ‘General Industry’ zone and advertise the application for public comment for a minimum required period of fourteen (14) days; or
- c) not consistent with the objectives of the ‘General Industry’ zone and is therefore not permitted in this zone.

Having regard for:

- i) the proposed development’s location in the Corrigin townsite’s designated industrial area;
- ii) the nature, design and high quality finish of the proposed development and its likely limited impact on the character and amenity of the immediate locality, including existing or proposed sensitive land uses; and
- iii) the previous use of the land for the sale and repair of agricultural machinery which falls within the definition for the use class ‘trade supplies’ and did not give rise to any issues or formal complaints;

it is contended the proposal is consistent with the objectives of the land’s current General Industry’ zoning classification and is therefore a use that may be permitted within the zone subject to any conditions Council considers appropriate.

The application has been assessed with due regard for the specific objectives and standards of the Shire’s local planning framework including LPS2 and the Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*. This assessment has confirmed the proposal is compliant or capable of compliance with the following relevant requirements:

- Land capability and land use compatibility;
- Lot boundary setbacks;
- Building bulk, height, scale, external appearance and finishes;
- Landscaping including the preservation of existing vegetation;
- Vehicle access and parking;
- Essential services;
- Advertising signage; and
- Bushfire risk and stormwater drainage management.

In light of the above findings it is concluded the proposal for Lot 482 is consistent with the objectives of the land’s current General Industry zoning classification in LPS2 and all relevant development standards and requirements and is therefore unlikely to have any negative impact on the general amenity, character, functionality and safety of the immediate locality subject to compliance with a number of conditions. As such, it is recommended Council exercise its discretion and grant conditional approval to the application to ensure the development proceeds in accordance with the information and plans submitted in support of the proposal and the relevant standards and requirements of the Shire’s local planning framework.

## **STATUTORY ENVIRONMENT**

*Planning and Development Act 2005 (as amended)*

*Planning and Development (Local Planning Schemes) Regulations 2015*

*Shire of Corrigin Local Planning Scheme No.2*

**POLICY IMPLICATIONS**

NIL

**PUBLIC CONSULTATION**

Not required or deemed necessary. The application was however referred to the Department of Fire and Emergency Services (DFES) for review and comment due to the reporting officer's concerns with certain elements of the Bushfire Management Plan submitted in support of the application. Following modifications to the Bushfire Management Plan by the applicant's bushfire planning practitioner, DFES confirmed it is generally satisfied with and has no objections to the proposed development from a bushfire planning perspective.

**FINANCIAL IMPLICATIONS**

Nil immediate financial implications for the Shire aside from the administrative costs associated with processing the application which are provided for in Council's annual budget. All costs associated with the proposed development will be met by the landowner.

It is significant to note should the applicant/landowner be aggrieved by Council's final decision in this matter, they have the right seek a formal review of that decision by the State Administrative Tribunal. Should this occur for whatever reason, which is considered highly unlikely in this particular instance, the Shire would need to respond. The cost to respond to an appeal cannot be determined at this preliminary stage but could be expected, based on the recent experience of other local government authorities in Western Australia, to range anywhere from \$5,000 to \$60,000 excluding GST depending upon how far the matter proceeds through the review process.

**COMMUNITY AND STRATEGIC OBJECTIVES**

The proposed development is consistent with the following elements of the *Shire of Corrigin Strategic Community Plan 2021-2031* and *Corporate Business Plan 2021-2025*:

**Objective:** Economic

A strong, diverse economy supporting agriculture, local business and attracting new industry.

Strategic Community Plan		Corporate Business Plan	
Outcome	Strategies	Action No.	Actions
2.1	Support the diverse industry across the Shire	2.1.4	Advocate for improved communications infrastructure within the district by lobbying stakeholders to meet the needs of the district, both residential and commercial, now and into the future.

**Objective:** Environment

An attractive natural and built environment for the benefit of current and future generations.

Strategic Community Plan		Corporate Business Plan	
Outcome	Strategies	Action No.	Actions
3.5	Conservation of our natural environment	N/A	No actions listed.

**VOTING REQUIREMENT**

Simple Majority

## **OFFICER'S RECOMMENDATION**

*That Council:*

- 1. Determine** that the proposed development of Lot 482 (No.6) Rendell Street, Corrigin for 'Trade Supplies' purposes is consistent with the objectives of the land's current 'General Industry' zoning classification in the Shire of Corrigin Local Planning Scheme No.2 and may therefore be permitted in the zone; and
- 2. APPROVE** the development application submitted by MCB Construction Pty Ltd on behalf of Micste Pty Ltd (Landowner) to develop and use Lot 482 (No.6) Rendell Street, Corrigin for the purposes of a new Trade Supplies Outlet, including all associated advertising signage, subject to the following conditions and advice notes:

### Conditions

- 1. The proposed development shall be substantially commenced, as defined in Clause 1, Schedule 2, Part 1 of the Planning and Development (Local Planning Schemes) Regulations 2015, within a period of two (2) years from the date of this approval. If the development is not substantially commenced within this period this approval shall lapse and be of no further effect. Where an approval has so lapsed, the proposed development shall not be carried out without the further approval of the local government having first being sought and obtained.*
- 2. The proposed development shall be undertaken strictly in accordance with the documentation submitted in support of the application subject to any modifications required as a consequence of any condition/s of this approval or otherwise approved by the local government. The documentation of relevance to this condition includes:
  - i) Architectural Drawings A.00 to A.11 dated 2/11/2021 including all hand drawn notations;*
  - ii) The separate application form and plan submitted for the proposed new pylon sign; and*
  - iii) The final updated Bushfire Management Plan prepared by Bushfire Works dated 3 March 2022 (Document Reference BFW FILE #: 20210609).**
- 3. Any additional development which is not in accordance with the application the subject of this approval or any condition of approval will require the further approval of the local government.*
- 4. The applicant/landowner shall implement the measures prescribed in the Bushfire Management Plan referred to in Condition 2 of this approval to the satisfaction of the local government at all times for the life of the development.*
- 5. The proposed new warehouse, showroom and office building shall be constructed using new materials only.*
- 6. All stormwater drainage discharge to the Rendell Street road reserve shall be constructed prior to occupation and use of the proposed development and managed thereafter to the specifications and satisfaction of the Shire's Chief Executive Officer in consultation with the Shire's Manager Works and Services.*
- 7. The proposed development shall be provided with a reticulated potable water supply service to the specifications of the relevant service provider prior to its occupation and use.*
- 8. An adequate on-site effluent disposal system, as determined by the Shire's Environmental Health Officer or Executive Director of Public Health, shall be installed with all such work to be undertaken to the specifications and satisfaction of the Shire's Chief Executive Officer or Executive Director of Public Health prior to occupation and use of the proposed development.*

9. *All vehicle accessways and parking bays shall be constructed in accordance with the details shown on the site development plan, including draining and line marking as required to the satisfaction of the Shire's Chief Executive Officer, prior to occupation and use of the proposed development.*
10. *All new landscaping along the land's Rendell Street frontage shall be planted using drought resistant trees and shrubs of a type that require minimal maintenance and must include two (2) native or locally acceptable trees capable of growing to a height of at least five (5) metres. All landscaping works shall be completed within six (6) months of the date of this approval unless otherwise approved by the Shire's Chief Executive Officer.*
11. *The two (2) driveway crossovers along the land's Rendell Street frontage shall be upgraded to the specifications and satisfaction of the Shire's Chief Executive Officer in consultation with the Shire's Manager Works and Services prior to occupation and use of the proposed development to provide for the safe and convenient movement of all heavy vehicle types likely to attend the site.*
12. *The proposed new pylon sign shall be sited within the land's designated boundaries, located so as to not constrain the ability for vehicles to access and park on the land, and maintained for the life of the development to ensure it does not fall into disrepair.*
13. *Any outdoor storage areas shall be screened from public view to the satisfaction of the Shire's Chief Executive Officer.*
14. *The site shall be maintained in a neat and tidy condition at all times to the specifications and satisfaction of the Shire's Chief Executive Officer.*

#### Advice Notes

1. *This approval is not an authority to ignore any constraint to development on the land which may exist through contract or on title, such as an easement or restrictive covenant. It is the responsibility of the applicant/landowners and not the Shire to investigate any such constraints before commencing development. This approval will not necessarily have regard to any such constraint to development, regardless of whether or not it has been drawn to the Shire's attention.*
2. *This is a development approval of the Shire of Corrigin under its Local Planning Scheme No.2. It is not a building permit or an approval to commence or carry out development under any other law. It is the responsibility of the applicant/landowners to obtain any other necessary approvals, consents, permits and licenses required under any other law, and to commence and carry out development in accordance with all relevant laws.*
3. *In accordance with the Building Act 2011 and Building Regulations 2012, a demolition and building permit application must be submitted to and approved by the Shire's Building Surveyor prior to the commencement of any demolition, construction or earthworks on the land.*
4. *The proposed new building on the land 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.*
5. *No construction works shall commence on the land prior to 7am without the Shire's written approval. No construction works are permitted on Sundays or Public Holidays.*
6. *All chemical storage within the proposed new building on the land shall be undertaken in a*

*manner consistent with the Dangerous Goods Safety Act 2004 and all associated regulations as well as Australian Standard AS 2507-1998 entitled 'The Storage and Handling of Agricultural and Veterinary Chemicals'. Any queries regarding the relevant requirements should be directed to the Department of Mines, Industry Regulation and Safety.*

- 7. The applicant/landowner is reminded of their obligation to ensure compliance with the specific standards and requirements of the Shire of Corrigin Annual Fire Break Notice as it applies to all land within the municipal district's designated townsites.*
- 8. Failure to comply with any of the conditions of this development approval constitutes an offence under the provisions of the Planning and Development Act 2005 and the Shire of Corrigin Local Planning Scheme No.2 and may result in legal action being initiated by the local government.*
- 9. If the applicant/landowner are aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the Planning and Development Act 2005 Part 14. An application must be submitted directly to the State Administrative Tribunal within 28 days of the determination.*

### 8.2.7. DEVELOPMENT APPLICATION - PROPOSED TELECOMMUNICATIONS INFRASTRUCTURE

Applicant:	Crisp Wireless Pty Ltd
Landowner:	Mr Benjamin Peter Doyle
Location:	Lot 19797 on Deposited Plan 228738 Middleton Road, Bullaring
Date:	13/04/2022
Reporting Officer:	Mr Joe Douglas, Consultant Town Planner (Exurban Rural & Regional Planning)
Disclosure of Interest:	Nil
File Ref:	PA03-2022
Attachment Ref:	Attachment 8.2.7 – Town planning report – Lot 19797 Middleton Road, Bullaring

#### SUMMARY

This report recommends that Council grant conditional approval to a development application received from Crisp Wireless Pty Ltd to erect and operate telecommunications infrastructure on a portion of Lot 19797 on Deposited Plan 228738 Middleton Road, Bullaring.

#### BACKGROUND

Crisp Wireless Pty Ltd have submitted a development application under the authority of Mr Benjamin Peter Doyle (Landowner) seeking Council's approval to install new telecommunications infrastructure adjacent to an existing telecommunications tower located centrally in the western portion of Lot 19797 Middleton Road, Bullaring.

The proposed infrastructure, which will be contained within a customised 20 foot long sea container, will be used to provide fixed wireless broadband services throughout the district.

All access to the existing telecommunications tower and proposed infrastructure on Lot 19797 will be via an existing unsealed farm track from Middleton Road located approximately 900 metres immediately south of the existing tower on the property.

It is understood from information provided by the applicant that no clearing of any existing native vegetation on the subject land will be required to accommodate the proposed development.

A full copy of the development application received, including supporting documentation and plans, is provided in Attachment 8.2.7.

Lot 19797 is located approximately 18.5 kilometres south of the Corrigin townsite in the locality of Bullaring. The subject land is rectangular in shape, comprises a total area of approximately 515.97 hectares and has direct frontage and access to Middleton Road along its southern boundary which is an unsealed local road under the care, control and management of the Shire of Corrigin.

The subject is gently sloping and currently used for broadacre agricultural purposes (i.e. cropping and grazing). The land has been extensively cleared throughout, with the exception of a number of small stands of native vegetation that have been retained for land management purposes and are the subject of a conservation covenant under the Soil and Land Conservation Act 1945 which expires on 1 September 2027. Notable improvements include a farm shed and grain storage silos in its south-western portion as well as numerous farm dams, vehicle access tracks and boundary fencing.

Those portions of the land comprising existing native vegetation have been designated by the Fire and Emergency Services Commissioner as being bushfire prone, including the area where the proposed new telecommunications infrastructure will be installed. Notwithstanding this fact, as the proposed development will not result in the intensification of land usage, increase the

number of employees on the land or increase the overall bushfire threat, a bushfire attack level (BAL) assessment and bushfire management plan are not required in support of the application.

It is significant to note the subject land has not been designated as being flood prone or subject to inundation during extreme storm events and contain no buildings or places of European or Aboriginal cultural heritage significance.

Existing adjoining and other nearby land uses are predominantly rural in nature (i.e. broadacre cropping and grazing) on lots ranging in size from 64 to 809 hectares.



Location Plan (Source: Landgate 2022)

## COMMENT

Lot 19797 is classified Rural zone under the Shire of Corrigin Local Planning Scheme No.2 (LPS2).

Under the terms of LPS2 the development of any land classified Rural zone for the purpose of telecommunications infrastructure is listed as being discretionary (i.e. 'D') use which means it is not permitted unless Council has exercised its discretion by granting development approval.

The application has been assessed with due regard for the specific objectives and standards of the Shire's local planning framework including LPS2, the Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* and State Planning Policy No.5.2 entitled 'Telecommunications Infrastructure'. This assessment has confirmed the proposal is generally compliant or capable of compliance with the following relevant requirements:

- Land capability and land use compatibility;
- Lot boundary setbacks;
- Preservation of productive agricultural land;
- Preservation of rural character and amenity and places of cultural heritage significance;
- Preservation of natural environmental features, drainage patterns and catchments;
- Vehicle access and parking; and
- Bushfire risk and stormwater drainage management.

The proposal is also consistent with the general aims and objectives of LPS2 and has



considerable merit for the following reasons:

- i) It will assist implementation of the *State Planning Strategy 2050* (2014) which advocates for the provision of an effective state-wide telecommunications network;
- ii) It will be located in an area dominated and characterised by broadacre farming activities on large sized lots.
- iii) The proposed telecommunications container/hut is small and is unlikely to be visually prominent or obtrusive;
- iv) Its location on the subject land will not compromise environmental, cultural heritage, social and visual landscape values;
- v) The scale, materials, external colours and finishes of the proposed infrastructure are not inconsistent with other existing similar developments within the Shire's broadacre agricultural areas and could be expected to fit into the surrounding landscape without raising any major concerns or objections;
- vi) It will not generate significant volumes of vehicular traffic or place undue loads on existing essential service infrastructure in the immediate locality;
- vii) It will not generate any electromagnetic radiation or other emissions given the nature of the proposed telecommunication service (i.e. wireless broadband); and
- viii) The location of the proposed infrastructure will facilitate continuous network coverage and address current communication coverage deficiencies in the immediate locality which will be of significant benefit to the local community and travelling public.

In light of the above findings it is concluded the development proposal for Lot 19797 is acceptable and unlikely to have any negative impact on the general amenity, character, functionality and safety of the immediate locality. As such, it is recommended Council exercise discretion and grant conditional approval to the application to ensure the proposed development proceeds in a proper and orderly manner.

#### **STATUTORY ENVIRONMENT**

*Planning and Development Act 2005 (as amended)*  
*Planning and Development (Local Planning Schemes) Regulations 2015*  
*Shire of Corrigin Local Planning Scheme No.2*

#### **POLICY IMPLICATIONS**

*State Planning Policy 5.2 – Telecommunications Infrastructure*  
*State Planning Policy 2.5 – Rural Planning*

#### **PUBLIC CONSULTATION**

Not required or deemed necessary.

#### **FINANCIAL IMPLICATIONS**

Nil immediate financial implications for the Shire aside from the administrative costs associated with processing the application which are provided for in Council's annual budget. All costs associated with the proposed development will be met by the applicant.

It is significant to note should the applicant/landowner be aggrieved by Council's final decision in this matter they have the right seek a formal review of that decision by the State Administrative Tribunal. Should this occur for whatever reason, which is considered highly unlikely in this particular instance, the Shire would need to respond. The cost to respond to an appeal cannot be determined at this preliminary stage but could be expected, based on the recent experience of other local government authorities in Western Australia, to range anywhere from \$5,000 to \$60,000 excluding GST depending upon how far the matter proceeds through the review process.

#### **COMMUNITY AND STRATEGIC OBJECTIVES**

The proposed development is consistent with the following elements of the *Shire of Corrigin Strategic Community Plan 2021-2031* and *Corporate Business Plan 2021-2025*:

**Objective:** Economic

A strong, diverse economy supporting agriculture, local business and attracting new industry.

Strategic Community Plan		Corporate Business Plan	
Outcome	Strategies	Action No.	Actions
2.1	Support the diverse industry across the Shire	2.1.4	Advocate for improved communications infrastructure within the district by lobbying stakeholders to meet the needs of the district, both residential and commercial, now and into the future.

**VOTING REQUIREMENT**

Simple Majority

**OFFICER’S RECOMMENDATION**

*That Council **APPROVE** the development application submitted by Crisp Wireless Pty Ltd under the authority of Mr Benjamin Peter Doyle (Landowner) to erect and operate telecommunications infrastructure on a portion of Lot 19797 on Deposited Plan 228738 Middleton Road, Bullaring subject to the following conditions and advice notes:*

Conditions

15. *The proposed development shall be substantially commenced within a period of two (2) years from the date of this approval. If the development is not substantially commenced within this period this approval shall lapse and be of no further effect. Where an approval has so lapsed, the use shall not be carried out without the further approval of Council having first being sought and obtained.*
16. *The proposed development shall be undertaken in a manner consistent with all the information submitted in support of the application subject to any modifications required as a consequence of any condition/s of this approval or otherwise approved by Council.*
17. *Any additional development which is not in accordance with the application the subject of this approval or any condition of approval will require the further approval of Council.*
18. *The proposed telecommunications infrastructure and all associated improvements shall be maintained in good working order for the full term of their operational lifespan to avoid any potential risk or hazards.*
19. *The proposed telecommunications infrastructure and all associated improvements must be decommissioned and removed from the land at the end of their operational lifespan with the ground rehabilitated to its natural state (i.e. bare earth with no vegetation) and stabilised as may be required no later than six (6) months thereafter to the satisfaction of the local government unless otherwise approved by Council.*

Advice Notes

10. *This approval is not an authority to ignore any constraint to development on the land which may exist through contract or on title, such as an easement or restrictive covenant. It is the responsibility of the applicant/landowners and not the Shire to investigate any such constraints before commencing development. This approval will not necessarily have regard to any such constraint to development, regardless of whether or not it has been drawn to the Shire’s attention.*

11. *This is a development approval of the Shire of Corrigin under its Local Planning Scheme No.2. It is not a building permit or an approval to commence or carry out development under any other law. It is the responsibility of the applicant/landowners to obtain any other necessary approvals, consents, permits and licenses required under any other law, and to commence and carry out development in accordance with all relevant laws.*
12. *The applicant/landowner is reminded of their obligation to ensure compliance with the specific standards and requirements of the Shire of Corrigin Annual Fire Break Notice as it applies to all land within the municipal district.*
13. *Failure to comply with any of the conditions of this development approval constitutes an offence under the provisions of the Planning and Development Act 2005 and the Shire of Corrigin Local Planning Scheme No.2 and may result in legal action being initiated by the local government.*
14. *If the applicant/landowner are aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the Planning and Development Act 2005 Part 14. An application must be submitted directly to the State Administrative Tribunal within 28 days of the determination.*

**9. CHIEF EXECUTIVE OFFICER REPORT**

**10. PRESIDENT’S REPORT**

**11. COUNCILLORS’ QUESTIONS REPORTS, AND INFORMATION ITEM**

**12. URGENT BUSINESS APPROVED BY THE PRESIDENT OR BY A DECIDED OF  
THE COUNCIL**

**13. INFORMATION BULLETIN**

**14. WALGA AND CENTRAL ZONE MOTIONS**

**15. NEXT MEETING**

Ordinary Council Meeting on Tuesday 17 May 2022.

**16. MEETING CLOSURE**