

1. DECLARATION OF OPENING

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

2. ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE

President	L Baker
	G A Johnson
	D B Bolt
	D L Hickey
	N B Talbot
Chief Executive Officer	J P Murphy
Deputy Chief Executive Officer	T L Dayman
Executive Support Officer	P A Davey
Leave of Absence	G E Downing
Apologies	M A Weguelin
Guest	T J Pridham

3. PUBLIC QUESTION TIME

There were no members of the public present.

4. OBITUARIES

It was advised that there had been no obituaries since the last meeting.

5. GUEST SPEAKERS

There were no Guest Speakers.

6. DECLARATIONS OF INTEREST

There were no declarations of interest.

7. CONFIRMATION OF MINUTES

7.1. Minutes of the Ordinary Meeting of Council – 17 September 2013

(8243) Moved Crs- Talbot and Johnson

That the minutes of the Ordinary Meeting of Council held on Tuesday 17 September 2013 be confirmed as a true and correct record.

Carried 5/0

8. BUSINESS ARISING FROM THE MINUTES

There was no business arising from the previous minutes.

9. MINUTES OF COMMITTEES

9.1. WALGA Minutes of Special Meeting of State Council – September 2013

(8244) Moved Crs- Bolt and Hickey

*That the minutes of the WALGA Special Meeting on Tuesday 25 September 2013 be confirmed as
a true and correct record.*

Carried 5/0

10. MATTERS REQUIRING A COUNCIL DECISION

10.1. Finance and Administration Reports

10.1.1. COMMUNITY RESOURCE CENTRE

Applicant:	Shire of Corrigin
Location:	Shire of Corrigin
Date:	15 October 2013
Reporting Officer:	Heather Ives, Corrigin CRC Coordinator
Disclosure of Interest:	No interest to disclose
File Number:	CMS/005/03

COMMENT

1. September 2013 Advertising - *Windmill Newspaper; CRC Website; CRC Facebook Page:*

WBN – Corrigin ‘Business After Hours’ Meeting - 11/09/2013

Corrigin Agricultural Show – 14/09/2013

“Corrigin Moments in Time” – *Books now available for Sale*

WA Native Orchid Society – *Weekend Field Trip to Corrigin 21 & 22/09/2013*

2. September 2013 Room Bookings:

Conference Room	2
Professionals’ Office	4
Video Conference Room	0
Computer Training Room	0
Exam Supervisions	1

September 2013 Courses / Workshops / Information Seminars / Meetings:

Corrigin Movie Club - “ <i>Performance</i> ”	7 people
University Exam Supervision	1 student
Mia Davies MLA - Meetings	4 appointments
CRC Advisory Committee Meeting	6 people
Skill Hire- <i>Employment</i>	11 appointments
Community First International – <i>Employment</i>	9 appointments

3. CRC General Business

Funding:

Broadband for Seniors (BFS) Application submitted to FaHCSIA for \$2,000 Training Grant and new Computer with Touchscreen Monitor. *Awaiting outcome*

Corrigin Time Capsule 2013-2033:

‘Corrigin Time Capsule’ B4 Envelopes printed x 150.

Letter with explanation, printed for all Corrigin Clubs & Groups, ready to mail-out in mid October.

Corrigin Phonebook:

Heather to contact commercial printers for print options & quotes, for comparison with current CRC

in-house production and cost.

New considerations identified from Community Phonebook Survey:

- Colour Ad section within Phonebook - keep general listings in Black Print only.
- Future sale price of Phonebook to be kept under \$10 price point
- Wire Comb Spiral Binding for a more professional finish to Phonebook

4. CRC Partnerships

'Pathways to Wave Rock' Audio Tour:

- Joint CRC project with surrounding towns; Kondinin, Kulin, Naremben, Quairading, Hyden, Bruce Rock, Lake Grace
- Audio Tour will be available for Visitors and Tourists in either Mini CD format or downloadable via iTunes Music Store.
- CRC currently compiling Corrigin content for 6 -7 tracks (*2-4 minutes in length*) on interesting facts, history and local attractions and approaching local identities for involvement with recordings.
- "Audacity" programme downloaded onto Office Laptop and Desktop Microphone equipment purchased, to use with recording of Audio Tour tracks.
- Project Deadline 19/12/2013.

5. Tourism

Rotary Park Tourist Information Display Shelter:

Connelly Images supplied initial proof-sheet of Corrigin Townsite Map, with map references to places of interest, for Rotary Park Tourist Information Display Shelter. Emily supplied additional information and changes to map, for amendment.

"Wheatbelt Native Orchids" Brochure:

Received orchid selection and names for new brochure. *Still awaiting photographic images of orchids from Robin Campbell to include in Brochure artwork.*

Roe Tourism:

Next meeting scheduled for 21st October 2013 at Bruce Rock. Emily to supply assorted Corrigin Tourism Brochures for new Roe Tourism Packs, to be distributed around Perth Visitor Centre sites.

"Pathways to Wave Rock" Promotional Film:

Emily & Heather met with representatives from 'Black Cyclone' (Film Production Company) on Sunday 15th Sept. to guide and suggest filming locations & attractions around the Corrigin area – initial video footage was taken at: Gorge Rock, Corrigin Museum, RSL Memorial Lookout, Wildflower Drive, Lew's Lookout, Corrigin Dog Cemetery, Large Windmill, Dog in Ute (in paddock) and at Adventure Playground Park.

- Black Cyclone currently preparing Storyboards for film and will advise CRC of any local "talent" that will be needed, for scheduled filming on 18/19/20 Oct 2013 (weather permitting).

6. CRC Equipment, Fixtures & Fittings

Carpet Tiles installed in CRC Office & Admin Desk area - *Carpet Court Narrogin*

Desktop Microphone with Gooseneck – *Corrigin Leading Appliances*

Perspex Wall Mounted Display Holders x 8 – *A Class Displays*

7. CRC Information & Communication Technology

Scheduled PC Maintenance due after October School Holidays - *Leading Appliances (Callan Riches)*

8. CRC Marketing & Promotion

Nil to report

9. CRC Professional Development & Training

Heather attended 'Future of WACRN' Meeting & CRC Training Sessions in Perth 26/27 Sept. 2013
Purchased Student Workbooks for 'Cert II in Business' – Natalie Jackson

10. CRC Traineeships

PIPPA DAVEY

'Certificate IV in Business' (18 months, part-time) RTO: Boyup Brook CRC
Successfully completed Traineeship in September 2013

EMILY HEWETT

'Certificate III in Tourism' (18 months, part-time) RTO: Challenger Institute
Commencement Date: July 2012 - Completion Due Date: December 2013

NATALIE JACKSON

'Certificate II in Business' (18 months, part-time) RTO: C.Y. O'Connor Institute - Narrogin Campus
Commencement Date: September 2013 - Completion Due Date: March 2015

ANNUAL SUMMARY REPORT:

	JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	YEAR TOTAL
2003-04	440*	440*	440*	440*	440*	440*	No stat	No stat	No stat	No stat	132	276	3048
2004-05	271	253	433	535	459	366	214	397	510	443	270	338	4489
2005-06	373	370	391	526	605	511	297	509	735	488	562	443	5810
2006-07	471	610	544	523	515	440	537	562	657	584	491	501	6435
2007-08	535	613	537	714	511	520	561	510	625	733	576	469	6904
2008-09	479	444	581	532	501	411	417	501	575	525	543	651	6160
2009-10	629	682	626	757	590	727	421	623	715	529	491	539	7329
2010-11	708	610	871	759	465	530	426	444	611	413	607	691	7135
2011-12	568	536	572	535	542	381	426	520	527	499	564	491	6161
2012-13	545	694	691	716	756	497	552	636	413	590	370	479	6939
2013-14	651	494	516										1661
													62071

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

*Minutes for the Ordinary Meeting of Council held in the Shire of Corrigin Council Chambers on
Tuesday 15 October 2013*

CORRIGIN CRC Monthly Usage:					
Customers Accessing 'FEE FOR SERVICE' and SALES Septembert 2013:					
COMPUTER ROOM	MTHLY	YTD from July 13	HIRE	MTHLY	YTD from July 13
Internet Use	39	196	Room Hire (payments)	5	19
Computer Use	7	9	Data Projector Hire	2	2
Wireless Hotspot	3	10	Laptop Hire	0	0
SERVICES			Folding Machine Hire	3	3
B&W Printing / Photocopies	53	145	Portable Projector Screen Hire	1	1
Colour Printing / Photocopies	12	26	Portable White Board Hire	0	0
Photo Printing	3	14	Portable Pin-Up Board Hire	0	0
Laminating	11	20	Engraver Hire	0	0
Faxing	15	34	NLIS Scanning Wand Hire	0	2
Binding	1	2	BBQ Trailer Hire	1	2
Secretarial Services	15	28	SALES		
Scanning	4	31	Phonebook Sales	1	14
Desktop Publishing	0	0	Birds of the W/belt Book Sales	0	0
CD / DVD Burning	0	0	Tin Horse Highway Book	0	0
Computer Training (one-on-one)	0	0	Corrigin Book Sales	1	3
Phone Calls		1	Shire Polo Shirt Sales	0	0
FEES			Eco Bags	0	0
Corrigin CRC 2013 Membership	0	0	Corrigin Post Card Sales	1	3
Corrigin Movie Club (payments)	4	17	Corrigin Wrapping Paper Sale	1	1
Training Course (payments)	0	0	2013 Corrigin Calendars (sold via CRC)	0	2
University Exam Invigation	0	0	OTHER		
IP Video Conferencing	0	0	Corrigin Moments In Time	17	17
			Yearlering Book Sales	0	0
<i>Monthly People through :</i>		147	Bulyee / Kweda Book Sale	0	0
Customers Accessing 'CORRIGIN CRC SERVICES' September 2013:					
SERVICE	MTHLY	YTD from July 13	SERVICE	MTHLY	YTD from July 13
Phonebook/Calendar - Enquires	4	12	Department of Veterans Affairs	0	0
Centrelink - Access Point	22	84	Courses & Education Enquires	2	14
Tourism	91	170	General Enquiries (Face to Face)	65	186
Conferences/T raining/Meetings	49	193	Corrigin Toy Library	9	37
Broadband for Seniors Kiosk (BFS)	24	68	Government Info. Access Point	1	8
Medicare - Claim Booth	0	4	ATO	3	9
<i>Monthly People through :</i>		369	General Enquiries (Email/Phone)	102	316
TOTAL:	516		<i>(paying Customers and Customer Services provided for September 2013)</i>		

OFFICER'S RECOMMENDATION

That Council receives the Corrigin CRC Report.

COUNCIL RESOLUTION

(8245) Moved Crs – Johnson and Hickey

That Council receives the Corrigin CRC Report.

Carried 5/0

10.1.2. ACCOUNTS FOR PAYMENT – SEPTEMBER 2013

Applicant:	Shire of Corrigin
Location:	Shire of Corrigin
Date:	3 October 2013
Reporting Officer:	Katherine Weguelin, Finance Officer
Disclosure of Interest:	No interest to disclose
File Number:	FM 0036

BACKGROUND

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

COMMENT

The cheque and EFT payments that have been raised for the Council meeting and also during the month of September 2013 are attached.

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

STATUTORY ENVIRONMENT

Local Government (Financial Management) Regulations

POLICY IMPLICATIONS

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

FINANCIAL IMPLICATIONS

Expenditure in accordance with the 2013 / 2014 Annual Budget.

VOTING REQUIREMENT

Simple Majority

OFFICER'S RECOMMENDATION

That Council endorse Cheque's 19717 to 19725 and EFT payments in the Municipal Fund, totalling \$437,208.60, Cheque 3311 and EFT payments in the Trust Fund totalling \$421.90, and EFT payments in the Licensing Account totalling \$35,572.45; total payments for September \$473,202.95.

COUNCIL RESOLUTION

(8246) Moved Crs – Bolt and Talbot

That Council endorse Cheque's 19717 to 19725 and EFT payments in the Municipal Fund, totalling \$437,208.60, Cheque 3311 and EFT payments in the Trust Fund totalling \$421.90, and EFT payments in the Licensing Account totalling \$35,572.45; total payments for September \$473,202.95.

Carried 5/0

10.1.3. MONTHLY FINANCIAL REPORT – SEPTEMBER 2013

Applicant:	Shire of Corrigin
Location:	Shire of Corrigin
Date:	7 October 2013
Reporting Officer:	Taryn Dayman, Deputy Chief Executive Officer
Disclosure of Interest:	No interest to disclose
File Number:	FM0036

BACKGROUND

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

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

COMMENT

A variance report is included with the monthly financial statements.

STATUTORY ENVIRONMENT

Local Government (Financial Management) Regulations 1996.

POLICY IMPLICATIONS

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

FINANCIAL IMPLICATIONS

Monthly Statement of Financial Activity.

VOTING REQUIREMENT

Simple Majority

OFFICER'S RECOMMENDATION

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

COUNCIL RESOLUTION

(8247) Moved Crs – Hickey and Johnson

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

Carried 5/0

10.1.4. POLICY MANUAL

Applicant:	Shire of Corrigin
Location:	Shire of Corrigin
Date:	7 October 2013
Reporting Officer:	Julian Murphy, Chief Executive Officer
Disclosure of Interest:	No interest to disclose
File Number:	Policy Manual

BACKGROUND

Council's Policy Manual was last reviewed in November 2012. The objectives of the Policy Manual are:

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

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

- Superannuation Contributions
- Outbuilding Size

The following policies have been amended to reflect changes in staffing arrangements:

- Staff Conference Attendance
- Phones in Staff Houses
- Council vehicles
- Removal Expenses

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

COMMENT

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

STATUTORY ENVIRONMENT

Local Government Act 1995

POLICY IMPLICATIONS

Review of Policy Manual.

FINANCIAL IMPLICATIONS

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

VOTING REQUIREMENT

Simple Majority

OFFICER'S RECOMMENDATION

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

COUNCIL RESOLUTION

(8248) Moved Crs – Johnson and Bolt

That Council adopts the policies contained within the Policy Manual with the following amendments:

- *Policy 1.1 Budget Adoption – delete.*
- *Policy 3.5 Circulation of Council Minutes – amend to reflect current practice.*

Carried 5/0

10.1.5. RATE DISCOUNT BM & KA NOTTLE – A45

Applicant:	BM & KA Nottle
Location:	4397 Brookton Corrigin Road, Corrigin
Date:	15 October 2013
Reporting Officer:	Julian Murphy, Chief Executive Officer
Disclosure of Interest:	Taryn Dayman, Deputy Chief Executive Officer
File Number:	A45

BACKGROUND

In line with Council Policy 3.1.4 Council resolved to grant a 5% discount on rates paid in full by the due date (option 1). The 2013/2014 rates were issued on the 2 September 2013 with the due date for option 1 being Monday 7 October 2013.

Correspondence has been received from Kylie & Brad Nottle explaining the difficulties they experienced while attempting to pay their rates online and by phone for assessment 45. These difficulties resulted in payment being received after the option 1 payment due date. Mr and Mrs Nottle are requesting consideration be given to their circumstances and that Council grant the discount of \$611.92 on assessment 45, being the discount applicable if payment was made by the due date.

Council offers 4 payment methods for the payment of rates, including in person, by mail, phone and internet using Bpoint. BPoint is an electronic banking facility provided by the Commonwealth Bank.

COMMENT

It appears that Mrs Nottle first attempted to pay using Bpoint over the phone and then online and was unsuccessful on both occasions. Council staff are not aware of any problems with Bpoint and have been receiving regular payments via the BPoint facility.

Council received payment in full on Thursday 10 October 2013 in the form of a cheque. Prior to the cheque payment being processed, Mr Nottle rang the office explaining the situation and made payment in full via credit card payment over the phone and requested that the cheque be destroyed. The balance on assessment A45 is currently \$7.42, due to interest on overdue rates.

Mr Nottle has also spoken directly with the CEO and explained the situation. The CEO and DCEO have had discussions with staff and have investigated the limited information surrounding the situation. Mr & Mrs Nottle were advised that should they wish to take the matter further that they need to put their case in writing so that it could be considered by Council.

Each year Council has a number of ratepayers, paying the discount amount after the payment due date. As these ratepayers are not eligible for the discount, the discount amount remains outstanding and the ratepayers are written to requesting payment of the outstanding amount.

STATUTORY ENVIRONMENT

Local Government Act 1995, section 6.46

POLICY IMPLICATIONS

Council's Policy 3.1.4 allows for the discount to be paid by the close of business on the due date.

FINANCIAL IMPLICATIONS

Reduction in rate revenue of \$611.92 and reduction in interest on overdue rates \$7.42

STRATEGIC IMPLICATIONS

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

VOTING REQUIREMENT

Simple Majority

OFFICER'S RECOMMENDATION

That council grants the 5% discount on assessment 45 totalling \$611.92 for the 2013/2014 rates and write off the amount of \$7.42 outstanding on assessment 45.

COUNCIL RESOLUTION

(8249) Moved Crs – Bolt and Talbot

That council grants the 5% discount on assessment 45 totalling \$611.92 for the 2013/2014 rates and write off the amount of \$7.42 outstanding on assessment 45.

Lost 1/4

REASON FOR DECISION

The majority of Councillors present at the meeting believed that there is adequate scope and opportunity within the current rates payment options timeframes and payment methods offered for ratepayers to meet the payment deadline to attract the early payment discount. Councillors were also concerned about establishing a precedent with respect to granting discounts for payments received after the deadline.

10.1.6. CAT ACT 2011 – DELEGATIONS TO CEO

Applicant:	Shire of Corrigin
Location:	Shire of Corrigin
Date:	15 October 2013
Reporting Officer:	Taryn Dayman, Deputy Chief Executive Officer
Disclosure of Interest:	No interest to disclose
File Number:	LE0019

BACKGROUND

Under section 44(1) of the Cat Act 2011, a local government may delegate to its CEO the exercise of any of its powers or the discharge of any of its duties under another provision of this act.

Under section 45 of the Cat Act 2011 a CEO may delegate to any employee of the local government the exercise of any of the CEO's powers or the discharge of any of the CEO's duties under another provision of the Act.

COMMENT

The delegation to the CEO will authorise the CEO to administer, enforce and determine applications, permits, registrations, serve cat control or other notices, infringements, issue certificates, warrants or commence a prosecution in a court under the Cat Act 2011.

Council may impose conditions on the delegation to the CEO. It is not recommended that any conditions are imposed.

Council appointed authorised and registration officers for various acts, including the Cat Act 2011 at its July 2013 Ordinary Council Meeting.

STATUTORY ENVIRONMENT

Local Government Act 1995
Cat Act 2011

POLICY IMPLICATIONS

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

FINANCIAL IMPLICATIONS

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

STRATEGIC IMPLICATIONS

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

VOTING REQUIREMENT

Absolute Majority

OFFICER'S RECOMMENDATION

That Council delegates authority to the Chief Executive Officer the capacity to exercise and discharge all or any of the powers and functions of the local government under the Cat Act 2011 and Regulations.

COUNCIL RESOLUTION

(8250) Moved Crs – Johnson and Hickey

That Council delegates authority to the Chief Executive Officer the capacity to exercise and discharge all or any of the powers and functions of the local government under the Cat Act 2011 and Regulations.

Carried by an absolute majority 5/0

10.2. Health, Building and Planning Reports

10.2.1. PLANNING APPLICATION – PROPOSED CHILD DAY CARE CENTRE

Applicant:	Giggle Pots Day Care Incorporated on behalf of the Shire of Corrigin (Landowner)
Location:	Lots 60 & 61 (Nos.42 & 40) Lynch Street, Corrigin
Date:	9 October 2013
Reporting Officer:	Messrs Joe Douglas & Carlo Famiano Consultant Town Planners (Urban & Rural Perspectives)
Disclosure of Interest:	No interest to disclose
File Number:	A904

BACKGROUND

This report recommends that a planning application submitted by Giggle Pots Day Care Incorporated on behalf of the Shire of Corrigin (Landowner) to develop a new day care centre on Lot 61 (No.40) Lynch Street, Corrigin and demolish the existing day care centre building on the adjoining Lot 60 (No.42) Lynch Street, Corrigin be approved subject to conditions.

The applicant is seeking Council's planning approval to construct a new day care centre on Lot 61 (No.40) Lynch Street, Corrigin to replace the existing day care centre building on the adjoining Lot 60 (No.42) Lynch Street, Corrigin which is proposed to be demolished.

Lots 60 & 61 are located in the northern part of the Corrigin townsite with direct frontage and access to Lynch Street along their eastern boundary and a right-of-way (ROW) along their western rear boundary.

The subject landholdings are rectangular in shape, comprise a total combined area of approximately 2,024m² and have both been developed and used over a number of years for the purposes of a child day care centre (i.e. day care building, playground, gardens, fencing, car parking etc) (see Plans 1 to 3).

As Council is aware the land is currently owned in fee simple by the Shire of Corrigin and is leased to Giggle Pots Day Care Incorporated under a current ten (10) year lease agreement.

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

- i) Placement of a new 181m² weatherboard and colorbond roof transportable building comprising a width of 12.6 metres and a depth of 14.4 metres (see Plans 4 to 6);
- ii) The new building will comprise a wall height of 2.67 metres from the natural ground level (NGL) and a skillion-type roof structure with a maximum height of 4.23 metres from the NGL;
- iii) The new building will be sited on Lot 61 and will replace an existing day care centre building on Lot 60.
- iv) The existing building on Lot 60 will be demolished with the old building footprint area to be redeveloped to provide additional open space and playground facilities associated with the ongoing day care centre use;
- v) The new building will have a setback of 7.5 metres from the land's front boundary (i.e. Lynch street), a 3 metre setback from the land's southern side boundary and a 23.4 metre setback

from the land's western rear boundary (i.e. from the existing ROW which for the purposes of this assessment is classified as a 'secondary street');

- vi) The installation of additional landscaping and new colorbond fencing including strategically located childproof access gates;
- vii) Suitable connections to power, water, telecommunications and reticulated sewerage disposal infrastructure;
- viii) The collection and discharge of all stormwater into the Lynch Street road reserve; and
- ix) The construction of six (6) new on-street car parking bays within the Lynch Street verge area immediately abutting Lots 60 & 61 which will be used in conjunction with twelve (12) existing on-site car parking bays located at the rear of the subject land which are accessed from the adjoining ROW.

COMMENT

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

Lots 60 & 61 are classified 'Residential' zone under the Shire of Corrigin's current operative Town Planning Scheme No.2 (TPS No.2) with an applicable residential density coding of R12.5.

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

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

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

Under the terms of TPS No.2 the development and use of any land classified 'Residential' zone for the purpose of a 'Day Care Centre' is listed in the Zoning Table as an 'SA' use which means it is not permitted unless Council has granted planning approval following the completion of public advertising.

The proposal was advertised for public comment by the Shire's Administration in accordance with the specific requirements of Clause 6.3 of TPS No.2 for the minimum required period of twenty one (21) days. The advertising process included a notice in the West Australian newspaper, correspondence to nearby and adjoining landowners and display of the relevant plans at the Shire Administration Centre.

At the conclusion of public advertising the Shire had not received any submissions in respect of the application. It is therefore concluded that the local community is generally satisfied with and supportive of the proposed development and use of the subject landholdings.

Compliance with TPS No.2 Development Standards

TPS No.2 does not contain any standards specific to the development and/or use of land classified 'Residential' zone for the purposes of a 'Day Care Centre'. As such the application has been assessed with due regard for the general development standards contained in TPS No.2.

Having regard for the information and plans submitted in support of the application, the reporting officers' have concluded that the proposal satisfies the various general development standards prescribed by TPS No.2 as these apply to boundary setbacks, site coverage, landscaping, visual character and amenity etc.

With regard to on-site car parking, the following information is provided for Council's information and consideration:

- i) TPS No.2 does not prescribe any on-site car parking standards for the 'Day Care Centre' use class. As such Council has the discretion to impose any car parking standard it considers appropriate in the circumstances;
- ii) The site has historically been developed and used for the purposes of a day care centre and currently provides twelve (12) on-site car parking bays located at the rear of the land which are accessed from an adjoining right-of-way; and
- iii) The plans submitted in support of the application indicate the retention of the twelve (12) existing on-site car parking bays at the rear of the land and the construction of six (6) new parallel parking bays within the Lynch Street verge area immediately abutting Lots 60 & 61.

Having regard for all the above, the reporting officers' have concluded that the total number of car parking bays to be provided to support the new day care centre is adequate and that no additional on or off-site parking will be required to satisfy the parking demand likely to be generated by the proposed development and use of the subject land.

CONCLUSION

It is concluded from a detailed assessment of the application that the proposal to develop a new day care centre on Lot 61 (No.40) Lynch Street, Corrigin and demolish the existing day care centre building on the adjoining Lot 60 (No.42) Lynch 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 and use of the land proceeds in a proper and orderly manner.

PUBLIC CONSULTATION

Completed in accordance with the specific requirements of the Clause 6.3 of Town Planning Scheme No.2.

STATUTORY ENVIRONMENT

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

POLICY IMPLICATIONS

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

FINANCIAL IMPLICATIONS

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

CULTURAL IMPLICATIONS

The development of a new day care centre on the subject land as proposed could be expected to have significant cultural benefits for the local community as it will ensure the continuation of a much needed service in the Corrigin townsite.

VOTING REQUIREMENT

Simple Majority

OFFICER'S RECOMMENDATION

That Council approves the application for planning approval submitted by Giggle Pots Day Care Incorporated on behalf of the Shire of Corrigin (Landowner) to develop a new day care centre on Lot 61 (No.40) Lynch Street, Corrigin and demolish the existing day care centre building on the adjoining Lot 60 (No.42) Lynch Street, Corrigin in accordance with the details of the plans submitted in support of the application subject to compliance with the following conditions and advice notes:

Conditions

- 1. The development is to be undertaken in a manner consistent with the information and plans submitted in support of the application.*
- 2. The existing building on Lot 60 (No.42) Lynch Street, Corrigin shall be demolished to the specifications and satisfaction of Council.*
- 3. The twelve (12) existing on-site car parking bays located at the rear of the land shall be upgraded and maintained to the specifications and satisfaction of Council.*
- 4. The six (6) new parallel parking bays within the Lynch Street verge area immediately abutting the land shall be constructed and maintained to the specifications and satisfaction of Council.*
- 5. All landscaping shall be completed in accordance with the details shown on the approved plans and maintained at all times to the specifications and satisfaction of Council.*
- 6. All stormwater generated by the proposed development shall be managed and disposed of to the specifications and satisfaction of Council.*
- 7. The proposed new building on Lot 61 shall be connected to all available essential service infrastructure including reticulated sewerage which shall be provided in accordance with the Water Corporation's relevant specifications and standards.*
- 8. Any proposed advertising signage shall be provided in accordance with the specific requirements of the Shire of Corrigin Town Planning Scheme No.2 unless otherwise approved by Council.*

Advice Notes

- 1. The development shall be completed within a period of two (2) years from the date of this approval. If the development is not completed within this period the approval will lapse and be of no further effect. Where an approval has lapsed, no development shall be carried out without the further approval of the Shire of Corrigin having first been sought and obtained.*
- 2. A completed building permit application must be submitted to and approved by the Shire's Building Surveyor prior to the commencement of any construction works on the land.*
- 3. A completed demolition permit application must be submitted to and approved by the Shire's Building Surveyor prior to the commencement of any demolition works on the land.*
- 4. The new day care centre building is required to comply in all respects with the National Construction Code of Australia and Health (Public Buildings) Regulations 1992. Plans and specifications which reflect these requirements are required to be submitted with the building permit application.*
- 5. The noise generated by any activities on-site including machinery motors or vehicles shall not exceed the levels as set out under the Environmental (Noise) Regulations 1997.*
- 6. No construction works shall commence on the land prior to 7am without Council's prior approval.*

COUNCIL RESOLUTION

(8251) Moved Crs – Talbot and Hickey

That Council approves the application for planning approval submitted by Giggle Pots Day Care Incorporated on behalf of the Shire of Corrigin (Landowner) to develop a new day care centre on Lot 61 (No.40) Lynch Street, Corrigin and demolish the existing day care centre building on the adjoining Lot 60 (No.42) Lynch Street, Corrigin in accordance with the details of the plans submitted in support of the application subject to compliance with the following conditions and advice notes:

Conditions

- 1. The development is to be undertaken in a manner consistent with the information and plans submitted in support of the application.*
- 2. The existing building on Lot 60 (No.42) Lynch Street, Corrigin shall be demolished to the specifications and satisfaction of Council.*
- 3. The twelve (12) existing on-site car parking bays located at the rear of the land shall be upgraded and maintained to the specifications and satisfaction of Council.*
- 4. The six (6) new parallel parking bays within the Lynch Street verge area immediately abutting the land shall be constructed and maintained to the specifications and satisfaction of Council.*
- 5. All landscaping shall be completed in accordance with the details shown on the approved plans and maintained at all times to the specifications and satisfaction of Council.*
- 6. All stormwater generated by the proposed development shall be managed and disposed of to the specifications and satisfaction of Council.*
- 7. The proposed new building on Lot 61 shall being connected to all available essential service infrastructure including reticulated sewerage which shall be provided in accordance with the Water Corporation's relevant specifications and standards.*
- 8. Any proposed advertising signage shall be provided in accordance with the specific requirements of the Shire of Corrigin Town Planning Scheme No.2 unless otherwise approved by Council.*

Advice Notes

- 1. The development shall be completed within a period of two (2) years from the date of this approval. If the development is not completed within this period the approval will lapse and be of no further effect. Where an approval has lapsed, no development shall be carried out without the further approval of the Shire of Corrigin having first been sought and obtained.*
- 2. A completed building permit application must be submitted to and approved by the Shire's Building Surveyor prior to the commencement of any construction works on the land.*
- 3. A completed demolition permit application must be submitted to and approved by the Shire's Building Surveyor prior to the commencement of any demolition works on the land.*
- 4. The new day care centre building is required to comply in all respects with the National Construction Code of Australia and Health (Public Buildings) Regulations 1992. Plans and specifications which reflect these requirements are required to be submitted with the building permit application.*
- 5. The noise generated by any activities on-site including machinery motors or vehicles shall not exceed the levels as set out under the Environmental (Noise) Regulations 1997.*
- 6. No construction works shall commence on the land prior to 7am without Council's prior approval.*

Carried 5/0

10.2.2. PLANNING APPLICATION – PROPOSED SINGLE HOUSE & DOMESTIC OUTBUILDING ('SHED')

Applicant:	Edward & Colleen Francis (Landowners)
Location:	Lot 79 (No.30) Lynch Street, Corrigin
Date:	15 October 2013
Reporting Officer:	Messrs Joe Douglas & Carlo Famiano Consultant Town Planners (Urban & Rural Perspectives)
Disclosure of Interest:	No interest to disclose
File Number:	A10528

BACKGROUND

This report recommends that a planning application submitted by Edward & Colleen Francis (Landowners) to place a second hand transportable dwelling and construct a new domestic outbuilding (i.e. shed) on Lot 79 (No.30) Lynch Street, Corrigin be approved subject to conditions.

The applicants' are seeking Council's planning approval to place a second hand transportable dwelling and construct a new domestic outbuilding (i.e. shed) on Lot 79 (No.30) Lynch Street, Corrigin.

Lot 79 is located in the northern part of the Corrigin townsite with direct frontage to Lynch Street along its eastern boundary and a right-of-way (ROW) along its western rear boundary. The land is rectangular in shape, comprises a total area of approximately 1,012m² and is currently vacant/unused land (see Plans 7 to 9).

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

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

- i) Placement of a 285m² second hand transportable dwelling on concrete blocks approximately 500mm above the natural ground level;
- ii) Construction of an 80.4m² patio at the rear of the dwelling;
- iii) The dwelling is a steel framed, weatherboard structure (i.e. Bromius coloured external walls) with a zincalume roof comprising four (4) bedrooms and two (2) bathrooms;
- iv) The dwelling has a wall height of 2.425 metres and a ridge height of approximately 4.0 metres;
- v) The dwelling will have a minimum setback of 6 metres from the land's frontage to Lynch Street and an average front setback of 9.1 metres;
- vi) The dwelling will have a setback of 1 metre from the land's northern side boundary and a setback of approximately 5.92 metres from the land's southern side boundary;
- vii) Construction of a new 136m² steel framed colorbond (i.e. cream & white colour) shed comprising a width of 17 metres and a depth of 8 metres;
- viii) The new shed will comprise a wall height of 3 metres and a ridge height of 3.78 metres; and
- ix) The new shed will have a setback of 1.5 metres from the land's western rear boundary (i.e. from the ROW which for the purposes of this assessment is classified as a 'secondary street') and a 1.56 metre setback from the land's northern and southern side boundaries (see Plans 10 to 12).

COMMENT

Current Zoning & Land Use Permissibility

Lot 79 is classified 'Town Centre' zone under the Shire of Corrigin's current operative Town Planning Scheme No.2 (TPS No.2).

The key purpose and intent of the land's current 'Town Centre' zoning classification is to contain land for the civic, service, retail, office and entertainment uses in the Towns.

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

- (a) To encourage development of a high visual, functional and environmental standard, serving both Town and Rural residents and the development of new buildings and or the modification/restoration of existing buildings, in a manner which is compatible with the existing or planned streetscape, in terms of scale, height, design, building materials, location and visual facade appearance.
- (b) To promote convenient and safe shopping facilities and relate these to the wide variety of civic, service, business, entertainment and social functions of the Town Centre.
- (c) To encourage the wide range of compatible uses within a compact/accessible Town Centre which are necessary to promote this as a vibrant functional sector in the everyday life of the community it services.
- (d) To provide for safe pedestrian movement and the safe and efficient flow of traffic and the adequate provision of car parking facilities

Under the terms of TPS No.2 the development and use of land in the 'Town Centre' zone for the purpose of a 'single house' (including any outbuildings) is classified as an 'AA' use which means it is not permitted unless Council has granted planning approval.

Compliance with Development Standards

Schedule No.4 ('Zone/Use Development Table – General') of TPS No.2 specifies that any development and use of land classified 'Town Centre' zone for residential purposes is required to comply with the development standards prescribed in the Residential Design Codes of WA (R-Codes) for land assigned a density coding of R12.5.

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

- i) The total area of the proposed new shed exceeds the maximum permitted area of 55m² for an outbuilding of non-masonry construction as required by Clause 5.6.12 (a) of TPS No.2;
- ii) The proposed new shed comprises a 1.5 metre setback from the secondary street (i.e. the ROW immediately adjacent to the rear boundary) in lieu of a 2 metre setback required by the 'deemed to comply requirements' of Element 5.1.2 C2.2 of the R-Codes ('Street setback'); and
- iii) The proposed dwelling comprises a 1 metre setback from the land's northern side boundary in lieu of a 1.5 metre setback required by the 'deemed to comply requirements' of Element 5.1.3 C3.1 of the R-Codes ('Lot boundary setback').

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

Point 1: Clause 5.6.12.1 (a) – Size of outbuildings

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

“Non-masonry colorbond construction, where the total non-masonry outbuilding area does not exceed 55m² and the total outbuilding area does not exceed 75m².”

Under the terms of the plans submitted in support of the application the proposed new shed will comprise an area of 136m² and will be of colorbond construction (i.e. cream & white colour).

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

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

- i) With the exception of the proposed setback from the western rear boundary (i.e. the ROW or ‘secondary street’), the proposed new shed meets the ‘deemed to comply requirements’ of Element 5.1.3 C3.1 of the R-Codes (‘Lot building setback’);
- ii) The overall development of Lot 79 (including the proposed single detached dwelling) meets the ‘deemed to comply requirements’ of Element 5.1.4 C4 of the R-Codes (‘Open space’);
- iii) The new shed meets the ‘deemed to comply requirements’ of Element 5.4.2 C2.1 of the R-Codes (‘Solar access for adjoining sites’) as it will not detrimentally impact access to light and ventilation for the existing dwellings on any adjoining properties; and
- iv) The new shed will not have any adverse impacts on the local streetscape in terms of its bulk and scale.

Point 2: R-Code Element 5.1.2 C2.2 – ‘Street setback’

The new shed is proposed to have a minimum setback from the western rear boundary (i.e. the adjoining ROW or ‘secondary street’) of 1.5 metres in lieu of a minimum setback of 2 metres as required by the ‘deemed to comply requirements’ of Element 5.1.2 C2.2 of the R-Codes (‘Street setback’).

Council may consider this non-compliance issue under the ‘design principles criteria’ contained in Element 5.1.2 which states:

“P2.1 Buildings set back from street boundaries an appropriate distance to ensure they:

- contribute to, and are consistent with, an established streetscape;
- provide adequate privacy and open space for dwellings;
- accommodate site planning requirements such as parking, landscape and utilities; and
- allow safety clearances for easements for essential service corridors.

P2.2 Buildings mass and form that:

- uses design features to affect the size and scale of the building;
- uses appropriate minor projections that do not detract from the character of the streetscape;
- minimises the proportion of the façade at ground level taken up by building services, vehicle entries and parking supply, blank walls, servicing infrastructure access and meters and the like; and
- positively contributes to the prevailing development context and streetscape.”

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

- i) The proposed variation to the minimum required setback for the new shed from the secondary street boundary (i.e. 500mm) is considered minor and is unlikely to have any detrimental impacts upon any adjoining properties;
- ii) The development, including the proposed single detached dwelling, meets the 'deemed to comply requirements' of Element 5.1.4 C4 of the R-Codes (i.e. 'Open space');
- iii) The new shed meets the 'deemed to comply requirements' of Element 5.4.1 of the R-Codes ('Visual privacy');
- iv) The proposed setback for the new shed from the ROW is generally consistent with other similar residential and commercial developments in the immediate locality;
- v) The new shed will not have any adverse impacts on the local streetscape in terms of its bulk and scale; and
- vi) There is adequate and sufficient space provided on Lot 79 to accommodate any easements that may be required in the future.

Point 3: R-Code Element 5.1.3 C3.1 – 'Lot boundary setback'

The application proposes that the single dwelling will have a 1 metre setback from the northern side boundary in lieu of a minimum setback of 1.5 metres as required by the 'deemed to comply requirements' of Element 5.1.3 C3.1 of the R-Codes.

Council may consider this non-compliance issue under the 'design principles criteria' contained in Element 5.1.3 which states:

"P3.1 Buildings setback from lot boundaries so as to:

- reduce impacts of building bulk on adjoining properties;
 - provide adequate direct sun and ventilation to the building and open spaces on the site and adjoining properties; and
 - minimise the extent of overlooking and resultant loss of privacy on adjoining properties.
- P3.2 Buildings built up to boundaries (other than the street boundary) where this:
- makes more effective use of space for enhanced privacy for the occupant/s or outdoor living areas;
 - does not compromise the design principle contained in clause 5.1.3 P3.1;
 - does not have any adverse impact on the amenity of the adjoining property;
 - ensures direct sun to major openings to habitable rooms and outdoor living areas for adjoining properties is not restricted; and
 - positively contributes to the prevailing development context and streetscape."

Having regard for the information submitted in support of the application the reporting officers' have concluded that the proposed setback variation for the proposed dwelling from the northern side boundaries does not satisfy the 'design principles criteria' of the R-Codes and cannot be supported for the following reasons:

- i) It has potential to have a detrimental impact upon the existing single detached dwelling on adjoining Lot 80 (No.32) Lynch Street in terms of its bulk and scale;
- ii) It will restrict access to light and ventilation to the proposed dwelling and verandah area;
- iii) It has potential to reduce the privacy currently enjoyed by the occupants of the existing dwelling on adjoining Lot 80;
- iv) It may have an adverse impact upon the amenity of the existing dwelling on adjoining Lot 80 in terms of future potential noise emanating from the proposed verandah area of the new dwelling; and

- v) There is sufficient distance from the southern side boundary (i.e. approximately 5.92 metres) to provide a 1.5 metre setback for the proposed dwelling from the northern side boundary to meet the 'deemed to comply requirements' of the R-Codes.

In light of the above it is recommended that Council require the proposed new dwelling to be setback a minimum of 1.5 metres from the northern side boundary in order to satisfy the 'deemed to comply requirements' of the R-Codes.

Appearance of Second Hand Buildings

Clause 5.6.13 of TPS No.2 contains a number of provisions applicable to the development and use of second hand buildings or structures on any land within the Shire. The clause specifically states that such buildings are not permitted unless:

- a) In the opinion of the Council such dwelling or building is in a satisfactory condition and will not detrimentally affect the amenity of the locality;
- b) An applicant for a building permit for such dwelling or building lodges a cash bond for an amount agreed to by Council and enters into an agreement to the satisfaction of the Council to reinstate the dwelling or building to an acceptable standard of presentation as determined by the Council within 12 months of the issue of a building permit; and
- c) Within the Corrigin Townsite north of Kunjin Street and east of a line designated by Kirkwood Street and/or a line which represents the northern projection of that road reserve, the placement of a second hand dwelling or building shall not be permitted on any lot.

The applicant has provided photographs of the dwelling in support of the application (see Plan 12). Following a review of the photographs the reporting officers have formed the view that the dwelling is in a satisfactory condition and unlikely to have a detrimental impact upon the amenity and/or character of the immediate locality provided the sub-floor area is suitably treated. It is therefore recommended that Council impose a condition on any planning approval issued requiring the sub-floor area around the periphery of the dwelling to be enclosed.

CONCLUSION

It is concluded from a detailed assessment of the application that the proposal to develop a single house and associated outbuilding on Lot 79 (No.30) Lynch 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 and complies with the specific requirements of the Shire of Corrigin Town Planning Scheme No.2 and Residential Design Codes of WA.

STATUTORY ENVIRONMENT

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

POLICY IMPLICATIONS

- State Planning Policy 3.1 – Residential Design Codes (2013)

FINANCIAL IMPLICATIONS

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

VOTING REQUIREMENT

Simple Majority

OFFICER'S RECOMMENDATION

That Council approves the application for planning approval submitted by Edward & Colleen Francis (Landowners) to place a second hand transportable dwelling and construct a new domestic outbuilding (i.e. shed) on Lot 79 (No.30) Lynch Street, Corrigin in accordance with the details of the information and plans submitted in support of the application subject to compliance with the following conditions and advice notes:

Conditions

1. *Additional plans are required to be submitted to the Shire of Corrigin for consideration and approval by the Shire's Chief Executive Officer prior to the commencement of any development on the land. The additional plans shall clearly illustrate the following:*
 - i) *A minimum setback of 1.5 metres for the proposed dwelling and verandah from the northern side boundary;*
 - ii) *Proposed setbacks from all lot boundaries;*
 - iii) *Arrangements proposed to be made for the management and disposal of all stormwater; and*
 - iv) *The location, configuration, dimensions and surface finish of any proposed crossover to Lynch Street and any internal driveway/s and car parking areas required to service the new dwelling.*
2. *The development is to be undertaken in a manner consistent with the information and plans originally submitted in support of the application as well as the additional plans required by Condition No.1 above if and when they are approved by the Shire of Corrigin.*
3. *The proposed finished floor level of the single dwelling and associated patio area shall not to exceed 500mm above the natural ground level.*
4. *All on-site vehicle accessways associated with the dwelling shall be constructed and maintained to the specifications and satisfaction of the Shire of Corrigin.*
5. *The proposed development shall be connected to all available essential service infrastructure including reticulated sewerage which shall be provided in accordance with the Water Corporation's relevant specifications and standards.*
6. *All stormwater generated by the proposed development shall be managed and disposed of to the specifications and satisfaction of the Shire of Corrigin.*
7. *Prior to the issuance of a building permit for the proposed dwelling the applicant is required to enter into an agreement to the satisfaction of the Shire of Corrigin to construct the dwelling to an acceptable standard of presentation as determined by the Shire within twelve (12) months of issuance of a building permit.*
8. *A refundable cash bond of \$2,000.00 shall be paid to the Shire of Corrigin prior to the issuance of a building permit to ensure that the dwelling is completed in accordance with the agreement entered into with the Shire of Corrigin.*
9. *The sub-floor area of the dwelling shall be enclosed with brick, stone, vermin battens or other means acceptable to the Shire of Corrigin.*
10. *The new shed shall have a maximum wall height of 3 metres and a maximum ridge height of 3.78 metres.*
11. *The new shed shall be of colorbond construction (i.e. cream & white coloured external finish) with a total floor area not exceeding 136m² (i.e. 17m x 8 m).*
12. *The new shed shall be used for domestic storage purposes only unless otherwise approved by*

Council. A written undertaking from the applicant/landowner acknowledging and agreeing to this requirement shall be prepared and submitted to the Shire prior to the issuance of a building permit.

Advice Notes

1. The development is to be completed within a period of two (2) years from the date of this approval. If the development is not completed within this period the approval will lapse and be of no further effect. Where an approval has lapsed, no development shall be carried out without the further approval of the Shire of Corrigin having first been sought and obtained.
2. A completed building permit application must be submitted to and approved by the Shire's Building Surveyor prior to the commencement of any construction on the land.
3. The single house and new shed are required to comply in all respects with the National Construction Code of Australia. Plans and specifications which reflect these requirements are required to be submitted with the building permit application.
4. The noise generated by any activities on-site including machinery motors or vehicles shall not exceed the levels as set out under the Environmental (Noise) Regulations 1997.
5. No construction works shall commence on the land prior to 7am without the Shire's written approval.
6. Failure to comply with any of the conditions of this planning approval constitutes an offence under the provisions of the Planning and Development Act 2005 and the Shire of Corrigin Town Planning Scheme No.2 and may result in legal action being initiated by the local government.

COUNCIL RESOLUTION

(8252) Moved Crs – Talbot and Bolt

That Council approves the application for planning approval submitted by Edward & Colleen Francis (Landowners) to place a second hand transportable dwelling and construct a new domestic outbuilding (i.e. shed) on Lot 79 (No.30) Lynch Street, Corrigin in accordance with the details of the information and plans submitted in support of the application subject to compliance with the following conditions and advice notes:

Conditions

1. ***Additional plans are required to be submitted to the Shire of Corrigin for consideration and approval by the Shire's Chief Executive Officer prior to the commencement of any development on the land. The additional plans shall clearly illustrate the following:***
 - v) ***A minimum setback of 1.5 metres for the proposed dwelling and verandah from the northern side boundary;***
 - vi) ***Proposed setbacks from all lot boundaries;***
 - vii) ***Arrangements proposed to be made for the management and disposal of all stormwater; and***
 - viii) ***The location, configuration, dimensions and surface finish of any proposed crossover to Lynch Street and any internal driveway/s and car parking areas required to service the new dwelling.***
2. ***The development is to be undertaken in a manner consistent with the information and plans originally submitted in support of the application as well as the additional plans required by Condition No.1 above if and when they are approved by the Shire of Corrigin.***
3. ***The proposed finished floor level of the single dwelling and associated patio area shall not***

to exceed 500mm above the natural ground level.

- 4. All on-site vehicle accessways associated with the dwelling shall be constructed and maintained to the specifications and satisfaction of the Shire of Corrigin.*
- 5. The proposed development shall be connected to all available essential service infrastructure including reticulated sewerage which shall be provided in accordance with the Water Corporation's relevant specifications and standards.*
- 6. All stormwater generated by the proposed development shall be managed and disposed of to the specifications and satisfaction of the Shire of Corrigin.*
- 7. Prior to the issuance of a building permit for the proposed dwelling the applicant is required to enter into an agreement to the satisfaction of the Shire of Corrigin to construct the dwelling to an acceptable standard of presentation as determined by the Shire within twelve (12) months of issuance of a building permit.*
- 8. A refundable cash bond of \$2,000.00 shall be paid to the Shire of Corrigin prior to the issuance of a building permit to ensure that the dwelling is completed in accordance with the agreement entered into with the Shire of Corrigin.*
- 9. The sub-floor area of the dwelling shall be enclosed with brick, stone, vermin battens or other means acceptable to the Shire of Corrigin.*
- 10. The new shed shall have a maximum wall height of 3 metres and a maximum ridge height of 3.78 metres.*
- 11. The new shed shall be of colorbond construction (i.e. cream & white coloured external finish) with a total floor area not exceeding 136m² (i.e. 17m x 8 m).*
- 12. The new shed shall be used for domestic storage purposes only unless otherwise approved by Council. A written undertaking from the applicant/landowner acknowledging and agreeing to this requirement shall be prepared and submitted to the Shire prior to the issuance of a building permit.*

Advice Notes

- 1. The development is to be completed within a period of two (2) years from the date of this approval. If the development is not completed within this period the approval will lapse and be of no further effect. Where an approval has lapsed, no development shall be carried out without the further approval of the Shire of Corrigin having first been sought and obtained.*
- 2. A completed building permit application must be submitted to and approved by the Shire's Building Surveyor prior to the commencement of any construction on the land.*
- 3. The single house and new shed are required to comply in all respects with the National Construction Code of Australia. Plans and specifications which reflect these requirements are required to be submitted with the building permit application.*
- 4. The noise generated by any activities on-site including machinery motors or vehicles shall not exceed the levels as set out under the Environmental (Noise) Regulations 1997.*
- 5. No construction works shall commence on the land prior to 7am without the Shire's written approval.*
- 6. Failure to comply with any of the conditions of this planning approval constitutes an offence under the provisions of the Planning and Development Act 2005 and the Shire of Corrigin Town Planning Scheme No.2 and may result in legal action being initiated by the local government.*

Carried 5/0

10.3. Works and General Purpose Reports

There were no Works and & General Purpose Reports.

11. NOTICE OF MOTIONS

There was no Notice of Motions.

12. NOTICE OF MOTIONS FOR THE NEXT MEETING

There was no Notice of Motions for the next meeting.

13. CHIEF EXECUTIVE OFFICER'S REPORT

The CEO updated Council on the following:

Mosquito Control

The EHO was currently undertaking a mosquito baiting treatment in Dartee Creek and plans to trap mosquitos to determine species to better control and find out what diseases they may be carrying.

Water Resuse Scheme

The Water Corporation is in the process of installing a chlorinator for the water reuse scheme.

Staff

- Wayne Humberston will commence in the position of Leading Hand Construction on 21 October 2013.
- Heather Talbot has been appointed to the position of Manager Governance & Compliance.
- Administration staff will again be shuffled around in early 2014 with Anita Stone taking maternity leave.
- A number of Operations staff position are still vacant.

14. PRESIDENT'S REPORT

The President advised that she and the CEO attended the following meetings:

- Chris Swartz from First Health
- Eastern Wheatbelt Primary Health Care Project
- Footy Club AGM - Recreation & Events Centre update

The President advised that she had attended the following meetings:.

- Small Business Centre Review
- Small Business Centre AGM

15. COUNCILLORS' REPORTS

There were no Councillor's reports.

16. URGENT BUSINESS

There was no urgent business.

17. INFORMATION BULLETIN

Discussion took place about letter received from Joan Thomas regarding the Recreation Precinct Upgrade Project, the CEO is to send a reply letter outlining the current status of the project.

18. WALGA AND CENTRAL ZONE MOTIONS

There were no WALGA or Central Zone Matters.

19. MEETING CLOSURE

The President thanked Cr Bolt and Cr Johnson for all their hard work over the last 8 years, and wished them all the best for the future.

Cr Bolt and Cr Johnson addressed Council in turn, thanking Staff and fellow Councillors.

There being no further business to discuss, the President thanked everyone for their attendance and closed the meeting at 4.22pm.