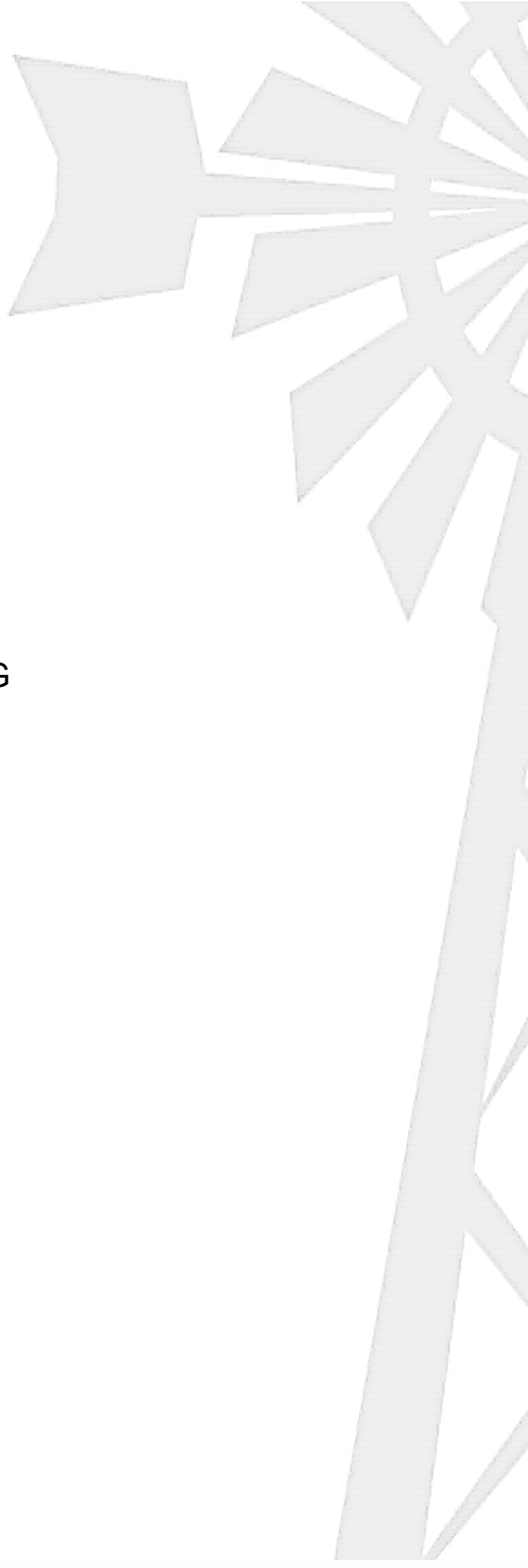




# MINUTES

ORDINARY COUNCIL MEETING  
18 October 2022



**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 .....	3
8.	MATTERS REQUIRING A COUNCIL DECISION .....	4
8.1.	CORPORATE AND COMMUNITY SERVICES REPORTS.....	4
8.1.1.	ACCOUNTS FOR PAYMENT .....	4
8.1.2.	ACCOUNTS FOR PAYMENT – CREDIT CARDS.....	6
8.1.3.	MONTHLY FINANCIAL REPORTS .....	8
8.2.	GOVERNANCE AND COMPLIANCE .....	10
8.2.1.	REGISTER OF POLICIES REVIEW .....	10
8.2.2.	DUAL FIRE CONTROL OFFICERS 2022/2023 .....	12
8.2.3.	PUBLIC HEALTH AND WELLBEING PLAN.....	14
8.2.4.	DEVELOPMENT APPLICATION – PROPOSED CHEMICAL STORAGE SHED .....	17
8.2.5.	BENDERING ASBESTOS DISPOSAL FEES FOR FIRE AFFECTED PROPERTIES .....	22
8.3.	WORKS AND SERVICES.....	24
9.	CHIEF EXECUTIVE OFFICER REPORT .....	24
10.	PRESIDENT’S REPORT .....	24
11.	COUNCILLORS’ QUESTIONS REPORTS, AND INFORMATION ITEM.....	24
12.	URGENT BUSINESS APPROVED BY THE PRESIDENT OR BY A DECIDED OF THE COUNCIL ...	24
13.	INFORMATION BULLETIN.....	24
14.	WALGA AND CENTRAL ZONE MOTIONS.....	24
15.	NEXT MEETING .....	24
16.	MEETING CLOSURE .....	24

**1. DECLARATION OF OPENING**

The Chairperson, Shire President Cr. D Hickey opened the meeting at 3.00pm and acknowledged the Njaki Njaki Nyoongar people as the traditional owners of the lands and waters where Corrigin is situated, and paid his respect to Elders past and present.

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

Shire President

Deputy Shire President

Cr. D L Hickey

Cr. S C Coppen

Cr. S L Jacobs

Cr. M B Dickinson

Cr. C E Steele

Cr. M A Weguelin

Cr. B Fare

Chief Executive Officer

Deputy Chief Executive Officer

Executive Support Officer

N A Manton

K A Caley

K L Biglin

**3. PUBLIC QUESTION TIME**

NIL

**4. MEMORIALS**

The Shire has been advised that James Reed, Donald Waghorn and Bev Carstairs have passed away since the last meeting.

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

NIL

**6. DECLARATIONS OF INTEREST**

NIL

**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 20 September 2022 (Attachment 7.1.1).

**COUNCIL RESOLUTION**

**(112/2022) Moved: Cr Dickinson      Seconded: Cr Weguelin**

*That the Minutes of the Shire of Corrigin Ordinary Council meeting held on Tuesday 20 September 2022 (Attachment 7.1.1) be confirmed as a true and correct record.*

**Carried 7/0**

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

NIL

## 8. MATTERS REQUIRING A COUNCIL DECISION

### 8.1. CORPORATE AND COMMUNITY SERVICES REPORTS

#### 8.1.1. ACCOUNTS FOR PAYMENT

<b>Applicant:</b>	Shire of Corrigin
<b>Date:</b>	10/10/2022
<b>Reporting Officer:</b>	Tanya Ludlow, Finance / Human Resources Officer
<b>Disclosure of Interest:</b>	NIL
<b>File Ref:</b>	FM.0036
<b>Attachment Ref:</b>	Attachment 8.1.1 – Accounts for Payment – September 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 September 2022 are provided as Attachment 8.1.1 – Accounts for Payment – September 2022.

After payment of the following cheque, EFT and Direct Debit payments, the balance of creditors will be \$7,453.33.

Bank Account	Payment Type	Reference	Amount	Total
Municipal	EFT	17872 - 17892,	\$264,342.85	
		17896 - 17964		
	Cheque	020777 - 020783	\$16,631.65	
	Direct Debit	September 2022	\$37,451.23	
	Payroll	September 2022	\$138,571.40	<b>\$456,997.13</b>
Trust	EFT	17893 - 17895	\$242.07	
	Cheque	No Payments	\$0.00	
	Direct Debit	No Payments	\$0.00	
Licensing Trust	EFT	No Payments	\$0.00	
	Direct Debit	September 2022	\$42,178.10	
Edna Stevenson	EFT	No Payments	\$0.00	
	Cheque	No Payments	\$0.00	
	Direct Debit	No Payments	\$0.00	
<b>Total Payments for the Month of September 2022</b>				<b>\$499,417.30</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 – September 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	EFT17871	EFT17872
Municipal	Cheque	020776	020777
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 2022 / 2023 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

**COUNCIL RESOLUTION**

**(113/2022) Moved: Cr Coppen**

**Seconded: Cr Weguelin**

*That Council reviews the list of accounts paid and acknowledges that payments totalling \$499,417.30 have been made during the month of September 2022.*

**Carried 7/0**

### 8.1.2.ACCOUNTS FOR PAYMENT – CREDIT CARDS

<b>Applicant:</b>	Shire of Corrigin
<b>Date:</b>	11/10/2022
<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

#### **SUMMARY**

This report provides Council with a list of all financial dealings relating to the use of credit card payments for the period 29 July 2022 to 29 August 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 2022/2023 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

**COUNCIL RESOLUTION**

**(114/2022) Moved: Cr Fare**

**Seconded: Cr Jacobs**

*That Council endorse credit card payments for the period 29 July 2022 to 29 August 2022 for \$2,975.42 in accordance with Attachment 8.1.2*

**Carried 7/0**

### 8.1.3.MONTHLY FINANCIAL REPORTS

<b>Applicant:</b>	Shire of Corrigin
<b>Date:</b>	11/10/2022
<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 Report for the period ending 30 September 2022

#### **SUMMARY**

This report provides Council with the monthly financial reports for the month ending 30 September 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**

August closed with \$902,591 in the Municipal bank account and \$2,434,310 in short term investment.

Rate payments are coming in steadily with \$2,453,592 being collected as at 30 September 2022. This equates to 81.6% of outstanding rates compared to 79% at the same time last year.

Staff have spent September concentrating on finalising the 21/22 financial year financial information and preparing for the audit. Revaluations on Roads and Other Infrastructure for 21/22 have commenced and will be completed by the end of November.

#### **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 2022/23 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

**COUNCIL RESOLUTION**

**(115/2022) Moved: Cr Dickinson      Seconded: Cr Jacobs**

*That Council:*

*Accept the Statement of Financial Activity for the month ending 30 September 2022 as presented, along with notes of any material variances.*

**Carried 7/0**

## 8.2. GOVERNANCE AND COMPLIANCE

### 8.2.1. REGISTER OF POLICIES REVIEW

<b>Applicant:</b>	Shire of Corrigin
<b>Date:</b>	11/10/2022
<b>Reporting Officer:</b>	Natalie Manton, Chief Executive Officer
<b>Disclosure of Interest:</b>	NIL
<b>File Number:</b>	CM.0059
<b>Attachment Ref:</b>	Attachment 8.2.1 – Register of Policies – Review 2022

#### SUMMARY

This report relates to the review of Council Register of Policies that was last reviewed and adopted by Council in October 2021.

#### BACKGROUND

The register of policies is to be reviewed annually and is to be taken to Council for consideration and adoption.

#### COMMENT

The objectives of the register of policies are:

- to provide Council with a formal written record of all policy decisions.
- to provide staff with guidelines in which to act in accordance with Council wishes.
- to enable staff to act promptly in accordance with Council 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.

Attachment 8.2.1 shows track changes throughout the document to draw attention to any minor amendments that have been made to policies. The policies that have been highlighted in yellow have either had significant changes or are new policies.

#### STATUTORY ENVIRONMENT

*Local Government Act 1995 – Section 2.7 Role of council*

*(1)The council —*

*(a)governs the local government’s affairs; and*

*(b)is responsible for the performance of the local government’s functions.*

*(2)Without limiting subsection (1), the council is to —*

*(a)oversee the allocation of the local government’s finances and resources; and*

*(b)determine the local government’s policies.*

#### POLICY IMPLICATIONS

Review of Shire of Corrigin Register of Policies. Some minor and some significant changes will be made to the document.

#### 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
4.5	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**

Absolute Majority

**COUNCIL RESOLUTION**

**(116/2022) Moved: Cr Steele                      Seconded: Cr Jacobs**

*That Council*

1. *accordance with Section 2.7(2)(b) of the Local Government Act 1995 adopt the amendments to policies as provided in Attachment 8.2.1 – Register of Policies – Review 2022 to become the new Shire of Corrigin Register of Policies.*
  
2. *That Council add the following new policies to the Policy Manual*
  - *Asset Disposal*
  - *Memorial Seat and Plaque*

***Carried by Absolute Majority 7/0***

### 8.2.2.DUAL FIRE CONTROL OFFICERS 2022/2023

<b>Applicant:</b>	Shires of Pingelly and Wickepin
<b>Date:</b>	11/09/2022
<b>Reporting Officer:</b>	Kirsten Biglin, Executive Support Officer
<b>Disclosure of Interest:</b>	NIL
<b>File Number:</b>	ES.0001
<b>Attachment Ref:</b>	Attachment 8.2.2 – Letters - Appointment of Dual Fire Control Officers 2022/23

#### **SUMMARY**

The Shires of Pingelly and Wickepin have requested that the Shire of Corrigin appoint Dual Fire Control Officers for the 2022/2023 bush fire season

#### **BACKGROUND**

The Shire of Corrigin have received correspondence from the Shires of Pingelly and Wickepin requesting the following people be appointed as Dual Fire Control Officers in the Shire of Corrigin for the 2022/2023 bush fire season:

Shire of Kulin:

- Mr Donald Bradford
- Mr David Lewis

Shire of Kondinin:

- Mr Glenn Browning

#### **COMMENT**

Fire Control Officers who adjoin neighbouring shires require the adjoining shires approval to act as a Dual Fire Control Officers.

#### **STATUTORY ENVIRONMENT**

*Bush Fires Act 1954*

#### **POLICY IMPLICATIONS**

NIL

#### **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

**COUNCIL RESOLUTION**

**(117/2022) Moved: Cr Coppen                      Seconded: Cr Weguelin**

*That Council appoint the following Dual Fire Control Officers in the Shire of Corrigin for the 2022/2023 bush fire season, subject to the officers obtaining the appropriate accreditation, further noting that Dual Fire Control Officers are not permitted to issue burning permits within the Shire of Corrigin:*

*Shire of Kulin:*

- *Mr Donald Bradford*
- *Mr David Lewis*

*Shire of Kondinin:*

- *Mr Glenn Browning*

**Carried 7/0**

### 8.2.3.PUBLIC HEALTH AND WELLBEING PLAN

<b>Applicant:</b>	Shire of Corrigin
<b>Date:</b>	11/10/2022
<b>Reporting Officer:</b>	Natalie Manton
<b>Disclosure of Interest:</b>	Nil
<b>File Number:</b>	PH.0035
<b>Attachment Ref:</b>	Attachment 8.2.3 - Public Health Survey Report and Draft Public Health Plan

#### SUMMARY

This item seeks Council endorsement of the Draft Public Health Plan 2022- 2026.

#### BACKGROUND

The new Public Health Act was adopted by the state government in 2016. The Act introduced public health planning for the first time as a shared responsibility between the State Government, Local Government, and non-government agencies. Local governments are now required to develop a Public Health Plan.

The local Public Health Plan was derived from the following elements:

**Health Profile Report** provides background evidence and analysis of the health status of the local population and provides an overview of the public health needs and risks of the community.

**Health and Wellbeing Survey** to gain a greater understanding of the issues and priorities from the community perspective.

**Strategic Plan** outlines the objectives and policy priorities, achieving positive public health outcomes through promotion, improvement and protection of public health and the development and delivery of public health services.

#### COMMENT

Local governments in Western Australia are required by the *Public Health Act 2016*, to enhance the health, wellbeing and safety of its community and align with the State Public Health Plan for Western Australia 2019-2024.

The Public Health Plan was designed to work alongside the Shire of Corrigin Strategic Community Plan and provides direction on public health, healthy lifestyles and recreation for members of the community.

The community survey provided important background information that shaped the direction of the Public Health Plan and ensured that it was tailored to the needs of the residents of Corrigin. The Council will implement the plan in collaboration with key stakeholders to improve health outcomes for all residents in our Shire.

The community survey was completed by 63 people during June and July 2022. The survey highlighted that local residents like the following things most about living in the Shire of Corrigin:

- excellent facilities,
- open spaces,
- safe, caring town,
- friendly people,
- peace and quiet, and

- strong sense of community spirit.

The two most serious health risks identified in the survey were too much alcohol and illegal drugs. The most serious mental and social health issues were stress, depression, and anxiety.

The survey highlighted the strong culture of volunteering for community groups, sporting, and public events.

The Corrigin Recreation and Events Centre, pool and oval were identified as the most used recreation facilities in the shire.

The highest ranking future priorities to improve health of community

- Screening for health issues
- Programs for seniors
- Community events for residents
- Programs for children

The top three facilities or resources for good community health were:

- Safe roads
- Parks and public open spaces
- Disability access to buildings and recreation facilities

The following programs were suggested to help local people be more physically active

- Exercise play equipment in parks to cater for various age groups
- Public exercise equipment that is free to use
- More hikes, walks, cycle paths and maps.

Overall people felt proud of their community and a strong sense of community spirit and belonging.

## **STATUTORY ENVIRONMENT**

*Public Health Act 2016, section 16*

*A local government has the following functions in relation to the administration of this Act — (a) to initiate, support and manage public health planning for its local government district;*

*(b) to develop and implement policies and programmes to achieve the objects of this Act within its local government district;*

*(c) to perform the functions that are conferred on local governments by or under this Act;*

## **POLICY IMPLICATIONS**

NIL

## **FINANCIAL IMPLICATIONS**

The cost of maintaining shire facilities and services is included in the annual budget and long term financial plans.

**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
1.2	Facilitate and advocate for the provision of quality health services, health facilities and programs in the Shire	1.2.2	Work with neighbouring local governments, key stake holders to have a collaborative approach to the provision of medical and allied health services to the region

**VOTING REQUIREMENT**

Simple Majority

**COUNCIL RESOLUTION**

**(118/2022) Moved: Cr Dickinson**

**Seconded: Cr Weguelin**

*That Council:*

1. *Authorise the Chief Executive Officer to give local public notice of its intention to adopt the Shire of Corrigin Public Health and Wellbeing Plan 2022-2026 as provided in attachment 8.2.3.*
2. *Subject to not receiving any submissions from the advertising process, delegates authority to the Chief Executive Officer to finalise the plan.*

**Carried 7/0**



#### **8.2.4.DEVELOPMENT APPLICATION - PROPOSED CHEMICAL STORAGE SHED**

Applicant:	Auspan Building Systems Pty Ltd
Landowner:	MG and M Leach
Location:	Lot 18816 (No.235) Dilling Road, Corrigin
Date:	11/10/2022
Reporting Officer:	Mr Joe Douglas, Consultant Town Planner (Exurban Rural & Regional Planning)
Disclosure of Interest:	Nil
File Ref:	PA 11-2022
Attachment Ref:	Attachment 8.2.4 – Application Documentation & Plans

#### **SUMMARY**

This report recommends that Council grant conditional approval to a development application received from Auspan Building Systems Pty Ltd on behalf of MG & M Leach (Landowners) to construct a new 360m<sup>2</sup> chemical storage shed on Lot 18816 (No.235) Dilling Road, Corrigin.

#### **BACKGROUND**

The applicant has submitted a development application requesting Council's approval to erect a new 24 metre long, 15 metre wide and 7.8 metre high steel framed, zincalume clad shed on Lot 18816 (No.235) Dilling Road, Corrigin to store chemicals (i.e. pesticides and herbicides) to support the continued use of the land for extensive agricultural purposes (i.e. cropping and grazing). The proposed structure will include 150mm high concrete bunding on three inside walls, a concrete roll-over kerb and apron along its front entrance, and two (2) x 1m x1m drainage sumps to help guard against and manage chemical spills.

The proposed structure will be erected centrally in the southern portion of the land in relatively close proximity to a number of other existing built form improvements including a single dwelling house, farm sheds, animal holding pens, rainwater tanks, storage silos, vehicle parking and loading areas.

A copy of the documentation and plans submitted in support of the application is provided in Attachment 8.2.4.

Lot 18816 is located approximately 6 kilometres south of the Corrigin townsite in the locality of Corrigin and comprises a total area of approximately 283.68 hectares. The property has direct frontage and access to Dilling Road along its northern boundary which is a local road under the care, control and management of the Shire that has been constructed to a basic rural standard (i.e. unsealed road carriageway).

The subject land is gently sloping, predominantly cleared of all native vegetation with the exception of a few small stands in select locations for land management purposes, and has been extensively developed and used for extensive agricultural purposes (i.e. cropping and grazing) for many years.

Existing adjoining and other nearby land uses are also rural in nature comprising broadacre agricultural activities on lots of various sizes.

That portion of the land where the development is proposed to be undertaken has been cleared of all native vegetation, does not contain any sites of cultural heritage significance, is not subject to inundation or flooding during extreme storm events, and is not located in a designated public drinking water source area. It has however been designated by the Fire and Emergency Services Commissioner of Western Australia as being bushfire prone due its proximity to existing native vegetation adjacent to its southern boundary.



Location & Lot Configuration Plan (Source: Landgate 2022)

**COMMENT**

Lot 18816 is classified 'Rural' zone in the Shire of Corrigin Local Planning Scheme No.2 (LPS2).

Under the terms of LPS2 the development of any land classified 'Rural' zone for extensive agricultural purposes is listed as being a permitted (i.e. a 'P') use. Notwithstanding this fact, Council's development approval is still required as no express exemption to the requirement to obtain approval for any such use, including any associated construction works, is contained in LPS2 or the Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

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 height;
- Preservation of the rural character and amenity;
- Preservation of natural environmental features, drainage patterns and catchments;
- Vehicle access and parking; and
- Flood risk and stormwater drainage management.

In relation to the potential bushfire risk, Council should note the proposed new shed will be used for chemical storage purposes only to support the continued use of the subject land for extensive agricultural purposes (i.e. cropping and grazing). Given the proposed new shed will not:

- i) result in the intensification of land usage;
- ii) result in an increase of residents or employees;

- iii) involve the occupation of employees on site for any considerable amount of time; or
- iv) result in an increase to the potential bushfire threat,

the development is exempt from the requirements of State Planning Policy 3.7 entitled 'Planning in Bushfire Prone Areas' and the associated regulations. As such, Council may approve the application without the need for a Bushfire Attack Level (BAL) Assessment and Bushfire Management Plan.

In relation to the potential pollution risk arising from chemical spills, Council should note the following key points:

- a) The property is not located in an environmentally sensitive area or a designated public drinking water source area;
- b) The proposed structure will be sited approximately 110 metres from the land's southern boundary and 180 metres from the nearest intermittent creek line which is consistent with guidance published by the Department of Water and Environmental Regulation;
- c) The structure has been designed to ensure it is able to contain any major chemical spill including an impervious floor, walls, bunding, ventilation and drainage infrastructure; and
- d) All chemical storage within the proposed structure must 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*'.

In light of the above findings it is concluded the proposal for Lot 18816 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 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.

#### **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*  
*Environmental Protection Act 1986*  
*Dangerous Goods Safety Act 2004*

#### **POLICY IMPLICATIONS**

NIL

#### **PUBLIC CONSULTATION**

Not required or deemed necessary.

#### **FINANCIAL IMPLICATIONS**

There are no 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 and have been offset by the development application fee paid by the applicant. All costs associated with the proposed development will be met by the landowners.

It is significant to note should the applicant/landowners 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**

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	2.1.5	Support local business development initiatives where possible.

**VOTING REQUIREMENT**

Simple Majority

**COUNCIL RESOLUTION**

**(119/2022) Moved: Cr Coppen**

**Seconded: Cr Fare**

*That Council **APPROVE** the development application submitted by Auspan Building Systems Pty Ltd on behalf of MG & M Leach (Landowners) to construct a new 360m<sup>2</sup> chemical storage shed on Lot 18816 (No.235) Dilling Road, Corrigin to support the continued use of the land for extensive agricultural purposes subject to the following conditions and advice notes:*

Conditions

1. *The proposed development shall be undertaken in a manner consistent with all the information and plans 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.*
2. *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.*
3. *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 the local government having first being sought and obtained.*
4. *All external surfaces of the proposed structure shall be clad with new materials only.*
5. *The proposed structure shall be used for chemical storage purposes associated with the current agricultural use of the land unless otherwise approved by the local government.*
6. *All stormwater drainage shall be directed away from the proposed structure and managed and disposed of on-site to the specifications and satisfaction of the local government’s Chief Executive Officer. No stormwater is permitted to be directed to any dam, catchment, drainage channel or creek line traversing the property.*

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 local government 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 local government'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 building permit application may need to be submitted to and approved by the Shire's Building Surveyor prior to the commencement of any construction or earthworks on the land. To confirm the relevant requirements in this regard please contact the local government's Building Surveyor Mr Peter Hulme on 0402 232 264 or [peter.hulme@kalamunda.wa.gov.au](mailto:peter.hulme@kalamunda.wa.gov.au).*
4. *The proposed structure 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 any building permit application that may be required.*
5. *All chemical storage within the proposed structure must 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'.*
6. *The landowners are 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.*
7. *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.*
8. *If the applicant/landowners 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.*

**Carried 7/0**

### 8.2.5.BENDERING ASBESTOS DISPOSAL FEES FOR FIRE AFFECTED PROPERTIES

<b>Applicant:</b>	Shire of Corrigin
<b>Date:</b>	11/10/2022
<b>Reporting Officer:</b>	Lauren Pitman, Environmental Health Officer
<b>Disclosure of Interest:</b>	Nil
<b>File Number:</b>	ES.0035
<b>Attachment Ref:</b>	NIL

#### SUMMARY

This item seeks Council consideration of reducing the asbestos disposal fees for fire affected properties.

#### BACKGROUND

There have been 14 farming properties affected by the February 2022 bushfires in Corrigin, where assets containing asbestos material were burnt. Due to the nature of burnt asbestos, the waste left behind has had to be removed by unrestricted licenced asbestos removalists. The cost of removal work is significant for those affected.

All affected farmers that have had their properties remediated have used the same contractor who has been in the area since May. Over 400m<sup>3</sup> of asbestos contaminated soil and waste asbestos material has been disposed of at the Bending Landfill which is owned jointly by the shires of Corrigin, Kondinin, Kulin, and Narembeen.

The cost of disposal for some of the affected farmers that were not insured is significant. The Shire would like to do something to help reduce the financial pressure on these people. One thing that came up was the cost of disposal at the landfill.

The Shire of Bruce Rock waived the tip fees for those property owners that had to dispose of asbestos contaminated waste at their landfill.

At the recent meeting of the Roe Regional Organisation of Councils (Roe ROC) the Shire of Corrigin requested that member shires consider helping the affected residents in the Shire of Corrigin through a partial refund of tip fees if an application is lodged by the affected person.

The following resolution was passed at the Roe ROC meeting held on 29 September 2022.

*That Roe ROC refund, on application, 50% of asbestos disposal fees of those landowners affected by the 6 February 2022 bushfires, whom have not otherwise been compensated as a result of an approved insurance claim.*

#### COMMENT

The RoeROC group decision could also stand for future events of this nature in any of the RoeROC Shires.

The Shire of Corrigin manages the income and expenditure for the Bending Landfill on behalf of Roe ROC and approves the fees and charges as part of the annual adoption of the budget after consultation with the member shires.

#### STATUTORY ENVIRONMENT

*Local Government Act 1995:*

*s.5.42 Delegation of some powers or duties to the CEO*

s.5.43 Limitations on delegations to the CEO

s.6.12 Power to defer, grant discounts, waive or write off debts

Delegation 1.2.14 Defer, Grant Discount, Waive or Write off Debts

**POLICY IMPLICATIONS**

Nil

**FINANCIAL IMPLICATIONS**

The income and expenditure for the Bendering Landfill Facility in managed by the Shire of Corrigin and proceeds from operations are distributed to Roe ROC shires at the end of the financial year.

**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**

Absolute Majority

**COUNCIL RESOLUTION**

**(120/2022) Moved: Cr Steele**

**Seconded: Cr Coppen**

*That Council refund, on application, 50% of asbestos disposal fees of those landowners affected by the 6 February 2022 bushfires, whom have not otherwise been compensated as a result of an approved insurance claim.*

***Carried by Absolute Majority 7/0***

### **8.3. WORKS AND SERVICES**

NIL

### **9. CHIEF EXECUTIVE OFFICER REPORT**

### **10. PRESIDENT'S REPORT**

The President attended the Roe ROC meeting and met with Mia Davies MLA as well as the Fire Recovery Update hosted by the Corrigin Farm Improvement Group and meeting Corrigin Recreation Centre roof meeting.

The WALGA Local Government Convention took place over 2 – 4 October and was attended by Cr Hickey, Cr Weguelin, Cr Jacobs and Cr Dickinson. The Councillors listened to some very interesting and inspiring speakers with the overall theme of the convention being embracing change. The President noted that the organisers of the event, once again did a brilliant job.

The President attended the farewell for Heather Talbot and Craig Fulwood on 11 October and thanked both Heather and Craig for their many years of dedication to the Shire of Corrigin.

Congratulations to Ian Hislop for winning the Best Community Group/Non Professional category for the WALGA 2022 Showcase in Pixels Awards.

### **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 15 November 2022.

### **16. MEETING CLOSURE**

The President, Cr Des Hickey thanked Cr Claire Steele for her commitment and dedication to the Shire of Corrigin. Claire has advised that she intends to resign from Council following the sale of their house. Cr Steele's input into Council has been highly valued and she will be sincerely missed.

Cr Hickey closed the meeting at 3.41pm.

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