



AGENDA

ORDINARY COUNCIL MEETING
18 May 2021

Notice of Meeting

The next Ordinary Council Meeting for the Shire of Corrigin will be held on Tuesday 18 May 2021 in the Council Chambers, 9 Lynch Street, Corrigin commencing at 3.00pm.

Order of Business

- 10.00am Strategic Planning Workshop on Draft Plan with Caroline Robinson
- 11.30am Budget workshop
- 12.30pm Lunch
- 12.55pm Jeff Henderson WALGA video
- 1.00 pm Discussion Forum/Budget Workshop
- 2.30pm Afternoon Tea
- 3.00 pm Council Meeting with Budget Workshop to follow

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



Natalie Manton
Chief Executive Officer
13 May 2021

Disclaimer:

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

This document can be made available (on request) in other formats for people with a disability

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

CONTENTS

1	DECLARATION OF OPENING	4
2	ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE	4
3	PUBLIC QUESTION TIME	4
4	MEMORIALS	4
5	PETITIONS/DEPUTATIONS/PRESENTATIONS/SUBMISSIONS	4
6	DECLARATIONS OF INTEREST	4
7	CONFIRMATION AND RECEIPT OF MINUTES	5
7.1	PREVIOUS COUNCIL MEETINGS AND BUSINESS ARISING FROM MINUTES	5
7.1.1	ORDINARY COUNCIL MEETING	5
7.2	COMMITTEE MEETINGS AND BUSINESS ARISING FROM MINUTES	5
7.2.1	LOCAL EMERGENCY MANAGEMENT COMMITTEE MEETING	5
8	MATTERS REQUIRING A COUNCIL DECISION	6
8.1	CORPORATE AND COMMUNITY SERVICES REPORTS	6
8.1.1	CORRIGIN COMMUNITY RESOURCE CENTRE	6
8.1.2	ACCOUNTS FOR PAYMENT	9
8.1.3	ACCOUNTS FOR PAYMENT – CREDIT CARDS	11
8.1.4	MONTHLY FINANCIAL REPORTS	13
8.2	GOVERNANCE AND COMPLIANCE	15
8.2.1	PROPOSED LOCAL LAWS - DOGS	15
8.2.2	INFANT HEALTH CENTRE CORRIGIN	19
8.2.3	NATIVE TITLE SETTLEMENT- NOONGAR HERITAGE AGREEMENT	22
8.2.4	RV OVERNIGHT STAY	25
8.2.5	ROTARY PARK DESIGN AND CONSTRUCTION - ACCEPTANCE OF QUOTE	29
8.2.6	LEMC COMMITTEE RECOMMENDATIONS - ADVERSE EVENT PLAN	34
8.2.7	SELLING AGENCY AGREEMENT GRANITE RISE ESTATE	36
8.2.8	AMALGAMATION LOT 446 AND 447 MURPHY STREET CORRIGIN	41
8.2.9	DEVELOPMENT APPLICATION – PROPOSED NEW SINGLE HOUSE ON LOT 16 (NO.2) PRICE RETREAT, CORRIGIN	43
9	CHIEF EXECUTIVE OFFICER REPORT	48
10	PRESIDENT’S REPORT	48
11	COUNCILLORS’ QUESTIONS, REPORTS AND INFORMATION ITEMS	48
12	URGENT BUSINESS APPROVED BY THE PRESIDENT OR BY A DECISION OF THE COUNCIL	48
13	INFORMATION BULLETIN	48
14	WALGA AND CENTRAL ZONE MOTIONS	48
15	NEXT MEETING	48
16	MEETING CLOSURE	48

1 DECLARATION OF OPENING

2 ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE

APOLOGIES

NIL

LEAVE OF ABSENCE

3 PUBLIC QUESTION TIME

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

Questions and statements are to be –

- a) Presented in writing on the relevant form to the Chief Executive Officer prior to commencement of the meeting; and
- b) Clear and concise

4 MEMORIALS

The Shire have been advised that Lillian Hulland has passed away since the last meeting.

5 PETITIONS/DEPUTATIONS/PRESENTATIONS/SUBMISSIONS

NIL

6 DECLARATIONS OF INTEREST

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

7 CONFIRMATION AND RECEIPT OF MINUTES

7.1 PREVIOUS COUNCIL MEETINGS AND BUSINESS ARISING FROM MINUTES

7.1.1 ORDINARY COUNCIL MEETING

Minutes of the Shire of Corrigin Ordinary Council meeting held on Tuesday 20 April 2021 (Attachment 7.1.1).

OFFICER'S RECOMMENDATION

That the Minutes of the Shire of Corrigin Ordinary Council meeting held on Tuesday 20 April 2021 (Attachment 7.1.1) be confirmed as a true and correct record.

7.2 COMMITTEE MEETINGS AND BUSINESS ARISING FROM MINUTES

7.2.1 LOCAL EMERGENCY MANAGEMENT COMMITTEE MEETING

Minutes of the Local Emergency Management Committee meeting held on Monday 10 May 2021 (Attachment 7.2.1).

OFFICER'S RECOMMENDATION

That the minutes of the Local Emergency Management Committee meeting held on Monday 10 May 2021 be received.

8 MATTERS REQUIRING A COUNCIL DECISION

8.1 CORPORATE AND COMMUNITY SERVICES REPORTS

8.1.1 CORRIGIN COMMUNITY RESOURCE CENTRE

Applicant:	Shire of Corrigin
Date:	12/05/2021
Reporting Officer:	Tayla Smith, Customer Service Officer, Community Services
Disclosure of Interest:	NIL
File Ref:	CS.0008
Attachment Ref:	NIL

CORRIGIN CRC MONTHLY USAGE – APRIL 2021

CUSTOMER ACCESSING FEE FOR SERVICE AND SALES					
SERVICES / FEES	MTHLY	FROM JULY 2020	SALES	MTHLY	FROM JULY 2020
Internet Use / Computer Use	10	90	Movie Club Fees	7	62
Photocopying / Printing / Faxing	17	202	Phonebook Sales	0	63
Laminating / Binding / Folding	2	27	'Moments in Time' Books	0	0
Sec. Services / Scans / Email / CD Burning	6	54	Book Sales	0	3
Room Hire	1	19	Wrapping Paper / Postcard Sales	0	4
Equipment Hire	0	2	Polo Shirt / Eco Bag Sales	0	0
Training / Course Fees	25	51	Phone Calls	0	0
Resource Centre Membership Fees	1	10	"A Fortunate Life" Ticket Sales	0	150
Exam Supervision	0	0			
Total:	62	455	Total:	7	282
Monthly People through:		69			
CUSTOMER ACCESSING CORRIGIN CRC SERVICES					
SERVICES	MTHLY	FROM JULY 2020	SERVICE	MTHLY	FROM JULY 2020
Phonebook Enquiries	4	23	Corrigin Toy Library	7	55
Tourism	14	251	Broadband for Seniors / Webinars	6	81
Government Access Point	6	69	General Enquires (Face/Email/Website)	106	1181
Community Information	6	139	Corrigin Public Library	49	403
Conf. / Vid Conf. / Training	57	673	Corrigin Library eResources	140	553
University Exams	0	0			
Total:	87	1155	Total:	308	2273
Monthly People through:		395			

TOTAL FOR THE MONTH OF APRIL: 464

COMMUNITY ECONOMIC / BUSINESS AND SOCIAL DEVELOPMENT BOOKINGS – APRIL 2021

DESCRIPTION	NO'S	ROOM	GOVT. HOT OFFICE BOOKING (HO), COMMERCIAL BOOKING
Movie Club	7	Conference Room	N/A
School Holiday Movie – GO!	11	Conference Room	N/A
School Holiday Movie – Trolls	5	Conference Room	N/A
Active Seniors	4	Conference Room	N/A
Gopher Day	16	Seniors Hall	N/A
Rural Traffic Services	7	Video Conf Room	Commercial
Roe Tourism Meeting	2	Video Conf Room	N/A
Active Seniors	1	Conference Room	N/A
Kids Craft Afternoon	9	Conference Room	N/A

CORRIGIN CRC Annual Summary Report

	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	YEAR TOTAL
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	706	597	479	405	529	641	640	616	553	6827
2014-15	769	757	750	878	651	443	455	569	403	603	486	499	7263
2015-16	543	695	668	813	681	466	591	534	530	585	626	553	7285
2016-17	620	588	675	618	455	366	513	388	595	336	540	450	6144
2017-18	461	372	516	663	563	422	376	596	563	646	532	444	6154
2018-19	578	521	425	708	547	397	386	562	546	635	617	563	6485
2019-20	583	472	526	664	467	311	647	529	*480	*296	*341	424	5740
2020-21	391	409	449	561	369	325	476	428	339	464			

*COVID-19 pandemic restrictions in place

STATUTORY ENVIRONMENT

NIL

POLICY IMPLICATIONS

NIL

FINANCIAL IMPLICATIONS

NIL

COMMUNITY AND STRATEGIC OBJECTIVES

Shire of Corrigin Strategic Community Plan 2017-2027 and Corporate Business Plan 2018-2022:

Objective: Social

An effectively serviced, inclusive and resilient community

Outcome 3.1 - An inclusive, welcoming and active community

Strategic Community Plan		Corporate Business Plan	
Outcome	Strategies	Action No.	Actions
3.1.1	Work in partnership with community and sporting groups	3.1.1.2	Assist sport and recreation clubs in accessing grant funding opportunities.
3.1.3	Facilitate, encourage and support community events	3.1.3.1	Promote and support local events with emphases on events that promote visitation of the Shire.
		3.1.3.2	Engage and facilitate the community to encourage the establishment and continuation of local events.

VOTING REQUIREMENT

Simple Majority

OFFICER'S RECOMMENDATION

That Council receives the Corrigin Community Resource Centre Report.

8.1.2 ACCOUNTS FOR PAYMENT

Applicant:	Shire of Corrigin
Date:	11/05/2021
Reporting Officer:	Tanya Ludlow, Finance / Human Resources Officer
Disclosure of Interest:	NIL
File Ref:	FM.0036
Attachment Ref:	Attachment 8.1.2 – Accounts for Payment – April 2021

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 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, EFT and Direct Debit payments that have been raised during the month of April 2021 are provided as Attachment 8.1.2 – Accounts for Payment - April 2021.

After payment of the following cheque, EFT and Direct Debit payments, the balance of creditors will be -\$98.16.

Bank Account	Payment Type	Reference	Amount	Total
Municipal	EFT	16075 - 16095, 16098 - 16159	\$581,828.44	
	Cheque	020601 - 020610	\$22,712.77	
	Direct Debit	April 2021	\$29,026.12	
	Payroll	April 2021	\$116,477.48	\$750,044.81
Trust	EFT	16096 - 16097	\$40.40	
	Cheque	No Payments	\$0.00	
	Direct Debit	No Payments	\$0.00	\$40.40
Licensing Trust	EFT	No Payments	\$0.00	
	Direct Debit	April 2021	\$65,048.30	\$65,048.30
Edna Stevenson	EFT	No Payments	\$0.00	
	Cheque	No Payments	\$0.00	\$0.00
Total Payments for the Month of April 2021				\$815,133.51

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 8.1.2 – Accounts for Payment – April 2021, 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 & Licensing	EFT	EFT16074	EFT16075
Municipal	Cheque	020600	020601
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

Local Government (Financial Management) Regulations 1996

POLICY IMPLICATIONS

Policy 2.9 – Purchasing Policy

FINANCIAL IMPLICATIONS

Expenditure in accordance with the 2020 / 2021 Annual Budget.

COMMUNITY AND STRATEGIC OBJECTIVES

Shire of Corrigin Strategic Community Plan 2017-2027 and Corporate Business Plan 2018-2022:

Objective: Leadership

Strong Governance and leadership

Outcome 4.1 - A strategically focussed dynamic Council serving the community

Strategic Community Plan		Corporate Business Plan	
Outcome	Strategies	Action No.	Actions
4.1.3	Maintain accountability and financial responsibility to ensure the stability of the Shire	4.1.3.1	Council maintain financial stability
		4.1.3.3	Provide Council adequate and appropriate financial information on a timely basis

VOTING REQUIREMENT

Simple Majority

OFFICER'S RECOMMENDATION

That Council reviews the list of accounts paid and acknowledges that payments totalling \$815,133.51 have been made during the month of April 2021.

8.1.3 ACCOUNTS FOR PAYMENT – CREDIT CARDS

Applicant:	Shire of Corrigin
Date:	12/04/2021
Reporting Officer:	Kylie Caley, Deputy Chief Executive Officer
Disclosure of Interest:	NIL
File Ref:	FM.0036
Attachment Ref:	Attachment 8.1.3 – Accounts for Payment – Credit Cards March 2021

SUMMARY

This report provides Council with a list of all financial dealings relating to the use of credit card payments for the periods 27 February 2021 to 29 March 2021.

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.

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 has been incurred, is for the Shire of Corrigin and has been made in accordance with Council policy, procedures and 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 2020/2021 Annual Budget.

COMMUNITY AND STRATEGIC OBJECTIVES

Shire of Corrigin Strategic Community Plan 2017-2027 and Corporate Business Plan 2018-2022:

Objective: Leadership

Strong Governance and leadership

Outcome 4.1 - A strategically focussed dynamic Council serving the community

Strategic Community Plan		Corporate Business Plan	
Outcome	Strategies	Action No.	Actions
4.1.3	Maintain accountability and financial responsibility to ensure the stability of the Shire	4.1.3.1	Council maintain financial stability
		4.1.3.3	Provide Council adequate and appropriate financial information on a timely basis

VOTING REQUIREMENT

Simple Majority

OFFICER'S RECOMMENDATION

That Council in accordance with Attachment 8.1.3 endorse credit card payments for the period 27 February 2021 to 29 March 2021 for \$2,512.57.

8.1.4 MONTHLY FINANCIAL REPORTS

Applicant:	Shire of Corrigin
Date:	13/04/2021
Reporting Officer:	Kylie Caley, Deputy Chief Executive Officer
Disclosure of Interest:	NIL
File Ref:	FM.0036
Attachment Ref:	Attachment 8.1.4 – Monthly Financial Report for month ending 30 April 2021

SUMMARY

This report provides Council with the monthly financial reports for the month ending 30 April 2021.

BACKGROUND

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

Council is maintaining a solid cash position with \$2.7million remaining in short term investment.

Capital projects are progressing and most of the larger projects are near completion. There will be several projects carried over to the new financial year. The CEO and ROE EHO vehicles have been ordered and the Shire has been advised that both will be delivered in June. The grader has been ordered with WesTrac and the Volvo has been collected by WA Machinery Brokers.

Approximately 93% of the outstanding rates have been collected to date and this is almost at the same percentage collected at 30 June last financial year.

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

STATUTORY ENVIRONMENT

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

POLICY IMPLICATIONS

NIL

FINANCIAL IMPLICATIONS

Expenditure in accordance with the 2020/2021 Annual Budget.

COMMUNITY AND STRATEGIC OBJECTIVES

Shire of Corrigin Strategic Community Plan 2017-2027 and Corporate Business Plan 2018-2022:

Objective: Leadership

Strong Governance and leadership

Outcome 4.1 - A strategically focussed dynamic Council serving the community

Strategic Community Plan		Corporate Business Plan	
Outcome	Strategies	Action No.	Actions
4.1.3	Maintain accountability and financial responsibility to ensure the stability of the Shire	4.1.3.1	Council maintain financial stability
		4.1.3.3	Provide Council adequate and appropriate financial information on a timely basis

VOTING REQUIREMENT

Simple Majority

OFFICER'S RECOMMENDATION

That Council accept the Statement of Financial Activity for the month ending 30 April 2021 as presented, along with notes of any material variances.

8.2 GOVERNANCE AND COMPLIANCE

8.2.1 PROPOSED LOCAL LAWS - DOGS

Applicant:	Shire of Corrigin
Date:	5/05/2021
Reporting Officer:	Heather Talbot, Governance Projects Officer
Disclosure of Interest:	NIL
File Ref:	LE.0002
Attachment Ref:	Attachment 8.2.1 - <i>Shire of Corrigin Dog Local Law 2021</i>

SUMMARY

In February 2021 Council resolved to proceed with the proposed *Shire of Corrigin Dog Local Law 2021*. Council is requested to make the attached *Shire of Corrigin Dog Local Law 2021* under section 3.12(4) of the *Local Government Act 1995*.

BACKGROUND

The Shire of Corrigin does not currently have a local law relating to the control of dogs. Under the local law review that was conducted in September 2017 Council resolved to adopt a new local law relating to dogs.

During the February 2021 Council meeting, staff were directed to proceed with the adoption of the *Shire of Corrigin Dog Local Law 2021* and complete the requirements for public consultation. The results of the public consultation were then to be presented to Council for consideration following the closure of submissions.

COMMENT

Community stakeholder engagement was undertaken in accordance with section 3.12(3) of the *Local Government Act 1995*. Local public notice was given in accordance with section 1.7 of the *Local Government Act 1995* and regulation 3A of the *Local Government (Administration) Regulations 1996* as follows:

- A notice was published on the Shire of Corrigin website on 24 February 2021;
- A notice was published on 8 March 2021 in the Corrigin Windmill community newsletter;
- A notice was published in the March (published on social media 4 March 2021) and April (published on social media 1 April 2021) edition of the Shire of Corrigin newsletter;
- The public notice was displayed on the Shire Administration and Corrigin Community Resource Centre (Library) noticeboard between 22 February 2021 and 30 April 2021;
- Notice of the consultation was posted on the Shire's Facebook page on 2 March 2021.

No public submissions were received.

As required by section 3.12(3)(b) of the *Local Government Act 1995*, a copy of the proposed local law was provided to the Minister for Local Government via the Department of Local Government, Sport and Cultural Industries on 24 February 2021. Responses have been considered and included as per the following:-

Respondent	Response	Included
Department of Local Government and Communities	Editing, grammar, definitions and formatting changes as well as some suggestions over the content and wording of clauses. The penalties under clause 3.1 and 4.9 where not correct and in-line with the <i>Dog Act 1976</i> . Clause 3.3 to be inserted to deal with dangerous dogs.	Formatting, editing and various content changes have been included in the attached redrafted version of the local law with consideration to the Department's recommendations.

A final version of the *Shire of Corrigin Dog Local Law 2021* incorporating all of the recommended changes by the Department is provided as an attachment to this item.

STATUTORY ENVIRONMENT

Section 51 of the *Dog Act 1976* provides that a local government may make local laws about dogs using the process set out in section 3.12 of the *Local Government Act 1995*.

3.12. Procedure for making local laws

- (1) *In making a local law a local government is to follow the procedure described in this section, in the sequence in which it is described.*
- (2A) *Despite subsection (1), a failure to follow the procedure described in this section does not invalidate a local law if there has been substantial compliance with the procedure.*
- (2) *At a council meeting the person presiding is to give notice to the meeting of the purpose and effect of the proposed local law in the prescribed manner.*
- (3) *The local government is to —*
 - (a) *give local public notice stating that —*
 - (i) *the local government proposes to make a local law the purpose and effect of which is summarized in the notice; and*
 - (ii) *a copy of the proposed local law may be inspected or obtained at any place specified in the notice; and*
 - (iii) *submissions about the proposed local law may be made to the local government before a day to be specified in the notice, being a day that is not less than 6 weeks after the notice is given;*

and

- (b) *as soon as the notice is given, give a copy of the proposed local law and a copy of the notice to the Minister and, if another Minister administers the Act under which the local law is proposed to be made, to that other Minister; and*
- (c) *provide a copy of the proposed local law, in accordance with the notice, to any person requesting it.*

[(3a) *deleted*]

- (4) *After the last day for submissions, the local government is to consider any submissions made and may make the local law* as proposed or make a local law* that is not significantly different from what was proposed.*

** Absolute majority required.*

- (5) *After making the local law, the local government is to publish it in the Gazette and give a copy of it to the Minister and, if another Minister administers the Act under which the local law is proposed to be made, to that other Minister.*
- (6) *After the local law has been published in the Gazette the local government is to give local public notice —*
 - (a) *stating the title of the local law; and*
 - (b) *summarizing the purpose and effect of the local law (specifying the day on which it comes into operation); and*
 - (c) *advising that the local law is published on the local government's official website and that copies of the local law may be inspected at or obtained from the local government's office.*
- (7) *The Minister may give directions to local governments requiring them to provide to the Parliament copies of local laws they have made and any explanatory or other material relating to them.*
- (8) *In this section —*
making *in relation to a local law, includes making a local law to amend the text of, or repeal, a local law.*

POLICY IMPLICATIONS

NIL

FINANCIAL IMPLICATIONS

There are costs associated with the drafting, advertising and gazettal of the local law, estimated costs are under \$2,000.

COMMUNITY AND STRATEGIC OBJECTIVES

Shire of Corrigin Strategic Community Plan 2017-2027 and Corporate Business Plan 2018 - 2022:

Objective: Leadership

Strong Governance and leadership

Outcome 4.1 - A strategically focussed dynamic Council serving the community

Strategic Community Plan		Corporate Business Plan	
Outcome	Strategies	Action No.	Actions
4.1.1	Provide leadership, communication and active engagement with the community	4.1.1.1	Elected members provide strategic leadership for the benefit of the community.

VOTING REQUIREMENT

Absolute Majority

OFFICER'S RECOMMENDATION

That Council:

- 1. Resolves to make the Shire of Corrigin Dog Local Law 2021 and authorises the affixing of the Common Seal of the Shire to that local law.*
- 2. Authorises the Chief Executive Officer to continue the process specified in section 3.12 of the Local Government Act 1995 to give effect to resolution one.*

8.2.2 INFANT HEALTH CENTRE CORRIGIN

Applicant:	Shire of Corrigin
Date:	11/05/2021
Reporting Officer:	Natalie Manton, Chief Executive Officer
Disclosure of Interest:	NIL
File Ref:	CP.0033 A935
Attachment Ref:	Attachment 8.2.2 - Survey and Letter from Heritage Council

SUMMARY

Council is requested to consider a proposal to acquire the former Infant Health Centre at 11 Lynch Street from the State.

BACKGROUND

The Infant Health Centre was built on Crown Reserve 23024 in 1949 at 11 Lynch Street, Corrigin. A committee was formed in 1948 to raise funds to construct a building on land granted by the Corrigin Road Board. The building cost 4,300 pounds and aside for a 1,000 pound loan from the Corrigin Road Board the remainder of the funds were raised by local fundraising and donations. According to the Shire of Corrigin Municipal Heritage Inventory, the foundation stone of the building was laid on 13 October 1950 by the Medical Supervisor, Dr Stang.



The building has been managed and maintained continuously since its construction in 1949 by the Shire of Corrigin (formerly Corrigin Roads Board). The Corrigin Playgroup moved out of the building in 2017 as it was no longer considered safe. The building requires quite extensive maintenance, an upgrade of the electrical wiring and replacement of the ceiling in order to enable the building to be used.



The Shire of Corrigin has become aware that the land is actually an unmanaged Crown Reserve for the purpose of infant health and is not the subject of a management order. The building is no longer required for the purpose of Infant Health as the service is provided from the hospital or in private homes.

In January 2020 the Shire of Corrigin completed a Land Enquiry with the Department of Planning, Lands and Heritage (DPLH) and arranged for the land to be surveyed.

The DPLH have advised that the Shire has the following options

- Change the purpose of the building which would involve changing the purpose of the reserve and issuing a management order to the Shire with power to lease/licence to continue managing the site.
- Acquire the building which would require transferring the land to the Shire in freehold. Normally the Department would seek the current unimproved market value for the land, however, in this case we would request the Valuer to take into consideration the state of the building and any conditions imposed by Heritage Council.
- Request the State to sell the building which might be through a competitive process undertaken by the Land Assessment Management Unit if the site is deemed surplus to the Shire's requirements.

COMMENT

The land is classified commercial zone under the Shire of Corrigin Local Planning Scheme No.2 which provides significant flexibility in terms of any future potential alternative use. At present the land is only permitted to be used for its designated reserve purpose under the Land Administration Act being an Infant Health Centre;

The building is identified in the Shire of Corrigin Heritage Survey as a Category C. The Heritage Council have been consulted and have determined that while the place has some cultural heritage value it is unlikely that it would meet the threshold for entry on the state register of heritage places. The building is not listed on the National or Commonwealth Heritage List or registered as an Aboriginal site.

Owning the land as freehold provides the Shire of Corrigin with more flexible options than a management order. It is recommended that the Shire of Corrigin request that the State gift the former Infant Health Centre to the Shire of Corrigin at no cost or offer the property for sale at a significantly discounted price.

STATUTORY ENVIRONMENT

NIL

POLICY IMPLICATIONS

NIL

FINANCIAL IMPLICATIONS

The cost of the survey of the land and valuation was \$1,200 ex GST

The Valuer General's Office (Landgate) have estimated the value of the land to be in the range of \$44,000 - \$55,000.

COMMUNITY AND STRATEGIC OBJECTIVES

Shire of Corrigin Strategic Community Plan 2017-2027 and Corporate Business Plan 2018-2022:

Objective: Leadership

Strong Governance and leadership

Outcome 4.1 - A strategically focussed dynamic Council serving the community

Strategic Community Plan		Corporate Business Plan	
Outcome	Strategies	Action No.	Actions
4.1.3	Maintain accountability and financial responsibility to ensure the stability of the Shire	4.1.3.1	Council maintain financial stability
		4.1.3.3	Provide Council adequate and appropriate financial information on a timely basis

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

That Council request that the State gift the former Infant Health Centre at 11 Lynch Street Corrigin, (Crown Reserve 23024) to the Shire of Corrigin at no cost or offer the property for sale at a significantly discounted price.

8.2.3 NATIVE TITLE SETTLEMENT- NOONGAR HERITAGE AGREEMENT

Applicant:	Shire of Corrigin
Date:	12/05/2021
Reporting Officer:	Natalie Manton, Chief Executive Officer
Disclosure of Interest:	NIL
File Ref:	CP.0060
Attachment Ref:	Attachment 8.2.3.1- South West Native Title Presentation and Background information Attachment 8.2.3.2 – Noongar Standard Heritage Agreement Template

SUMMARY

Council is requested to provide comment to the WALGA Central Country Zone (CCZ) regarding the South West Native Title Settlement- Template Noongar Heritage Agreement for inclusion at the meeting in June 2021.

BACKGROUND

The South West Native Title Settlement (Settlement) is the most comprehensive Native Title agreement negotiated in Australian history. It involves around 30,000 Noongar people and covers approximately 200,000 square kilometres of the South-West region. Whilst the effects of the Settlement, the enactment of new Aboriginal Heritage legislation and any recommendations arising from the Juukan Gorge inquiry won't be apparent for some time, Councils need to be aware of the issues and the potential each of these factors may have on both themselves and their communities.

The Template Noongar Heritage Agreement for Local Government Aboriginal and the Cultural Heritage Bill (Draft) 2020 were considered at the CCZ meeting held Friday 27 November 2020, with the Zone resolving that:

Mr Marcus Holmes of Land Equity Legal and representatives of the Department of Premier and Cabinet and Department of Planning, Land and Heritage be invited to the February 2021 Zone Meeting to provide comments on the likely impact on Member Councils of the Draft Noongar Heritage Agreement for Local Government and the South West Native Title Settlement.

Neither the Department of Premier and Cabinet nor the Department of Planning, Land and Heritage were able to attend either the February or April Meetings of the zone.

The Executive Officer of the CCZ has requested that this matter be listed for consideration at May Council meetings, to allow any comments from member Councils to inform the subsequent report for the Zone meeting scheduled for Friday 25 June 2021. It has been recommended that discussion and commentary on the issues covered within the recommendation initially considered for the meeting on Friday 23 April, as follows:

That the Central Country Zone:

- 1. Notes the suggestion from guest speaker Marcus Holmes, Principal of lawyers Land Equity Legal, that local governments defer consideration of entry into a Local Government version Noongar Heritage Agreement until Noongar Regional Corporations have been established, the Federal joint committee on the Juukan Gorge inquiry has released its final report, and the State's proposed Aboriginal Cultural Heritage Bill has been enacted;*
- 2. Recommends to its members that they ensure interim compliance with the Aboriginal Heritage Act 1972 and any applicable Aboriginal heritage risk management policies and procedures through the Department of Planning, Lands and Heritage and Department of Premier and Cabinet;*

3. *Seeks ongoing consultation with the State Government, WALGA and SWALSC about the management of, resourcing and implications for local government of the Noongar Native Title Settlement; and*
4. *Endorses the offer of legal advice and assistance to the Zone and/or its members from Land Equity Legal regarding local government management of Aboriginal heritage and the Noongar Native Title Settlement, and instructs the Executive Officer to confer with Mr Marcus Holmes regarding terms of any engagement of Land Equity Legal's services by the Zone and/or members and to then update the Zone by email as to such terms so that the Zone and/or its members (singly or collectively) can decide if they wish to take up a retainer.*
5. *That the Zone defer any decision on the recommendations relating to the Template Noongar Heritage Agreement for Local Government Aboriginal and the Cultural Heritage Bill (Draft) 2020 until the Zone meeting scheduled to be held Friday 25 June 2021 at which time the Executive Officer will have prepared a report for the Zone's consideration.*

COMMENT

The CCZ Executive Officer has requested that comments be provided by shires for inclusion in a report for the Zone meeting scheduled for Friday 25 June 2021. There may be other issues that Councils may wish to provide comment on that are not listed in the recommendation but may be important points for discussion.

The following points were highlighted by Mr Marcus Holmes during his presentation and discussions with the Zone:

1. The Template Noongar Heritage Agreement, included in Attachment 8.2.3.2, is currently a complicated document and may not be suited to small local governments.
2. There is no need for local governments to consider entering into any agreements until:
 - All Noongar Regional Corporations have been established;
 - The State's proposed Aboriginal Cultural Heritage Bill has been enacted; and
 - The Federal Parliament's Joint Standing Committee on Northern Australia on the Juukan Gorge inquiry has released its final report.

More information on the Native Title Settlement can be found by following the link shown below:

www.wa.gov.au/organisation/departments/south-west-native-title-settlement

STATUTORY ENVIRONMENT

Land Administration (South West Native Title Settlement) Act 2016

Local Government Aboriginal and the Cultural Heritage Bill (Draft) 2020

POLICY IMPLICATIONS

NIL

FINANCIAL IMPLICATIONS

NIL

COMMUNITY AND STRATEGIC OBJECTIVES

Shire of Corrigin Strategic Community Plan 2017-2027 and Corporate Business Plan 2018-2022:

Objective: Leadership

Strong Governance and leadership

Outcome 4.1 - A strategically focussed dynamic Council serving the community

Strategic Community Plan		Corporate Business Plan	
Outcome	Strategies	Action No.	Actions
4.1.1	Provide leadership, communication and active engagement with the community	4.1.1.1	Elected members provide strategic leadership for the benefit of the community.

VOTING REQUIREMENT

Simple Majority

OFFICER'S RECOMMENDATION

That Council consider the information provided by the WALGA Central Country Zone and Marcus Holmes, Principal of lawyers Land Equity Legal and provide comments to the Executive Officer of the Central Country Zone for inclusion in the report to the June 2021 Zone meeting.

8.2.4 RV OVERNIGHT STAY

Applicant:	Shire of Corrigin
Date:	12/05/2021
Reporting Officer:	Natalie Manton, Chief Executive Officer
Disclosure of Interest:	NIL
File Ref:	ED.0025
Attachment Ref:	Attachment 8.2.4 – RV Friendly Town Report

SUMMARY

Council is requested to endorse a proposal to seek accreditation as a Recreational Vehicle (RV) Friendly Town with Campervan and Motorhome Club of Australia Limited (CMCA) and designate four locations across the shire as suitable for recreational vehicles.

BACKGROUND

The Shire of Corrigin's Strategic Community Plan details the importance of diversifying economic opportunities to enable population growth over the medium to long term. Tourism is one strategy that is an opportunity for Corrigin.

The Shire of Corrigin engaged consultants in 2017 to prepare a Tourism and Economic Development Strategy and Action Plan. The development of the Caravan Park and access to free camping for RV's forms a key element of these plans. The plan highlighted the growing trend for self-contained travellers looking for free camping options to enable travel at cheaper rates and for longer.

Recreational vehicles are generally understood to include:

- Motorhomes
- Caravans and 5th wheelers
- Trailers/boat campers
- 4 wheel drive off road campers
- Campervans and backpacker vans
- Self-Contained vehicles that can contain within the vehicle fixed shower and toilet, sullage (grey) and black water waste (sewerage) storage and have capacity for carrying multiple days' worth of drinking water.

Council previously set aside an area in Walton Street, Corrigin as a free camp site for self-contained RV's under the auspices of the Campervan and Motorhome Club of Australia Limited (CMCA). In 2009 the CMCA revoked Corrigin's RV status following a complaint from a member about the designated parking area in Walton Street.

In October 2015 Council sought to reinstate the 72 hour stopover for self-contained RV's in the town of Corrigin. The matter was again discussed in December 2015 but the matter did not progress. Since that time the topic has been raised frequently by local residents and tourists.

COMMENT

It is widely documented that caravan parks and camping is an extremely important component of WA's tourism industry and growth in the sector has increased significantly due to the inability to travel overseas due to COVID-19 pandemic. Increasing the number of tourists visiting the area will boost the local economy as well as create opportunities for business growth and employment.

It is recommend that the shire progress towards achieving RV Friendly Town status with the Campervan and Motorhome Club of Australia Limited (CMCA) as soon as possible in preparation for the Spring wildflower season.

The CMCA has provided direction for towns to be accredited as RV Friendly with the Attachment 8.2.4 providing the RV Friendly Town criteria and assessment details.

It is recommended that Council consider establishing a free 48 hour stopover area for self-contained RV's in the town of Corrigin in Walton Street behind the existing toilet block and RV Dump point.

Longer term parking up to 72 hours be established at Gorge Rock, Bulyee Hall and Bullaring Tennis Club.

The proposed sites have been assessed as potentially suitable for a free camping areas with regard to:

- proximity to town or sites of interest,
- environmental constraints,
- emergency management factors,
- distance from residential areas,
- available facilities, and
- promote Corrigin in a positive way.

Other considerations in determining the suitability and value of the proposed free camping sites include:

- A review can be undertaken at any time if complaints or other concerns arise.
- It is highly likely that Corrigin is overlooked by travellers interested in free camping which excludes the town from recognition on many forms of media and by word of mouth.
- The businesses within town are likely to benefit from increased patronage.
- There is no additional cost to maintain the sites as they are currently maintained by the Shire of Corrigin.
- There are adequate bins at Walton Street and it is generally accepted that visitors are respectful of the terms and conditions of free camping sites.
- Compliance with the maximum length of stay will be in general self-regulating, and can be monitored by the Shire ranger service on a fortnightly basis.
- There is a potential loss of revenue to the caravan park which is owned by the Shire and leased to a private operator. This is unlikely to be significant (if at all) due to the free RV area attracting a different market than caravan parks. There is also potential for the caravan park to benefit by attracting visitors to stay when they are tired of free camping or wish to use the facilities at the caravan park for a fee.
- The lessee of the caravan park has indicated support for short term RV camping at the Walton Street site.
- Noise disturbance is possible although it is unlikely and has not been experienced by neighbouring shires.
- Access to the toilet and shower facilities at the Corrigin Caravan Park is restricted to customers of the park so misuse of the facilities is unlikely.

The opportunities for Corrigin significantly outweigh any potential risks. Allowing fully self-contained recreational vehicles to stay for up to 48 hours on Walton Street and up to 72 hours at Gorge Rock, Bulyee Hall and Bullaring Tennis Club would provide travellers with additional options to stay in Corrigin and the surrounding area.

Tents and vehicles that are not fully self-contained would not be permitted to use the designated free camping locations and would be required to make use of the existing caravan park.

The Shire of Corrigin will need to educate visitors and the local community about the designated RV free camping sites to reduce the likelihood of misuse of the areas. The designated RV areas will be promoted on the Shire of Corrigin website and electronic media platforms to promote the location online. Signage will be used at the overnight stay areas to notify visitors of where camping is permitted and all relevant requirements.

The Department Planning, Lands and Heritage will need to be consulted to confirm that the proposed RV area is consistent with the current management order.

Walton Street site - Reserve 47959 Department Planning, Heritage and Lands with Shire of Corrigin Management Order for parkland and parking.

Gorge Rock site Reserve 18318 Department Planning, Heritage and Lands with Shire of Corrigin Management Order for hall site and recreation.

Former Bullaring Recreation Ground Reserve 12239 Department Planning, Heritage and Lands with Shire of Corrigin Management Order for recreation.

Bulyee Hall and Fire Shed area is owned by Shire of Corrigin as Freehold land

STATUTORY ENVIRONMENT

Local Government Act 1995

Caravan Parks and Camping Grounds Act 1995

Caravan Parks and Camping Grounds Regulations 1997

The Caravan Park and Camping Grounds Act 1995 relates only if the intended usage is greater than 72 hours. Landowner permission (that of the local government in this case) is permissible if the usage is no longer than 72 hours.

POLICY IMPLICATIONS

NIL

FINANCIAL IMPLICATIONS

Approximately \$1,000 signage.

Access to the dump point and potable water supply are already available and promotion of the sites would be done within existing staff time.

The proposal is expected to generate additional income for local businesses in the Shire of Corrigin.

COMMUNITY AND STRATEGIC OBJECTIVES

Shire of Corrigin Strategic Community Plan 2017-2027 and Corporate Business Plan 2018-2022:

Objective: Economic

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

Outcome 1.3 – Well supported and diverse industry

Strategic Community Plan		Corporate Business Plan	
Outcome	Strategies	Action No.	Actions
1.3.1	Develop and implement an Economic and Tourism Strategy for the district	1.3.1.2	Implement Economic and Tourism Develop Strategy
		1.3.1.3	Economic and Tourism Develop strategies, programs and initiatives to be incorporated in Long Term Financial Plan and annual budgets

Objective: Leadership

Strong Governance and leadership

Outcome 4.1 - A strategically focussed dynamic Council serving the community

Strategic Community Plan		Corporate Business Plan	
Outcome	Strategies	Action No.	Actions
4.1.3	Maintain accountability and financial responsibility to ensure the stability of the Shire	4.1.3.1	Council maintain financial stability
		4.1.3.3	Provide Council adequate and appropriate financial information on a timely basis

VOTING REQUIREMENT

Simple Majority

OFFICER'S RECOMMENDATION

That Council

1. *Endorse the proposal for Corrigin to achieve Campervan and Motorhome Club of Australia Limited (CMCA) accreditation as an RV Friendly Town*
2. *Allow fully self-contained recreational vehicles to park for free, for up to 48 hours, on the portion of Reserve 47959 Walton Street Corrigin*
3. *Allow fully self-contained recreational vehicles to park for free, for up to 72 hours, on the portion of Reserve 18318 Gorge Rock, Reserve 12239 former Bullaring Recreation Ground and area behind the Bulyee Hall and fire shed.*

8.2.5 ROTARY PARK DESIGN AND CONSTRUCTION - ACCEPTANCE OF QUOTE

Applicant:	Shire of Corrigin
Date:	12/05/2021
Reporting Officer:	Natalie Manton, Chief Executive Officer
Disclosure of Interest:	NIL
File Ref:	FM.0269
Attachment Ref:	Attachment 8.2.5.1 – Nature Play Solutions Quote (Confidential) Attachment 8.2.5.2 – Rebus Quote (Confidential)

SUMMARY

This item provides advice to Council of the quotes received for the design and construction of phase 1 of the Rotary Park redevelopment as outlined in the 2020/21 budget and recommends the contract be awarded to the company that represents the best value for money.

BACKGROUND

The Shire of Corrigin and community identified the need to improve the tired appearance and functionality of the amenities in Rotary Park on Kunjin Street. The new design is expected to reflect the local character of Corrigin, provide a focal point for the local community and encourage tourists to stop to explore the park and the town centre. An indicative concept design has been prepared to illustrate the overall design intent for the precinct.

The Rotary Park Redevelopment aims to achieve the following objectives:

- Create an intergenerational recreational park improving the appearance, connectivity and street appeal of the area for the local community and for visitors, while encouraging further exploration of the town.
- A unique recreation and playground destination using innovative natural design to maximise the use of the large open space, outdoor play, recreation activities and exercise.
- Improved streetscape to invite visitors and locals to stop and utilise the park while encouraging exploration and patronage of local businesses and facilities in Corrigin.
- Improved connection with other recreation facilities such as Corrigin Recreation and Events Centre, Caravan Park, swimming pool and ovals.
- Improve parking space.
- Sustainable, low maintenance and water-wise garden landscape in keeping with the dry wheatbelt climate and showcasing local plant species and wildflowers in a contemporary setting.
- Disability access and enjoyment.
- Active and accessible places created for all people with a high degree of both real and perceived safety including subtle solar lighting throughout the park.

It is anticipated that the construction of the park redevelopment will be staged over a number of years depending on available funding. Funding for the construction of phase 1 has been included in the 2020/21 budget as part of the Drought Communities Program funding and includes the following elements:

New Toilet Block

- include four (4) unisex toilets and one (1) accessible toilet designed to connect to deep sewage.
- Potential to incorporate unique or original design concepts. Easily accessible location within park and integrated with other design elements including: car park, pathways and playground.

- Accommodate large volumes of visitors during peak periods
- Connect to local waste water scheme.
- Sustainable design using efficient energy and water usage.
- Suitable for families and people with disabilities.
- High quality and low maintenance construction, fixtures and fittings.

Entry Statement

A strong statement entry or gateway providing a focal point alongside Kunjin Street attracting visitors to stop in the southern carpark. A wow factor to welcome visitors to the park.

Pathways

- Landscaping surrounding the toilet block and bordering the carpark.

The Request for Quote (RFQ) 8-2021 was sent to 42 suppliers on the WA Local Government (WALGA) Preferred Supplier Panel and responses were received from two suppliers being Nature Play Solutions and Rebus Restrooms. A total of 23 suppliers read the request for quotes with 10 suppliers declining the offer to quote and 30 suppliers electing not to respond.

The responses were evaluated by a panel comprising the Natalie Manton, Chief Executive Officer; Emma Shaw, Administration Officer and Kylie Caley, Deputy Chief Executive Officer against pre-determined selection criteria.

Evaluation Criteria

Item No	Description	Weighting
1	Tendered Price(s) - Any related factors affecting the total cost including early settlement discounts. - Lifetime costs. - Contract management cost.	30%
2	Relevant Company Experience - Details of similar work undertaken. - Scope of the Contractor's involvement including details of outcomes. - Details of issues that arose during the project and how these were managed. - Competency and proven track record of achieving outcomes. - Project reference sheet	30%
3	Resources and Availability - Plant, equipment and materials. - Details of all project team members and their role in the project (and subcontractors, if applicable) inclusive of any relevant current registrations or licences held. - Contingency measures or backup of resources including personnel (where applicable). - Other current commitments	35%
4	Regional Price Preference - Price preference 5% to tenderers in Shire of Corrigin	5%

The submissions received were professional and detailed but did not address the specific scope of the project outlined in the Request for Quote document. Confidential reports outlining the quoted prices are contained in Attachment 8.2.5.1 and Attachment 8.2.5.2.

COMMENT

With the recent drought and COVID stimulus funding available there are several shires who are currently seeking quotes for playground redevelopments which has limited the number of available suppliers to complete the work within the required timeframes.

The Shire of Corrigin has worked with Nature Play Solutions on the development of a concept plan for the redevelopment of Rotary Park and was satisfied with their work.

The quote from Rebus Restrooms did not include any other works required in the Request for Quote other than the supply and placement of a new toilet block.

Council has delegated authority to the CEO to determine that a variation proposed is minor in context of the total goods or services sought through the invitation to tender, subject to a maximum 10% variation and within the \$value detailed in condition (c) on this Delegation, and to then negotiate minor variations with the successful tenderer before entering into a contract as outlined in *Local Government Functions and General Regulations 1996 r.20 (1) and (3)*.

A condition of the delegation is that tenders may only be accepted and panels of pre-qualified suppliers established, where the total consideration under the resulting contract is \$200,000 or less and the expense is included in the adopted Annual Budget.

Based on the evaluation of the quotes received the submission by Nature Play Solutions Pty Ltd was deemed to represent the best value for money at a total cost of \$498,920 for the 2020/21 financial year.

The Shire of Corrigin will need to seek revised quotes for the remaining phases of the Rotary Park Redevelopment to meet the detailed scope outlined in the Request for Quote since the quoted prices omitted items or included additional items that are not required.

STATUTORY ENVIRONMENT

Local Government Act 1995 section 3.57 – Tenders for providing goods or services
Local Government (Functions and General) Regulations 1996 section 3.57 Part 4 – Provisions of Goods and Services, Division 2 – Tenders for Providing Goods and Services.

POLICY IMPLICATIONS

2.9 Purchasing Policy

Purchasing that exceeds \$250,000 in total value (excluding GST) must be put to public tender when it is determined that a regulatory tender exemption, as stated under 4.5 of this policy is not deemed to be suitable.

4.5 Tendering Exemptions

An exemption to publicly invite tenders may apply in the following instances:

- the purchase is obtained from a pre-qualified supplier under the WALGA Preferred Supply Program or State Government Common Use Arrangement.

FINANCIAL IMPLICATIONS

The construction of the toilet block, entry statement, waste water connections as well as paths and landscaping as outlined in Phase 1 is included in the 2020/21 budget as part of the Drought Communities Project.

The final cost for the design and construction of the remaining phases of the Rotary Park Redevelopment would need to be requested in line with the detailed scope developed by the Shire of Corrigin.

COMMUNITY AND STRATEGIC OBJECTIVES

Shire of Corrigin Strategic Community Plan 2017-2027 and Corporate Business Plan 2018-2022:

Objective: Economic

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

Outcome 1.3 – Well supported and diverse industry

Strategic Community Plan		Corporate Business Plan	
Outcome	Strategies	Action No.	Actions
1.3.1	Develop and implement an Economic and Tourism Strategy for the district	1.3.1.2	Implement Economic and Tourism Develop Strategy
		1.3.1.3	Economic and Tourism Develop strategies, programs and initiatives to be incorporated in Long Term Financial Plan and annual budgets

Objective: Social

An effectively services, inclusive and resilient community

Outcome 3.1. An inclusive, welcoming and active community

Strategic Community Plan		Corporate Business Plan	
Outcome	Strategies	Action No.	Actions
3.1.2	Continue to provide infrastructure to support social wellbeing of the community	3.1.3.1	Provide well serviced and maintained infrastructure that can be utilised by the community for the provision of social and wellbeing activities in accordance with asset management plan. Implement Economic and Tourism Develop Strategy

Objective: Leadership
Strong Governance and Leadership

Outcome 4.1 - A strategically focussed dynamic Council serving the community

Strategic Community Plan		Corporate Business Plan	
Outcome	Strategies	Action No.	Actions
4.1.3	Maintain accountability and financial responsibility to ensure the stability of the Shire	4.1.3.1	Council maintain financial stability
		4.1.3.3	Provide Council adequate and appropriate financial information on a timely basis

VOTING REQUIREMENT

Simple Majority

OFFICER'S RECOMMENDATION

That Council:

- 1. Accepts the price submitted by Nature Play Solutions for the design and construction of Phase 1 of the Rotary Park Redevelopment at a total cost of \$498,920, excluding GST, based on the scope outlined in the RFQ 8-2021.*
- 2. Delegates the formation of the Contract to the Chief Executive Officer, subject to any variations (of a minor nature) prior to entry to Contract.*

8.2.6 LEMC COMMITTEE RECOMMENDATIONS - ADVERSE EVENT PLAN

Applicant:	Shire of Corrigin
Date:	12/05/2021
Reporting Officer:	Emma Shaw
Disclosure of Interest:	NIL
File Ref:	GS.0122
Attachment Ref:	Attachment 8.2.6 - Adverse Event Plan

SUMMARY

As part of the Drought Communities Programme Extension 2020/2021 the Shire of Corrigin is required to submit an Adverse Event Plan. Caroline Robinson from 150 Square was engaged to prepare the plan and the plan was put to the Local Emergency Management Committee on 10 May 2021.

BACKGROUND

The purpose of this plan is to provide detailed guidance to the Shire of Corrigin Council, staff and community to consider, prepare for and guide responses to events that directly and indirectly affect the shire of Corrigin.

This plan is considerate of the Shire's Local Emergency Management Committee (LEMC) plans and Local Emergency Management Arrangements. It is not a risk management or an emergency/incident plan.

COMMENT

The Shire of Corrigin has developed this plan because:

1. Natural hazards are more frequent and intense;
2. Essential services are interconnected and interdependent;
3. People and Assets are more exposed and vulnerable;
4. Disaster impacts are long term and complex;
5. The costs of adverse events are growing; and
6. Momentum to address financial impacts of climate change is building.

The objectives of the plan are to:

- Consider risks and adverse plans and appropriate forward planning to mitigate them
- Bring community leaders, key service providers and Shire representatives together to plan together;
- Build capacity and resilience amongst the community and Shire leadership to adapt and cope with stresses and acute shocks caused by adverse events;
- Identify key strategies and actions to be undertaken by Council and other key service organisations to prepare for and manage adverse events that affect the Shire of Corrigin; and
- Make the approach by Council towards adverse events consistent in dealing with adverse events.

STATUTORY ENVIRONMENT

NIL

POLICY IMPLICATIONS

NIL

FINANCIAL IMPLICATIONS

The cost of the plan was \$600.

COMMUNITY AND STRATEGIC OBJECTIVES

Shire of Corrigin Strategic Community Plan 2017-2027 and Corporate Business Plan 2018-2022:

Objective: Leadership

Strong Governance and leadership

Outcome 4.1 - A strategically focussed dynamic Council serving the community

Strategic Community Plan		Corporate Business Plan	
Outcome	Strategies	Action No.	Actions
4.1.3	Maintain accountability and financial responsibility to ensure the stability of the Shire	4.1.3.1	Council maintain financial stability
		4.1.3.3	Provide Council adequate and appropriate financial information on a timely basis

VOTING REQUIREMENT

Simple Majority

OFFICER'S AND COMMITTEE RECOMMENDATION

That Council adopt the Adverse Event Plan as a requirement of the Drought Communities Programme Extension 2020-2021.

8.2.7 SELLING AGENCY AGREEMENT GRANITE RISE ESTATE

Applicant:	Shire of Corrigin
Date:	11/05/2021
Reporting Officer:	Natalie Manton, Chief Executive Officer
Disclosure of Interest:	NIL
File Ref:	CP.0002
Attachment Ref:	NIL

SUMMARY

This item seeks Council's endorsement of the selling agency agreement for the sale of vacant land in the Shire of Corrigin.

BACKGROUND

The Shire of Corrigin developed 32 residential lots in the subdivision known as Granite Rise Estate in 2009. Council has made allowance in the 2020/21 Budget for the sale of lots in the Granite Rise Estate based on the reserve price as determined by Council in March 2020.

At the Ordinary Council meeting on 17 March 2020 Council agreed to extend the selling agency agreement with Nutrien Harcourts Real Estate as exclusive selling agent for the sale of Granite Rise Estate and vacant land in the Shire of Corrigin for one year.

During April and May the Shire of Corrigin invited Expressions of Interest from local and regional real estate agents for the sale of lots in the Granite Rise Estate over the next three years. Applicants were required to submit the following information:

1. Cover letter expressing interest.
2. Experience and recent sales record.
3. Agent resources, backup staff and administration support.
4. Sales approach or methodology.
5. Advertising strategy and estimate of advertising costs.
6. Commission fee.
7. Referees.



Initial demand for the blocks was very slow with only three blocks selling since the land was originally developed in 2009 with the last sale being in 2017. Over the past year there has been a strong increase in the demand for lots in the Granite Rise Estate largely due to increased marketing, discounted block values, COVID stimulus grants and cash back incentives from the Shire of Corrigin.

Landmark Harcourts were successful in selling three separate lots during 2020 with building expected to be completed by the end of 2021.

The market value of the vacant land was reviewed at the Ordinary Council meeting on 17 March 2020 and the following discounted reserve values were endorsed.

Lot No.	Street No.	Street Name	Area (m2)	Reserve
1	8	Lawton Way	802	sold
2	6	Lawton Way	801	\$ 43,840
3	4	Lawton Way	871	\$ 47,680
4	2	Lawton Way	887	\$ 53,360
5	8	Haydon Close	822	\$ 49,840
6	6	Haydon Close	874	\$ 47,840
7	4	Haydon Close	805	\$ 44,080
8	2	Haydon Close	805	\$ 44,080
9	1	Haydon Close	757	\$ 41,440
10	3	Haydon Close	775	\$ 42,480
11	5	Haydon Close	723	\$ 39,600
12	7	Haydon Close	715	\$ 44,000
13	8	Price Retreat	724	\$ 44,480
14	6	Price Retreat	769	\$ 42,160
15	4	Price Retreat	776	\$ 42,480
16	2	Price Retreat	756	sold
17	10	Lawton Way	813	sold
18	12	Lawton Way	813	sold
19	3	Abe Way	928	\$ 50,800
20	5	Abe Way	930	sold
21	7	Abe Way	931	\$ 50,960
22	1	Lindsay Rise	789	\$ 43,200
23	3	Lindsay Rise	742	sold
24	5	Lindsay Rise	747	\$ 40,880
25	2	Lindsay Rise	1490	\$ 81,600
26	4	Lindsay Rise	1517	\$ 82,960
27	6	Lindsay Rise	1516	\$ 83,040
28	8	Lindsay Rise	1516	\$ 83,040
29	10	Lindsay Rise	1515	\$ 83,040
30	12	Lindsay Rise	1515	\$ 82,960
31	14	Lindsay Rise	1515	\$ 82,960
32	16	Lindsay Rise	1508	\$ 82,560
33	18	Lindsay Rise	1380	\$ 80,320

At the Ordinary Council meeting on 17 March 2020 Council passed the following resolution:

The cash incentive would apply to existing private sales of land in the Granite Rise Estate and sales made between July 2020 and June 2022.

1. *Authorise the Chief Executive Officer to offer a cash incentive of \$2,500 (exc gst) for existing and new private sales of vacant land in the Granite Rise Estate until June 2022 and develop associated guidelines.*

COMMENT

The request for Expressions of Interest for the sale of lots in the Granite Rise Estate over the next three years was sent to five local and regional real estate agents. Three agents contacted the CEO to discuss the contract with only one submission received by the advertised closing date.

The proposal submitted by Nutrien Harcourts outlined their experience and proposed methodology to maximise the potential sale of the lots.

When disposing of property, a local government is required to comply with the provisions of s3.58 of the *Local Government Act 1995* whereby local government property is to be sold by public auction or tender. A local government can dispose of property other than under subsection (2) if, before agreeing to dispose of the property —

- (a) it gives local public notice of the proposed disposition —
 - (i) describing the property concerned; and
 - (ii) giving details of the proposed disposition; and
 - (iii) inviting submissions to be made to the local government before a date to be specified in the notice, being a date not less than 2 weeks after the notice is first given;
- and
- (b) it considers any submissions made to it before the date specified in the notice and, if its decision is made by the council or a committee, the decision and the reasons for it are recorded in the minutes of the meeting at which the decision was made.

STATUTORY ENVIRONMENT

Local Government Act 1995

s. 3.58. Disposing of property

Local Government (Functions and General) Regulations

s. 30. Dispositions of property excluded from Act

POLICY IMPLICATIONS

NIL

FINANCIAL IMPLICATIONS

Income from the sale of vacant land is included in the 2020/21 budget.

COMMUNITY AND STRATEGIC OBJECTIVES

Shire of Corrigin Strategic Community Plan 2017-2027 and Corporate Business Plan 2018-2022:

Objective: Leadership

Strong Governance and leadership

Outcome 4.1 - A strategically focussed dynamic Council serving the community

Strategic Community Plan		Corporate Business Plan	
Outcome	Strategies	Action No.	Actions
4.1.3	Maintain accountability and financial responsibility to ensure the stability of the Shire	4.1.3.1	Council maintain financial stability
		4.1.3.3	Provide Council adequate and appropriate financial information on a timely basis

VOTING REQUIREMENT

Simple Majority

OFFICER'S RECOMMENDATION

That Council

1. *Accepts the proposal submitted by Steve Wright of Landmark Harcourts to form a Contract as exclusive selling agent for the sale of Granite Rise Estate and vacant land in the Shire of Corrigin over the next three years at the following reserve prices.*

Lot No.	Street No.	Street Name	Area (m2)	Reserve
1	8	Lawton Way	802	sold
2	6	Lawton Way	801	\$ 43,840
3	4	Lawton Way	871	\$ 47,680
4	2	Lawton Way	887	\$ 53,360
5	8	Haydon Close	822	\$ 49,840
6	6	Haydon Close	874	\$ 47,840
7	4	Haydon Close	805	\$ 44,080
8	2	Haydon Close	805	\$ 44,080
9	1	Haydon Close	757	\$ 41,440
10	3	Haydon Close	775	\$ 42,480
11	5	Haydon Close	723	\$ 39,600
12	7	Haydon Close	715	\$ 44,000
13	8	Price Retreat	724	\$ 44,480
14	6	Price Retreat	769	\$ 42,160
15	4	Price Retreat	776	\$ 42,480
16	2	Price Retreat	756	sold
17	10	Lawton Way	813	sold
18	12	Lawton Way	813	sold
19	3	Abe Way	928	\$ 50,800
20	5	Abe Way	930	sold
21	7	Abe Way	931	\$ 50,960
22	1	Lindsay Rise	789	\$ 43,200
23	3	Lindsay Rise	742	sold
24	5	Lindsay Rise	747	\$ 40,880
25	2	Lindsay Rise	1490	\$ 81,600
26	4	Lindsay Rise	1517	\$ 82,960
27	6	Lindsay Rise	1516	\$ 83,040
28	8	Lindsay Rise	1516	\$ 83,040
29	10	Lindsay Rise	1515	\$ 83,040
30	12	Lindsay Rise	1515	\$ 82,960
31	14	Lindsay Rise	1515	\$ 82,960
32	16	Lindsay Rise	1508	\$ 82,560
33	18	Lindsay Rise	1380	\$ 80,320

2. *Delegates the formation of the Contract with Steve Wright of Nutrien Harcourts Real Estate to the Chief Executive Officer, subject to any variations (of a minor nature) prior to entry into the Contract.*

8.2.8 AMALGAMATION LOT 446 AND 447 MURPHY STREET CORRIGIN

Applicant:	Shire of Corrigin
Date:	11/05/2021
Reporting Officer:	Natalie Manton, Chief Executive Officer
Disclosure of Interest:	NIL
File Ref:	CP.0034, A970, A971
Attachment Ref:	NIL

SUMMARY

Council is requested to consider a proposal to amalgamate 3 to 5 Murphy Street (Lot 446 and 447) Corrigin to facilitate the redevelopment of the Corrigin Wellness Centre.

BACKGROUND

The Shire of Corrigin has engaged an architect to assist with the redevelopment of the existing, outdated Corrigin Wellness Centre to incorporate new consulting rooms for the dentist and visiting allied health practitioners. The building was originally constructed in 1965 as a doctor's surgery and house. Over the years the residential component of the building has been modified to incorporate additional consulting rooms.

The eastern side of the building was upgraded and extended in 2012 to provide modern facilities for the Corrigin Medical Centre. The building is currently used by a visiting chiropractor, massage therapist, audiologist and optometrist. The rooms are outdated and no longer provide adequate facilities for the health professionals or their clients. The dental surgery located in Kirkwood Street is also outdated and no longer fit for purpose and the Wellness Centre Redevelopment proposes to incorporate rooms for the visiting dentist.

The existing Medical Centre and Wellness Centre share a common roof and the building straddles the common boundary between Lots 446 and 447 as shown in the aerial image below



During the upgrade of the Medical Centre on Lot 3 Murphy Street in 2012 the consultant town planner, Joe Douglas suggested that Shire consider making arrangements to amalgamate the lots into one (1) new separately titled lot as soon as possible to address this anomaly.

COMMENT

Lot 446 and 447 Murphy Street are owned by the Shire of Corrigin as freehold land.

There is no record of the titles being amalgamated previously and this issue has again arisen with the proposed redevelopment of the Wellness Centre including re-roofing of the building.

If the lots are not amalgamated the design for the Wellness Centre will need to be modified to allow an area of separation between the two elements of the building and result in an inefficient use of the car port space.

The simplest and most cost effective way of amalgamating the land is to engage a licensed surveyor who will be able to submit an initial application to the WA Planning Commission and progress the application to the point where the new title for the amalgamated lot is in order for dealings at Landgate. Providing there are no issues or problems a new title will then be issued.

The process is likely to take six to nine months.

STATUTORY ENVIRONMENT

NIL

POLICY IMPLICATIONS

NIL

FINANCIAL IMPLICATIONS

The total cost to amalgamate the land and application for a new title using the services of a solicitor or conveyancer once the amalgamated lot is in order for dealings is likely to cost approximately \$12,000 to \$15,000 excluding GST.

COMMUNITY AND STRATEGIC OBJECTIVES

Shire of Corrigin Strategic Community Plan 2017-2027 and Corporate Business Plan 2018-2022:

Objective: Leadership

Strong Governance and leadership

Outcome 4.1 - A strategically focussed dynamic Council serving the community

Strategic Community Plan		Corporate Business Plan	
Outcome	Strategies	Action No.	Actions
4.1.3	Maintain accountability and financial responsibility to ensure the stability of the Shire	4.1.3.1	Council maintain financial stability
		4.1.3.3	Provide Council adequate and appropriate financial information on a timely basis

VOTING REQUIREMENT

Simple Majority

OFFICER AND COMMITTEE 'S RECOMMENDATION

That Council support the proposal to amalgamate 3-5 Murphy Street (Lots 446 and 447) to facilitate the redevelopment of the Corrigin Wellness Centre and request the Chief Executive Officer commence the application process for the issuing of a single title.

8.2.9 DEVELOPMENT APPLICATION – PROPOSED NEW SINGLE HOUSE ON LOT 16 (NO.2) PRICE RETREAT, CORRIGIN

Applicant:	Evoke Living Homes on behalf of Connie Linda Philipps (Landowner)
Landowner:	As above
Location:	Lot 16 on Deposited Plan 61806 being No.2 Price Retreat, Corrigin
Date:	11 May 2021
Reporting Officer:	Mr Joe Douglas – Consultant Town Planner (Exurban Rural & Regional Planning)
Disclosure of Interest:	No interest to disclose
File Number:	PA 02-2021
Attachment Reference:	Attachment 8.2.9 – Development Application

SUMMARY

This report recommends that Council grant conditional approval to a development application received from Evoke Living Homes on behalf of Connie Linda Philipps (Landowner) for a proposed new single house on Lot 16 (No.2) Price Retreat, Corrigin.

BACKGROUND

The applicant is seeking Council's development approval for a proposed new single house on Lot 16 (No.2) Price Retreat, Corrigin. The new dwelling is a brand new, single storey transportable building comprising a total area of 146.70m² that was placed on the land in recent months pursuant to a building permit approval issued by the Shire of Corrigin.

Council's development approval was originally not required for the proposed dwelling as the plans submitted in support of the building permit application were fully compliant with the standards and requirements of the Shire's local planning framework (i.e. the proposal was exempt from the need for Council's development approval).

It is understood from discussion with the applicant that the new transportable dwelling was mistakenly sited on the land in the incorrect location following issuance of the building permit by the Shire. As such, the dwelling is no longer compliant with the Shire's local planning framework and now requires Council's development approval in order to remain in its current location.

The applicant has advised relocation of the dwelling to its original proposed location on the land is not the preferred option due to the significant cost of doing so and associated delay to completion of the contract with the landowner who is eager to take possession. In order to resolve the matter in a practical, cost effective and timely manner for the benefit of both parties, the applicant has prepared and lodged a development application requesting Council's approval to the dwelling in its current location on the land.

Lot 16 is a rectangular shaped lot comprising a total area of approximately 756m² located on the corner of Abe Way and Price Retreat in the eastern part of the Corrigin townsite (i.e. the Granite Rise Residential Estate which was developed by the Shire a number of years ago).

The property is gently sloping from west to east with a natural fall of approximately 0.6 metres across its full length and has direct frontage and access to Abe Way along its northern boundary and Price Retreat along its eastern boundary, both of which are sealed and drained local roads under the care, control and management of the Shire. The proposed new dwelling has been designed and sited with direct frontage and access to Price Retreat.



Location & Lot Configuration Plan (Source: Landgate)

Existing surrounding land uses are predominantly residential in nature comprising undeveloped 'Residential' zoned lots ranging in size from 715 to 1,516m². The property is also located in close proximity to a number of 'Rural Residential' zoned lots located immediately east and south of Kunjin Street that are being used for a variety of purposes consistent with their historical use and/or zoning classification.

Council should note Lot 16 is not subject to inundation or flooding during extreme storm events, does not contain any native vegetation or sites of European or Aboriginal cultural heritage significance and has not been designated by the Fire and Emergency Services Commissioner of Western Australia as being bushfire prone.

COMMENT

Lot 16 is classified 'Residential' zone under the Shire of Corrigin Local Planning Scheme No.2 (LPS2) with a density code of R20.

Under the terms of LPS2 and clause 61(1) of the Deemed provisions for local planning schemes, the development of a single house, including any associated improvements such as carports, patios, pergolas, sheds and so on, is listed as being permitted (i.e. a 'P' use) on any land classified 'Residential' zone and therefore exempt from the requirement for development approval subject to:

- i) compliance with the deemed-to-comply provisions of the Residential Design Codes (R-Codes) or any overarching development standards prescribed in a local planning scheme; and
- ii) any such development not being located in a heritage-protected place.

An assessment of the proposal for Lot 16 against the relevant development standards contained in the R-Codes and LPS2 has confirmed the setback of the dwelling's proposed new carport to the land's southern-side boundary does not comply with the deemed-to-comply requirements of LPS2 and therefore requires Council's development approval.

Clause 31(14)(c)iii of LPS2 requires the roofing and guttering for any carport on land classified 'Residential' zone to have a minimum setback of 0.75 metres to a side boundary. Under the terms of the application received the proposed new carport on Lot 16 will have a 0.509 metre setback to the land's southern-side boundary which is 0.241 metres less than that required by LPS2.

In considering whether or not to approve this proposed variation to Clause 31(14)(c)iii of LPS2 Council must decide whether it is likely to have a detrimental impact upon the amenity and character of the immediate locality or any immediately adjoining or other nearby properties.

It is concluded, following detailed assessment of the application by the reporting officer, that the proposed boundary setback variation outlined above may be supported and approved by Council for the following reasons:

- i) The new carport is unlikely to have any adverse impact on the amenity of the local streetscape or the adjoining property immediately south in terms of its location, bulk and scale as the proposed variation to the minimum required setback is only minor in nature;
- ii) The new carport will not compromise the ability to provide adequate direct sun and ventilation to the proposed new dwelling and open spaces on the subject land or the adjoining property immediately south;
- iii) The new carport will not give rise to any overlooking and resultant loss of privacy on the adjoining property immediately south;
- iv) All stormwater from the gutters of the proposed carport is capable of being retained and disposed of on-site and / or directed to the road verge area for discharge into the local drainage system;
- v) The proposed new retaining wall along the land's southern-side boundary will ensure the difference in level between the floor of the proposed carport and associated driveway and the natural ground level of the adjoining property immediately south is suitably managed and won't compromise the ability for a new dwelling or any associated improvements to be constructed on this adjoining property; and
- vi) The potential fire risk is considered low given the construction materials proposed to be used (i.e. steel framing and cladding) and the land's significant separation distance to the nearest bushfire source.

In light of the above findings and conclusions, it is recommended Council exercise its discretion and approve the application subject to a range of conditions and advice notes to ensure the development proceeds in a proper and orderly manner.

STATUTORY ENVIRONMENT

Planning and Development Act 2005 (as amended)

Planning and Development (Local Planning Schemes) Regulations 2015

Shire of Corrigin Local Planning Scheme No.2

POLICY IMPLICATIONS

State Planning Policy 3.1 – *Residential Design Codes*

FINANCIAL IMPLICATIONS

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

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

COMMUNITY & STRATEGIC IMPLICATIONS

The proposal for Lot 16 is considered to be consistent with the following stated objective, outcome and strategy in the Shire of Corrigin Strategic Community Plan 2017-2027:

- i) Environment Objective - An attractive natural and built environment for the benefit of current and future generations;*
- ii) Environment Outcome 2.2 – A well-managed built environment; and*
- iii) Environment Strategy 2.2.3 – Enhance and maintain our townscape.*

VOTING REQUIREMENT

Simple Majority

OFFICER'S RECOMMENDATION

That Council resolve to approve the development application submitted by Evoke Living Homes on behalf of Connie Linda Philipps (Landowner) for the new single house and associated carport structure on Lot 16 (No.2) Price Retreat, Corrigin subject to the following conditions and advice notes:

Conditions

- 1. The proposed development shall be undertaken in a manner consistent with 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 Council.*
- 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 Council.*
- 3. All stormwater collected from the roof of the dwelling and associated carport structure shall be managed and disposed of to the specifications and satisfaction of the Shire's Chief Executive Officer. No stormwater is permitted to be discharged from the development to the adjoining property immediately south.*
- 4. The proposed new retaining wall along the southern side boundary of Lot 16 shall be constructed prior to installation of the new driveway on Lot 16, including any associated earthworks, and must not encroach upon any portion of the adjoining property immediately south.*
- 5. The carport shall remain unenclosed unless otherwise approved by Council. A door may be installed along its front façade without the need for any further development approval from Council provided any such door is visually permeable.*
- 6. The sub-floor area around the periphery of the dwelling shall be backfilled to the lower edges of its floor slab or enclosed with brick, stone, vermin proof battens or other means acceptable to the Shire's Chief Executive Officer within six (6) months of the date of this approval unless otherwise approved by the local government.*

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 and landowner and not the Shire to investigate any such constraints before commencing development. This approval will not necessarily have regard to any such constraint to development, regardless of whether or not it has been drawn to the Shire's attention.

- 2. This is a development approval of the Shire of Corrigin under its Local Planning Scheme No.2. It is not a demolition or building permit or an approval to commence or carry out development under any other law. It is the responsibility of the applicant and landowner 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 suitable application to amend the original approved building permit application for the dwelling and associated carport structure must be submitted to and approved by the Shire's Building Surveyor. For further advice and guidance in this regard please contact Mr Peter Hulme on 9257 9941 or peter.hulme@kalamunda.wa.gov.au.*
- 4. The dwelling and associated carport structure 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 application referred to in Advice Note No.3 above.*
- 5. 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.*
- 6. If the applicant/landowner is 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 within 28 days of the determination.*

9 CHIEF EXECUTIVE OFFICER REPORT

10 PRESIDENT'S REPORT

11 COUNCILLORS' QUESTIONS, REPORTS AND INFORMATION ITEMS

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

13 INFORMATION BULLETIN

14 WALGA AND CENTRAL ZONE MOTIONS

15 NEXT MEETING

Ordinary Council meeting on Tuesday 15 June 2021 at 3.00pm.

16 MEETING CLOSURE