



MINUTES

ORDINARY COUNCIL MEETING

**Tuesday
28th June 2016**

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SHIRE OF DALWALLINU

MINUTES of the Ordinary Meeting of Council held at the Council Chambers, Shire Administration Centre, Dalwallinu on Tuesday, 28th June 2016.

1.0 OPENING & ANNOUNCEMENT OF VISITORS

The Chairperson (President) opened the meeting at 3.30pm.

2.0 ATTENDANCE RECORD

2.1 Present

Shire President	Cr SC Carter
Deputy President	Cr KL Carter
	Cr GH Sanderson JP
	Cr KM McNeill JP
	Cr IW Hyde
	Cr AR Dickins
	Cr NW Mills
	Cr KJ Christian

IN ATTENDANCE

Chief Executive Officer	Mr AJR Doust
Deputy Chief Executive Officer	Mr KT Jones
Executive Support Officer	Mrs GC Matias

2.2 Apologies

Nil

2.3 Leave Of Absence Previously Granted

Cr RS Nixon

2.4 Swearing in of One Councillor

The newly elected Councillor, Cr Karen Joy Christian made the declaration before the Council President, Cr Steven Carter.

2.5 **Appointment of Committee – Cr KJ Christian**

Each Council member is entitled to be a member of at least one committee where committees are comprised of Council members only (s5.10 of the Act).

All appointments to committees must be by way of Absolute Majority decision (s5.10 of the Act).

MOTION 8613

Moved Cr KM McNeill
Seconded Cr KL Carter

That Cr KJ Christian be appointed member of the Community Services & Economic Development Committee and proxy on the other two committees (Works & Plant Committee and Finance & Audit Committee).

CARRIED BY ABSOLUTE MAJORITY 8/0

3.0 PUBLIC QUESTION TIME

Nil

4.0 APPLICATIONS FOR LEAVE OF ABSENCE

4.1 **Cr IW Hyde – 26 July 2016**

MOTION 8614

Moved Cr AR Dickins
Seconded Cr NW Mills

That the application for leave of absence of Cr IW Hyde to the Ordinary Meeting of Council to be held on 26th July 2016 be approved.

CARRIED 8/0

5.0 MINUTES OF PREVIOUS MEETINGS

5.1 **Ordinary Council Meeting – 24th May 2016**

MOTION 8615

Moved Cr GH Sanderson
Seconded Cr KM McNeill

That the Minutes of the Ordinary Meeting of Council held 24th May 2016 be confirmed.

CARRIED 8/0

6.0 NOTICES OF URGENT BUSINESS

There was one (1) late item under section 17.0 Urgent Business by Decision of the Meeting to be dealt with:

6.1 **(17.1) Extraordinary Elections (June 2016) - Results**

7.0 MOTIONS OF WHICH NOTICE HAS BEEN RECEIVED

Nil

**8.0 PETITIONS/DEPUTATIONS/PRESENTATIONS/
SUBMISSIONS**

Nil

9.0 MEMBERS REPORTS

9.1 **Declarations of Interest**

Nil

10.0 MATTERS FOR CONSIDERATION – WORKS

10.1 Industrial Area Road Names

Applicant:	Landgate – Geographic Names
File No:	RO/6 – Names – Roads & Names
Previous Meeting Reference:	Council Meetings - 28 th April 2015, 24 th May 2016; Works & Plant Committee – 17 th May 2016, 21 st June 2016
Attachments:	Nil
Author:	Mr Tony Doust
Disclosure of Interest:	Nil
Date of Report:	13 th June 2016
Senior Officer:	Mr Tony Doust

Purpose of Report

To consider the outcome of Council's decision on 24th May 2016 relating to road/street names in the Dalwallinu townsite industrial area, and action taken by the Geographic Names Section of Landgate and also the proposal to rename Railway Parade to Lyon Lane.

Background

The renaming of roads/streets in the Dalwallinu townsite industrial area has been considered by Council in several occasions commencing in April 2015.

Council resolved on the 28th April 2015:-

MOTION 8287

Moved Cr KL Carter
Seconded Cr NW Mills

That an application be made to the Geographic Names Committee for

1. the eastern most road in the industrial area in Dalwallinu to be renamed from Old Great Northern Highway to Roberts Road
2. The small cul de sac running north from Huggett Drive in the industrial area in Dalwallinu be renamed from Roberts Street to Pratt Place
3. The northern most portion of Railway Parade (segmented by Clinch Road/Acacia Way) be renamed from Railway Parade to Lyon Lane.

CARRIED 9/0

The Chief Executive Officer advised Landgate of the Council's decision on the 10th June 2015. On the 19th April 2015 Landgate requested a reply to their email sent to the Shire on the 10th June 2015, as no response had been received:-

"I have reviewed the proposed name changes and found that the proposals are generally fine. However there are a couple of items I would like to bring to your attention to and request some feedback on:

- If the date of the passing of Mr Pratt is less than two (2) years we will have to hold off naming Pratt Place. Though we can still progress in part, by un-naming the road referred to as Roberts Street and change the affected portion of Old Great Northern Highway to Roberts Road. The un-named road would remain un-named until the name Pratt complies with the GNC Policy & Standards. This would require a new request from the shire to formally name the un-named road as Pratt Place after that two (2) year period has expired.*
- For the proposed renaming of portion of railway Parade (north of Clinch Road) to Lyon Lane, there is a property addressed to that road (please refer to the screen print at the base of this email), therefore consultation with the affected owners on a change of road name is required. However, before proceeding with the consultation, can you please confirm if Mr Lyon is deceased? Please note that if Mr Lyon is still alive and if there are no facilities on Lot 178 Railway parade that might require the provision of emergency services, the subject portion could be un-named and remain so, until the name Lyon complies. This would also require a new request from the shire to formally name the un-named road as Lyon lane after the two (2) year period has expired.*
- Further to the Shire's requested name changes, Geographic Names would like to also change the name (or un-name) the portion of the Old Great Northern Highway between Huggett Drive and Dalwallinu-Kalannie road because of the onsite situation. While there is a gravel road that runs north from Dalwallinu –Kalannie Road, it does not connect with Huggett Drive. It is noted that the gravel road is gated (partially gated) at the Dalwallinu-Kalannie road end. For these reasons we recommend that the road name be changed by either a renaming or un-naming. It may be prudent to apply a new name to this portion because it leads to a dam that emergency services may be required to attend. No addressing would be affected by a renaming or un-naming. Please refer to the attachment."*

It would be most appreciated if you would forward some comments/feedback on the above items. Please feel free to call me if you would like to discuss the naming proposals later.

Council at its meeting on the 24th May 2016 resolved accordingly:-

MOTION 8600

Moved Cr RS Nixon
Seconded Cr NW Mills

1. The Chief Executive Officer confirm with Geographic Names Committee that the date of passing of Mr Pratt is greater than two (2) years and Council wishes the name to be "Pratt Parade" in lieu of "Pratt Place."
2. The whole section of the "Old Great Northern Highway" Road Reserve from the junction with the new "Great Northern Highway" South to the "Dalwallinu to Kalannie Road" be named "Roberts Road."
3. The Chief Executive Officer investigate the background for the renaming of Railway Parade (North of Clinch Road) to Lyon Lane for further consideration and discussion at the next meeting of Works & Plant Committee, 21st June 2016.

CARRIED 8/0

Comment

The Chief Executive Officer advised Geographic Names – Landgate of the Council's decision made at the Council meeting on 24th May 2016.

The Geographic Names – Landgate responded accordingly on the 26th May 2016:-

- *"Changing the Roberts Street to Pratt Parade requires a different road type. Parade is for an open-ended road; for this reason the road type is not suitable, the name Pratt Place is appropriate.*
- *The renaming of Old Great Northern Highway from the intersection of Great Northern Highway to the intersection at Huggett Drive is supported.*
- *However I am of the opinion that part of the section south from Huggett Drive should be un-named as there is no constructed connection to the northern portion, it also appears to be affected by farming activity. Furthermore the problem with the most southern section is that the gravel road running north to the reservoir is gate at the intersection of Dalwallinu-Kalannie Road. If a name is required here, that section should be named (renamed) with a different name. I'll call you to discuss this because it's somewhat complicated. It should be noted that this aspect will not affect the renaming of the northern section currently signposted as Roberts Road.*
- *Your advice on changing portion of Railway Parade to Lyon Lane is noted. Should the Shire wish to pursue this sometime in the future, it would be resolved as a separate task. The Shire would need to submit an application at that time."*

In view of the position and Council's original decision in April 2015, Geographic Names – Landgate was advised by the Chief executive Officer to proceed with the name change to “Pratt Place” and only rename the section of the “Old Great Northern Highway” as recommended and leave the balance unnamed.

Confirmation has now been received of the changes.

With regard to the proposal to change the name of “Railway Parade” to “Lyon Lane”, it is recommended that this does not proceed and Council consider the use of the “Lyon” when naming new roads/streets in the future. Several opportunities will arise in the near future.

Policy Requirements

No specific policy.

Legislative Requirements

Land Administration Act 1991 –Geographic Names Requirements

Strategic Implications

Nil

Sustainability Implications

Environment

Nil

Economic

Nil

Social (Community Consultation)

No community consultation.

Financial Implications

Nil

Voting Requirements

Simple Majority

Officer/Committee Recommendation/Resolution

MOTION 8616

Moved Cr KL Carter
Seconded Cr GH Sanderson

1. That the action of the Chief Executive Officer in advising Geographic Names – Landgate to use the name “Pratt Place” and rename the section of the Old Great Northern Highway from the junction with the Great Northern Highway to Huggett Drive, to Roberts Road, be endorsed.
2. That the renaming of “Railway Parade” to “Lyon Lane” not be proceeded with and the “Lyon Lane” be considered when naming roads/streets in the future.
3. New signs be erected on the roads as per item one (1) above.

CARRIED 8/0

10.2 Wheatbelt Freight Plan

Applicant:	Main Roads WA – Wheatbelt North Regional Road Group
File No:	TT/8 – Traffic and Transport Programs
Previous Meeting Reference:	Works & Plant Committee Meeting – 21 st June 2016
Attachments:	Nil
Author:	Mr Tony Doust
Disclosure of Interest:	Nil
Date of Report:	13 th June 2016
Senior Officer:	Mr Tony Doust

Purpose of Report

To consider a proposal by Main Roads WA and Wheatbelt Regional Road Groups to identify ways to address cross-Shire border RAV access issues to create continuous freight network in the Wheatbelt.

Background

The following information has been received from Main Roads WA:-

“In late 2014 Wheatbelt South Regional Road Group (WBS RRG) requested WALGA to facilitate a workshop to discuss and identify ways to address a number of cross-Shire border RAV access issues with the aim of creating a clearer continuous freight network in the Wheatbelt. The workshop in the South was replicated by a similar workshop for Wheatbelt North Regional Road Group (WBN RRG). These workshops were also attended by managers from Main Roads Wheatbelt Region and Heavy Vehicle Services.

At these workshops sub-groups marked up maps indicating issues with the current freight network and identifying aspirational freight routes for the future.

WALGA compiled the data gathered at these workshops and it was passed onto Main Roads Wheatbelt in February 2016.

WALGA, Heavy Vehicle Services and Main Roads Wheatbelt have been discussing what actions need to be taken to clarify and rationalise the freight network in the Wheatbelt and discussions have been held with both the Department of Transport and Wheatbelt Development Commission.

It has been agreed to proceed with three workstreams;

Workstream 1 - RAV assessment backlog

The Main Roads Wheatbelt structure has sufficient officers trained in RAV assessments to assist HVS in dealing with new enquiries, but there is a significant backlog of RAV assessment that needs to be addressed

HVS has worked with WALGA to streamline the RAV assessment process and produced new guidelines. HVS is also seeking to secure additional resources to clear the backlog of RAV assessments.

Workstream 2 - The Final Mile

Wheatbelt farmers are likely to continue to utilise larger truck configurations in the future to take produce from paddock to grain bin or port or abattoir. Given that not all Local Government roads are on the RAV network a mechanism by which farmers can legally transport produce from paddock to the approved RAV network needs to be determined.

HVS will work with WALGA to identify options for the last mile access.

Workstream 3 - Produce a Plan for a Secondary Road Freight Network in the Wheatbelt

When the RAV system was created individual Shires took different approaches to which roads/routes should be on each RAV network. This has resulted in discontinuous RAV routes across Shire boundaries and a complex RAV network for freight companies to negotiate.

Given that Workstream 2 will identify a way to enable produce to be brought to the RAV network it is necessary for Local Governments to identify and agree on which Local Government roads should be the main collector roads to bring freight traffic to the Main Roads Network and what RAV rating those collector roads should be.

These collector roads would be open for use by all suitable RAV vehicles without permit with Workstream 2 providing the method by which RAV vehicles could get from paddock to the collector road.

These identified and agreed collector roads can then form an aspirational secondary road freight network and if all 43 Wheatbelt Local Governments endorse the plan funding will be sought to identify and design improvements to attain the relevant RAV rating for the route and then construct the improvements. This plan can be shared to enable industry to base investment decisions on the Wheatbelt freight network.

This approach would attract all freight traffic onto a finite number of Local Government roads enabling the relevant Shire to focus investment and maintenance effort on these routes and dramatically reduce the maintenance necessary on other routes.

Workstreams 1 and 2 are being taken forward by HVS and WALGA.

Workstream 3 has been progressed with Main Roads Wheatbelt reviewing the feedback from all eight sub-groups at the workshops and producing maps showing what each sub-group proposed. Main Roads Wheatbelt has also created an overall Wheatbelt map showing the output from the workshops and a spreadsheet commenting on the proposals from each sub-group. This assessment has identified some clashes between sub-groups and Main Roads Wheatbelt has identified these in the comments.

In order to progress Workstream 3 we now need Shires to confirm which routes in each sub-group are to be regarded as collector roads/routes and to address any of the clashes identified in the Main Roads comments. To this end Lyn Baker and Ricky Storer have been asked to coordinate Local Government feedback. Main Roads Wheatbelt will then represent the Shires' wishes on an overall Wheatbelt plan for endorsement by all Local Governments.

- *To provide guidance on identification of the proposed collector roads;*
- *Each route must connect to the Main Roads network,*
- *Each Sub-Group must identify no more than 10 collector routes,*
- *Parallel collector routes must be at least 20km apart*

In order to enable Main Roads Wheatbelt to compile and submit a business case in September / October to seek funding to develop the identified collector routes it is requested that this approach be tabled at Council meetings in May and June with sub-groups meeting to agree their collector routes in June. Special RRG meetings can then be held in July to endorse the joint road freight plan.

Attached and with this letter is a tube from Main Roads Wheatbelt containing the maps marked up by each sub-group, the overall Wheatbelt map and spreadsheet to facilitate your discussions.

This is a great opportunity for us all to work together for the overall benefit of the Wheatbelt with the possibility of us securing funding for a programme of improvements to our road network which will be over and above normal RRG funding. I therefore request that you endeavour to meet the timeline indicated above to enable the business case to be submitted in time for the budgeting process."

Comment

The maps produced by Main Roads WA show the following roads in the Shire of Dalwallinu as links with other Shires (RAV 7 Network):-

- Buntine – Marchagee Road (Mullewa Wubin Road to the Midlands Road)
- Dalwallinu – Kalannie Road (Rabbit proof Fence to Dalwallinu – Kalannie Road)
- Rabbit Proof fence Road (Great Northern Highway to Dalwallinu –Kalannie Road)
- Goodlands Road (Great Northern Highway to Kalannie)

The report is recommending that the section of the Dalwallinu – Kalannie Road from Rabbit Proof fence Road to Dowerin-Kalannie Road and the Rabbit Proof Fence Road from Great Northern Highway to Dalwallinu –Kalannie Road be downgraded from a RAV 10 to RAV 7. This is subject to input from the heavy vehicle services input before supporting downgrade.

The map provided by the Chief Executive Officer as an attachment shows the Shire of Dalwallinu and the RAV 7 Network of roads. The broken lines indicate that the RAV 7 use is subject to conditions.

As stated in the background of this report Main Roads WA and Regional Road Groups Wheatbelt are seeking feedback by the end of June 2016.

To provide guidance on identification of the proposed collector roads;

- Each route must connect to the Main Roads Network,
- Each Sub-Group must identify no more than 10 collector routes,
- Parallel collector routes must be at least 20km apart.

In order to enable Main Roads Wheatbelt to compile and submit a business case in September/October to seek funding to develop the identified collector routes it has been requested that this approach be tabled at Council meetings in May and June with sub-groups meeting to agree their collector routes in June. Special RRG meetings can be then be held in July to endorse the joint road freight plan.

Unfortunately the maps provided by Main Roads WA are too large to circulate with this agenda.

Policy Requirements

No specific policy.

Legislative Requirements

No special legislation other than the requirement for restricted access vehicle movement.

Strategic Implications

Nil

Sustainability Implications

Environment

Nil

Economic

Defined link freight routes will provide economic benefits for transporting inputs and produce from the area.

Social (Community Consultation)

No community consultation.

Financial Implications

Nil

Voting Requirements

Simple Majority

Officer Recommendation

For Committee discussion and recommendation to Council.

Committee Recommendation/Resolution

MOTION 8617

Moved Cr KL Carter
Seconded Cr NW Mills

That the Main Roads WA, Wheatbelt Regional Manager be advised that the Council requests the following roads within the Shire of Dalwallinu be included as collector roads/routes with adjoining Local Governments:-

1. Dalwallinu Kalannie Road, Dalwallinu West Road to Junction with Locke Road, Locke to Junction with Bell Road, Bell Road to Miling North Junction, Miling North Road to the Junction with Carot Well Road, Carot Well Road to Watheroo.
2. Rabbit Proof Fence from the Junction with Dalwallinu Kalannie Road to the Junction with the Great Northern Highway.
3. Dowerin Kalannie Road from Kalannie to Dowerin

CARRIED 8/0

10.3 Dalwallinu Main Street - Upgrade

Applicant:	Shire of Dalwallinu
File No:	CP/15 – Gardens – Reserve
Previous Meeting Reference:	Works & Plant Committee – 21 st June 2016
Attachments:	Nil
Author:	Mr Tony Doust
Disclosure of Interest:	Nil
Date of Report:	13 th June 2016
Senior Officer:	Mr Tony Doust

Purpose of Report

To consider the action required to progress the improvement and upgrading of the Dalwallinu Main Street and adjoining town parks.

Background

In June 2015 the Works & Plant Committee discussed requests arising from Community meeting to consider upgrading the main park in Dalwallinu to include improved lighting and a water feature. Whilst there was no direct action requested at this meeting, funding was provided in the 2015/16 Budget to install improved lighting, windmill and water feature in the town park.

The requirements to progress this was raised with the Chief Executive Officer in December 2015 when establishing the Key Result Areas under his employment contract. At this time due to other commitments no action has been taken and the funding of \$50,000 in the 2015/16 Budget has not been committed.

Comment

Whilst it has not been possible to progress work to implement the outcomes of the funding provided in the 2015/16 Budget it is recommended that this amount be carried forward to the 2016/17 Budget for improvement works.

Given the completion recently of the footpath between the Shire Office and town park under the “Aged Friendly” grant funding allocation, the Chief Executive Officer is of the view that further brick paving to the facilities in the immediate area, replacement of BarBQue, hot mix the parking area and Park Drive road way will enhance the area. The improvement of lighting in the park should also be included.

Another suggestion is to consider the implementation of angle parking in the section of Myers Street from Johnston Street to McNeill Street and also the East side of Johnston Street, from the access to the parking area for the Community Arts Centre building, to the Park Drive. Engineering advice on this will be required to ensure the correct standards can be achieved.

It is recommended that estimates be obtained and funding be provided in the 2016/17 Draft Budget for the following works:-

- ★ Improving of lighting in the town park
- ★ Brick paving paths to Craft Shop, Public toilets Community Arts Centre
- ★ Replace BarBQue (front of Community Arts building)
- ★ Hot Mix the Community Arts Centre parking area and Park Drive
- ★ Angle parking in Myers Street (Johnston to McNeill) and Johnston Street (access Community Arts Centre) to park drive (subject to Engineering advice)

Policy Requirements

No specific policy.

Legislative Requirements

Nil

Strategic Implications

Shire of Dalwallinu Community Strategic Plant 2013-2023

Goal 1 – Community (Social) 1.2.2 – Improve lighting in public places.
1.2.3 – Encourage greater usage of facilities

Sustainability Implications

Environment

Nil

Economic

Nil

Social (Community Consultation)

Community feedback – Community meeting

Financial Implications

As per the comment section of the report and for consideration in the 2016/17 Budget Estimates.

Voting Requirements

Simple Majority

Officer/Committee Recommendation/Resolution

MOTION 8618

Moved Cr KM McNeill
Seconded Cr KL Carter

That estimates of cost be obtained and included in the 2016/17 Draft Budget for the following:-

1. Improving of lighting in the town park
2. Brick paving paths to Craft Shop, Public toilets Community Arts Centre
3. Replace the existing BarBQue (front of Community Arts building)
4. Hot Mix Community Arts Centre parking area and Park Drive
5. Angle parking in Myers Street (Johnston to McNeill) and Johnston Street (access Community Arts Centre) to park drive.

CARRIED 8/0

10.4 Water Corporation AA Dams

Applicant: Water Corporation
File No: WS/8 Water Supply – Water Corporation – AA Dams
Previous Meeting Reference: Council Meetings – 22nd March 2016, 26th April 2016; W&P Committee Meetings – 15th March 2016, 19th April 2016 & 21st June 2016
Attachments: Nil
Author: Tony Doust
Disclosure of Interest: Nil
Date of Report: 13th June 2016
Senior Officer: Tony Doust

Purpose of Report

To consider a report of the condition of the five (5) AA Dams /Reserve previously identified by Council as facilities the Shire has an interest in acquiring subject to evaluation of the condition of the dams/reserves and potential liability.

Background

Council at its meeting on the 22nd March 2016 considered a list of AA Dams in the Shire of Dalwallinu that the Water Corporation no longer requires and offered the opportunity to the Shire to acquire.

Council resolved on the 22nd March 2016 accordingly: -

MOTION 8548

Moved Cr KL Carter
Seconded Cr RS Nixon

That the Water Corporation be advised that Council would like to consider fully the implications and responsibility for the following Dams prior to making a final decision in July 2016:-

<i>Pithara Dams No. 1 & 2</i>	<i>Reserve 24671 (Lot 2706) Great Northern Hwy, Pithara</i>
<i>AA Dam No 121 Buntine</i>	<i>Reserve 15467 (Lot 6409) Buntine East Road, Buntine</i>
<i>AA Dam No 422 Xantippe Tank</i>	<i>Reserve 15463 Petrudor Road, Xantippe</i>
<i>AA Dam No 494 South Jibberding</i>	<i>Reserve 22119 (Lot 3785) Wubin East Road, Jibberding</i>

CARRIED 8/0

Council at its meeting on 26th April 2016 reviewed the matter and further resolved:-

MOTION 8575

Moved Cr NW Mills
 Seconded Cr KL Carter

That the Chief Executive Officer's action in advising the Water Corporation of the Shire's interest in including Reserve 9423 (AA Dam No 061, Petrudor) in the list of Reserves/AA Dams the Shire wishes to undertake a due diligence investigation, be endorsed.

CARRIED 7/0

Comment

A report on the five dams and reserves has now been completed and is attached to the Works & Plant Committee agenda.

The report identifies the following requirement in respect to each dam/reserve.

Reserve	Requirements	Areas	Estimated Cost
Buntine Reserve Reserve 15467	Fence. Secure	400m fence, a number of gates will need to be installed. Other devices across the inlet and outlet will need to be considered. Small shed will require to either remove or reclad with iron or hardi flex. Fire breaks to be considered to maintain fences.	\$13,700
Xantippe Reserve Reserve 15463	Fence or Cover top tank	Remove old roof, area about 25m diameter and reclad or fence around 400m fencing will be into rock	\$11,400
Petrudor Reserve Reserve 9423	Heritage listed	Small shallow rock pools No action recommended	--
Wubin East Reserve Reserve 22119	Secure fence	Fence maybe required to be upgraded, but due to the location of the site is remote. Firebreaks maybe required to maintain the fence over time.	\$10,200
PitharaTown Reserve*2 Reserve 24671	Fence and secure	This will require a perimeter fence and an internal one which is more secure. This is due to the location to the GNH. At this site are 2 separate dams, one requires an outside perimeter fence. Both require firebreaks to allow the fence to be maintained. Due to the roadworks being undertaken in the area the costs may be able to be offset.	\$20,840
TOTAL			\$56,140

Policy Requirements

No Specific Policy.

Legislative Requirements

No specific legislation offer than the need to ensure the facilities are required for Shire services and meet the required standards.

Strategic Implications

Water supplies throughout the shire are a valuable resource and the areas are also used for recreation and tourism purposes.

Sustainability Implications

Environment

The retention of the facilities are important in the management environmental requirements

Economic

The cost of the taking responsibility for any of the Dams/Reserve will be an additional expense to the Shire, however it is important to maintain scarce water resources.

Social (Community Consultation)

Nil

Financial Implications

As per the comment section of the report.

Voting Requirements

Simple Majority

Officer Recommendation

1. That the Council confirms that it wishes to proceed with the acquisition of the following Water Corporation Dams/Reserves:-

<i>Pithara Dams No. 1 & 2</i>	<i>Reserve 24671 (Lot 2706) Great Northern Hwy, Pithara</i>
<i>AA Dam No 121 Buntine</i>	<i>Reserve 15467 (Lot 6409) Buntine East Road, Buntine</i>
<i>AA Dam No 422 Xantippe Tank</i>	<i>Reserve 15463 Petrudor Road, Xantippe</i>
<i>AA Dam No 494 South</i>	<i>Reserve 22119 (Lot 3785) Wubin East Road,</i>
<i>Jibberding</i>	<i>Jibberding</i>
<i>AA Dam No 061 Petrudor</i>	<i>Reserve 9423 (Lot 1449) Petrudor Road</i>
2. The Water Corporation be asked to assist with the cost of fencing and repair works required to improve the safety each dam.
3. The estimated costs for the works required on each dam/reserve be included in the 2016/17 Draft Budget.

Committee Recommendation/Resolution

MOTION 8619

Moved Cr NW Mills
Seconded Cr KL Carter

1. That the Council confirms that it wishes to proceed with the acquisition of the following Water Corporation Dams/Reserves:-

<i>AA Dam No 121 Buntine</i>	<i>Reserve 15467 (Lot 6409) Buntine East Road, Buntine</i>
<i>AA Dam No 422 Xantippe Tank</i>	<i>Reserve 15463 Petrudor Road, Xantippe</i>
<i>AA Dam No 061 Petrudor</i>	<i>Reserve 9423 (Lot 1449) Petrudor Road</i>

2. The Water Corporation be asked to assist with the cost of fencing and repair works required to improve the safety each dam.
3. The estimated costs for the works required on each dam/reserve be included in the 2016/17 Draft Budget.

CARRIED 8/0

3.58pm Mr KT Jones left the Council Chambers and returned at 3.59pm.

10.5 Preliminary Road Works Construction Programme 2016/17

Applicant: Shire of Dalwallinu
File No: FM/19 Financial Management – Budget – Annual Budget
Previous Meeting Reference: Works & Plant Committee Discussion item 6.1 – 15th March 2016, 19th April 2016 & Council Meeting 26th April 2016
Attachments: Nil
Author: Tony Doust
Disclosure of Interest: Nil
Date of Report: 13th June 2016
Senior Officer: Tony Doust

Purpose of Report

To consider revised estimated costs for Road Construction/Maintenance works on roads in the Shire, for inclusion in the 2016/17 Budget estimates.

Background

The Council at its meeting on the 24th April 2016 resolved accordingly:-

That Council adopts the following as the Preliminary Road Works Programme for 2016/17 subject to final preparation of the 2016/17 Draft Budget; and the items removed or reduced be reconsidered during the consideration of the 2016/17 Budget estimates:

ROADS AND WORKS PROPOSED	PRELIMINARY ESTIMATE
<i>Pithara West Reseal from slk. 5.19 – 8.48</i>	100,578.
<i>Dalwallinu-North Road - reseal slk. 10.66 – slk. 14.69</i>	84,018.
<i>Goatcher Road – reseal slk 0 – slk. 7.41</i>	117,813.
<i>Various Fish Tails from 15/16 reseals</i>	261,350.
<i>Warren Road – widen shoulders to 7-10m through lakes areas</i>	203,200.
<i>Sanderson Road – Gravel res-sheeting between Warren and Leemam</i>	136,008.
<i>Struggle Street – verge clearing 15km hit and miss</i>	50,897.
<i>Simonson Road – verge clear hit and miss – 4km</i>	20,620.
<i>Bunketch East – Re-sheet 1.5km</i>	68,128.
<i>Leeson Road – 3.6m wide seal to Martin Road – Prime coat seal</i>	59,569.
<i>Cottage Road – Truncation , realignment and fish tail</i>	61,738.
<i>Carter Road – Truncation, Verge clear and shoulder reconstruction</i>	79,560.
<i>Goodlands Road – Glamoff Intersection widening and seal</i>	84,050.
<i>Counsel Road – Gravel Re-sheet, hit and miss approx. 3km</i>	95,000.
<i>Bell Road – Hit and miss verge clear, shoulder reconstruction , fish tail</i>	106,921.
<i>GNH</i>	
<i>James Street – seal cul de sac</i>	43,030.
<i>Cousins Street – Rip and reseal 200m.</i>	68,375.
<i>Goodlands Road – CBH – seal Shoulders</i>	32,250.
<i>Leeson Road - re-sheet pavement and seal 3.6m wide</i>	60,433.
<i>Goodlands Road – Verge clearing and shoulder reconstruction hit and</i>	133,761.

<i>miss</i>	
Hathway Drive – Kerbing and minor verge reconstruction	60,313.
Buntine East – Verge clearing & shoulder reconstruction – 8km hit and miss (slk. 0-20.33)	91,232.
Goodlands Road – Reseal and shoulder works from Glamoff towards GNH	98,242.
Rabbit Proof Fence – Reseal and shoulder reconstruction and verge clear – GNH end	124,964.
Verge, mowing and spraying on all class A & B roads (3xmonths, 2xmen and plant)	117,687.
Re-sheeting Dalwallinu Town Laneways with metal	46,303.
Laneway between Roche Street and Locke Street	56,193.
Dickins Road – Verge clearing 5km hit and miss, shoulder work	26,172.
Sanderson Road – remove trees from middle of road – GNH end	8,004.
Dally _ Kalannie – widen road and prime seal 600 mm each side	123,880.
Dally West - Sealing shoulders from both sides	140,154.
Dowerin – Kalannie – Reconstruct pavement and seal (*RRG)	274,317.
TOTAL: Estimated Cost	3,034,760.

Note: The original list of Works proposed presented by staff to the Works & Plant Committee was reviewed and the following items were omitted or reduced and not included in the above:-

<i>Locke Road – construction for seal (lime route funding possible)</i>	\$ -262,516.
<i>Dinnie Road Reseal – . 0.13 slk (further investigation required)</i>	-254,978.
<i>Sanderson – Warren Road – Junction Realignment (future budget)</i>	-58,653.
<i>Rabbit Proof Fence Road and Pithara East Road Junction (further engineering advice required)</i>	-194,846.
<i>Sanderson Road – remove trees –(Revised estimate)</i>	-40,000.

Comment

It is important when determining the extent of the specific construction/improvement works on roads that the **funding** available in the past budget and proposed budget to fund all road works, including maintenance, is considered. The amount of funding for this purpose does not include WANDRRA works as this programme is only to fund repair work to bring the sections of roads damaged back to the state they were in prior to the damage occurring.

Source of Funding	2015/16 (estimated) \$	2016/17 (estimated) \$
Main Roads WA RRG	148,623	274,317
Main Roads WA Direct Grant	241,700	260,752
Roads to Recovery	1,505,733	1,739,569
Shire of Dalwallinu Matching Requirements	74,312	137,158
Main Roads RRG		
FAGS (Roads portion)	1,100,074	1,100,074
Roads to Recovery (own resource)	840,421	840,421
Reference amount)		
Total	\$3,910,863	\$4,352,291

Source of Funding	2015/16 (estimated) \$	2016/17 (estimated) \$
Road Construction – Programmed Works		
Regional Road Group	222,936	411,475
Roads to Recovery Works	1,505,733	1,739,569
Own Resource Works Road Construction	995,231	601,247
Maintenance Grading	359,309	500,000
Road Patching/potholes	67,131	100,000
Replacement Culverts/Headwalls	19,558	25,000
Verge Spraying	62,553	100,000
Verge Mulching/Mowing	0	100,000
Traffic signs/control equipment	111,227	75,000
General maintenance	80,571	200,000
Other Matching Expenditure	486,614	500,000
Total	\$3,910,863	\$4,352,291

The original preliminary estimates for 2016/17 Road Construction programme and the scope of works, have now been reviewed. It was found that a number of the estimates were incorrect and the scope of works proposed for each project was reconsidered to ensure the issues identified had been adequately addressed. The proposed works have now been listed under headings to assist in determining the works that should be included in the Budget estimates.

Bitumen Primer Seal

Location	SLK	Description	Revised Estimate	Previous Estimate
Locke Road	6.10 to 8.25	Formation, Gravel ,Waterbind, Primer Seal From Dalwallinu West Rd North	\$147,415	\$262,516
Various Intersections Wubin Gunyidi Rd Nugadong West Rd Pithara East Rd Glamoff Rd		Formation, Gravel, Waterbind, Primer Seal	\$137,137	\$261,350
Leeson Rd	16.00 to 22.60	Formation, Gravel , Waterbind, Primer Seal Thornton Rd to Martin Rd	\$358,612	\$120,002
Goodlands / Glamoff Intersection CBH	29.67 to 29.67	Stabilise subgrade, Gravel Base Coarse Mix with stabiliser, Apply Primer coat and first seal	\$71,321	\$116,300
Sanderson/ Warren Rds	6.85 to 6.85	Realign, Gravel formation, waterbind, primer seal first coat seal	\$96,679	\$58,653
Rabbit Proof Fence Rd Pithara East Rd	49.35 to 49.35	Remove floodway to improve sight distances Extra box culverts maybe required	\$39,410	\$194,846
Kalannie Kulja Rd	6.30 to 7.80	Reconstruct, Gravel, Waterbind, Primer seal and Seal	\$149,253	\$287,221

Dalwallinu Kalannie Rd	0.10 to 3.00	Widen 600mm both edges, Waterbind, and primer seal,	\$141,171	\$123,880
Dalwallinu Kalannie Rd		Cottage Road Truncation & Realignment	0	\$61,738
Dalwallinu West Rd	5.00 to 15.00	Widen 1 metre to both sides, Improve drainage, primer seal	\$349,910	\$140,154
Dowerin Kalannie Rd	00 to 1.07	Reconstruct, Improve drainage, Gravel, Waterbind Primer seal and Seal	\$222,849	\$414,756
	5.90 to 7.00	Widen, Gravel waterbind, primer seal and Seal	\$94,342	
	7.70 to 8.80	Widen, Gravel waterbind, primer seal and Seal	\$97,566	
Total Bitumen Primer Seal cost			\$1,905,665	\$2,041,416

Reseal

Location	SLK	Description	Revised Estimate	Previous Estimate
Dinnie Rd	0.00 to 7.30	Verge clear, Recon construct shoulders as required Reseal	\$169,018	\$254,978
Pithara West Rd	0.50 to 12.20	Verge clear as required, shoulder reconstruction as required, Maint patching as required, Reseal	144,088	\$100,578
Dalwallinu North Rd	10.66 to 14.67	Verge clear as required, shoulder reconstruction as required, Maint patching as required, Reseal	\$76,151	\$84,018
Goather Rd	0.00 to 7.41	Verge clear as required, shoulder reconstruction as required, Maint patching as required, Reseal	\$134,135	\$117,813
Goodlands Rd	29.67 to 34.90	Verge clear as required, shoulder reconstruction as required, Maint patching as required, Reseal Section from CBH site north to Ure Rd	\$107,789	\$98,242
Leahy Street	0.00 to 0.640	Seal is damaged from the invasive tree roots which need to be cut with a trenching machine from inside of the kerb, Road surface trimmed, then patched prior to reseal, Cable locator will be required	\$41,100	\$68,005
Rabbit Proof Fence	0.00 to 3.00	Verge clear as required, shoulder reconstruction as required, Maint patching as required, Reseal	\$62,597	\$124,964
Total Reseal cost	(39.29kms)		\$734,878	\$848,598

Gravel Sheeting

Location	SLK	Description	Revised Estimate	Previous Estimate
Warren Rd	0.00 to 4.00	Widen gravel shoulders between 7 to 10 metres through the lakes area	\$11,454	\$203,200
Sanderson Rd	16.30 to 24.08	Gravel re sheeting between Warren and Leeman Rd	\$240,147	\$136,008
Bunketch East Rd	2.75 to 4.25	Gravel sheet west of Pollard Rd	\$55,737	\$68,128
Council Rd	4.88 to 9.31	Gravel sheet	\$126,719	\$95,000
Total Gravel Sheeting Cost	(17.71 Kms)		\$434,057	\$502,336

Verge Clearing

Location	SLK	Description	Revised Estimate	Previous Estimate
Simonsen Rd	0.00 to 4.91	Verge clearing as required	\$16,645	\$20,620
Struggle St	0.00 to 24.69	Verge clearing as required	\$25,810	\$50,897

Bell Rd	0.00 to 27.83	Verge clear as required, this road has a lot or rare endangered plant species that may complicate clearing of certain sections	\$28,237	\$106,921
Goodlands Rd	20.86 to 29.67	Verge clear as required from Goodlands CBH site South, Gravel shoulder reconstruction as required	\$24,141	\$133,761
Wubin East Rd	8.40 to 13.40	Verge clear as required from Carter Rd east , gravel fill shoulders as required and reconstruct	\$31,143	\$79,560
Buntine East Rd	13.40 to 24.10	Verge clearing as required, This is full length of road Shoulder reconstruction as required.	\$60,021	\$91,232
Dickins Rd	4.81 to 8.57	Verge clear as required from GNH to Moller Rd	\$11,240	\$26,172
Sanderson Rd	46.5 to 54.5	Two groups of tree about 8 larger trees well into the road traffic area. Road is on the fence line now	\$7,613	\$48,004
Total Verge Clearing	(93.7Kms)		\$204,850	\$557,167

Specific Maintenance

Location	Description	Revised Estimate	Previous Estimate
James St	Cul de sac Drainage issue, require to trim seal to repair, then patch damaged area	\$849	\$43,030
Cousins St	Small section in the middle of the road has a rough surface, require to trim and patch, section is 10m long and full width between kerbs also drainage at the end of the cul de sac with minor works to repair	\$1,312	\$68,375
Laneways Dalwallinu	As a measure to improve the back lanes, and reduce clay surface a light sheet of blue metal be applied the waste metal from sealing works could be used and spread with a metal spreader box, wet day	\$2,994	\$46,303
Hathaway St	Kerbing is required to better define and protect the stand pipe, using the old road as a road and mark with concrete nibs also linemark as separation of the car parking area to the road	\$34,204	\$60,313
Rabbit Proof Fence Road	Intersection with Pithara East Rd Improve vision. MRWA have installed Give Way signs at the Intersection with Pithara East Rd from years ago Improvement to consider is to discard floodway and lift the area to improve sight distances		
Lane ways Roche/ Locke	Laneway has drainage issues with a water main in the centre of the laneway, so a bank of gravel needs to be placed to redirect water to the road along the Laneway has drainage issues with a water main in laneway to the road reserve.	\$6,289	\$56,193
Verge Mowing and weed control	14 weeks with 2 men to mow with hire tractor and contract weed spraying to controlled areas	\$115,552	\$117,687
Total Specific Maintenance		\$161,200	\$391,901
Total of all works above		\$3,440,650	\$4,341,418

Given the comments provided previously in this report about the need to increase funding for road maintenance the above cost of all road construction works will need to be reduced to approximately \$2,750,000. The items included in specific maintenance can now be covered by the estimates for general maintenance which will reduce the cost of the works by \$161,200. It is also recommended that the allocations for the Dalwallinu Kalannie Road \$141,171 and Kalannie Kulja Road \$149,253 be deleted as these roads can be funded in the future under RRG. It is proposed that the 2017/18 RRG works be on the Dalwallinu Kalannie Road. A further \$239,000 is required to reduce the expenditure to \$2,750,000.

Policy Requirements

No Specific Policy

Legislative Requirements

No requirement for the establishment of the Programme of Construction Works. Allocations will need to be included in funding programme in due course.

Strategic Implications

Important to maintain the level of expenditure of Road Construction to maintain the road assets.

Sustainability Implications

Environment

Environmental requirement to be considered as a part of the implementation of the 2016/17 adopted Road Construction Programme.

Economic

Sound-safe roads contribute to the economic environment in the Shire..

Social (Community Consultation)

Nil

Financial Implications

As per the comment section of the report.

Voting Requirements

Simple Majority

Officer Recommendation

For the committee consideration and recommendation

Committee Recommendation/Resolution

MOTION 8620

Moved Cr KL Carter
 Seconded Cr GH Sanderson

That the 2016/17 Works Construction /Improvement Programme for Inclusion in the Draft Budget be as follows:-

Bitumen Primer Seal

Location	SLK	Description	Revised Estimate
Locke Rd North to Bell Rd	6.10 to 8.25	Formation, Gravel ,Waterbind, Primer Seal From Dalwallinu West Rd North	\$147,415
Various Intersections Wubin Gunyidi Rd Nugadong West Rd Pithara East Rd Glamoff Rd		Formation, Gravel, Waterbind, Primer Seal	\$137,137
Goodlands / Glamoff Intersection CBH	29.67 to 29.67	Stabilise subgrade, Gravel Base Coarse Mix with stabiliser, Apply Primer coat and first seal	\$71,321
Sanderson/ Warren Rds	6.85 to 6.85	Realign, Gravel formation, waterbind, primer seal first coat seal	\$96,679
Rabbit Proof Fence Rd Pithara East Rd	49.35 to 49.35	Remove floodway to improve sight distances Extra box culverts maybe required	\$39,410
Kalannie Kulja Rd	6.30 to 7.80	Reconstruct, Gravel, Waterbind, Primer seal and Seal	\$149,253
Dowerin Kalannie Rd	00 to 1.07	Reconstruct, Improve drainage, Gravel, Waterbind Primer seal and Seal	\$222,849
	5.90 to 7.00	Widen, Gravel waterbind, primer seal and Seal	\$94,342
	7.70 to 8.80	Widen, Gravel waterbind, primer seal and Seal	\$97,566
Total Bitumen Primer Seal cost			<u><u>\$1,055,972</u></u>

Reseal			
Location	SLK	Description	Revised Estimate
Dinnie Rd	0.00 to 7.30	Verge clear, Recon construct shoulders as required	\$169,018
Leeson Rd	10.89 - 16.04	Reseal Reseal 3.7 mts wide from Goodlands Road to Thornton Road	\$120,002
Pithara West Rd	0.50 to 12.20	Verge clear as required, shoulder reconstruction as required, Maint patching as required, Reseal	144,088
Dalwallinu North Rd	10.66 to 14.67	Verge clear as required, shoulder reconstruction as required, Maint patching as required, Reseal	\$76,151
Goather Rd	0.00 to 7.41	Verge clear as required, shoulder reconstruction as required, Maint patching as required, Reseal	\$134,135
Goodlands Rd	29.67 to 34.90	Verge clear as required, shoulder reconstruction as required, Maint patching as required, Reseal Section from CBH site north to Ure Rd	\$107,789
Leahy Street	0.00 to 0.640	Seal is damaged from the invasive tree roots which need to be cut with a trenching machine from inside of the kerb, Road surface trimmed, then patched prior to reseal, Cable locator will be required	\$41,100
Rabbit Proof Fence	0.00 to 3.00	Verge clear as required, shoulder reconstruction as required, Maint patching as required, Reseal	\$62,597
Total Reseal cost			<u><u>\$854,880</u></u>
Gravel Sheeting			
Location	SLK	Description	Revised Estimate
Warren Rd	0.00 to 4.00	Widen gravel shoulders between 7 to 10 metres through the lakes area	\$11,454
Sanderson Rd	16.30 to 24.08	Gravel re sheeting between Warren and Leeman Rd	\$240,147
Bunketch East Rd	2.75 to 4.25	Gravel sheet west of Pollard Rd	\$55,737
Council Rd	4.88 to 9.31	Gravel sheet	\$126,719
Total Gravel Sheeting Cost			<u><u>\$434,057</u></u>

Verge Clearing

Location	SLK	Description	Revised Estimate
Simonsen Rd	0.00 to 4.91	Verge clearing as required	\$16,645
Struggle St	0.00 to 24.69	Verge clearing as required	\$25,810
Bell Rd	0.00 to 27.83	Verge clear as required, this road has a lot or rare endangered plant species that may complicate clearing of certain sections	\$28,237
Goodlands Rd	20.86 to 29.67	Verge clear as required from Goodlands CBH site South, Gravel shoulder reconstruction as required	\$24,141
Wubin East Rd	8.40 to 13.40	Verge clear as required from Carter Rd east , gravel fill shoulders as required and reconstruct	\$31,143
Buntine East Rd	13.40 to 24.10	Verge clearing as required, This is full length of road Shoulder reconstruction as required.	\$60,021
Dickins Rd	4.81 to 8.57	Verge clear as required from GNH to Moller Rd	\$11,240
Sanderson Rd	46.5 to 54.5	Two groups of tree about 8 larger trees well into the road traffic area. Road is on the fence line now	\$7,613

Total Verge Clearing

\$204,850

Total of all works above

\$2,549,759

CARRIED 8/0

10.6 Civil Engineering Consultancy Services (RFT 2016-03)

Applicant: Shire of Dalwallinu
File No: RO/15 – Tenders – RFT 2016-03
Previous Meeting Reference: Works & Plant Committee Meeting – 21st June 2016
Attachments: Nil
Author: Mr Tony Doust

Disclosure of Interest: Nil
Date of Report: 20th June 2016
Senior Officer: Mr Tony Doust

Purpose of Report

To consider the tenders received to provide Civil Engineering Consultancy Services to assist the shire with the management of contractors and implementation of Works (WANDRAA) required for the restoration of roads damaged by storms and flooding in July 2015.

Background

The arrangement with Core Business for the management of the WANDRRA claim (February 2015) will cease on the completion of the management of the claim AGRN 661, in July 2016. Given the past cost of the service provided by Core Business for WANDRRA Claim AGRN 661 is in excess of \$150,000, the requirements of the Local Government Act 1995 and Council Purchasing Policy must be complied with for WANDRRA Claim AGRN 673.

Comment

Tenders inviting proposals for Civil Engineering Consultancy Services as below, was published in the West Australian on Saturday, 4th June 2016:

Services to be provided:

1. Ensure all approvals are in place for funding of the reinstatement of the roads damaged by the storm and flooding and appropriate/required records are maintained.
2. Assist the Shire of Dalwallinu with the preparation of tenders inviting Road Works contractors to undertake the works required and the selection of the successful applicant.
3. Program works required on various roads damaged and approved by Main Roads WA and arrange with contractor for the implementation.
4. Carry out inspection of works undertaken by Roadworks Contractor to ensure compliance with the approvals obtained under the programme and correct road building methodology and requirements are used and achieved.
5. Assist the contractor with any issues arising from the works and contract documentation.

6. Prepare documentation required on a monthly basis to claim expenditure on the Works to meet the requirements of Main Roads WA. Follow up and respond to any requirements raised by Main Roads WA and the Shire of Dalwallinu relating the requirements of the funding programme.
7. Liaise with the Shire Manager of Works & Services and the Works Supervisor on the programming and standard of works required by the Shire, on a regular basis.

Tenders closed on Friday, 17th June 2016 and eight (8) applications were received.

These have now been assessed in accordance with the following selection criteria included in the information provided to all applicants:-

Selection Criteria

Relevant experience with WANDRRA	25%
Key Personnel	10%
Price	65%

It was recommended that the proposal submitted by Civil Engineering Project Management Pty Ltd – Victoria (Vincent Kwong) be accepted.

Policy Requirements

Shire of Dalwallinu Purchasing Policy (3.5)

Legislative Requirements

Local Government Act 1995 – Provision of Goods and Services
 Local Government (Function – General) Regulations 1996 – Division 2 – Tenders for Provision (Goods & Services)

Strategic Implications

Important to ensure roads and reinstated to position prior to storm damage.

Sustainability Implications

Environment

Nil

Economic

Nil

Social (Community Consultation)

Nil

Financial Implications

Cost of the Services to be met from WANDRRA grant funding.

Voting Requirements

Simple Majority

Officer/Committee Recommendation/Resolution

MOTION 8621

Moved Cr NW Mills
Seconded Cr KL Carter

1. That Civil Engineering Project Management Pty Ltd – Victoria (Vincent Kwong) be appointed as the Civil Engineering Consultant, at a cost of \$118.50 per hour, to assist the Shire with the management of Contractors and implementation of works funded under the WANDRRA Programme for the restoration of the roads damaged by storms and flooding in July 2015.
2. A contract be prepared and completed by the Chief Executive Officer for the services to be provided by Vincent Kwong - Civil Engineering Project Management Pty Ltd – Victoria.

CARRIED 8/0

11.0 MATTERS FOR CONSIDERATION – COMMUNITY SERVICES

There was no item for this section.

12.0 MATTERS FOR CONSIDERATION – TOWN PLANNING

12.1 Proposed Shire of Dalwallinu Town Planning Scheme Amendment – Lots 115 & 117 Wubin

Applicant:	Landvision (Hanwha Mining Services P/L)
File No:	Draft Amendment N° 2
Previous Meeting Reference:	Motion 8516 – 23 February 2016; Community Services & Economic Development Committee meeting – 21 June 2016
Attachments:	Nil
Author:	Mr Doug Burke
Disclosure of Interest:	Nil
Date of Report:	16 th June 2016
Senior Officer:	Mr Tony Doust

Purpose of Report

To obtain the Committee's recommendation to Council to endorse the draft Amendment N° 2 to the *Shire of Dalwallinu Town Planning Scheme N° 2* with a minor modification to the adopted text.

Background

The land subject of the amendment, Lot 117 of DP150270 and Lot 115 of DP148784 on the Mullewa-Wubin Road, is currently zoned 'Rural' under the Planning Scheme. Hanwha Mining Services Australia P/L propose to develop the site for the manufacture and storage of ammonium nitrate emulsion.

The Shire of Dalwallinu Town Planning Scheme does not allow for the type of development proposed by Hanwha on land zoned 'Rural'. The applicant is seeking an amendment to the Planning Scheme text to introduce a special use for the subject land in order to facilitate the development. The proposal introduces a mechanism whereby a land use (Storage and Manufacture of Ammonium Nitrate Emulsion) normally prohibited from being developed within the given land use zone (Rural) may be considered by Council.

At the Ordinary Meeting held on the 23rd February 2016, Council resolved the motion captioned below. Subsequently a copy of the amendment document was forwarded to the Environmental Protection Authority for assessment of the potential environmental impact in accordance with the Planning and Development Act 2005. Following receipt of advice from the

EPA that the draft amendment did not warrant formal assessment, the amendment was advertised for a period of 42 days.

Council is now requested to consider adopting the amendment for final approval having regard for the submissions received.

MOTION 8516

Moved Cr IW Hyde
 Seconded Cr AR Dickins

That Council adopt the following resolution:

1. Resolved that the Shire of Dalwallinu Council pursuant to section 75 of the *Planning and Development Act 2005* amend the above Local Planning Scheme by:

- a) Adding an Additional Use for “Storage of Dangerous Goods and Associated Manufacturing” to Lots 115 and 117 corner of the Mullewa-Wubin Road and Thomas Road; and
- b) Amending Schedule 2 – Additional Uses by adding A1 as follows:

Schedule 2 – Additional Uses

No.	Description of Land	Additional Use	Conditions
1	Lot 117 on Deposited Plan 150270 and Lot 115 on Deposited Plan 148784 on the corner of Mullewa-Wubin Road and Thomas Road, Wubin	Storage and Manufacture of Ammonium Nitrate Emulsion	<p>General</p> <ul style="list-style-type: none"> 1. Development shall generally be in accordance with the Plan endorsed by the CEO and subject to any modifications approved by the Council. 2. Minor variations may be permitted to the Plan by the local government after following the procedures in Part 9 of the Scheme. 3. All buildings and activities to comply with relevant Commonwealth, State and Local Government by-laws and regulations. 4. Access and egress to the Mullewa-Wubin Road are to be to the satisfaction of the local government in consultation with the relevant State government authority.

No.	Description of Land	Additional Use	Conditions
			<p>5. All stormwater drainage shall be accommodated on site and no direct discharge onto surrounding properties or road reserves.</p> <p>6. The implementation of appropriate fire control measures as determined by the local government.</p> <p>Effluent Disposal</p> <p>7. Effluent disposal shall be undertaken to the satisfaction of the local government and the relevant State Government authority with approved effluent disposal systems.</p> <p>Environmental Management</p> <p>8. Subject to the local government approval, the development, operation and management of the ammonium nitrate emulsion facility at Lots 115 and 117 on the corner of the Mullewa-Wubin Road and Thomas Road, Wubin, shall be undertaken in accordance with an approved Environmental Management Plan.</p> <p>Department of Mines and Petroleum – Licensing and Inspections</p> <p>9. The plant must comply with the requirements of the <i>Dangerous Goods Safety Act 2004</i>, the national code prepared by AEISG (Australian Explosives Industry Safety Group) for the storage and handling of UN3375 (ammonium nitrate emulsion) and the Department of Mines and Petroleum (DMP) code of practice on the safe storage of ammonium nitrate.</p>

No.	Description of Land	Additional Use	Conditions
			<p>10. As part of its manufacturing licence application to the DMP the proponent must demonstrate that the plant can be operated in a safe and secure manner.</p> <p>11. The DMP will monitor the plant under construction and its representatives will conduct a final inspection of the plant at the commissioning of the plant.</p>

- a) Amending the Scheme Maps accordingly- to show the subject land as having an “Additional Use” No.1.
- b) Add the symbol for Additional Use to the Legend.

The amendment is standard under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reasons:

- a) The amendment would have minimal impact on land in the scheme area that is not the subject of the amendment;
- b) The amendment would not result in any significant environmental, social, economic or governance impacts on land in the scheme area;
- c) The amendment is not recognised as being a complex or basic amendment.

2. Authorise the Chief Executive Officer to advertise the proposed amendment in compliance with section 84 of the *Planning & Development Act 2005*.

CARRIED 8/0

Comment

Notice of the proposed Amendment No 2 to the Shire of Dalwallinu Town Planning Scheme No 2 was circulated throughout the Dalwallinu local government area by undertaking the following actions:

- a) publishing the notice in a newspaper circulating in the scheme area;
- b) displaying a copy of the notice in the offices of the local government for the period for making submissions set out in the notice;
- c) giving a copy of the notice to each public authority that the local government considers is likely to be affected by the amendment;
- d) publishing a copy of the notice and the amendment on the website of the local government

As at the close of advertising on the 4th May 2016, a total of three submissions were received, which are summarised as follows:

Author	Summary of Submission	Officer Comment	Recommendation
Main Roads Western Australia	1. With regard to Condition 4 of the Schedule, the appropriate approval body for the Mullewa-Wubin Road is Main Roads WA	1. This road was incorrectly identified as a local road by the applicant.	1. That condition 4 in draft Schedule 2 be reworded to reflect the correction as recommended by Main Roads WA
Department of Fire and Emergency Services	1. DFES requires that an emergency management plan be implemented for the site. 2. The proposed land use would be considered high risk and may lead to the potential ignition, prolonged duration or increased intensity of a fire.	1. This has been addressed by Paull and Warner Resources in their correspondence 2. This issue is effectively dealt with under Condition 6 of the Schedule	1. The comment is noted. 2. The comment is noted.
Peter Syme 2535 Great Northern Highway, Wubin Note: Not adjacent to subject property	1. No reports on air quality noise or visual pollution are provided. 2. Separation distances between industrial sites and sensitive land uses.	1. Reports on such aspects are not generally dealt with at the planning scheme amendment stage. Condition 8 of the Schedule does require the proposed development comply with an approved environmental management plan. 2. Separation distance cited from the EPA guidelines states '300-1000m, depending on size & type of chemicals involved' 3. Not an issue to be	1. The comment is noted. 2. The comment is noted.

	<p>3. Inadequate power to site</p> <p>4. No approval for (road) access.</p> <p>5. No planning for (stormwater) runoff</p>	<p>addressed at this stage.</p> <p>4. Condition 4 (modified) requires approval from Main Roads WA</p> <p>5. Condition 5 of the Schedule requires that 'all stormwater drainage shall be accommodated on site and no direct discharge onto surrounding properties or road reserves.'</p>	<p>3. The comment is noted.</p> <p>4. The comment is noted.</p> <p>5. The comment is noted.</p>
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In reviewing the submissions, it is understood that Condition N^o 4 will need to be modified to recognise the relationship between the road (Mullewa-Wubin Road) fronting the subject land and the authority with appropriate oversight, Main Roads WA. It is proposed to reword the Condition 4 as follows:

Access/egress to Mullewa-Wubin Road at a location and at a standard of construction to the satisfaction of Main Roads WA and the local government.

Given the lack of significance of the modification on the draft amendment or the likely impact of the variation on the development of the site, it is not regarded as necessary to require re-advertising the draft amendment for comment.

Policy Requirements

Nil

Legislative Requirements

Planning & Development Act 2005

Planning & Development (Local Planning Schemes) Regulation 2015

Dalwallinu Local Planning Scheme No. 2

Strategic Implications

Nil

Sustainability Implications

Environment

Nil

Economic

Nil

Social

Nil

Financial Implications

Application fees for a scheme amendment are regulated by the Western Australia Planning Commission Policy relating to fees and charges. Essentially the applicant is responsible for all costs associated with processing the amendment documentation and the costs of advertising.

Payment of the required fees will be finalised prior to the amendment being referred to the Minister for Planning for final approval and advertising through the Government gazette.

Voting Requirements

Simple Majority

Officer/Committee Recommendation/Resolution

MOTION 8622

Moved Cr AR Dickins

Seconded Cr IW Hyde

That Council adopt the following resolution:

1. That Council pursuant to Section 75 of the Planning and Development Act 2005, resolve to amend the *Shire of Dalwallinu Town Planning Scheme No. 2* as detailed in the draft Amendment No. 2 by:
 - a) Adding an Additional Use for “Storage of Dangerous Goods and Associated Manufacturing” to Lots 115 and 117 corner of the Mullewa-Wubin Road and Thomas Road; and
 - b) Amending Schedule 2 – Additional Uses by adding A1 as follows:

Schedule 2 – Additional Uses

No.	Description of Land	Additional Use	Conditions
1	Lot 117 on Deposited Plan 150270 and Lot 115 on Deposited Plan 148784 on the corner of Mullewa-Wubin Road and Thomas Road, Wubin	Storage and Manufacture of Ammonium Nitrate Emulsion	<p>General</p> <ol style="list-style-type: none"> 1. Development shall generally be in accordance with the Plan endorsed by the CEO and subject to any modifications approved by the Council. 2. Minor variations may be permitted to the Plan by the local government after following the procedures in Part 9 of the Scheme. 3. All buildings and activities to comply with relevant Commonwealth, State and Local Government by-laws and regulations. 4. Access/egress to Mullewa-Wubin Road at a location and at a standard of construction to the satisfaction of Main Roads WA and the local government.

No	Description of Land	Additional Use	Conditions
.			<p>5. The implementation of appropriate fire control measures as determined by the local government.</p> <p>6. The implementation of appropriate fire control measures as determined by the local government.</p> <p>Effluent Disposal</p> <p>7. Effluent disposal shall be undertaken to the satisfaction of the local government and the relevant State Government authority with approved effluent disposal systems.</p> <p>Environmental Management</p> <p>8. the development, operation and management of the ammonium nitrate emulsion facility at Lots 115 and 117 on the corner of the Mullewa-Wubin Road and Thomas Road, Wubin, shall be undertaken in accordance with an approved Environmental Management Plan.</p> <p>Department of Mines and Petroleum – Licensing and Inspections</p> <p>9. The plant must comply with the requirements of the Dangerous Goods Safety Act 2004, the national code prepared by AEISG (Australian Explosives Industry Safety Group) for the storage and handling of UN3375 (ammonium nitrate emulsion) and the Department of Mines and Petroleum (DMP) code of practice on the safe storage of Subject to the local government approval, ammonium nitrate.</p> <p>10. As part of its manufacturing licence application to the DMP the proponent must demonstrate that the plant can be operated in a safe and secure manner.</p> <p>11. The DMP will monitor the plant under construction and its representatives will conduct a final inspection of the plant at the commissioning of the plant.</p>

- c) Amending the Scheme Maps accordingly- to show the subject land as having an “Additional Use” No.1.
 - d) Add the symbol for Additional Use to the Legend.
1. The amendment is standard under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reasons:
 - (a) the amendment would have minimal impact on land in the scheme area that is not the subject of the amendment;
 - (b) the amendment would not result in any significant environmental, social, economic or governance impacts on land in the scheme area;
 - (c) the amendment is not recognised as being a complex or basic amendment.
 2. Request the Minister for Planning to grant final consent to the Amendment.
 3. Authorise the Shire President and the Chief Executive Officer to execute the relevant documentation and affix the common seal of the Shire of Dalwallinu to the documentation.

CARRIED 8/0

12.2 Development Application (DA 06516) – 44 McNeil St, Dalwallinu

Applicant:	KB Ray
File No:	DA 061516
Previous Meeting Reference:	Nil
Attachments:	Documents supporting the application
Author:	Mr Doug Burke
Disclosure of Interest:	Nil
Date of Report:	14 th June 2016
Senior Officer:	Mr Tony Doust

Purpose of Report

To consider an application for approval to allow for proposed alterations/additions to an existing dwelling as submitted by the applicant on the 7th May 2016.

The proposal requires planning approval as it does not comply with the deemed-to-satisfy provisions of the *State Planning Policy 3.1 – Residential Design Codes (R-Codes)* or the 'Site and Development Requirements' of the *Shire of Dalwallinu Town Planning Scheme N^o 2*.(the Scheme).

It is recommended that the proposed development be approved subject to conditions.

Background

Subject Property:	N ^o . 44 McNeill Street (Lot 145), Dalwallinu
Land Use Zoning:	Residential 10/30
Property Owner:	KB Ray
Applicant:	Owner
Consent Authority:	Shire of Dalwallinu Council
Proposed Development:	Alteration/additions to an existing dwelling
Value of Development:	\$6.6K
Outside Consultation:	Nil

The proposal is for alterations and additions to an existing dwelling on the subject allotment. The alterations would effectively provide more habitable space by 'infilling' a section of the house frontage. The additions comprise of a verandah and entrance porch to be attached to the frontage of the building (refer to attached plans).

The existing building on the site was constructed during the period of the late 1960's as a single storey dwelling with a setback of approximately 7500mm from McNeill Street. The setback complied with the then building controls and development standards within the current

Scheme. The plans submitted indicate the addition of a verandah and entrance porch that will reduce this setback to 5500mm.



Location of subject development site (google map)

Comment

The planned alterations to the building can be realised without supplementary planning approval, however, the addition of a verandah across the building line parallel with the street will impinge upon the site and development requirements of the R-Codes and the Scheme. As the proposal does not satisfy the standards with reference to the setback from the primary road, the development may only proceed at Council's discretion.

Street setback areas are an integral part of the streetscape and are fundamental to the amenity and particular character of residential localities. The proposed reduction in the setback would need to be considered with regard to potential issues including:



Existing Building Line (Street Setbacks) @ 36 – 46 McNeill Street, Dalwallinu (Landgate)

- Continuity of the streetscape: Comment: *The adjoining streetscape on the eastern side of McNeill Street demonstrates a clear adherence to this nominal setback of 7500mm (refer to the dotted line in the photo above).*
- A visual setting for the dwelling: Comment: *It is not envisaged that the addition of a narrow unenclosed verandah will negatively impact upon the visual setting.*
- A buffer against noise and general activity on the public street: Comment: *McNeill Street is a third tier road that supports minimal traffic.*
- Privacy for the dwelling: Comment: *The proposed verandah would have little if any impact upon the privacy currently enjoyed by the occupants.*
- Visual connection to the street, its users and to neighbours: Comment: *Minimal impact anticipated.*
- Space for car parking and access: Comment: *The dwelling is serviced by an existing driveway to a single garage that would not be affected by the reduction in the setback.*
- A transition zone between the public street and private dwelling: Comment: *It is envisaged that the additions will enhance the transition zone and general appearance of the building.*

The application has been assessed in accordance with the requirements of the *Planning & Development Act 2005* (the Act) and the associated regulations. In this regard:

- An assessment report and recommendation has been prepared (the subject of this report) taking into account all relevant provisions of the Act and associated regulations;
- A site inspection was conducted and consideration has been given to the potential impacts upon all lands adjoining or located nearby.



44 McNeill Street, Dalwallinu - Existing Frontage

Policy Requirements

6.7 'Policy on reduced setbacks for Residential Lots'. This Policy does not address reductions to setbacks from street frontages.

There are no local planning policies currently in force.

Legislative Requirements

The *Planning and Development Act 2005* directs that that any development referred to within the Scheme is not to be commenced or carried out without approval being obtained. Any determination of an application for such development is to be considered under those matters referred to in the *Planning and Development (Local Planning Schemes) Regulation 2015*.

In considering an application for development approval Council is to have due regard to the following matters to the extent that, in the opinion of Council, those matters that are relevant to the development the subject of the application. In assessing the development application, the matters listed in Section 67 of the *Planning and Development (Local Planning Schemes) Regulation 2015* have been taken into consideration for the preparation of this report and are addressed as follows:

'Matters for Consideration'	Comments
The aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area	<p>The following Schemes are applicable:</p> <ul style="list-style-type: none"> • <i>Shire of Dalwallinu Planning Scheme N^o 2</i>
The requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> or any other proposed planning instrument that the local government is seriously considering adopting or approving.	<ul style="list-style-type: none"> • There are no proposed amendments in progress that would affect a determination. • There are no other planning instruments currently being considered.
Any approved State planning policy	State Planning Policy 3.1 Residential Design Codes. Unless otherwise provided for in the Scheme, the development of land for any of the residential purposes dealt with by the Residential Design Codes is to conform to the provisions of those Codes.
Any environmental protection policy approved under the <i>Environmental Protection Act 1986</i> section 31(d)	Nil applicable
Any policy of the Commission	Nil applicable
Any policy of the State	Nil applicable
Any local planning policy for the Scheme area	Nil applicable
Any structure plan, activity centre	Nil applicable

plan or local development plan that relates to the development	
Any report of the review of the local planning scheme that has been published under the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>	Nil applicable
In the case of land reserved under this Scheme, the objectives for the reserve and the additional and permitted uses identified in this Scheme for the reserve	Not applicable
The built heritage conservation of any place that is of cultural significance;	No items of cultural significance noted
The effect of the proposal on the cultural heritage significance of the area in which the development is located;	Nil impact
The compatibility of the development with its setting including the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the effect of the height, bulk, scale, orientation and appearance of the development	<p>The proposed development is regarded as being suitable in the context of its siting in an established Residential area.</p> <p>The streetscape would not be overly degraded by any perceived loss of visual amenity.</p>
The amenity of the locality including the following — (i) environmental impacts of the development;	<p>Having regard to its location and the overall assessment of the proposal as contained in this report the site will adequately accommodate the proposed works in that:</p> <ul style="list-style-type: none"> • The proposed development will not create any unreasonable detrimental impacts on adjoining or

<p>(ii) the character of the locality;</p> <p>(iii) social impacts of the development</p>	<p>nearby properties;</p> <ul style="list-style-type: none"> The subject site is not subject to any natural hazards that would prohibit the construction and operation of the development in the proposed form.
<p>The likely effect of the development on the natural environment or water resources and any means that are proposed to protect or to mitigate impacts on the natural environment or the water resource</p>	<p>Nil impact</p>
<p>Whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved</p>	<p>The established landscape at the front of the premises will lose approximately 25 square metres of garden, being a mixture of insignificant shrubs and lawn.</p>
<p>The suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslip, bush fire, soil erosion, land degradation or any other risk</p>	<p>The land does not have a history of experiencing these types of events.</p>
<p>The suitability of the land for the development taking into account the possible risk to human health or safety</p>	<p>No health or safety issues identifiable.</p>
<p>the adequacy of —</p> <p>(i) the proposed means of access to and egress from the site; and</p> <p>(ii) arrangements for the</p>	<p>Nil impact</p>

loading, unloading, manoeuvring and parking of vehicles	
The amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety	No identified issues
The availability and adequacy for the development of the following — (i) public transport services; (ii) public utility services; (iii) storage, management and collection of waste; (iv) access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities); (v) access by older people and people with disability	i) No public transport services available ii) Water, sewerage and electricity services are available iii) Solid waste can be adequately stored and removed from site. iv) N/A v) N/A
The potential loss of any community service or benefit resulting from the development other than potential loss that may result from economic competition between new and existing businesses	Nil identified
The history of the site where the development is to be located	The site is occupied by a single storey residence
The impact of the development on the community as a whole	Nil identified

notwithstanding the impact of the development on particular individuals	
Any submissions received on the application	The application was not required to be advertised nor publically exhibited under Part 41.1 of the R Codes or the Town Planning Scheme.
The comments or submissions received from any authority consulted under clause 66	Not applicable
Any other planning consideration the Council considers appropriate	Nil identified

Council may determine an application for development approval by —

- (a) granting development approval without conditions; or
- (b) granting development approval with conditions; or
- (c) refusing to grant development approval.

Strategic Implications

Nil identified

Sustainability Implications

Environment

There are no known environmental implications.

Economic

There are no known economic implications.

Social (Community Consultation not indicated for this activity)

There are no known social implications.

Financial Implications

This determination has no financial implications to Council other than on completion, Council will lose a long-term tenant of office space in the administration centre.

Voting Requirements

Absolute Majority

MOTION 8623

Moved Cr IW Hyde
Seconded Cr AR Dickins

That Council:

1. Approve the development application (DA 061516) pursuant to Section 68(2) of the *Planning and Development (Local Planning Schemes) Regulation 2015* subject to the following conditions:
 - a) The development is to be carried in accordance with the documents endorsed with Council's stamp, except where amended by other conditions of this consent. If there is any inconsistency between the above documents, the most recent document shall prevail to the extent of the inconsistency. However, the conditions of this consent shall prevail to the extent of any inconsistency, and
 - b) Without further approval from Shire of Dalwallinu Council, in writing, this approval will lapse and have no force or effect unless the use or development permitted is substantially commenced within two years of the date of this permit, and
 - c) The Applicant shall ensure that all new buildings and structures, and any alterations or additions to existing buildings and structures are constructed in accordance with the relevant requirements of the *Building Code of Australia*, and
 - d) During the construction of the development, the Applicant shall implement suitable public safety and site security control measures.

CARRIED BY ABSOLUTE MAJORITY 8/0

12.3 Proposed Scheme Amendment – Lot 500, Pithara

Applicant:	Planwest (WA) P/L
File No:	Planning Scheme Amendments
Previous Meeting Reference:	Nil
Attachments:	Application
Author:	Mr Doug Burke
Disclosure of Interest:	Nil
Date of Report:	15 June 2016
Senior Officer:	Mr Tony Doust

Purpose of Report

To consider the proposal submitted by Planwest (WA) P/L (Land Use Planners) for amending the *Shire of Dalwallinu Planning Scheme No. 2* by way of revising selected text within Schedule 4 of the Scheme.

The recommendation is that Council adopt the proposal as a basic amendment to the Scheme and submit the relevant documentation to the Minister for consideration.

Background

The proposal, if adopted, would affect one property located in Pithara that is identified in the Scheme as Special Use Area N^o 20. This property is located on the eastern side of the Great Northern Highway and is currently developed as a tavern.

Effectively, the amendment, if adopted will require a Local Development Plan to be approved by Council prior to any further development to the subject site in relation to the approved land uses (i.e. tavern and/or caravan park).

A Local Development Plan is a mechanism used to coordinate and assist in achieving better built form outcomes by linking lot design to future development. A local development plan is used in limited situations to guide and coordinate development outcomes for a particular site. It can also streamline the development approval process, with compliant development exempt from the requirement to obtain development approval.

Comment

The proposed amendment has been determined as being a 'basic' amendment for the following reasons:

- (a) the proposal is not consistent with a local planning strategy for the scheme that has been endorsed by the Commission;
- (b) the proposal is not addressed by any local planning strategy;
- (c) the proposal relates to development that is of a scale, or will have an impact, that is significant relative to development in the locality.

In consideration of a basic amendment to the Scheme, Council must resolve to:

- (a) proceed to adopt the proposed amendment to the local planning scheme without modification; or
- (b) proceed to adopt the proposed amendment to the local planning scheme with modifications; or
- (c) not proceed to adopt the proposed amendment to the local planning scheme.

If Council resolves to adopt the proposed amendment to the Scheme, the amendment must be referred to the Environmental Protection Authority (EPA) and the Planning Commission concurrently for consideration. The proposal will not be advertised publically unless so requested by the Minister.

This scheme amendment is justified on the basis that:

- The proposal so submitted provides sufficient detail to allow for thoughtful consideration of the justification for the amendment to the Scheme.
- The proposal suggests that amending the Schedule will allow for a more streamlined means of allowing development that does not require the "WA Planning Commission to be involved in the development approval process of a structure plan for this land".

Policy Requirements

Nil

Legislative Requirements

Planning & Development Act 2005

Planning & Development (Local Planning Schemes) Regulation 2015

Shire of Dalwallinu Town Planning Scheme No. 2

Strategic Implications

The Council will support development in Buntine and Pithara where this does not create a demand for additional infrastructure and services. *Dalwallinu Local Planning Strategy 2013*

Sustainability Implications

Environment

Nil

Economic

Nil

Social

Nil

Financial Implications

Costs associated with the proposed amendment will be borne by the proponent unless otherwise stipulated by Council.

Voting Requirements

Simple Majority

Officer/Committee Recommendation/Resolution

MOTION 8624

Moved Cr KL Carter
Seconded Cr AR Dickins

That the Shire of Dalwallinu Council:

1. Pursuant to section 75 of the *Planning and Development Act 2005*, resolve to amend the *Shire of Dalwallinu Town Planning Scheme No. 2* as detailed in the proposed Amendment No. 3 by:
 - *amending 'Schedule 4 – Special use zones' of the Local Planning Scheme by replacing the words 'Structure Plan' in the 'Conditions' column for SU20 with the words 'Local Development Plan'.*
2. Determine the Amendment is basic under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reasons:
 - With the introduction of deemed provisions relating to 'Local development plans', it is considered that this is the more appropriate instrument to control development on a specific property than a 'Structure plan';
 - the amendment would have no impact on land in the scheme area that is not the subject of the amendment; and
 - the amendment does not result in any significant environmental, social, economic or governance impacts in the scheme area.
3. Request the Minister for Planning to grant final consent to the Amendment
4. Authorise the Shire President and the Chief Executive Officer to execute the relevant documentation and affix the common seal of the Shire of Dalwallinu to the documentation.

CARRIED 8/0

13.0 MATTERS FOR CONSIDERATION – HEALTH AND BUILDING

13.1 Building Approvals

Applicant:	Shire of Dalwallinu
File No:	DB/1 Development & Building Controls
Previous Meeting Reference:	Community Services & Economic Development Committee Meeting – 21 st June 2016
Attachments:	Nil
Author:	Mr Doug Burke
Disclosure of Interest:	Nil
Date of Report:	14 th June 2016
Senior Officer:	Mr Anthony Doust

Purpose of Report

To consider receiving building approvals report made by the Shire of Dalwallinu Building Surveyor under Council's delegated authority.

Background

The Shire's Building Surveyor has received delegated authority to approve building applications on behalf of Council. The Shire of Dalwallinu's Building Surveyor has a responsibility to advise Council on a regular basis on the building approvals issued under this delegated authority.

Comment

A list of building approvals for the month of May 2016 is herewith attached for Council information.

Building running totals for the financial year to date are as follows:

Residential:	\$ 1,654,105.00
Industrial:	\$ 1,722,214.90

Policy Requirements

Nil

Legislative Requirements

Section 374 Local Government (Miscellaneous Provisions) Act 1960

Strategic Implications

Nil

Sustainability Implications

Environment

Nil

Economic

Unknown

Social (Community Consultation)

Nil

Financial Implications

Nil

Voting Requirements

Simple Majority

Officer/Committee Recommendation/Resolution

MOTION 8625

Moved Cr NW Mills

Seconded Cr IW Hyde

That the report detailing building approvals for the month of May 2016 be received.

CARRIED 8/0

14.0 MATTERS FOR CONSIDERATION – ECONOMIC DEVELOPMENT

There was no item for this section.

15.0 MATTERS FOR CONSIDERATION – FINANCE

15.1 Write off Of Bad Debt

Applicant:	Shire of Dalwallinu
File No.	FM/14 Debt Recovery
Previous Meeting Reference:	Finance & Audit Committee Meeting – 21 June 2016
Attachments:	Nil
Author:	Ms Christie Andrews
Disclosure of Interest:	Nil
Date of Report:	18 May 2016
Senior Officer:	Mr Anthony Doust

Purpose of Report

The purpose of this report is to consider writing off a debt of \$810.00 following advice from the debt collection agency.

Background

There are five outstanding accounts from the Dalwallinu Medical Centre that have remained unpaid for a long period of time.

Comment

CS Legal have advised that the file for the attached accounts have been closed, as they have been unable to recover the debts and further recovery action is uneconomical.

Policy Requirements

Nil

Legislative Requirements

Nil

Strategic Implications

Nil

Sustainability Implications

Environment

There are no known environment implications

Economic

There are no known economic impacts

Social (Community Consultation)

There has been no community consultation

Financial Implications

The Shire will be forgoing the amount of \$810.00, although any further action may have incurred legal & collection fees which may not have been able to be recouped.

Voting Requirements

Absolute Majority

Officer/Committee Recommendation/Resolution

MOTION 8626

Moved Cr IW Hyde
Seconded Cr AR Dickins

That the outstanding Medical Centre account totalling \$810.00 be brought into the Muni Debtors account and written off.

CARRIED BY ABSOLUTE MAJORITY 8/0

15.2 Write Off Outstanding Rates Debtors

Applicant:	Shire of Dalwallinu
File No.	FM/14 Debt Recovery
Previous Meeting Reference:	Finance & Audit Committee Meeting – 21 June 2016
Attachments:	Nil
Author:	Miss Christie Andrews
Disclosure of Interest:	Nil
Date of Report:	19 May 2016
Senior Officer:	Mr Tony Doust

Purpose of Report

The purpose of this report is to consider writing off a debt of \$51.80 plus accruing interest on non-current rates assessment A6157.

Background

The tenement on assessment A6157 was surrendered on 17 August 2015, however the process of the tenement being approved or surrendered to it appearing on the Valuer Generals Mining Tenement Roll is slow creating small amounts of rates and interest charges on properties.

Comment

Assessment A6157 has outstanding interest charges of \$51.80 owing the properties cannot be marked as non-current until these amounts have been received. A Final Notice was issued 17 February 2016 and followed up with a Legal Action letter on 11 March 2016, it is not feasible to send this property for further recovery action.

Policy Requirements

Nil

Legislative Requirements

Local Government Act (1995) s6.21 Power to defer, grant discount, waive if write off debt

Strategic Implications

Nil

Sustainability Implications

Environment

There are no known environment implications

Economic

There are no known economic impacts

Social (Community Consultation)

There has been no community consultation

Financial Implications

The Shire will be forgoing rates charges of \$51.80 plus accruing interest.

Voting Requirements

Simple Majority

Officer/Committee Recommendation/Resolution

MOTION 8627

Moved Cr IW Hyde
Seconded Cr KL Carter

That the rates charges debt of \$51.80 on A6157 plus accruing interest be written off.

CARRIED 8/0

15.3 Accounts for Payment for May 2016

Applicant:	Shire of Dalwallinu
File No:	FM/6 - Expenditure Reports
Previous Meeting Reference:	Finance & Audit Committee Meeting – 21 June 2016
Attachments:	Nil
Author:	Mrs Hanna Jolly
Disclosure of Interest:	Nil
Date of Report:	16 June 2016
Senior Officer:	Mr Tony Doust

Purpose of Report

To consider the acceptance and approval of the Schedule of Accounts for Payment.

Background

A list of invoices paid for the month of May 2016 from the Municipal Account, to the sum of \$58,531.38 paid by cheque and \$1,038,515.86 paid by EFT are attached, together with a list of Bank Fees, Payroll, Direct Debit Payments and transfers to Reserve. These payments total \$1,285,451.83. In addition, payments of \$459,935.66 were made from the Trust Account. The total payments from all accounts being \$1,745,387.49 have been listed for Council's ratification.

Comment

In accordance with the requirements of the Local Government Act 1995 a list of accounts paid, by approval of the Chief Executive Officer under the Council's delegated authority, is to be completed for each month showing:

- a) The payees names
- b) The amount of the payments
- c) Sufficient information to identify the payment
- d) The date of the payment

The attached list meets the requirements of the Financial Regulations.

In addition to the above statutory provisions, Financial Management Regulation Section 13(4) requires 'the total of other outstanding accounts be calculated and a statement be presented to Council at the next Council meeting'.

Policy Requirements

Nil

Legislative Requirements

Local Government (Financial Management) Regulations Act 1996, Regulation 12; and Regulations 13(3) (a) (b); 13(1); and 13(4).

Strategic Implications

Nil

Sustainability Implications

Environment

Nil

Economic

Nil

Social (Community Consultation)

Nil

Financial Implications

Account payments are in accordance with the adopted budget for 2015/16 or authorized by separate resolution.

Voting Requirements

Simple Majority

Officer/Committee Recommendation/Resolution

MOTION 8628

Moved Cr IW Hyde
Seconded Cr KL Carter

That in accordance with the requirements of section 13(1), 13(3) and 13(4) of the Local Government (Financial Management) Regulations 1996 a list of payments made in May 2016 under the CEO’s delegated authority is endorsed in respect to the following Bank accounts:

(a) Municipal Fund Account totalling \$1,285,451.83 consisting of:

Cheque Numbers 34920 – 34933	\$58,531.38
Electronic Fund Transfers 5256 – 5365	\$1,038,515.86
<i>(excluding Trust EFT 5254-5255, 5312, 5335 and 5364)</i>	
Electronic Fund Transfers Payroll	\$158,048.00
Bank Fees	\$818.40
Direct Debit Payments (Superannuation)	\$29,538.19

(b) Trust Account payments totalling \$459,935.66 consisting of

Cheque Numbers 532 - 537	\$3,034.82
Electronic Funds Transfers 5254-5255,5312,5335,5364	\$363,680.69
Direct Debits	
- Payments to DPI	\$93,220.15

CARRIED 8/0

15.4 Monthly Financial Statements for May 2016

Applicant: Shire of Dalwallinu
File No: FM/6 - Expenditure Reports
Previous Meeting Reference: Finance & Audit Committee Meeting – 21 June 2016
Attachments: Nil
Author: Mrs Hanna Jolly

Disclosure of Interest: Nil
Date of Report: 17 May 2016
Senior Officer: Mr Tony Doust

Purpose of Report

To receive the Financial Reports for the month ending 31 May 2016.

Background

There is a statutory requirement that Financial Reports be recorded in the Minutes of the meeting to which they are presented. The Financial Reports, as circulated, give an overview of the current financial position of the Shire and the status of capital income and expenditure.

Comment

Financial Reports as at last day of business of the previous month are appended, for the period ending 31 May 2016.

Attached for Council's consideration are:

- Statement of Financial Activity
- Variance Reports
- Investments Held
- Bank Reconciliations

As per Council resolution, all items that have a variance of more than \$5,000 have been noted on the variance reports.

Policy Requirements

Nil

Legislative Requirements

Local Government Act 1995 s1.3 (2) (c)

Local Government (Financial Management) Regulations 1996, s34 (1)

Local Government (Financial Management) Regulations 1996, s19 (1) (2)

Local Government (Financial Management) Regulations 1996, s34 (2)

Strategic Implications

Nil

Sustainability Implications

Environment

Nil

Economic

Nil

Social (Community Consultation)

Nil

Financial Implications

Nil

Voting Requirements

Simple Majority

Officer/Committee Recommendation/Resolution

MOTION 8629

Moved Cr IW Hyde

Seconded Cr NW Mills

That the Financial Reports as submitted for the month ending 31 May 2016 be accepted.

CARRIED 8/0

15.5 Outstanding Rates Debtors Report for May 2016

Applicant: Shire of Dalwallinu
File No: FM/6 - Expenditure Reports
Previous Meeting Reference: Finance & Audit Committee Meeting – 21 June 2016
Attachments: Nil
Author: Mrs Hanna Jolly

Disclosure of Interest: Nil
Date of Report: 16 June 2016
Senior Officer: Mr Tony Doust

Purpose of Report

To receive the Outstanding Rates Debtors Reports as at 31 May 2016.

Background

Council's Policy Clause 3.6(vi) requires a report to be submitted at each Ordinary Council meeting detailing the current outstanding rates and the progress made towards their collection.

Reports on Rates Debtors contain totals for Rates, Rubbish, Sewerage and Emergency Services Levy (ESL). The ESL is a State Government charge for provision of emergency services which, due to legislation, the Shire is required to collect and forward on to the Fire & Emergency Services Authority (FESA).

Comment

Report on Outstanding Rates Debtors as at 31 May 2016 appends.

The 2015/16 Rates were raised and issued on 7 August 2015.

Important dates are as follows:

Rates due date	11 September 2015
Instalment option selection date	11 September 2015
Final Notices issued	23 September 2015
Second instalment due	11 November 2015
Third instalment due	11 January 2016
Fourth instalment due	11 March 2016

Breakdown of unpaid rates debtors as at 31 May 2016

Rates	65,813.48
Rubbish	8,635.03
Sewerage	3,038.93
ESL	3,159.57
Deferred Pensioner Rates	8,566.46
Paid in Advance	-16,179.19
Total Outstanding	73,034.28

As we achieved an unpaid rates percentage of 3.07% as at 30 June 2015, we aim to have a similar percentage as at the 30 June 2016, notwithstanding that 3% outstanding is an acceptable industry average. We will strive to better this figure and at the close of the 2015/16 financial year aim to have an unpaid rates percentage no higher than 1.5%.

Policy Requirements

Nil

Legislative Requirements

Nil

Strategic Implications

Nil

Sustainability Implications

Environment

There are no known environmental implications.

Economic

There are no known economic implications.

Social (Community Consultation)

There has been no community consultation.

Financial Implications

As at 31 May 2016 rates outstanding were \$73,034.28 in respect to collectable rates of which \$108,259.66 has been carried forward from 2014/15 or prior rating years, with 2015/16 rates raised being \$3,636,383.60.

Ratio =	<u>Total Outstanding</u> Collectable
=	<u>73,034.28</u> 3,744,643.26
=	1.95%
Ratio =	<u>Total Overdue</u> Collectable
=	<u>88,789.91</u> 3,744,643.26
=	2.37%

The total rates overdue figure is the figure that we are currently trying to recover.

Voting Requirements

Simple Majority

Officer/Committee Recommendation/Resolution

MOTION 8630

Moved Cr IW Hyde
Seconded Cr AR Dickins

That the Outstanding Rates Debtors Reports as at 31 May 2016 for ratepayers with unpaid balances be accepted.

CARRIED 8/0

15.6 Review of Insurances for Budget Year 2016-2017

Applicant:	Shire of Dalwallinu
File No.	FM/11 – Budgeting Allocation
Previous Meeting Reference	Finance & Audit Committee Meeting – 21 June 2016
Attachments:	Nil
Author:	Mr Keith Jones
Disclosure of Interest:	Nil
Date of Report:	13 June 2016
Senior Officer:	Mr Tony Doust

Purpose of Report

To consider the insurance cover required for Property and Motor Vehicles in the 2016-2017 Budget Year.

Background

Property Insurance has been looked at in detail over the past three years and Council has prioritised assets making the decision not to insure some properties based on the fact they would not be replaced if destroyed. No assets have been removed from the attached listing and two residential dwellings have been added (*refer attachment 1*).

Some Community groups have expressed feelings of dissatisfaction when having to pay the insurance premiums passed on to them by the Shire. Research and consultations with insurance people has been carried out with the most recent results indicating that properties may be insured for a lower value subject to a lower payout being received by the Shire should the property be totally destroyed. It is recommended that if a lower value is determined, a written agreement from the tenant be received indicating they concur with a lesser asset being the replacement.

No increase in the value of the properties has been calculated by staff as the values currently shown seem to still be reasonable based on the actual costs incurred by recently built properties.

A quotation has also been received from LGIS comparing premium costs using a \$1,000 Excess - \$87,622.84 against premiums using a \$5,000 Excess - \$71,389.88 a saving of around \$16,000 (18.26%). These figures are not final and some slight adjustments may occur when final calculations are determined.

In addition to insurance cover the overall arrangements with various community groups have been tabulated (*refer attachment 2*).

Motor Vehicle insurances have been reviewed by staff and the current “fair value” of each of the assets has been used on the vehicle and plant register (*refer attachment 3*).

Comment

In evaluating the “fair value” for insurance purposes, it is suggested that Councillors compare all properties used by community groups on a similar basis so that all groups have the same opportunity for reduced insurance premiums. It is noted that currently some community groups are not paying anything for insurance (*refer to attachment 2*).

Accepting that each situation has been determined on individual merits, Councillors may feel uncomfortable not knowing why one community group is paying and others are not.

A few community groups, possibly due to historical factors, have not entered into an official agreement with the Shire. It is suggested that this situation is not ideal and Council may wish to take steps to ensure that at least a signed letter between the parties be obtained as a bare minimum.

Legislative Requirements

Nil

Strategic Implications

Nil

Sustainability Implications

Environment

There are no known environmental implications.

Economic

There are no known economic implications.

Social (Community Consultation)

There has been community consultation with groups dissatisfied with the insurance premium costs.

Financial Implications

Savings are to be made if Council decides to implement a larger Excess – i.e. on any insurance claim pay the first \$5,000.

Premiums may be reduced also if the value of the asset is lowered and agreed to by all parties.

Voting Requirements

Absolute Majority

Officer Recommendation

Submitted for consideration by the committee to make a recommendation to Full Council.

Committee Recommendation/Resolution

MOTION 8631

Moved Cr KL Carter
Seconded Cr KJ Christian

1. The Shire of Dalwallinu insurance be renewed as per the Schedule presented, with an excess on property claims of \$5,000, subject to the opportunity being given to the Dalwallinu and Kalannie "Sports Club," to opt for indemnity/agreed valuations on the buildings they control, by 28th June 2016.
2. That the savings in agreeing to a property claim excess of \$5,000, amounting to approximately \$16,000, be placed in an "Insurance Claim Reserve".

CARRIED BY ABSOLUTE MAJORITY 8/0

4.39pm Cr NW Mills left the Council Chambers and returned at 4.41pm.

15.7 Review of Fees & Charges Schedule Budget Year 2016-2017

Applicant:	Shire of Dalwallinu
File No.	FM/11 – Budgeting Allocation
Previous Meeting Reference	Finance & Audit Committee Meeting – 21 June 2016
Attachments:	Nil
Author:	Mr Keith Jones
Disclosure of Interest:	Nil
Date of Report:	13 June 2016
Senior Officer:	Mr Tony Doust

Purpose of Report

To consider the setting of Fees and Charges in the 2016-2017 Budget Year.

Background

The standard Fees & Charges Schedule has been reviewed by staff and submitted to committee for consideration with a 2.0% increase rounded to the nearest 10 cents calculated in the right hand column (*refer attachment 1*).

Comment

A suggested 2.0% increase across the board has the benefit of ensuring that hidden costs are covered and a reasonable rate of return is achieved wherever possible. The basis of this being, as much as is practicable, the user pays and the other ratepayers are not subsidising unnecessarily.

Legislative Requirements

Local Government Act 1995

6.17. Setting level of fees and charges

- (1) In determining the amount of a fee or charge for a service or for goods a local government is required to take into consideration the following factors —
 - (a) the cost to the local government of providing the service or goods; and
 - (b) the importance of the service or goods to the community; and
 - (c) the price at which the service or goods could be provided by an alternative provider.
- (2) A higher fee or charge or additional fee or charge may be imposed for an expedited service or supply of goods if it is requested that the service or goods be provided urgently.
- (3) The basis for determining a fee or charge is not to be limited to the cost of providing the service or goods other than a service —
 - (a) under section 5.96; or
 - (b) under section 6.16(2)(d); or
 - (c) prescribed under section 6.16(2)(f), where the regulation prescribing the service also specifies that such a limit is to apply to the fee or charge for the service.

(4)Regulations may —

- (a) prohibit the imposition of a fee or charge in prescribed circumstances; or
- (b) limit the amount of a fee or charge in prescribed circumstances.

Strategic Implications

Nil

Sustainability Implications

Environment

There are no known environmental implications.

Economic

There are no known economic implications.

Social (Community Consultation)

There are no known community social implications.

Financial Implications

As per the budgeting process.

Voting Requirements

Absolute Majority

Officer Recommendation

Submitted for consideration by the committee to make a recommendation to Full Council.

Committee Recommendation/Resolution

MOTION 8632

Moved Cr IW Hyde
Seconded Cr KL Carter

That the Schedule of Fees, as presented incorporating Minimum of 2% be adopted for budget.

CARRIED BY ABSOLUTE MAJORITY 8/0

15.8 Offer to Purchase Lot 10 & 12 McConnell Street, Pithara

Applicant:	Michael & Denise Allan
File No.	CP/1 Council Land Disposals
Previous Meeting Reference:	Finance & Audit Committee Meeting – 21 June 2016
Attachments:	Nil
Author:	Mr Keith Jones
Disclosure of Interest:	Nil
Date of Report:	16 June 2016
Senior Officer:	Mr Tony Doust

Purpose of Report

For Council to consider an offer of \$500 each lot by Michael and Denise Allan to purchase Lots 10 and 12 McConnell Street, Pithara.

Background

The Lot 10 block is owned by the Shire and is currently valued at \$10,000 as per the “fair value” process carried out by Griffin Valuation Advisory in June 2013.

The Lot 12 block is a Reserve (26821) vested in the Shire for the purpose of Recreation. Although this property may be acquired by the Shire freehold, the process and costs to do so would probably be prohibitive.

The Shire also owns another block in McConnell Street, Lot 28, which is the same size as Lot 10. (*refer to Certificates of Title for these blocks*). This block is also currently valued at \$10,000 in the same manner as Lot 10.

The Shire has sold 2 Lots of vacant land in James and Johnston Streets, Dalwallinu this financial year, the values of which were \$49,343 and \$44,000 respectively.

Comment

If an agreement is reached to sell the property by private treaty, the Shire is required by the Local Government Act 1995 S3.58 to give public notice of the proposed disposition describing the property, names of the parties, valuation and the consideration.

As there may be some interest by parties to purchase vacant land, it is suggested that Lots 10 and 28 be offered for sale by Tender, thus testing the market.

Policy Requirements

Nil

Legislative Requirements

Local Government Act 1995 S3.58 – Disposing of property.
The properties are currently zoned townsite.

Strategic Implications

Nil

Sustainability Implications

Environment

There are no environmental implications as the land is already cleared and zoned townsite.

Economic

Any sale of land helps to demonstrate the economic activity that is happening.

Social (Community Consultation)

Advertising as per S3.58 of Local Government Act 1995 will need to be undertaken to give public notice of our intent to sell land.

Financial Implications

Apart from the sale value, annual rates income will be forthcoming. There is no allowance made for income from the sale of this land in the 2015/16 budget.

Voting Requirements

Simple Majority

Officer/Committee Recommendation/Resolution

MOTION 8633

Moved Cr NW Mills
Seconded Cr IW Hyde

That Lots 10 and 28 McConnell Street, Pithara be offered for sale by Tender under the following conditions:

- the proceeds of sale be added to the Land & Building Reserve;
- any development of the land must comply with the Shire of Dalwallinu Town Planning Scheme and the residential design codes.

CARRIED 8/0

15.9 Housing – Assistance to Shire Staff

Applicant:	Shire of Dalwallinu
File No.	PE/16– Policy
Previous Meeting Reference:	Finance & Audit Committee Meeting – 21 June 2016
Attachments:	Nil
Author:	Mr Tony Doust
Disclosure of Interest:	Nil
Date of Report:	16 th June 2016
Senior Officer:	Mr Tony Doust

Purpose of Report

To review the existing arrangements for assistance/incentives provided to Shire staff for housing and determine if the present policies are equitable and fair to all staff.

Background

The present arrangements are as follows:

1. Some Shire employees are provided with Shire housing on the basis of a 50% rental-subsidy on the present market rental value. (Council Policy 4.3). This does not include CEO, DCEO, MRDS, MWS, and the Doctor, as the housing provided is a part of the remuneration package in their contractual arrangement with the Shire.

The annual rental subsidy for eleven (11) employees ranges from \$5,200 to \$8,268 and in total is \$56,914.

2. Employees that own their own housing within the Shire of Dalwallinu receive an annual payment of \$2,600 each as per Council Policy 4.3.

At the present time there are seven (7) employees are receiving this benefit. The total cost per year is \$18,200.

3. The remainder of the employees (16) which includes staff that their spouse/partner is provided with housing by their employer and others that live outside the Shire of Dalwallinu boundary.

Comment

The Chief Executive Officer believes the existing arrangements are not equitable to all staff. In addition the subsidy given to each staff member that have their own houses is well below the minimum amount provided to a staff member that rents a Shire house.

When reviewing the existing arrangements the level of subsidy for house ownership should be increased and the rate of rental subsidy to each employee should also be equitable.

It is also important to consider the taxation benefits applicable to shire provided rental housing. (Salary sacrificed and no tax) as against an allowance that is paid for home ownership which is taxable.

A further consideration could be to sell housing to staff under a contract of sale arrangement. Details would need to be considered for any proposal received.

Policy Requirement



Shire of Dalwallinu Policy Manual

4.2 Housing Incentive - Owner Occupied Housing

Policy

All permanent full time staff who purchase their first home within the Shire (*whilst employed by the Shire*) and who live in that home shall receive:

- a once only payment of \$2,600; and,
- whilst owning and residing in that home as an employee of the Shire a further subsidy equal to an over award payment of \$2,600 pa.

To qualify for the once only payment of \$2,600 an employee must first complete 12 months continuous service.

The subsidy is payable once the eligible staff member meets the required owner and occupier status.

Objectives

To encourage staff to stay in Dalwallinu shire and to assist employees to purchase a land asset.

Guidelines

This policy applies to employees who commence employment with the Shire after 1 January 1998.

Where the employee has been a full-time employee for more than 12 months at the time of purchasing their home, the once only payment will be payable on evidence of ownership.

Termination of employment within two (2) years of the purchase (settlement) of an eligible home, whether by resignation or termination by the employer, will result in a pro-rata repayment to the Shire of the \$2,600 payment, i.e. termination 6 months after settlement will require repayment of \$1,800.



Shire of Dalwallinu Policy Manual

4.3 Staff Housing – Rental Subsidy

POLICY

Council staff housing, when available, will be provided to permanent full time staff members at 50% of the current market rental value.

Where there is a shortage of suitable staff housing, a rental subsidy may be paid on private rental accommodation subject to the approval of the Chief Executive Officer.

OBJECTIVES

To provide an incentive for staff to remain within the employ of the shire.

GUIDELINES

Rental housing is provided in accordance with the requirements of the Residential Tenancy Act 1987.

Legislative Requirements

Local Government Act 1995 – Section 3.58 Disposal of Property (which includes rental or sale)

Local Government (Functions - General) Regulations 1996 – Section 30- Dispositions Exempt

Strategic Implications

No specific strategic implication

Sustainability Implications

Environment

Not applicable

Economic

Sale of housing to shire staff would provide additional capital for other community requirements.

Social (Community Consultation)

Nil

Financial Implications

To be considered on the basis of any changes to existing policies and arrangements for staff housing.

Voting Requirements

Simple Majority

Officer Recommendation

For committee consideration, discussion and recommendation to Council.

Committee Recommendation

That this matter be given further consideration by Committee at a later date, however as an interim measure the rental subsidy provided to staff occupying Shire housing, not including staff that have housing provided as a part of their contract employment remuneration package, be capped at \$50.00 per week (\$2,600 PA) which is equal to the subsidy provision to those staff that qualify for housing incentive – owner occupied housing, and the new arrangement commence on the expiry of existing rental arrangements.

Resolution

MOTION 8634

Moved Cr NW Mills
Seconded Cr KL Carter

1. As an interim measure the rental subsidy provided to staff occupying Shire housing, not including staff that have housing provided as a part of their contract employment remuneration package, be capped at \$75.00 per week and the new arrangement commence on the expiry of existing rental arrangements.
2. The annual existing subsidy provided to those staff that qualify for housing incentive – owner occupied housing, be increased to \$3,900 (75.00 per week).
3. That this matter be given further consideration by Committee at a later date.

CARRIED 8/0

16.0 MATTERS FOR CONSIDERATION - ADMINISTRATION

Nil

PROCEDURAL MOTION 8635

Moved Cr IW Hyde
Seconded Cr NW Mills

That Council consider one (1) item of late/urgent business.

CARRIED 8/0

17.0 URGENT BUSINESS BY DECISION OF THE MEETING

17.1 Extraordinary Election 25th June 2016 - Results

Applicant: Shire of Dalwallinu
File No: GO/13 – Elections
Previous Meeting Reference: Nil
Attachments: Nil
Author: Mr Tony Doust

Disclosure of Interest: Nil
Date of Report: 27th June 2016
Senior Officer: Mr Tony Doust

Purpose of Report

This report is to provide Councillors with the results of the extraordinary election held on 25th June 2016 to fill one (1) vacancy on the Council and also provide a record in the Council meeting minutes.

Background

The vacancy occurred following the resignation of Cr MC Huggett in March 2016. Cr Huggett's term as Councillor was due to expire in October 2017.

Comment

The election was held on 25th June 2016 with Polling booths at the Dalwallinu 8.00 am to 6.00pm; Wubin 8.30am to 11.30am; and Kalannie 1.00pm to 4.30pm.

Early voting at the Shire office commenced during the week commencing 23rd May 2016.

The results and statistics for the election were as follows: -

The total number of electors on the Roll:	810
Total valid votes received	125
Informal votes	3
Total votes cast	128
Percentage Turnout of Votes	15.8%

Result of Election

Bruce Smith	47 votes
Karen Christian	78 votes

Karen Christian declared elected by the Returning Officer for the period expiring October 2017.

Policy Requirements

Nil

Legislative Requirements

For this election the Chief Executive Officer acted as the returning officer. The election was conducted on the basis of elector voting in person. *Part 4 of the Local Government Act 1995 and Local Government (Elections) Regulations 1997* specify the way local government elections are to be conducted.

Strategic Implications

Nil

Sustainability Implications

Environment

Nil

Economic

Nil

Social (Community Consultation)

Public advertising required by legislation.

Financial Implications

Funding is provided in the Adopted Budget for elections.

Voting Requirements

Simple Majority

Officer Recommendation/Resolution

MOTION 8636

Moved Cr KM McNeill

Seconded Cr AR Dickins

That the information provided on the result and statistics for the extraordinary election held on 25th June 2016 be received.

CARRIED 8/0

18.0 CONFIDENTIAL BUSINESS - As per Local Government Act 1995, Section 5.23(2)

Nil

19.0 SCHEDULING OF MEETING

MOTION 8637

Moved Cr AR Dickins
Seconded Cr KM McNeill

That an Ordinary Meeting of Council be held on 26th July 2016 at Council Chambers, Dalwallinu commencing at 3.30pm.

CARRIED 8/0

20.0 CLOSURE

There being no further business, the Chairperson closed the meeting at 4.55pm.

21.0 CERTIFICATION

I, **Steven Clifford CARTER**, certify that the Minutes of the meeting held on 28th June 2016, as shown on page numbers 1 to 84 were confirmed as a true record at the meeting held on the 26th July 2016.

CHAIRPERSON

DATE