



22 Watts Street Wandering WA 6308
Telephone: (08) 98841056
Facsimile: (08) 98841510
reception@wandering.wa.gov.au

MINUTES

Shire of Wandering Council Meeting 18 August 2022

OUR VISION

Wandering is a community of responsible, resilient and adaptable residents thriving in our scenic, economically diverse environment.

These Minutes of the Council meeting held 18 August 2022 are confirmed as a true and correct record of proceedings without amendment. Confirmed on 15 September 2022 by the Presiding Member, Cr I Turton.


.....
Cr Turton Presiding Member

15/9/2022

DISCLAIMER

No responsibility whatsoever is implied or accepted by the Shire of Wandering for any act, omission or statement or intimation occurring during Council or Committee meetings or during formal/informal conversations with staff. The Shire of Wandering disclaims any liability for any loss whatsoever and howsoever caused arising out of reliance by any person or legal entity on any such act, omission or statement or intimation occurring during Council or Committee meetings or discussions. Any person or legal entity that act or fails to act in reliance upon any statement does so at the person's or legal entity's own risk.

The purpose of this council meeting is to discuss and, where possible, make resolutions about items appearing on the agenda. Whilst Council has the power to resolve such items and may in fact, appear to have done so at the meeting, no person should rely on or act on basis of such decision or on any advice or information provided by a member or officer, or on the content of any discussion occurring, during the course of the meeting.

In particular and without derogating in any way from the broad disclaimer above, in any discussion regarding any planning application or application for a licence, any statement or limitation of approval made by a member or officer of the Shire of Wandering during the course of any meeting is not intended to be and is not taken as notice of approval from the Shire of Wandering. The Shire of Wandering warns that anyone who has an application lodged with the Shire of Wandering must obtain and only should rely on WRITTEN CONFIRMATION of the outcome of the application, and any conditions attaching to the decision made by the Shire of Wandering in respect of the application.

Persons should be aware that the provisions of the Local Government Act 1995 (section 5.25 (e)) establish procedures for revocation or rescission of a Council decision.

The Shire of Wandering expressly disclaims liability for any loss or damage suffered by any person as a result of relying on or acting on the basis of any resolution of Council, or any advice or information provided by a member or officer, or the content of any discussion occurring, during the course of the Council meeting.

Alan Hart
Chief Executive Officer

SHIRE OF WANDERING

Minutes of the Ordinary Meeting of Council held in the Council Chambers on Thursday 18 August 2022
– commencing at 3.30pm.

Contents

1.	Declaration of Opening / Announcements of Visitors	3
2.	Attendance / Apologies / Approved Leave of Absence.....	3
3.	Announcements by the Presiding Member	3
4.	Response to Previous Public Questions Taken on Notice	3
5.	Public Question Time.....	3
6.	Petitions / Deputations / Presentations / Submissions	3
7.	Applications for Leave of Absence.....	3
8.	Disclosures of Interest	3
9.	Confirmation of Minutes of Previous Meetings Held 21 July 2022.....	4
9.1	Ordinary Council Meeting Minutes 21 July 2022.....	4
9.2	Special Council Meeting Minutes - 4 August 2022.....	4
10.	Reports of Committees of Council	4
11.	Reports from Councillors	5
12.	Chief Executive Officer	6
12.1	Proposed New Policy - Policy 83 – Policy Manual.....	6
13.	Finance	9
13.1	Financial Reports – July 2022	9
13.2	Accounts for Payment July 2022.....	11
13.3	Fees and Charges – Dogs and Cats 2022/23 Budget.....	16
13.4	Update to Fees and Charges – Hire of Chairs and Tables at the Wandering Community Centre	19
13.5	Amending Shire Policy 30 - Use of Shire Facilities and Property.....	21
13.6	Community Financial Assistance Grants Program Applications.....	26
14	Planning and Technical Services.....	39
14.1	TPA – Lot 5 Mellows Road, Wandering – Transportable Dwelling	39
14.2	TPA – Lot 93 (No 254) O’Connell Road, Wandering	67
14.3	Capital Works – Six Year Road Program.....	82
15.	Elected Members Motions of Which Previous Notice Has Been Given	84
16.	New Business or Urgent Business Introduced by Decision of the Meeting.....	84
16.1	Elected Members	84
16.2	Officers	84
17.	Matters Behind Closed Doors	84
18.	Closure of Meeting	84

1. Declaration of Opening / Announcements of Visitors

The Presiding Member declared the meeting open at 3.54pm.

2. Attendance / Apologies / Approved Leave of Absence

Councillors

Cr Ian Turton (Shire President)
Cr Paul Treasure (Deputy Shire President)
Cr Graeme Parsons
Cr Max Watts
Cr Gary Curtis
Cr Sheryl Little

Staff

Alan Hart (Chief Executive Officer)
Barry Gibbs (Executive Manager Technical Services)
Bradley Hunt (Works Manager) (from 5.40pm to 6pm)

Apologies

Cr Gillian Hansen

Members of the Public

Nil

3. Announcements by the Presiding Member

The Shire President thanked Cr Treasure for his efforts over the past for weeks whilst he was on leave.

4. Response to Previous Public Questions Taken on Notice

Nil.

5. Public Question Time

No members of the public were present.

6. Petitions / Deputations / Presentations / Submissions

Nil.

7. Applications for Leave of Absence

Nil.

8. Disclosures of Interest

Nil

9. Confirmation of Minutes of Previous Meetings Held 21 July 2022

9.1 Ordinary Council Meeting Minutes 21 July 2022

Statutory Environment:

Section 5.22 of the *Local Government Act* provides that minutes of all meeting to be kept and submitted to the next ordinary meeting of the Council or the committee, as the case requires, for confirmation.

Voting Requirements:

Simple Majority

010822 Moved: Cr G Curtis

Seconded: Cr P Treasure

Recommendation and Council Decision:

That the Minutes of the Ordinary Meeting of Council held in Wandering on 21 July 2022 be confirmed as true and correct.

Carried 6/0

9.2 Special Council Meeting Minutes - 4 August 2022

Statutory Environment:

Section 5.22 of the *Local Government Act* provides that minutes of all meeting to be kept and submitted to the next ordinary meeting of the council or the committee, as the case requires, for confirmation.

Voting Requirements:

Simple Majority

020822 Moved: Cr S Little

Seconded: Cr G Curtis

Recommendation and Council Decision:

That the Minutes of the Special Meeting of Council held in Wandering on 4 August 2022 be confirmed as true and correct.

Carried 6/0

10. Reports of Committees of Council

Nil

11. Reports from Councillors

Cr Ian Turton (President)

Met with the CEO, provided an update on the budget.

Cr Paul Treasure (Deputy President)

RRG meeting delayed until 2 September 2022.

Cr Graeme Parsons

Cr Max Watts

Cr Gary Curtis

Lodged his resignation as an Elected Member as at 19 August 2022. The Shire President added that Council is grateful for his input during his time on Council.

Cr Gillian Hansen

Cr Sheryl Little

Virtual Village Launch. Cr Little appreciated that Paul and Barry were in attendance and there was a great community attendance at the event.

12. Chief Executive Officer

12.1 Proposed New Policy - Policy 83 – Policy Manual

File Reference: 04.041.04111
Location:
Applicant:
Author: Lisa Boddy, Customer Service Coordinator
Authorising Officer: Barry Gibbs, Acting Chief Executive Officer
Date: 8 August 2022
Disclosure of Interest: Nil
Attachments: Policy 83 – Policy Manual
Previous Reference: N/A

Summary:

To consider a policy to assist the CEO and Shire Staff to maintain an up to date Policy Register of Council policies.

Background:

The Shire does not currently have a policy detailing how often policies are to be updated. This policy will enable a schedule to be created to ensure that we regularly review, in order to have an up to date record of the various policies of Council.

Comment:

Nothing further.

Consultation:

Barry Gibbs, Acting Chief Executive Officer
 Lisa Boddy, Customer Service Coordinator
 Shire Councillors

Statutory Environment:

Local Government Act 1995 s2.7(2)(b)

Policy Implications:

As attached.

Financial Implications:

Nil

Strategic Implications:

Provide Strong Leadership

Our Goals	Our Strategies
A well informed Community	Foster Opportunities for connectivity between Council and the Community
We plan for the future and are strategically focused	Ensure accountable, ethical and best practice governance Service Level Plans detail operational roles, responsibilities and resources.

Sustainability Implications:

- **Environmental:** There are no known significant economic considerations
- **Economic:** There are no known significant economic considerations
- **Social:** There are no known significant social considerations

Risk Implications:

The main risks for the Shire are that policies may become outdated or overlooked.

Voting Requirements:

Simple Majority

030822 Moved: Cr G Curtis

Seconded: Cr G Parsons

Recommendation and Council Decision:

That Council adopts Draft Policy 83 as attached.

Carried 6/0

POLICY TYPE:	GOVERNANCE AND COUNCIL MEMBERS	POLICY NO: 83
DATE ADOPTED:	18 August 2022	DATE LAST REVIEWED: N/A
LEGAL (PARENT):	<i>Local Government Act 1995</i>	LEGAL (SUBSIDIARY):
DELEGATION OF AUTHORITY APPLICABLE:		DELEGATION NO.

ADOPTED POLICY	
TITLE:	Policy Manual
OBJECTIVE:	The objective of this policy is to maintain an up to date record of the various policies of Council.

POLICY STATEMENT

- 1.1 Additions, deletions or alterations to Council Policy Statements shall only be made by specific Council resolution stating:
- the current Council Policy number if an amendment or deletion
 - the proposed policy number to clearly indicate functional area if a new Council Policy, and
 - proposed wording and justification for the amendment, deletion or adoption.
- 1.2 All policies within the Policy Manual are to be reviewed by Council every three years, being one third of Council's policies each year in a three year period. Council may review an individual policy at any time before the next review date if it determines it to be necessary.

13. Finance

13.1 Financial Reports – July 2022

File Reference:	N/A
Location:	N/A
Applicant:	N/A
Author:	Bob Waddell
Authorising Officer	Barry Gibbs - Acting – Chief Executive Officer
Date:	9 August 2022
Disclosure of Interest:	N/A
Attachments:	Nil
Previous Reference:	Nil

Summary:

Consideration of the financial reports for the period ending 31 July 2022.

Background:

The financial reports for the periods ending 31 July 2022 has not been completed due to several development changes to the new financial process.

Comment:

Bob Waddell has advised that he will not be able to have the July Monthly Financial Statements ready in time for this month's Ordinary Council Meeting. There have been quite a few issues with setting up the monthly reporting template using changes he has implemented which are aimed at improving the automation and integrity. Issues identified with carry forward figures have also contributed these delays.

The July monthly financial Statements will be ready for presentation to the September Ordinary Council Meeting along with the August financial Statements.

Consultation:

Not applicable.

Statutory Environment:

Section 34 (1) (a) of the Local Government (Financial Management) Regulations 1996 states that a Local Government is to prepare monthly statement of financial activity including annual budget estimates, monthly budget estimates, actual monthly expenditure, revenue and income, material variances between monthly budget and actual figures and net current assets on a monthly basis.

Policy Implications:

Not applicable.

Financial Implications:

Not applicable.

Strategic Implications:

Not applicable.

Sustainability Implications:

- **Environmental:** There are no known significant environmental considerations.
- **Economic:** There are no known significant economic considerations.
- **Social:** There are no known significant social considerations.

Risk Implications:

Nil

Voting Requirements:

Simple Majority

040822 Moved: Cr P Treasure

Seconded: Cr M Watts

Recommendation and Council Decision:

That Council acknowledge the delay in the submission of the July Financial Statements for the period ending 1 August 2022.

Carried 6/0

13.2 Accounts for Payment July 2022

File Reference:	N/A
Location:	N/A
Applicant:	N/A
Author:	Sophie Marinoni – Finance Officer
Authorising Officer	Barry Gibbs – Acting Chief Executive Officer
Date:	14 August 2022
Disclosure of Interest:	N/A
Attachments:	Payment Listing – July 2022
Previous Reference:	Nil

Summary:

Council to note payments of accounts as presented.

Background:

The schedule of accounts is included as an attachment for Council information.

Comment:

If you have any questions regarding payments in the listing please contact the office prior to the Council meeting.

Consultation:

There has been no consultation.

Statutory Environment:

Section 12 of the Local Government (Financial Management) Regulations 1996 states that

- 12 (1) A list of creditors is to be compiled for each month showing –
- (a) The payee's name;
 - (b) The amount of the payment;
 - (c) Sufficient information to identify to transaction; and
 - (d) The date of the meeting of the council to which the list is to be resented.

Policy Implications:

There are no policy implications.

Financial Implications:

There are no financial implications.

Strategic Implications:

There are no strategic implications.

Sustainability Implications:

- **Environmental:** There are no known significant environmental considerations.
- **Economic:** There are no known significant economic considerations.
- **Social:** There are no known significant social considerations.

Risk Implications:

Nil.

Voting Requirements:

Simple Majority

**Shire of Wandering
Certificate of Expenditure – 31 July 2022**

This Schedule of Accounts to be passed for payment covering:

Payment Method	Cheque/EFT/DD Number	Amount
Municipal Fund:		
Electronic Funds Transfers	EFT7540 – EFT7560	\$34,823.04
Cheque	Nil	\$0
Direct Debits	DD3396.1 – DD3987.4	\$17,009.47
	TOTAL	\$51,832.51

to the Municipal and Trust Accounts, totalling \$51,832.51 which were submitted to each member of the Council on 18 August 2022, have been checked and fully supported by vouchers and invoices which are submitted herewith, have been duly certified as to the receipt of goods and the rendition of services and as to prices, computations, and costings.

Barry Gibbs
Acting Chief Executive Officer

050822 Moved: Cr P Treasure

Seconded: Cr M Watts

Recommendation and Council Decision:

That in accordance with section 13 of the Financial Management Regulations of the *Local Government Act 1995* and in accordance with delegation, payment of Municipal Fund vouchers, Licensing, Salaries and Wages and EFT Transfers, Direct Debit totalling \$51,832.51 (attached) be noted as approved for payment and credit card statement be noted.

Carried 6/0

Shire of Wandering Minutes of Ordinary Council Meeting - 18 August 2022

Chq/EFT	Date	Name	Description	Invoice Amount	Payment Amount
EFT7540	08/07/2022	Alana Karen Rosenthal			-\$ 833.69
	28/06/2022		Reimbursement <i>CRC Cafe items, Tasty Tuesday catering, Ladies Night catering, Wandering Collective Sundowner drinks, Ladies Night gifts & decorations</i>	\$ 833.69	
EFT7541	08/07/2022	BMD Constructions			-\$ 660.00
	16/05/2022		Accommodation refund - Cabin 2 <i>10/05/2022 - 17/05/2022</i>	\$ 660.00	
EFT7542	08/07/2022	BOC			-\$ 82.49
	28/06/2022		Container Service <i>Oxygen, Acetylene, Argoshield, Medical Oxygen</i>	\$ 82.49	
EFT7543	08/07/2022	Best Office Systems			-\$ 662.34
	27/06/2022		Copier Contract - Shire <i>B&W copies, Colour copies</i>	\$ 412.78	
	29/06/2022		Copier Contract - CRC <i>B&W copies, Colour copies, Echo</i>	\$ 249.56	
EFT7544	08/07/2022	Child Support Agency			-\$ 129.44
	06/07/2022		Payroll deductions	\$ 129.44	
EFT7545	08/07/2022	Ecowater Services			-\$ 200.40
	17/06/2022		Aquarius Quarterly Service - 5 Dunmall Dr <i>Labour, Chlorine</i>	\$ 200.40	
EFT7546	08/07/2022	Jones Lang LaSalle Advisory Services			-\$ 7,975.00
	28/06/2022		Valuation expenses <i>Fair value valuations for annual financial statements</i>	\$ 7,975.00	
EFT7547	08/07/2022	Jozef Majko			-\$ 600.00
	06/07/2022		Rent <i>20 Down St</i>	\$ 600.00	
EFT7548	08/07/2022	MJ & C Cornish			-\$ 4,147.00
	30/06/2022		Wet hire - Excavator <i>York Williams Rd</i>	\$ 4,147.00	
EFT7549	08/07/2022	Moore Australia			-\$ 5,115.00
	29/06/2022		Financial reporting templates - 2022/23 <i>Budget & Financial Reporting Combination, Management Reporting</i>	\$ 2,805.00	
	29/06/2022		Monthly Financial Preparation & Review <i>May 2022</i>	\$ 2,310.00	
EFT7550	08/07/2022	Narrogin Auto Electrics & Airconditioning			-\$ 476.36
	07/06/2022		Prepare electrical short - WD.458 <i>Labour, Travel, Materials</i>	\$ 476.36	
EFT7551	08/07/2022	Quest Payment Systems			-\$ 418.00
	22/06/2022		Monthly maintenance fee - Fuel Facility <i>Jun 2022</i>	\$ 418.00	
EFT7552	08/07/2022	Resonline			-\$ 220.00
	30/06/2022		Online booking system fee - Caravan Park <i>Jun 2022</i>	\$ 220.00	
EFT7553	08/07/2022	Shire of Wandering Christmas Club			-\$ 570.00
	06/07/2022		Payroll deductions	\$ 570.00	
EFT7554	08/07/2022	Shire of Wandering Petty Cash			-\$ 406.75
	30/06/2022		Petty cash <i>Toilet paper & globes, Toilet paper, Toilet paper, Refreshments, Fuel, Refreshments - BFAC, Postage - mailout backup tape, Postage - mailout backup tape, CRC Cafe supplies, Antex & PVC fittings, Floor mats, Certificate Frame - Citizenship ANZAC Wreath, Rego reprint</i>	\$ 406.75	

Shire of Wandering Minutes of Ordinary Council Meeting - 18 August 2022

Chq/EFT	Date	Name	Description	Invoice Amount	Payment Amount
EFT7555	08/07/2022	Shire of Wandering Staff Lotto			-\$ 60.00
	06/07/2022		Payroll deductions	\$ 60.00	
EFT7556	08/07/2022	The Workwear Group			-\$ 416.85
	12/05/2022		Uniforms <i>Polo shirts, Councillors</i>	\$ 416.85	
EFT7557	08/07/2022	Underground Power Development			-\$ 4,015.00
	25/06/2022		EPR soil testing - LIA <i>Labour & travel</i>	\$ 4,015.00	
EFT7558	08/07/2022	WD Auto Repairs			-\$ 1,994.72
	29/06/2022		Repair oil leak & aircon belt - WD.6 <i>Labour, Materials</i>	\$ 1,994.72	
EFT7559	08/07/2022	Wandering Golf Club			-\$ 2,500.00
	26/06/2022		Community Grant <i>Payment 2 of 2</i>	\$ 2,500.00	
EFT7560	08/07/2022	Wandering Town Volunteer Fire Brigade			-\$ 3,340.00
	27/04/2022		Transfer of donations	\$ 3,340.00	
DD3966.1	06/07/2022	Pivotel			-\$ 60.00
	15/06/2022		Satellite Sleeves <i>Bushfire radios</i>	\$ 60.00	
DD3972.1	21/07/2022	Water Corporation			-\$ 11.06
	23/06/2022		Standpipe <i>Water use</i>	\$ 11.06	
DD3978.1	06/07/2022	Aware Super			-\$ 5,459.07
	06/07/2022		Payroll deductions	\$ 4,362.55	
	06/07/2022		Payroll deductions	\$ 1,096.52	
DD3978.2	06/07/2022	ANZ OnePath Masterfund			-\$ 308.95
	06/07/2022		Payroll deductions	\$ 77.24	
	06/07/2022		Payroll deductions	\$ 231.71	
DD3978.3	06/07/2022	HostPlus Super Fund			-\$ 743.08
	06/07/2022		Payroll deductions	\$ 185.77	
	06/07/2022		Payroll deductions	\$ 557.31	
DD3978.4	06/07/2022	Australian Super			-\$ 603.11
	06/07/2022		Payroll deductions	\$ 150.78	
	06/07/2022		Payroll deductions	\$ 452.33	
DD3978.5	06/07/2022	Macquarie Super			-\$ 128.48
	06/07/2022		Payroll deductions	\$ 128.48	
DD3978.6	06/07/2022	CBUS			-\$ 155.11
	06/07/2022		Payroll deductions	\$ 155.11	
DD3978.7	06/07/2022	Prime Super			-\$ 284.04
	06/07/2022		Payroll deductions	\$ 284.04	
DD3984.1	20/07/2022	Aware Super			-\$ 5,716.07
	20/07/2022		Payroll deductions	\$ 4,592.89	
	20/07/2022		Payroll deductions	\$ 1,123.18	
DD3984.2	20/07/2022	ANZ OnePath Masterfund			-\$ 291.02
	20/07/2022		Payroll deductions	\$ 70.98	
	20/07/2022		Payroll deductions	\$ 220.04	
DD3984.3	20/07/2022	HostPlus Super Fund			-\$ 761.65
	20/07/2022		Payroll deductions	\$ 185.77	
	20/07/2022		Payroll deductions	\$ 575.88	

Shire of Wandering Minutes of Ordinary Council Meeting - 18 August 2022

Chq/EFT	Date	Name	Description	Invoice Amount	Payment Amount
DD3984.4	20/07/2022	Australian Super			-\$ 618.19
	20/07/2022		Payroll deductions	\$ 150.78	
	20/07/2022		Payroll deductions	\$ 467.41	
DD3984.5	20/07/2022	Macquarie Super			-\$ 134.37
	20/07/2022		Payroll deductions	\$ 134.37	
DD3984.6	20/07/2022	CBUS			-\$ 202.44
	20/07/2022		Payroll deductions	\$ 202.44	
DD3984.7	20/07/2022	Prime Super			-\$ 264.88
	20/07/2022		Payroll deductions	\$ 264.88	
DD3985.1	01/07/2022	St.George Bank			-\$ 484.02
	30/06/2022		Merchant fees - Fuel Facility <i>Jun 2022</i>	\$ 484.02	
DD3987.3	25/07/2022	Synergy			-\$ 768.42
	04/07/2022		Street lighting <i>Usage</i>	\$ 768.42	
DD3987.4	28/07/2022	ClickSuper			-\$ 15.51
	21/07/2022		Transaction fee <i>Jun 2022</i>	\$ 15.51	
				Total	-\$51,832.51

13.3 Fees and Charges – Dogs and Cats 2022/23 Budget

File Reference:	N/A
Location:	N/A
Applicant:	N/A
Author:	Barry Gibbs – Acting Chief Executive Officer
Authorising Officer:	Barry Gibbs - Acting Chief Executive Officer
Date:	8 August 2022
Disclosure of Interest:	N/A
Attachments:	Draft Updated Schedule of Fees for Animal Control 2022/23
Previous Reference:	May 2022 Item 13.3 – Fees and Charges 2022/23 Budget

Summary:

Council to consider the proposed amended Schedule of Fees and Charges for Animal Control 2022/23 which will help inform the budget for the year.

Background:

The Schedule of Fees and Charges is presented to Council each year prior to adoption of the annual budget with any suggested changes, additions or deletions. The Shire has noted that the full suite of statutory fees and charges for both dogs and cats was not included in this submission to Council. The current fees and charges only cover the licencing component which limits the Shire to enforce the Dog and Cats acts. Any other changes that arise during the year are brought to Council for their consideration.

Comment:

Some existing Council fees and charges have been amended to standard cost for the service provided.

Consultation:

Alan Hart – Chief Executive Officer.
Mat Sharpe - WA Contract Ranger Services.

Statutory Environment:

Local Government Act 1995 (Part 6, Division 5, s.6.17 and s.6.19) states in part:

6.17 Setting the 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;*
- (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.*

6.19 Local Government to give notice of fees and charges If a Local Government wishes to impose any fees or charges under this Subdivision after the annual budget has been adopted it must, before introducing the fees and charges, give local public notice of –

- (a) its intention to do so; and*
- (b) the date from which it is proposed the fees and charges will be imposed.*

Policy Implications:

There are no policy implications.

Financial Implications:

The schedule of fees and charges will help determine the income that will be derived by providing a service or facility to be included in the 2022/23 annual budget.

ANIMAL CONTROL (Legislated)		2022/2023
DOGS		
Non-Working dog - Sterilised - 1 year	Dog Regulations 2013 - Statutory Fee	\$20.00
Non-Working dog - Sterilised - 1 year (after 31 May)	Dog Regulations 2013 - Statutory Fee	\$10.00
Non-Working dog - Unsterilised - 1 year	Dog Regulations 2013 - Statutory Fee	\$50.00
Non-Working dog - Unsterilised - 1 year (after 31 May)	Dog Regulations 2013 - Statutory Fee	\$25.00
Non-Working dog - Sterilised - 3 years	Dog Regulations 2013 - Statutory Fee	\$42.50
Non-Working dog - Unsterilised - 3 years	Dog Regulations 2013 - Statutory Fee	\$120.00
Lifetime Registrations - Sterilised dog or bitch	Dog Regulations 2013 - Statutory Fee	\$100.00
Lifetime Registrations - Unsterilised dog or bitch	Dog Regulations 2013 - Statutory Fee	\$250.00
Seizure of Dog	Excl-GST	\$90.00
<i>NB- Pensioners entitled to discount of 50% of above charges.</i>	Dog Regulations 2013 - Statutory Fee	
<i>NB- Working farm dog entitled to discount of 75% of above charges (owner to provide proof of working dog status)</i>	Dog Regulations 2013 - Statutory Fee	
<i>All other Statutory Fee's as per Dog Act 1976 & Dog Regulations 2013</i>		
CATS		
Cat 1 year - No concession for Sterilisation	Cat Regulations 2012 - Statutory Fee	\$20.00
Cat -1 year (after 31 May)	Cat Regulations 2012 - Statutory Fee	\$10.00
Cat - Three-Year registrations	Cat Regulations 2012 - Statutory Fee	\$42.50
Cat - Lifetime Registrations	Cat Regulations 2012 - Statutory Fee	\$100.00
<i>NB- Pensioners entitled to discount of 50% of above charges.</i>	Cat Regulations 2012 - Statutory Fee	
<i>All other Statutory Fee's as per Cat Act 2011 & Cat Regulations 2012</i>		
Misc Fees relating to Animal Control		
Cat Trap Hire Bond for max of 2 weeks	Excl-GST	\$150.00
Replacement of Dog or Cat tag	Per tag - excl GST	\$ 5.00
Surrender Fee Dog or Cat impounded	Excl-GST	\$50.00
Seizure of cat or dog for adoption	Excl-GST	\$50.00
Disposal/Destruction of cat or dog	Excl-GST	\$100.00
Daily sustenance fee (pound) cat or dog	per day or part thereof - Excl GST	\$ 30.00
Yard Inspection Fee - Restricted or Dangerous Dog	Excl-GST	\$ 50.00
Application Fee for keeping more than the prescribe number of dogs	Excl-GST	\$100.00
First Aid Treatment of any impounded animal	Cost Recovery	

Strategic Implications:

Improve Our Financial Position

Our Goals	Our Strategies
1. The Wandering Shire is financially sustainable	1.1 Improve accountability and transparency 1.2 Develop an investment strategy that plans for the future and provides cash backed reserves to meet operational needs 1.3 Prudently manage our financial resources to ensure value for money 1.4 Reduce reliance on operational grants

Sustainability Implications:

- **Environmental:** There are no known environmental implications
- **Economic:** The annual review of fees and charges allows for annual cost rises to be reflected within the setting of fees and charges.
- **Social:** The review of fees and charges seeks to recognise the socio-economic nature of the region and our visitors

Risk Implications:

Risk	Low (4)
Risk Likelihood (based on history and with existing controls)	Low (4)
Risk Impact / Consequence	Low (4)
Risk Rating (Prior to Treatment or Control)	Low (4)
Principal Risk Theme	Low (4)
Risk Action Plan (Controls or Treatment Proposed)	Low (2)

Voting Requirements:

Absolute majority

060822 Moved: Cr P Treasure

Seconded: Cr M Watts

Recommendation and Council Decision:

That Council:

1. Adopts the amended Fees and Charges from the Dog Act 1976 – Dog Regulations 2013 as shown;
2. Adopts the amended Fees and Charges from the Cat Act 2011 – Cat Regulations 2012 as shown;
3. Include the additional Statutory Fees in Councils 2022/23 Budget; and
4. Endorse the statutory advertising of the 2022/2023 Fees and Charges for the Shire of Wandering effective 1 September 2022.

Carried 6/0

13.4 Update to Fees and Charges – Hire of Chairs and Tables at the Wandering Community Centre

File Reference:	11.111.11101
Location:	Nil
Applicant:	Shire of Wandering
Author:	Maureen Mertyn, Technical Services Administration Officer
Authorising Officer	Barry Gibbs, Acting Chief Executive Officer
Date:	9 August 2022
Disclosure of Interest:	Nil
Attachments:	Nil
Previous Reference:	General Planning Forum, 04 August 2022

Summary:

To adopt a fee for the hire of plastic/steel frame chairs and brown wooden/steel frame tables from the Wandering Community Centre.

Background:

During the General Planning Forum held on 4 August 2022, the Councillors and Acting CEO Barry Gibbs discussed giving the community the option to hire chairs and tables from the Wandering Community Centre if not being used for an event at the Community Centre. The Councillors reviewed the charges from similar surrounding Councils.

Comment:

It should be noted that Council has an obligation under the *Local Government Act 1995* to determine the amount of a fee or charge taking into consideration the cost to the local government of providing the service or goods, the importance of the service and goods to the community, and the price at which the service or goods could be provided by an alternative provider.

Consultation:

Alan Hart, CEO
 Barry Gibbs, Acting CEO
 Cr Paul Treasure
 Cr Graeme Parsons
 Cr Gary Curtis
 Cr Sheryl Little

Statutory Environment:

Local Government Act 1996

Policy Implications:

Policy No 8 – Financial Management

Financial Implications:

The Shire has no existing fee for the hire of chairs and tables.
 Minor cost to potential income from hire of chairs and tables.

Strategic Implications:

Provide Strong Leadership

Our Goals	Our Strategies
We plan for the future and are strategically focused	Ensure accountable, ethical and best practice governance Develop and maintain our Asset Management Plan Service Level Plans detail operational roles, responsibilities and resources.

Sustainability Implications:

- **Environmental:** There are no known significant environmental considerations
- **Economic:** There are no known significant economic considerations
- **Social:** There are no known significant social considerations

Risk Implications:

Nil

Voting Requirements:

Absolute Majority

Recommendation:

That Council, pursuant to s6.16 of the *Local Government Act 1995*, imposes the following fees and charges, and authorises the CEO to give local public notice of same:

- Hire of plastic/steel frame chairs from the Wandering Community Centre at a rate of \$1.10 per chair for a hire period of three (3) days.
- Hire of brown wooden/steel frame tables from the Wandering Community Centre at a rate of \$2.20 per table for a hire period of three (3) days.
- Bond of \$100.00 for any combination of chairs and tables;
- If any chair/s or table/s are damage beyond repair or not returned the hirer will be charged the cost of replacement plus a 20% administration fee
- Endorse the statutory advertising of the 2022/2023 Fees and Charges for the Shire of Wandering effective 1 September 2022.

070822 Moved: Cr G Curtis
Council Decision:

Seconded: Cr G Parsons

That Council, pursuant to s6.16 of the *Local Government Act 1995*, imposes the following fees and charges, and authorises the CEO to give local public notice of same:

- Hire of plastic/steel frame chairs from the Wandering Community Centre at a rate of \$1.10 per chair for a hire period of three (3) days.
- Hire of brown wooden/steel frame tables from the Wandering Community Centre at a rate of \$2.20 per table for a hire period of three (3) days.
- Bond of \$100.00 for any combination of chairs and tables;
- If any chair/s or table/s are damage beyond repair or not returned the hirer will be charged the cost of replacement plus a 20% administration fee
- Endorse the statutory advertising of the 2022/2023 Fees and Charges for the Shire of Wandering effective 1 September 2022.
- A bond of \$100 is payable per hire period.
- The hirer will be responsible for paying for any damaged items. Replacement cost will be cost plus 20% for each damaged item.

Carried 6/0

13.5 Amending Shire Policy 30 - Use of Shire Facilities and Property

File Reference: 04.041.04111
Location:
Applicant:
Author: Lisa Boddy, Customer Service Coordinator
Authorising Officer: Barry Gibbs, Acting Chief Executive Officer
Date: 9 August 2022
Disclosure of Interest: Nil
Attachments: Policy 30 – use of Shire Facilities and Property
Previous Reference: N/A

Summary:

To consider updating Policy 30 – Use of Shire Facilities and Property, so it matches the Shire’s Fees and Charges document.

Background:

There is a discrepancy between the Shire’s Fees and Charges and Policy No 30 ‘Use of Shire Facilities and Property’. Shire Policy 30 states:

Subsidised use of Facilities and Reserves

The following groups based in the Shire of Wandering automatically qualify for a 75% discount on the scheduled hire fee for the use of facilities and reserves:

- (a) Community User Groups;
- (b) Service Clubs;
- (c) Charitable Institutions; and
- (d) Emergency Service organisations

The Shire’s current adopted Fees and Charges document details as follows:

Education purposes	Children's education purposes	free
Not for Profit Organisations - no alcohol	Per 24 hours	\$40.00
Not for Profit Organisations - alcohol	Per 24 hours	\$80.00
Shire of Wandering Community Groups	Per hour up to 4 hours	Free
Shire of Wandering Community Groups	Per use 4 - 24 hours	\$10.00

Therefore the Shire Policy requires to be amended so as to be consistent with the Fees and Charges document.

Comment:

The attached Policy has been revised to align with the Shire’s adopted Fees and Charges document. The ‘Subsidised use of Facilities and Reserves’ paragraph has been removed.

Consultation:

Chief Executive Officer
 Acting Chief Executive Officer
 Elected Members

Statutory Environment:

Local Government Act 1995

Policy Implications:

Nil

Financial Implications:

This change bring clarity to the Shires Fees and Charges

Strategic Implications:

Retain and Grow our Population

Our Goals	Our Strategies
People feel safe, connected and actively involved in the community	Facilitate and support activities that optimise use of our facilities Assist Community and sporting organisations to remain sustainable and active

Sustainability Implications:

- **Environmental:** There are no known significant economic considerations
- **Economic:** There are no known significant economic considerations
- **Social:** There are no known significant social considerations

Risk Implications:

Nil

Voting Requirements:

Simple Majority

080822 Moved: Cr P Treasure

Seconded: Cr G Curtis

Recommendation and Council Decision:

That Council adopts the attached modified Policy 30 – Use of Shire Facilities and Property.

Carried 5/1

POLICY TYPE: GOVERNANCE AND COUNCIL MEMBERS		POLICY NO: 30	
DATE ADOPTED: 18/07/2019		DATE LAST REVIEWED: 17/09/2020	16/09/2021
LEGAL (PARENT): Local Government Act 1995		LEGAL (SUBSIDIARY):	
DELEGATION OF AUTHORITY APPLICABLE:		DELEGATION NO.	
ADOPTED POLICY			
TITLE:	Use of Shire Facilities and Property		
OBJECTIVE:	<ul style="list-style-type: none"> To provide a framework for the hire and use of community facilities (hereby referred to as "facilities") and parks and reserves (hereby referred to as "reserves") across the Shire of Wandering. 		

DEFINITIONS

Chief Executive Officer - Where the Chief Executive Officer is mentioned in this policy it means the Chief Executive Officer of the Shire of Wandering.

Casual Hirers - Casual hirers are those users of the Shire’s facilities and/or reserves that hire for a one-off specific event or intermittent and/or irregular meetings during any given year to a maximum of 5 sessions per year.

Service Clubs, Charitable Institutions and Emergency Service Organisations - Charitable institutions are those organisations recognised as licensed charities by the Charitable Collections Advisory Committee and officially listed by the Ministry of Fair Trading in their listing of licensed charities in Western Australia. Service Clubs are defined as those organisations where members may volunteer to perform community services and where these activities form a principal part of the organisation’s objectives and goals. Funds raised by these groups, to be eligible under this Service Club definition, must be donated to a charitable cause and/or research designed to improve standards and overall quality of life.

Examples of service clubs include Rotary Clubs, Lions Clubs, and Apex Clubs. Specific emergency service organisations included in this definition are the State Emergency Service and volunteer Bushfire Brigades.

Facilities - Facilities are defined, for the purposes of this policy, as multipurpose community and recreation

Reserves - Reserves are defined as all those areas under the Shire’s control set aside for passive recreation and sporting activities. This definition includes parks, active reserves, sport grounds and other passive reserves.

Commercial User Groups - A commercial user group is one, which is a registered business with the Ministry of Fair Trading and results in private pecuniary gain (i.e. income generation & profit). Those user groups deemed to be of a commercial nature would be charged the commercial fee for all use of the Shire’s facilities.

Community User Groups - A community user group is defined as a non-profit organisation and shall include, but is not limited to sporting clubs (that are incorporated under the Associations Incorporations Act), stated not-for profit community groups, religious groups, education institutions and groups that have a focus on community needs with a social benefit. This definition also applies to private bookings such as weddings, birthday parties, christenings etc. Those groups deemed to be of a community nature would be charged the community fee for use of the Shire’s facilities.

POLICY STATEMENT

This policy applies to the hire of facilities and reserves throughout the Shire for events, activities or functions that are deemed to fall within the existing capacity of the venue involved or of a nature that falls within the normal operations of the facility or reserve. All other events, activities and functions shall be referred to the Council and may be subject to the provisions of other Shire policies.

This policy **DOES NOT APPLY** to:

- (a) Shire Administration Centre, Wandering
- (b) Any facility throughout the Shire currently under a lease/licence agreement with a specific organisation/s.

Fees and Charges

Fees and charges applicable to all community facilities and reserves defined in this policy will be in accordance with the Schedule of Fees and Charges adopted by Council annually as part of the budget and amended from time to time.

Bonds applicable to facility and reserve hire

A refundable bond, subject to conditions, will be payable on any and all hire of facilities and reserves.

Subsidised use of Facilities and Reserves

The following groups based in the Shire of Wandering automatically qualify for a 75% discount on the scheduled hire fee for the use of facilities and reserves:

- (a) — Community User Groups;
- (b) — Service Clubs;
- (c) — Charitable Institutions; and
- (d) — Emergency Service Organisations

Storage and consumption of alcohol at community facilities and reserves

Consumption of alcohol

Any club/group or individual wishing to hold an event, activity or function at the Shire's facilities or reserves which involve the consumption of alcohol by attendees must apply in writing for approval prior to the activity, event or function.

Sale of Alcohol

Any club/group or individual wishing to hold an event, activity or function at the Shire's facilities or reserves which involve the sale of alcohol to attendees must apply in writing for approval prior to the activity, event or function.

Approval for the sale of alcohol will only be considered for those clubs/groups or individuals, which have been granted either an Occasional, Club or Club Restricted Liquor License from the Office of Racing and Gaming (Liquor Licensing Division).

Storage of Alcohol

The storage of alcohol is NOT PERMITTED at any of the Shire's facilities, outside the booking time, that are multipurpose in nature and defined in this policy.

Restricted/Unrestricted Liquor Licenses

Any club/group or individual wishing to have a regular restricted liquor licence at the Shire's facilities or reserves must apply in writing for approval.

Any club/group or individual wishing to have an unrestricted Club Licence at the Shire's facilities or reserves must apply in writing for approval.

CONDITIONS OF HIRE

Conditions of Hire forms as noted in this policy shall be made available to all prospective hirers when booking enquiries are made and signed by the prospective hirer prior to the function, event or activity date.

Conditions of Hire forms outline:

- (a) Blocking Booking and Booking Usage
- (b) Bonds
- (c) Cancellations, refunds and tentative bookings
- (d) Cleaning
- (e) Ground Maintenance and Marking
- (f) Damage
- (g) Decorations and equipment

- (h) Events
- (i) Hired Area
- (j) Liability
- (k) Liquor
- (l) Noise
- (m) Payments
- (n) Security
- (o) Subsidised use

SPECIFIC BOOKINGS TAKING PRIORITY

Bookings for fixtures, including finals must be made by individual clubs prior to the commencement of their season, and must be for the current playing season only.

All other bookings made prior to seasonal fixtures bookings take precedence and the hirer will be granted exclusive use of the facility for the hire period;

OTHER

In all cases, the Shire reserves the right, at its discretion, to refuse entry or subsidised use of a facility or reserve to an individual or group.

13.6 Community Financial Assistance Grants Program Applications

File Reference:	08.084.08406
Location:	
Applicant:	Various
Author:	Lisa Boddy, Customer Service Coordinator / Barry Gibbs, Acting CEO
Authorising Officer	Barry Gibbs, Acting Chief Executive Officer
Date:	9 August 2022
Disclosure of Interest:	Nil
Attachments:	Grant Applications
Previous Reference:	N/A

Summary:

Council is requested to consider funding applications for the 2022/23 Community Financial Grants Program.

Background:

The Shire's Community Grant Scheme provides financial assistance to community groups to build an engaged and vibrant community that delivers benefits to the local community and the local economy. Funds are available for projects or events which benefit the local community.

Applications have been invited from eligible organisations and fall into two categories – Major Community Grants (Over \$2,000) and Minor Community Grants (up to \$2,000). In-kind services and volunteer labour are eligible components of the total project costs. Successful projects will have clearly identified and evidenced the need for the project. Funding is for undertaking projects and programs within the Shire of Wandering or that provide benefit to residents and visitors of the Shire of Wandering.

Comment:

The Community Grants Scheme began on 1 July 2022 and closed on 1 August 2022. Three applications were received. A summary of the application is as follows.

Applicant	Project	Requested Funding Amount	In Kind Support Requested?
Wandering Camp Out Weekend (WCOW)	Traffic control from Friday 21 to Sunday 23 October (inclusive) and a traffic management plan	Nil	Yes – Estimated Costs Traffic Plan \$1000 Staff Cost \$250 <i>Note: Shire has already approved in Feb.2022 \$2000</i>
Wandering CWA	Colorbond fence for back yard of building to replace the wire fence currently there	\$1,390	Yes – Estimated \$3000 to remove and install fence
Wandering Fair	Use of Community Centre Facilities, help with traffic control and parking, waste removal	<i>Note: Shire has already approved in Feb 2022 \$2000</i>	Yes - Estimated Costs

Applicant	Project	Requested Funding Amount	In Kind Support Requested?
			Traffic Plan \$1000 Staff Cost \$400 <i>Note: Shire has already approved in kind support Feb.2022 Est \$1500</i>

At the Ordinary Council Meeting held on 17 February 2022 (Item 10.3) the Wandering Fair applied for financial assistance and the Council decision was as follows:

Moved Cr Curtis

Seconded Cr Treasure

That Council support the request of the Wandering Fair Committee in September 2022 by way of:

- a) Cash contribution of \$2,000*
- b) Full fee waiver for the use of the Wandering Community Centre and oval precinct*
- c) In-kind support by means of Shire staff and equipment to assist with set up and pack up, printing of flyers etc, and advertising in the Echo and on the Shire's and CRC's websites and social media pages subject to funds and staff resources being available in the 2022/23 Annual Budget.*

Carried 6/0

At the Ordinary Council Meeting held on 17 February 2022 (Item 10.2) the Wandering Campout Weekend applied to use the Caravan Park and Oval for their event and the Council decision was as follows:

Moved Cr Treasure

Seconded Cr Hansen

That Council approve:

- 1) The exclusive hire of the Wandering Caravan Park including the chalets for the period 19 October to 24 October 2022 to the Wandering Camp Out Weekend for a reduced fee of \$2,000 inclusive of GST.*
- 2) The Shire administration negotiating the level of in-kind support requested from the Shire of Wandering in support of the 2022 event subject to funds being available in the 2023/23 Annual Budget.*

Carried 6/0

Consultation:

Have asked clarification for Wandering Fair and Campout Committees.

Statutory Environment:

Local Government Act 1995 – Part 6 Financial Management

Policy Implications:

Policy 48 – Community Funding, Grants and Donations

Financial Implications:

A total of \$11,500 has been allocated in the 2022/23 budget. To date \$6,000 remains available as \$5,500 has been offered to the Wandering Fair and WCOW as per above comment.

The total cost of proposed new First Round of Community Grant Applications is \$7,040. This will mean the grant system has been oversubscribed by \$1040 and the proposed Second Round of funding will not proceed in 2022/23.

Strategic Implications:

Retain and Grow our Population

Our Goals	Our Strategies
Our permanent and transient population grows	We promote the lifestyle and business opportunities of Wandering We support Early Years and Youth We encourage Aging in Place
People feel safe, connected and actively involved in the community	Facilitate and support activities that optimise use of our facilities Assist Community and sporting organisations to remain sustainable and active Engage and celebrate local culture, both indigenous and non-indigenous

Sustainability Implications:

- **Environmental:** There are no known significant economic considerations
- **Economic:** There are no known significant economic considerations
- **Social:** There are no known significant social considerations

Risk Implications:

Nil.

Voting Requirements:

Simple Majority

Recommendation:

That Council endorse the following recommendations for the community grant applications as detailed below:

- **Wandering Camp Out Weekend – In Kind Support - Traffic Management Plan (TMP), setup TMP Friday 21 October 2022 and remove after event. Sunday 23 October 2022 to the estimated value of \$1300.**
- **Wandering CWA – In Kind Support – Remove old wire fence and install colorbond fence estimated value of \$3,000. Cash grant to purchase colorbond fence of quoted cost \$1,390.**
- **Wandering Fair – In Kind Support – Traffic Management Plan (TMP), setup TMP Friday 21 October 2022 and remove after event Saturday 22 October 2022 to the estimated value of \$1,400.**

From: [President WCOW](#)
To: [Lisa Boddy](#)
Subject: Re: GR617 - Shire of Wandering Community Financial Assistance Program
Date: Monday, 1 August 2022 2:08:58 PM
Attachments: [image005.png](#)

Hi Lisa.

I don't have access to a printer so can I please submit our application this way?

I don't want to miss the cut off for Financial assistance- I can pop in tomorrow to sign?

Name of Organisation: **Wandering Camp Out Weekend**
Contact Person: **Helen Herbert**
Position: **President**

Phone Number: **0427 984 045**
Email Address: **presidentwcow@outlook.com**
Postal Address: **PO Box 52 Wandering WA 6308**
ABN: **48305810416**

Date of event or activity: **Friday 21st October to Sunday 23rd October (inclusive)**
Project / Event Title: **Wandering Camp Out Weekend 2022**
Amount requested: **TBA once traffic management and any in kind amount is agreed upon.**

Do you require in-kind support: If so please provide details: **We would like to apply for in kind support from the Shire in the form of traffic control on Friday, Saturday and Sunday (arrival and departure of campers and Paddock Party attendees as well as attendees to the Ag Show and Wandering Fair on Saturday during the day) We would also like a Traffic Management plan to be put in place - this will be identical to last year's event so will be relatively simple to complete. This year, we will be working alongside the Wandering Fair Committee so are happy to create adjacent plans together**

Are you registered for GST: **Yes**

Are you incorporated: **Yes**

What is the purpose of your project: **The purpose of our project is to showcase the local talent and beauty of our local community and its members as well as attract people from all over WA to our town.**

How will it benefit the Wandering community: **This event has proven to be a huge success after the inaugural weekend in 2021 and this year, we have already sold more tickets. Our local talented businesses are being showcased to a broad audience and we are confident that people will continue to visit Wandering in the future.**

How will you acknowledge support from the Shire of Wandering: **We will acknowledge**

the Shire's support by thanking them in our social media posts (median reach of at least 10000) as well as incorporating their logo in our event program and displaying their banner at the event itself

Name: **Helen Herbert**

Signed:

Date: **01/08/2022**

Declaration

I acknowledge that:

- I am authorised to make this application on behalf of the organisation.
- The information provided is true and correct.
- I may be required to supply further information to enable consideration of this application.

I give my permission for the Shire of Wandering to promote this grant as part of any communications or public relations activity.

Office Use Only

Central Records Ref: N&A Updated

Name:

Date:

Helen Herbert
WCOW President 2022
0427984045

From: Lisa Boddy <csc@wandering.wa.gov.au>

Sent: Friday, June 17, 2022 3:16:05 PM

To: presidentwcow@outlook.com <presidentwcow@outlook.com>

Subject: GR617 - Shire of Wandering Community Financial Assistance Program

Hi Helen please see attached letter.

Regards

Lisa

Lisa Boddy

Customer Service Coordinator

Shire of Wandering

Address: 22 Watts Street, Wandering, WA, 6308



SHIRE OF WANDERING

Address: 22 Watts St Wandering WA 6308
 Telephone: 08 9884 1056
 Email: csc@wandering.wa.gov.au

GRANTS

ABN 27 552 059 809

GRANT APPLICATION FORM – Minor Grants (Up to \$2000)

Name of Organisation:	CWA		
Type of Organisation: (eg sport and recreation, community based, general interest, health and welfare, religious etc)	community based		
Organisation Membership:			
Nature of service / facility provided:	COMMUNITY ASSISTANCE		
Contact Person:	SHARON LEMMERS		
Position:	TREASURER		
Phone Number:	0409 151951		
Email Address:	Wanderingewa@gmail.com		
Postal Address:	PO BOX 29, WANDERING.		
ABN: 59 74325 9076	Are you registered for GST:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Are you incorporated: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Date of event or activity:	SEPTEMBER 2022		
Project / Event Title:	COLOURBOND FENCE, BACKYARD, REPLACE WIRE FENCE		
Amount requested:	\$1390-00		
Do you require in-kind support:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	LABOUR FOR INSTALLATION.	
If so please provide details:	→		
What is the purpose of your project:	TO REPLACE THE WIRE FENCE BETWEEN THE SHIRE DEPOT YARD AND THE CWA REAR YARD. TO MATCH EXISTING COLOURBOND FENCING.		
How will it benefit the Wandering community?	IT WOULD OFFER PRIVACY TO GROUPS HIRING THE CWA BUILDING AND YARD, INCLUDING PLAYGROUP.		
Applicants financial position:	Approx \$5,000-00		

Please include a detailed project budget including GST breakdown (on separate sheet if necessary).

Details of applications to other possible funding sources:
NONE

Ongoing management:
CWA

How will you acknowledge support from the Shire of Wandering?:
ACKNOWLEDGEMENT IN THE WANDERING ECHO, IN THE CWA UPDATE, AND CWA FACEBOOK PAGE.

Declaration

I acknowledge that:

- I am authorised to make this application on behalf of the organisation.
- The information provided is true and correct.
- I may be required to supply further information to enable consideration of this application.
- Licensed clubs, under the Liquor Act, must disclose the amount of income generated from the sale of alcohol

I give my permission for the Shire of Wandering to promote this grant as part of any communications or public relations activity.

Name: **SHARON LEMMERS** Signed:  Date: **01-08-22**

Office Use Only

Central Records Ref: _____ N&A Updated _____

Name: _____ Date: _____

Panels

8x3180mm x 1800mm

ColourSmart Panel

\$159.39 each

= \$1275.12

Screws - 150

= \$ 15.00

Total

\$ 1290.12

Cement? ~~\$500~~ 100.00

Home > Colorbond® > Standard

Clear All

Brand

Colorbond® Steel

Categories

Panels

Height

1800mm

Width

3180mm



Planning a Colorbond® Steel Fencing Proj



Colorbond
 Standard Panel -
 3180 x 1800mm
 CS318-CNF
\$159.39 inc GST

Add to Cart



Your Local **OXWORKS** 🔍

POOL FENCING COLORBOND® SLATS & SCREENS GATES & AUTOMATION BALUSTRADE SPECIALTY FENCING

Find your local Oxworks Store

Enter a location

Submit

- Oxworks - Wangara**
 57 Conquest Way, Wangara WA, Australia
 Wangara,
 08 9233 7400
www.oxworks.com.au
 10.61 miles
[Directions](#)
- Oxworks - Bibra Lake**
 5 Discovery Drive, Bibra Lake WA, Australia
 Bibra Lake,
 08 9236 2600
www.oxworks.com.au
 10.85 miles
[Directions](#)





SHIRE OF WANDERING

Address: 22 Watts St Wandering WA 6308
Telephone: 08 9884 1056
Email: csc@wandering.wa.gov.au

GRANTS

ABN 27 552 059 809

GRANT APPLICATION FORM – Minor Grants (Up to \$2000)

Name of Organisation:	WANDERING FAIR		
Type of Organisation: (eg sport and recreation, community based, general interest, health and welfare, religious etc)	COMMUNITY		
Organisation Membership:	6 COMMITTEE MEMBERS		
Nature of service / facility provided:	PLAN + IMPLEMENT ANNUAL WANDERING FAIR		
Contact Person:	JACQUI SCHORER		
Position:	SECRETARY		
Phone Number:	0428 301 845		
Email Address:	jacpie1@bigpond.com		
Postal Address:	324 FOURTEEN MILE BROOK RD, WANDERING		
ABN: 51412164266	Are you registered for GST:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Are you incorporated: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Date of event or activity:	SATURDAY OCTOBER 22 ND		
Project / Event Title:	WANDERING FAIR		
Amount requested:	UP TO \$2000		
Do you require in-kind support:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
If so please provide details:	USE OF COMMUNITY CENTRE FACILITIES. HELP REGARDING TRAFFIC CONTROL) PARKING. WASTE REMOVAL		
What is the purpose of your project:	PROVIDE A FAMILY FUN FAIR FOR THE WANDERING COMMUNITY. CREATES OPPORTUNITY TO SHOWCASE OUR TOWN, LOCAL BUSINESSES + ARTISTS. TO ALL VISITORS.		
How will it benefit the Wandering community?	PROMOTES THE TOWN TO VISITORS, COMBINING WITH THE CAMP OUT WEEKEND. WANDERING COMMUNITY WILL BENEFIT FINANCIALLY, SOCIALLY AND EMOTIONALLY.		
Applicants financial position:	CURRENTLY - \$10 292.00. ALL FUNDS RAISED ARE USED TO RUN THE FAIR FROM YEAR TO YEAR.		

Please include a detailed project budget including GST breakdown (on separate sheet if necessary).

ATTACHED

Details of applications to other possible funding sources:

LIONS CLUB - \$1000
 CWI - \$300
 PAH - \$500
 WANDERING SHIRE - \$2000

SOUTH 32 \$3000 (pending)
 NEWMONT \$3000 (pending)
 NATIONALS \$150

Ongoing management:

How will you acknowledge support from the Shire of Wandering?:

- * FLUERS
- * FACEBOOK PAGE
- * ANNOUNCEMENTS ON THE DAY.

Declaration

I acknowledge that:

- I am authorised to make this application on behalf of the organisation.
 - The information provided is true and correct.
 - I may be required to supply further information to enable consideration of this application.
 - Licensed clubs, under the Liquor Act, must disclose the amount of income generated from the sale of alcohol
- I give my permission for the Shire of Wandering to promote this grant as part of any communications or public relations activity.

Name: JACQUI SCHUBER

Signed: 

Date: 27.7.22


Office Use Only

Central Records Ref:

N&A Updated

Name:

Date:

		Budget 2022	Comparatives Previous Year 2020
Add	Opening Surplus	\$10,202.43	\$8,568.97
	Revenue		Actuals
	Fundraising Events	\$500.00	\$855.70
	Stall Registrations	\$2,000.00	\$2,024.15
	Sponsors	\$13,400.00	\$350.00
	Donations	\$0.00	\$13,220.00
	Bank Interest	\$0.00	\$0.00
	Reimbursements	\$0.00	\$596.25
	Bar Takings	\$0.00	\$1,215.00
	Food Van Sale	\$0.00	\$2,500.00
	Long Kick, Lolly, Show Bags	\$500.00	\$443.55
	TOTAL	\$16,400.00	\$21,224.65
Less	Expenses		
	Fundraising Costs	\$100.00	\$75.00
	Bank Costs	\$0.00	\$397.19
	Insurance	\$2,800.00	\$2,020.00
	Advertising	\$0.00	\$622.60
	Fair Entertainment	\$6,105.00	\$6,251.00
	Equipment Hire Amusements	\$3,200.00	\$3,400.00
	Equipment Hire Essential	\$1,850.00	\$3,442.90
	Admin & Stationary	\$400.00	\$389.00
	Vouchers/Reimbursements	\$350.00	\$846.00
	Misc	\$250.00	\$260.00
	Legal Costs	\$0.00	\$108.50
		\$0.00	\$0.00
	TOTAL	\$14,255.00	\$17,507.19
	Net Profit/Loss	\$2,145.00	\$3,723.06
	Closing Surplus	\$12,437.43	\$10,792.01

Sponsorship		Confirmed
CWL	\$300	
Nationals	\$300	✓
Lions	\$4,000	✓
PGH	\$500	✓
Shire	\$7,000	✓
Newmont	\$3,000	✓
South 32	\$1,000	
Bendigo Bank	\$100	✓
JSchroter	200	
	\$11,400	

Staff Reallocations			
	\$mil	DBL	Total
Large	\$80	10	\$800
6x6	\$10	30	\$1,200
			\$2,000

Fair Entertainment		Confirmed
Cross Fire Band	\$800	
Face Painter	\$1,100	
Drummers	\$500	
Bush Babes	\$500	
Horse/Car	\$1,900	
SES	\$350	
Falconer- Elvis	\$500	
Sand card comp.	375	
	\$6,105	

Equipment Hire Essentials	
Tools/Generator	\$450
Stage 77	
Tubs/Fencing	1000
	\$3,850

Equipment Hire Amusements	
Air Bourne	\$3,200
	\$3,200

14 Planning and Technical Services

14.1 TPA – Lot 5 Mellows Road, Wandering – Transportable Dwelling

File Reference:	PA287
Location:	Lot 5 Mellows Road, Wandering [DP54330]
Applicant:	Quality Builders Pty Ltd
Author:	Ryan Munyard, Senior Town Planner, Altus Planning (contracted by Shire)
Authorising Officer	Barry Gibbs, Executive Manager Technical Services
Date:	2 August 2022
Disclosure of Interest:	Nil
Attachments:	Attachment 1 - Development Plans Attachment 2 - Bushfire Attack Level Assessment Attachment 3 - Perspective Plan
Previous Reference:	Nil

Summary:

The Shire has received a development application to erect a transportable dwelling at Lot 5 Mellows Road, Wandering (**subject site** or **site**). The transportable dwelling is to be erected centrally within the site and includes an associated driveway, parking area and water tank.

In accordance with Clause 5.9.1 of the Shire's Local Planning Scheme No. 3 (**LPS3** or **Scheme**), all transportable dwellings require development approval.

The proposal has been assessed against the relevant local planning framework and is recommended for approval, subject to the imposition of conditions relating to;

- the addition of two (2) pergolas; and
-
- the implementation of bushfire mitigation measures.

Background:

The subject site is located to the north-west of the Wandering Town Site and is approximately 2ha in size. The site is situated within a locality bound by Mellows Road to the east and Pollard Road to the south, which terminates as a cul-de-sac.

The site and surrounding lots within the locality are all zoned Rural-Residential and are of a similar lot size. Existing development on these lots typically comprises respective single houses with associated outbuildings and water tanks. However, there are some lots, including the subject site, which are currently vacant (Refer Figure 1 overleaf).



Figure 1: Aerial imagery with cadastral overlay of subject site and surrounds (Source: Google Earth)

Comment:

Local Planning Scheme No. 3

As mentioned previously, the site is zoned 'Rural-Residential' pursuant to LPS3. The objective of the Rural-Residential zone relevant to the proposal is provided at Clause 4.2 of the Scheme and is as follows:

- a) to make provision for retention of the rural landscape and amenity in a manner consistent with the orderly and proper planning of such areas.

The above objective is addressed as part of the assessment against the relevant scheme clauses as tabled below.

Clauses 5.9.2(b) of LPS3 expands upon the Scheme requirement for development approval and states that a transportable dwelling shall only be approved provided it is in a satisfactory condition and will not detrimentally affect the amenity of the locality.

Clause 5.16 of LPS3 then goes on to prescribe development standards within the Rural-Residential zone. An assessment of the proposed transportable dwelling against these Scheme provisions is tabled below.

Scheme Requirement	Assessment Comments
<p><u>Clause 5.9.2(b)</u></p> <p>The transportable dwelling:</p> <ul style="list-style-type: none"> a) complies with the provisions of the Scheme, the Residential Planning Codes, and any Local Laws applicable both to the transported building and the land on which it is to be situated; and b) is, in the opinion of the local government, in a satisfactory 	<p>Requires condition for compliance</p> <ul style="list-style-type: none"> a) An assessment against the relevant scheme clauses (Clauses 5.16.1 - 5.16.4) is tabled below. Subject to the imposition of a condition requiring the provision of two (2) pergolas, the transportable dwelling is considered compliant. b) The transportable dwelling will be newly constructed and therefore there are no concerns regarding its condition. As mentioned above, subject to the pergolas, it is considered the proposal will not detrimentally affect the amenity of the locality.

Scheme Requirement	Assessment Comments
<p>condition and will not detrimentally affect the amenity of the locality.</p>	
<p><u>Clause 5.16.1</u></p> <p>Minimum building setbacks:</p> <ul style="list-style-type: none"> • Front: 30m • Rear: 10m • Side: 10m 	<p>Complies</p> <p>The proposed setbacks of the transportable dwelling are as follows:</p> <ul style="list-style-type: none"> • Front: 53.1m • Rear: 30m • Sides: 120m (east) and 50m (west), to water tank <p>The proposed setbacks all exceed the minimum Scheme requirements and are therefore acceptable.</p>
<p><u>Clause 5.16.2</u></p> <p>Development to be in accordance with Schedule 11, No. 1 and the associated plan of subdivision</p>	<p>N/A</p> <p>Schedule 11, No. 1 requires all lots less than 2 ha to be connected to a reticulated public water supply as a condition of subdivision.</p> <p>As the proposal is for development approval, this requirement is not applicable. Notwithstanding, the subject site is 2.02ha and a water tank for the transportable dwelling is proposed.</p>
<p><u>Clause 5.16.3</u></p> <p>a) Development approval required for all development in Rural-Residential zone.</p> <p>b) Maximum 1 dwelling per lot.</p> <p>c) All trees shall be retained unless otherwise approved by the Shire.</p> <p>d) If the land is considered deficient, the Shire may require replanting of the site as a condition of any approval.</p> <p>e) Appropriate measures must take place to prevent noise, odour or dust from the keeping of animals.</p> <p>f) The Shire may take any action to prevent detrimental impacts such as overstocking or erosion due to the keeping of animals.</p> <p>g) The Shire may require provision for bush fire control measures in accordance with an adopted local planning policy.</p>	<p>Complies / N/A</p> <p>a) A development application has been submitted seeking approval for the transportable dwelling.</p> <p>b) The proposal is for one dwelling on the site.</p> <ul style="list-style-type: none"> • <p>c) The proposal (including the water tank and driveway) will not result in the removal of any existing trees on-site.</p> <p>d) The site is not considered deficient of existing vegetation. Notwithstanding, the proposal does not result in the removal of any vegetation and therefore there is not a sufficient nexus to warrant replanting of the site.</p> <p>e) N/A.</p> <p>f) N/A.</p> <p>g) N/A - The Shire does not have a separate adopted local planning policy regarding bushfire.</p>

Scheme Requirement	Assessment Comments
<p><u>Clause 5.16.4</u></p> <p>When considering an application, the Shire will also have regard to the following:</p> <p>a) the colour and texture of external building materials;</p> <p>b) building size, height, bulk, roof pitch;</p> <p>c) setback and location of the building on its lot;</p> <p>d) architectural style and design details of the building;</p> <p>e) relationship to surrounding development;</p> <p>f) other characteristics considered by the local government to be relevant.</p>	<p><i>Requires condition for compliance / N/A</i></p> <p>a) The proposed building materials will be Colorbond 'Pale Eucalypt' for the roof and Hardieplank 'Spanish Olive' external wall cladding for a weatherboard-type aesthetic</p> <p>b) The transportable dwelling will be single-storey in height with a 15 degree roof pitch and approximately 61m² in size. It will contain two bedrooms, an open plan kitchen/dining/living area and a combined bathroom/laundry.</p> <p>c) As mentioned previously, the transportable dwelling will be located centrally within the site and all setbacks exceed minimum Scheme requirements.</p> <p>d) The architectural style and design of the transportable dwelling is considered modest due to its rectangular shape and absence of a verandah, porch/portico or the like.</p> <p>In this regard, the Shire accepts the applicant's justification that the transportable dwelling will provide a low-cost housing option for the owner. However, there is some concern that its overall shape and design is inconsistent with the predominate built form of dwellings in the locality (which are traditional on-site constructed dwellings).</p> <p>During the assessment process, the applicant provided amended plans to address this concern. The main changes introduced by these plans are as follows:</p> <ul style="list-style-type: none"> • Two (2) pergola structures, located over the front and rear doors to the transportable dwelling; and • • Replacement of the previous exposed footings/"stumps" with a decorative skirting around the base of the dwelling. <p>With respect to the above, the proposed changes are considered to meet the Shire's visual amenity concerns as;</p> <p>1) The skirting conceals the footings from view, improves the aesthetic of the dwelling by introducing a more-varied materials schedule and provides an more-established appearance akin to the surrounding traditionally-constructed dwellings; and</p> <p>2) The pergolas provide additional weather protection to the dwelling and increases the visibility of the two entrances of the dwelling for visitors to the site.</p> <p>The pergolas are each labelled "<i>Future Pergola [by client]</i>" on the amended plans and it is the landowner's intention that these will be installed within 2 years, once they have determined the</p>

Scheme Requirement	Assessment Comments
	<p>final design of the pergolas. It is therefore recommended that a condition be imposed on any approval to secure this outcome.</p> <p>e) With the inclusion of the abovementioned pergolas, the proposed transportable dwelling will be of a more comparable size and a compatible aesthetic to surrounding dwellings.</p> <p>f) N/A.</p>

Having regard to all the above, the proposed transportable dwelling is considered acceptable, subject to a condition on any approval requiring the addition of the two pergolas within two years of practical completion of the dwelling.

State Planning Policy 3.7 - Planning in Bushfire Prone Areas and Guidelines for Planning in Bushfire Prone Areas

The majority of the subject site, including the proposed transportable dwelling location, is situated within a designated bushfire prone area.

In accordance with Schedule 2, Clause 78D(1) of the Planning and Development (Local Planning Schemes) Regulations 2015 (**LPS Regulations**) and Clause 6.5(a)(i) of State Planning Policy 3.7 - Planning in Bushfire Prone Areas (**SPP3.7**), a bushfire attack level (**BAL**) report accompanies the application. The BAL report specifies that the transportable dwelling will be subject to a BAL rating of 12.5.

Contrary to Clause 6.5(c) of SPP3.7, an assessment against the bushfire protection criteria of the Guidelines for Planning in Bushfire Prone Areas (**Guidelines**) has not been undertaken by the landowner's bushfire consultant (either as a separate bushfire management plan (**BMP**) or within the BAL report itself). This additional assessment is required to consider matter such as asset protection zone, vehicular access, water source for firefighting etc.

Notwithstanding, a review of the proposal against the relevant criteria of the Guidelines has been undertaken and is contained within the below table. Subject to the imposition of conditions, the proposal will be able to meet all relevant criteria.

Guidelines Requirement	Assessment Comments
<p><u>A1.1 Development Location</u></p> <p>The development application is located in an area that is or will, on completion, be subject to either a moderate or low bushfire hazard level, or BAL-29 or below.</p>	<p>Considered compliant</p> <p>As advised by the landowner's bushfire consultant, the transportable dwelling will be subject to a BAL-12.5 rating.</p>
<p><u>A2.1 Asset Protection Zone</u></p> <p>An APZ of sufficient size to ensure the potential radiant heat impact of a bushfire does not exceed 29kW/m² (BAL-29) in all circumstances.</p>	<p>Considered compliant</p> <p>As advised by the landowner's bushfire consultant, the nominated BAL-12.5 rating does not require removal of existing on-site vegetation. Furthermore, the area surrounding the dwelling ('Plot 1' on page 7, Attachment 2) is excluded as low threat/non-vegetated in accordance with Australian Standard 3959 - Construction of buildings in bushfire-prone areas (AS3959).</p> <p>In this regard, the bushfire consultant advises (in part):</p> <p><i>The existing trees and the management of the surface vegetation on the lot were considered and the dwelling location was moved to ensure compliance with the State's asset protection zone criteria.</i></p> <p><i>The intensive and ongoing management of the vegetation on the lot was considered against the AS 3959 section 2.2.3.2 (f) in determining the surface vegetation and the potential bushfire fuel and threat.</i></p> <p><i>The owner of the lot is providing ongoing intensive management of the surface vegetation across the lot. AS 3959 section 2.2.3.2 (f) does not consider crown overstorey cover in its determination. The assessment is based on factors such as flammability, moisture content or fuel load. There is virtually no surface fuel load, and the surface is very rocky, and if a bushfire was to occur it would be at a significantly reduced fire behaviour and in many instances a bushfire could not run, or if it did run it would be difficult to sustain ignition.</i></p> <p><i>The owner of the lot will continue to graze the lot with sheep, and where the grass cannot be grazed or sheep is no longer the preferred management option, the vegetation on the land will be actively managed so that it retains its 'low threat vegetation' criteria, and meets the Exclusion criteria of Clause 2.2.3.2 of AS 3959.</i></p>
<p><u>A3.6 Private driveways</u></p> <p>The lot is not serviced by reticulated water and the driveway is greater than 70m in length. Accordingly, the driveway shall meet the following requirements:</p> <ul style="list-style-type: none"> • Minimum 4m width 	<p>Requires condition for compliance</p> <p>The proposed driveway is approximately 90m in aggregate length and is 3m wide.</p> <p>There will be adequate vertical clearance for the driveway given no vegetation currently exists towards the front of the site.</p> <p>No information has been provided regarding its proposed grade or material of construction.</p>

Guidelines Requirement	Assessment Comments
<ul style="list-style-type: none"> • Minimum 6m horizontal clearance • Minimum 4.5m horizontal clearance • Minimum 15t weight capacity • Maximum 1:10 (10%) grade unsealed road • Maximum 1:7 (14.3%) grade sealed road • Maximum 1:10 (10%) average grade sealed road • Minimum 8.5m inner radius of road curves • A turn-around area within 30m of the dwelling with dimensions as per Figure 28 of the Guidelines. 	<p>There is no designated turn-around area within 30m of the dwelling that could accommodate an emergency service vehicle. Whilst a parking area is proposed abutting the southern elevation of the dwelling, this does not meet the minimum dimension requirements of Figure 28 of the Guidelines. Furthermore, this area may be blocked by parked vehicles preventing its use by emergency vehicles.</p> <p>Notwithstanding the above, there appears to be adequate room on-site to accommodate all driveway requirements of A3.6 and a condition could be imposed on any approval to secure this outcome.</p>
<p><u>A4.2 Provision of water for firefighting purposes</u></p> <p>A minimum 10,000L water taken per dwelling dedicated for firefighting purposes.</p>	<p><i>Requires condition for compliance</i></p> <p>A water tank is proposed as part of the subject application, however it is to provide a potable water source for the dwelling.</p> <p>No details have been provided regarding its capacity or its tap configuration to ensure a minimum 10,000L is available for firefighting.</p> <p>Notwithstanding the above, there is adequate room on-site to accommodate a water tank of sufficient size and with the necessary tap configuration to guarantee water remains available for firefighting. A condition could be imposed on any approval to secure this outcome.</p>

Having regard to all the above, the proposed transportable dwelling is considered acceptable from a bushfire perspective, subject to conditions requiring:

- 1) An assessment against the bushfire protection criteria of the Guidelines by the landowner's bushfire consultant;
- 2) The subsequent implementation of the required works prior to practical completion of the dwelling; and

- 3) A Notification being lodged on the Certificate of Title advising owners and prospective purchasers of the site that it is subject to a BMP

Consultation:

The application was not required to be advertised under the Planning and Development (Local Planning Schemes) Regulations 2015.

Statutory Environment:

- *Planning and Development Act 2005*
- *Planning and Development (Local Planning Schemes) Regulations 2015*
- *Shire of Wandering Local Planning Scheme No. 3*
- *State Planning Policy 3.7 - Planning in Bushfire Prone Areas and Guidelines for Planning in Bushfire Prone Areas*

Policy Implications:

Nil.

Financial Implications:

Costs may be incurred by the Town if the landowner requests a review of the determination from the State Administrative Tribunal (SAT).

Strategic Implications:

The recommendations of this report are consistent with the Shire's Strategic Community Plan 2018 - 2028.

Sustainability Implications:

- **Environmental:** Nil
- **Economic:** Nil
- **Social:** Nil

Risk Implications:

Minimal; subject to a bushfire protection criteria being undertaken by the landowner's bushfire consultant, the mitigation measures being implemented on-site prior to habitation of the transportable dwelling and a notification being lodged on the site's certificate of title.

Voting Requirements:

Simple Majority.

120822 Moved: Cr M Watts Seconded: Cr P Treasure

Recommendation and Council Decision:

That Council approves the application for development approval, submitted by Quality Builders Pty Ltd to erect a transportable dwelling at Lot 5 Mellows Road, Wandering [DP54330], subject to the following conditions:

Conditions:

1. Within 60 days of Council's approval, an assessment against the bushfire protection criteria of the Guidelines for Planning in Bushfire Prone Areas shall be prepared by an accredited bushfire practitioner and submitted to, and approved by, the Shire of Wandering. Works required for the development to comply with A3.6 and A4.2 of the Guidelines shall thereafter be completed to the Shire of Wandering's satisfaction and prior to occupation of the transportable dwelling.

2. Prior to occupation of the transportable dwelling, a Notification pursuant to Section 70A of the *Transfer of Land Act 1893* shall be registered on the Certificate of Title of the subject site at the landowner's cost and to the satisfaction of the Town to notify owners and prospective purchasers of the following factor affecting the use of the land.

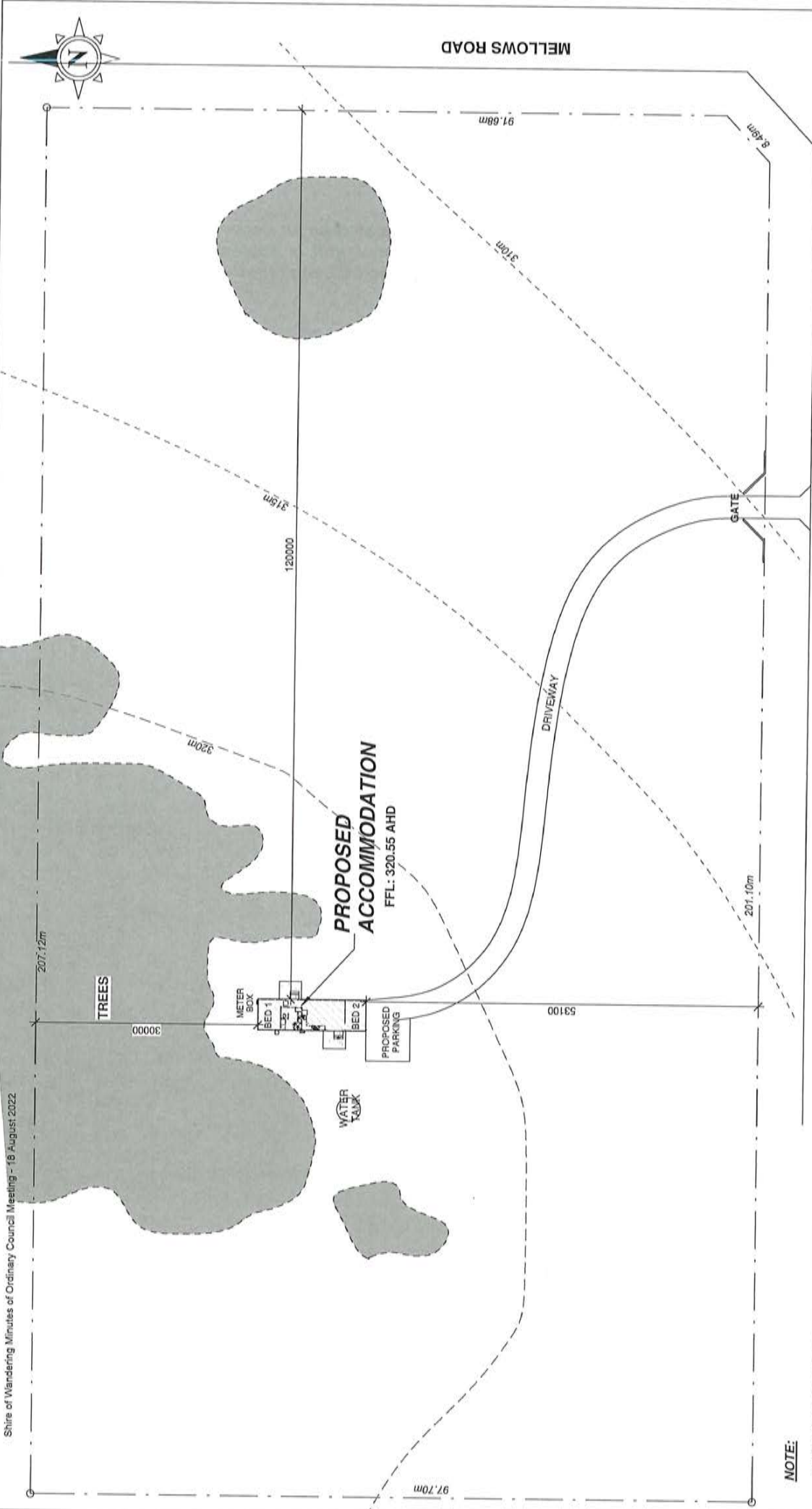
This land is within a bushfire prone area as designated by an Order made by the Fire and Emergency Services Commissioner and is subject to a Bushfire Management Plan. Additional planning and building requirements may apply to development on this land.

3. The development hereby approved shall occur in accordance with the plans and specifications submitted with the application and these shall not be altered or modified without the prior written approval of the Council. Notwithstanding, within two (2) years of practical completion of the transportable dwelling, the two (2) pergolas as generally shown on the submitted development plans are to be erected to the satisfaction of the Shire.
4. All stormwater generated by the proposed development shall be managed and disposed of to the specifications and satisfaction of the Shire of Wandering.
5. Satisfactory buildings plans being approved by the Shire of Wandering.
6. Prior to habitation of the transportable dwelling, it shall be connected to an on-site effluent disposal system to the satisfaction of the Shire of Wandering.

Non-standard Advice Note:

1. The landowner is advised that the bushfire protection criteria assessment may be in the form of an addendum to the 18 July 2022 BAL Report (prepared by Smith Bushfire Consultants Pty Ltd) or a bushfire management plan.


Carried 6/0



NOTE:

- DEEMED TO SATIFY SUBFLOOR VENTILATION:
NCC SUSPENDED CONCRETE SLABS PART 3.4.1
- SUSPENDED SLAB TO COMPLY W/ BCA TABLE 3.4.1.1
FOR SUB-FLOOR VENTILATION OPENINGS FOR CLIMATE ZONE C.
MINIMUM AGGREGATE SUBFLOOR VENTILATION OPENINGS -
NO MEMBRANE: 6000mm²/m OF WALL

TRANS HOMES
A Division Of Quality Builders
PO Box 303, Kalamunda WA 6926
(08) 9454 9522
www.qualitybuilders.com.au



ISSUE	AMENDMENT	BY	DATE
1	ADDED PERGOLAS BY CLIENT	RJR	14/07/2022
0	ADDED SITE DETAILS & RL	RJR	20/05/2022
B	PRE-START CHANGES	RJR	03/03/2022
A	PREPARE STANDARD DESIGN	RJR	18/02/2021

SHEET CONTENT:

LOCATION LAYOUT
DRAWN BY: RIR
CHECKED BY: EO
DATE: 12/01/2022
SCALE: 1 : 500

FOR CONSTRUCTION

PROPOSED RESIDENCE FOR
J. ARMSTEAD
LOT 5 MELLOWS ROAD,
WANDERING 6308

PROJECT NO. TR3866
DWG. NO. A06
REV. 48
1

BAL 12.5

GENERAL NOTES:

- DO NOT SCALE FROM THIS DRAWING. ALL CONTRACTORS TO CHECK DIMENSIONS AND LOCATIONS OF ALL WORKS AND SANITARIAN FIXTURES TO BE NOTIFIED TO THE SITE SUPERVISOR WITHOUT DELAY.
- DIMENSIONS SHOWN ON THIS PLAN ARE TO STEEL FRAMING AND DOES NOT INCLUDE EXTERNAL CLADDING OR INTERNAL LINING WIDTH.

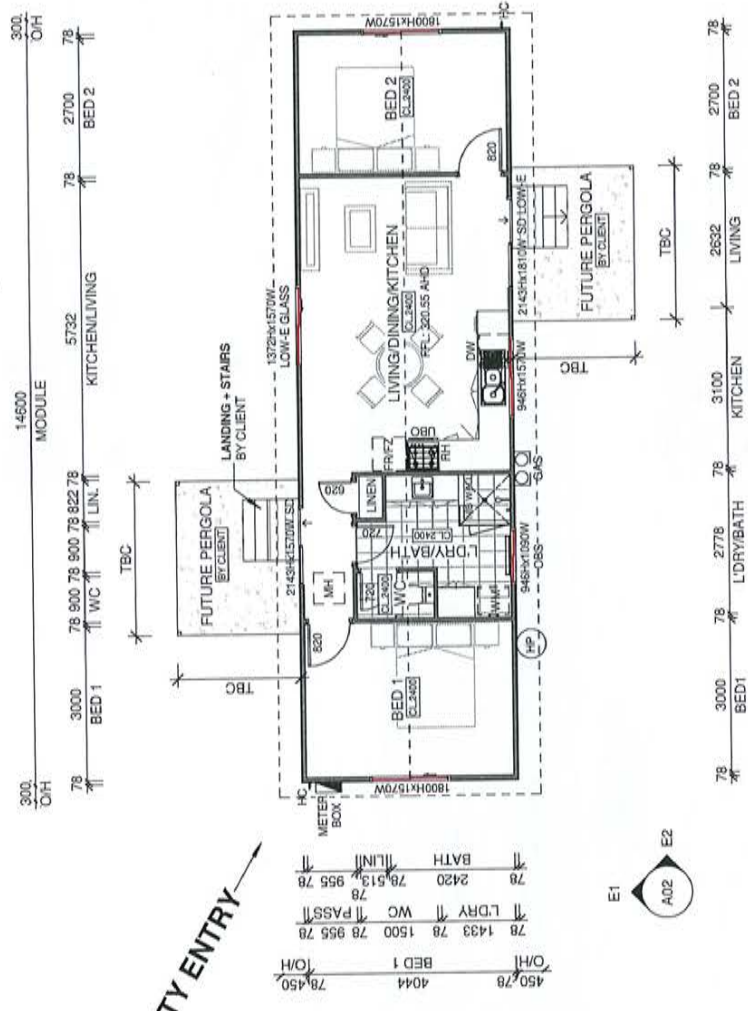
CLIENT NOTE:
READ IN CONJUNCTION WITH ADDENDA

INTERNAL OPENINGS:

DWG DOORS HEIGHT GIVEN 2040mm A.F.L. UNLESS OTHERWISE NOTED.

ABBREVIATION LEGEND:

- RH FRIDGE HOOD
- OVN OVEN
- ESG GLASS
- FSO FREE STANDING OVEN
- FRFZ FRIDGE / FREEZER RECESS
- DW DISHWASHER RECESS
- WM WASHING MACHINE RECESS
- TOILET ROLL HOLDER
- DTR DOUBLE TOWEL RAIL
- TRG TOWEL RING
- MH MANHOLE
- GSS GAS
- ASSQ ASSURE
- FRD FRIDGE TAP
- DP DOWNPIPE
- HC HOSE COCK



1 FLOOR PLAN
A01 1 : 100

FLOOR AREAS:	61.32m ²
HOUSE:	0.00m ²
PORCH:	0.00m ²
ALFRESCO:	00.00m ²
CARPOR:	00.00m ²
TOTAL AREA:	61.32m²



TRANS HOMES
A Division Of Quality Builders
PO Box 303, Kalamunda WA 6926
(08) 9454 9522
www.qualitybuilders.com.au

Copyright: The documents are not real
Quality Builders Pty Ltd ©

ISSUE	BY	DATE	AMENDMENT
2	RIR	15/05/2022	ADDED GAS, LDRY DOOR FLIPPED
1	RIR	26/05/2022	UPDATED WINDOW/DOORS SIZES & LOCATIONS
0	RIR	20/05/2022	ADDED SITE DETAILS & RL
C	RIR	03/03/2022	PRE-START CHANGES
B	RIR	12/01/2022	PRE-START DRAWINGS
A	RIR	18/02/2021	PREPARE STANDARD DESIGN

SHEET CONTENT:	
FLOOR PLAN	
DRAWN BY:	RIR
CHECKED BY:	JH
DATE:	18/02/2021
SCALE:	1 : 100

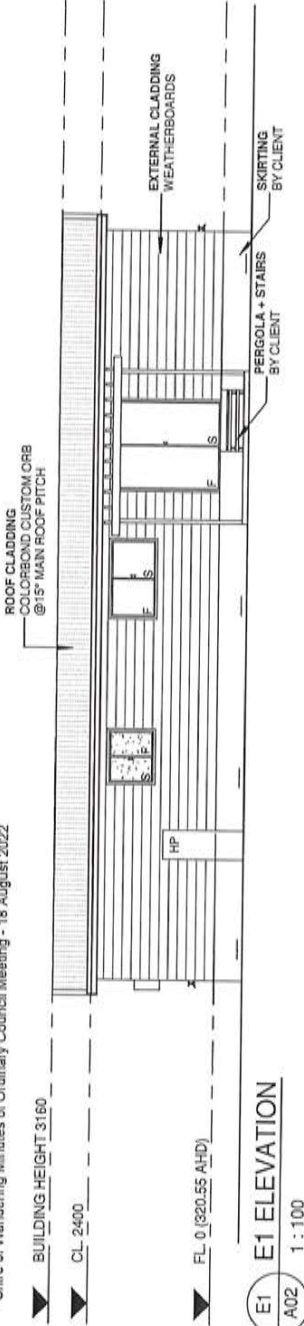
PROPOSED RESIDENCE FOR	
J. ARMSTEAD	
LOT 5 MELLOWS ROAD, WANDERING 6308	
PROJECT NO.	TR966
DWG. NO.	A01
REV.	48
	2

FOR CONSTRUCTION

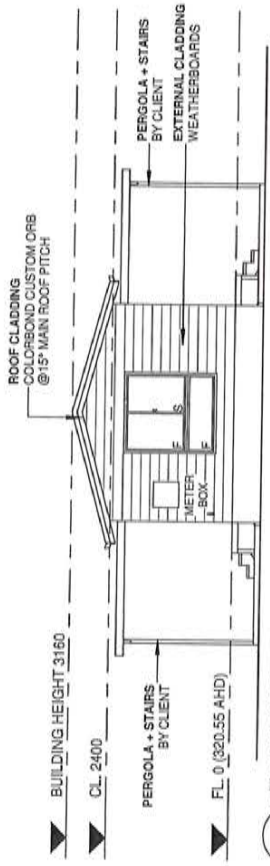
BAL 12.5

WATER ENTRY

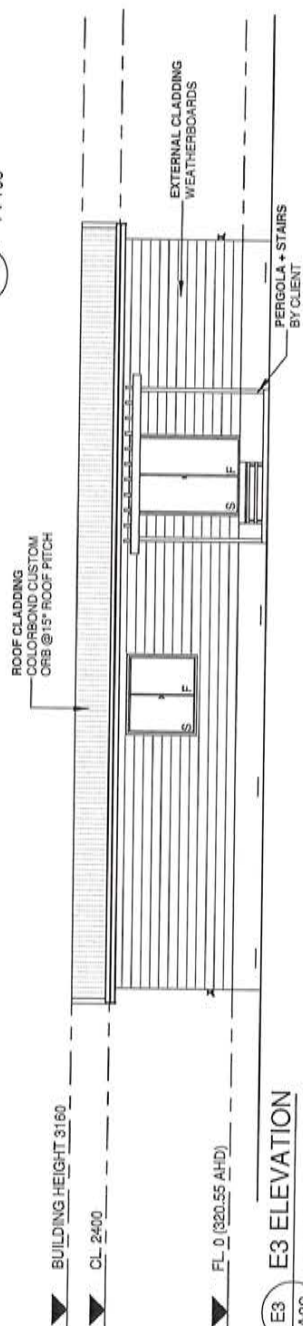
ELECTRICITY ENTRY



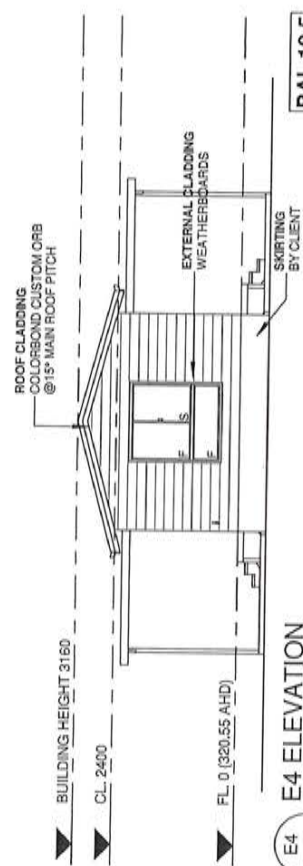
E1
E1 ELEVATION
A02
1 : 100



E2
E2 ELEVATION
A02
1 : 100



E3
E3 ELEVATION
A02
1 : 100



E4
E4 ELEVATION
A02
1 : 100

BAL 12.5

FOR CONSTRUCTION

PROPOSED RESIDENCE FOR
J. ARMSTEAD
 LOT 5 MELLOWS ROAD,
 WANDERING 6308

TRANS HOMES
 A Division Of Quality Builders
 PO Box 303, Kalamunda WA 6928
 (08) 9454 9522
 www.qualitybuilders.com.au

ISSUE

ISSUE	AMENDMENT	BY	DATE
3	ADDED PERGOLAS BY CLIENT	RJR	14/07/2022
2	ADDED GAS, LDRY DOOR FLIPPED	RJR	15/05/2022
1	UPDATED WINDOW/DOORS SIZES & LOCATIONS	RJR	25/05/2022
0	ADDED SITE DETAILS & RL	RJR	20/05/2022
C	PRE-START CHANGES	RJR	03/03/2022
B	PRE-START DRAWINGS	RJR	13/01/2022
A	PREPARE STANDARD DESIGN	RJR	18/02/2021

SHEET CONTENT:

ELEVATIONS

DATE: 18/02/2021
 DRAWN BY: RJR
 CHECKED BY: JH

SCALE: 1 : 100

PROJECT NO. TR366
 DWG. NO. A02
 REV. NO. 50
 REV. 3

Copyright: The drawings are owned and
 controlled by Quality Builders Pty Ltd. ©

Smith Bushfire Consultants Pty Ltd

BUSHFIRE ATTACK LEVEL REPORT

Lot 5 Mellows Road, Wandering
(Shire of Wandering)



Report completed by Ralph Smith
BPAD Accredited Practitioner 27541
18 July 2022
smith.consulting@bigpond.com
0458 292 280



Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

This Certificate has been issued by a person accredited by Fire Protection Association Australia under the Bushfire Planning and Design (BPAD) Accreditation Scheme. The certificate details the conclusions of the full Bushfire Attack Level Assessment Report (full report) prepared by the Accredited Practitioner.

Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			5	Mellows Road	
Local government area	Suburb			State	Postcode
	Wandering			WA	6308
Main BCA class of the building	Class 1a	Use(s) of the building	Dwelling		
Description of the building or works	Construction of dwellings				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class B Woodland	3	37	BAL-12.5

BPAD Accredited Practitioner Details

Name Ralph Smith	 <p>I hereby declare that I am a BPAD accredited bushfire practitioner.</p> <p>Accreditation No. <u>27541</u></p> <p>Signature <u>[Signature]</u></p> <p>Date <u>19 July 2022</u></p> <p><i>Authorised Practitioner Stamp</i></p>
Company Details Smith Bushfire Consultants Pty Ltd	
I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959-2018.	

Reliance on the assessment and determination of the Bushfire Attack Level contained in this certificate should not extend beyond a period of 12 months from the date of issue of the certificate. If this certificate was issued more than 12 months ago, it is recommended that the validity of the determination be confirmed with the Accredited Practitioner and where required an updated certificate issued.

Introduction

This is a Bushfire Attack Level (BAL) assessment and report. It has been developed by Smith Bushfire Consultants Pty Ltd for the exclusive use of the client, Jenny Armstead and her agents.

This BAL assessment and report has been compiled using the standard methodologies required by Western Australian government departments and agencies. The report is based on the following:

- *State Planning Policy 3.7 Planning in Bushfire Prone Areas (SPP 3.7)*, December 2015
- *Guidelines for Planning in Bushfire Prone Areas*, December 2021
- *Australian Standard 3959 – Construction of buildings in bushfire-prone areas (Incorporating Amendments Nos 1 and 2)*, November 2018
- Standard fuel load field data collection methods and conversion to a fuel load applicable for the appropriate fire spread models.

The techniques described in the above publications have been applied in the appropriate areas and circumstances for the development of this document.

Where there was no public access the interpretation is based on photographic and satellite imagery, and a laser distance meter was used to measure distances and effective slope.

DISCLAIMER

This Bushfire Attack Level (BAL) assessment and report has been prepared in good faith. It is derived from sources believed to be reliable and accurate at the time of publication. Nevertheless, this report is distributed on the terms and understanding that the author is not responsible for results of any actions taken based on information in this publication or for any error or omission from this publication.

Smith Bushfire Consultants Pty Ltd has exercised due and customary care in the preparation of this BAL report and has not, unless specifically stated, independently verified information provided by others.

Any recommendations, opinions or findings stated in this report are based on circumstances and facts as they existed at the time Smith Bushfire Consultants Pty Ltd performed the work. Any changes in such circumstances and facts upon which this document is based may adversely affect any recommendations, opinions or findings contained in this report.

© Smith Bushfire Consultants Pty Ltd, July 2022

Property Details

Location of property: Lot 5 Mellows Road, Wandering, Western Australia

Property owner or representative: Jenny Armstead

Property owner or representative contact details: jasjen@westnet.com.au

Date of field assessment: 28 February 2021

Purpose of Assessment

This assessment has been undertaken to determine the potential Bushfire Attack Level (BAL) on the proposed new dwelling for Lot 5 Mellows Road, Wandering. The BAL assessment and subsequent report are based on the physical evidence that was present at the time of assessment. The BAL assessment is based on the requirements contained within the Western Australian government policies and guidelines.

BALs are used to determine which, if any, construction requirements contained within Sections 3–9 of the *Australian Standard 3959 – Construction standard of buildings in bushfire-prone areas* (AS 3959) are appropriate for a particular site.

Procedure

The BAL assessment involved the following process in accordance with AS 3959 (Method 1):

- Determine the area to be assessed
- Determine the relevant Fire Danger Index (FDI)
- Determine the vegetation type/s and class
- Determine the distance of the site from the classified vegetation type/s
- Determine the effective slope/s under the classified vegetation type/s
- Determine the BAL
- Determine the appropriate construction requirements.

Fire Danger Index

The methodology rates bushfire attack using a combination of vegetation type, slope and distance from the building or building envelope to the predominant vegetation. In Western Australia it assumes a Fire Danger Index (FDI) of 80.

Site Assessment

The assessment of the proposed development was undertaken on 19 July 2022 for the purpose of determining the Bushfire Attack Level in accordance with AS 3959 (Method 1).

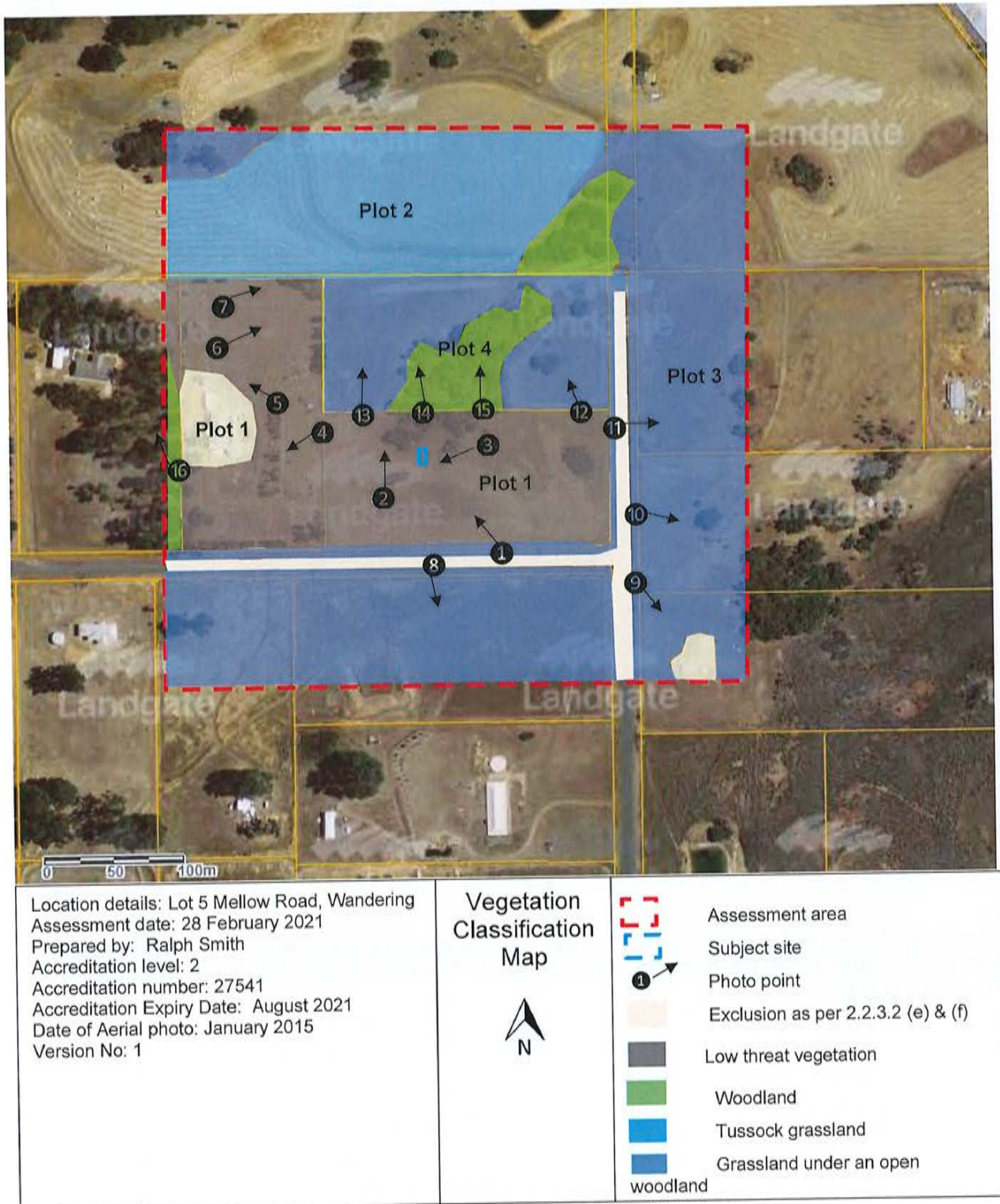


Figure 1: Vegetation Classification Map.

Slope



Figure 2: Five-metre Contour Map.

Effectively, the slope is around 3° sloping north of the proposed building which is upslope of the woodland. The white arrows show the slope direction. The slope south of the proposed dwelling is the steepest slope.

Vegetation Classification

All vegetation within 150 metres of the proposed development as indicated on the vegetation classification map was classified in accordance with the Western Australian Government criteria and Clause 2.2.3 of AS 3959 was applied. Each distinguishable vegetation plot with the potential to determine the Bushfire Attack Level is identified below. AS 3959 only requires consideration of 50 metres between vegetation and the building for grassland.

Plot 1

Exclusion – Low threat vegetation and non-vegetated areas
Clause 2.2.3.2 (e) and (f).



Photo ID: Photo 1 Looking at the lot and the proposed dwelling location near the top of the rise.



Photo ID: Photo 2 Looking north across the lot at the future dwelling and 'low threat vegetation'.



Photo ID: Photo 3 Looking at the 'low threat vegetation' under the tree overstorey on the lot.



Photo ID: Photo 4 Looking at the 'low threat vegetation' on the neighbouring property to the west.



Photo ID: Photo 5 Looking at the 'low threat vegetation' on the neighbouring property to the west.



Photo ID: Photo 6 Looking at the 'low threat vegetation' and the tussock grassland in the background.

Plot 2

Class G – Tussock Grassland (AS 3959 vegetation classification G-22)



Photo ID: Photo 7 Looking at the 'low threat vegetation' and then the tussock grassland.

Plot 3

Class G – Grassland under an open woodland (AS 3959 vegetation classification G-06)



Photo ID: Photo 8 Looking at the grassland south of the lot.



Photo ID: Photo 9 Looking at the grassland under an open woodland and the dwelling in the background.



Photo ID: Photo 10 Looking at the grassland east of the lot.



Photo ID: Photo 11 Looking at the grassland under an open woodland north of the lot.



Photo ID: Photo 12 Looking at the road and grassland under an open woodland.



Photo ID: Photo 13 Looking at the grassland under an open woodland.

Plot 4

Class B – Woodland (AS 3959 vegetation classification B-05)



Photo ID: Photo 14 Looking at the woodland north of the lot.



Photo ID: Photo 15 Looking at the woodland vegetation.



Photo ID: Photo 16 Looking at the woodland vegetation west of the neighbouring lot.

Notes to Accompany Vegetation Classification

1. Plot 1

Exclusion – Low threat vegetation and non-vegetated areas

Clause 2.2.3.2 (e) and (f) including the areas managed to 'low threat vegetation'.

This plot contains the lot for the proposed dwelling, roads and other infrastructure associated with an establishing suburb albeit on larger lots. The plot is within an area where the flammable grassland material on the lot and neighbouring land is reduced to a height of less than 10 centimetres. The grassland vegetation on the lot and the neighbouring lot to the west are extensively managed and grazed by sheep. The two neighbouring lots are owned and managed by sisters.

The existing trees and the management of the surface vegetation on the lot were considered and the dwelling location was moved to ensure compliance with the State's asset protection zone criteria. The intensive and ongoing management of the vegetation on the lot was considered against the AS 3959 section 2.2.3.2 (f) in determining the surface vegetation and the potential bushfire fuel and threat. The owner of the lot is providing ongoing intensive management of the surface vegetation across the lot. AS 3959 section 2.2.3.2 (f) does not consider crown overstorey cover in its determination. The assessment is based on factors such as flammability, moisture content or fuel load. There is virtually no surface fuel load, and the surface is very rocky, and if a bushfire was to occur it would be at a significantly reduced fire behaviour and in many instances a bushfire could not run, or if it did run it would be difficult to sustain ignition.

The owner of the lot will continue to graze the lot with sheep, and where the grass cannot be grazed or sheep is no longer the preferred management option, the vegetation on the land will be actively managed so that it retains its 'low threat vegetation' criteria, and meets the Exclusion criteria of Clause 2.2.3.2 of AS 3959.

2. Plot 2

Class G – Tussock Grassland (AS 3959 vegetation classification G-22)

This plot is the grain growing paddock which is north of the lot and proposed dwelling. It is separated from the proposed dwelling by the area of grassland under an open woodland. This plot does not influence the construction standard of the proposed dwelling.

3. Plot 3

Class G – Grassland under an open woodland (AS 3959 vegetation classification G-06)

This plot is the grassland under an open woodland which is closest north of the proposed dwelling and also east and south of the lot.

4. Plot 4

Class B – Woodland (AS 3959 vegetation classification B-05)

This plot comprises the small, isolated area of woodland that is north of the proposed dwelling location. The separation between this plot and the proposed dwelling will not be subject to a running bushfire as a consequence of the managed 'low threat vegetation' on the lot, but if a bushfire occurred in the woodland it would probably produce embers affecting the proposed dwelling. The woodland to the west is separated from the proposed dwelling by the well managed neighbouring lot to the west of the development lot, where there will be no running surface bushfire.

The neighbour's woodland land is not as intensively managed, and there is no opportunity to confirm that the neighbour's land would be managed in a low threat vegetation state in perpetuity.

Potential Bushfire Impacts

The potential bushfire impacts to the proposed dwelling from each of the identified vegetation plots are identified below.

Plot	Vegetation Classification	Effective Slope	Separation distance (m)	BAL rating
1	Exclusion – Low threat vegetation and non-vegetated areas Clause 2.2.3.2 (e) & (f)	Flat	N/A	N/A
2	Class G – Tussock Grassland (AS 3959 vegetation classification G-22)	4°	126	LOW
3	Class G – Grassland under an open woodland (AS 3959 vegetation classification G-06)	8°	62	LOW
4	Class B – Woodland (AS 3959 vegetation classification B-05)	3°	37	12.5

Determination of Bushfire Attack Level (BAL)

As this is a single dwelling development the option of not producing a BAL Contour Map has been exercised and the BAL assessment is based on the separation distances between the vegetation and the proposed dwelling lot boundary.

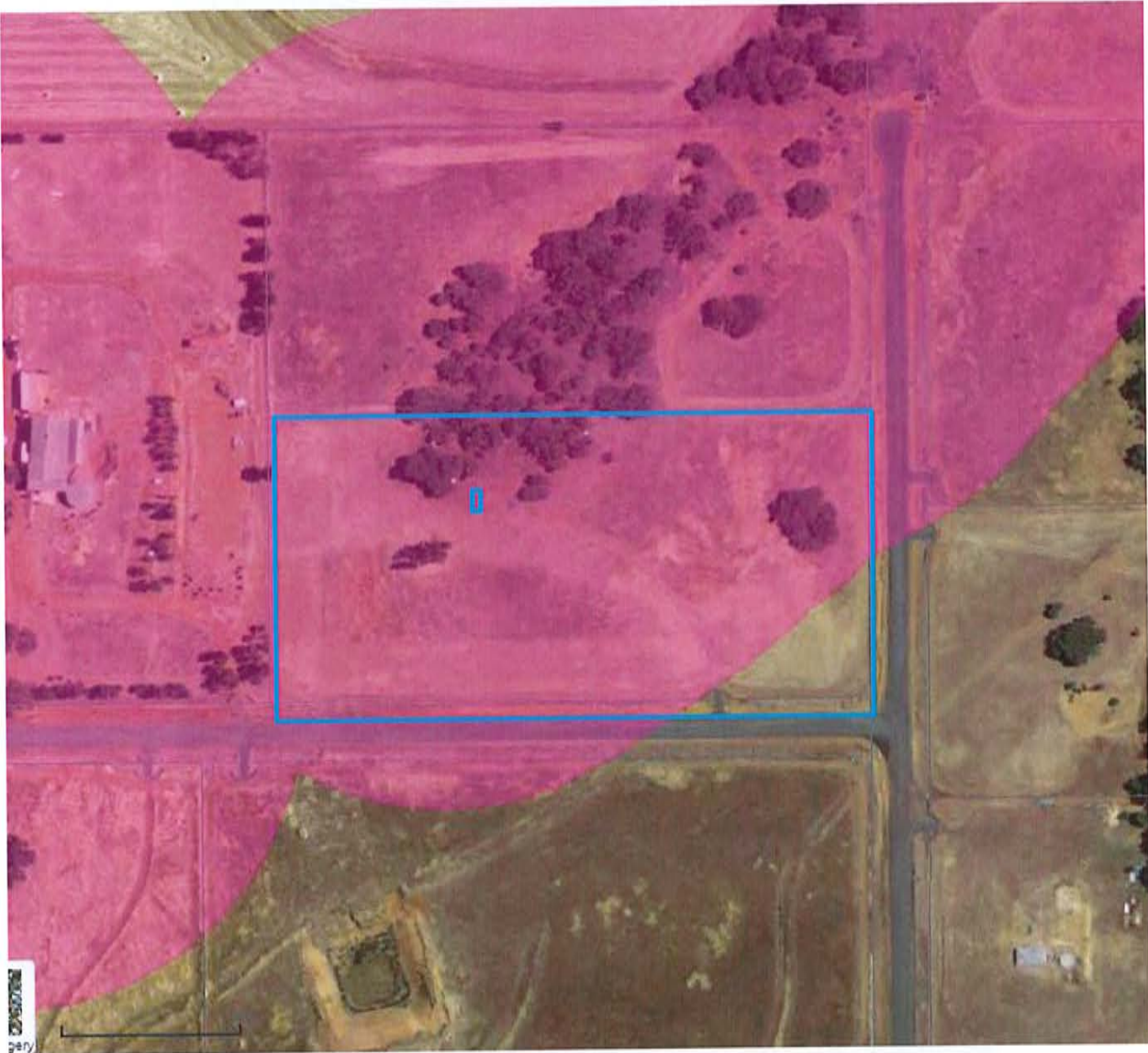
Determination of Bushfire Attack Level (BAL)

The determined Bushfire Attack Level (highest BAL) for the proposed dwelling on Lot 5 Mellows Road has been determined in accordance with Clause 2.2.6 of AS 3959 using the above analysis.

The determined Bushfire Attack Level (BAL) for the lot is assessed as **BAL-12.5**.

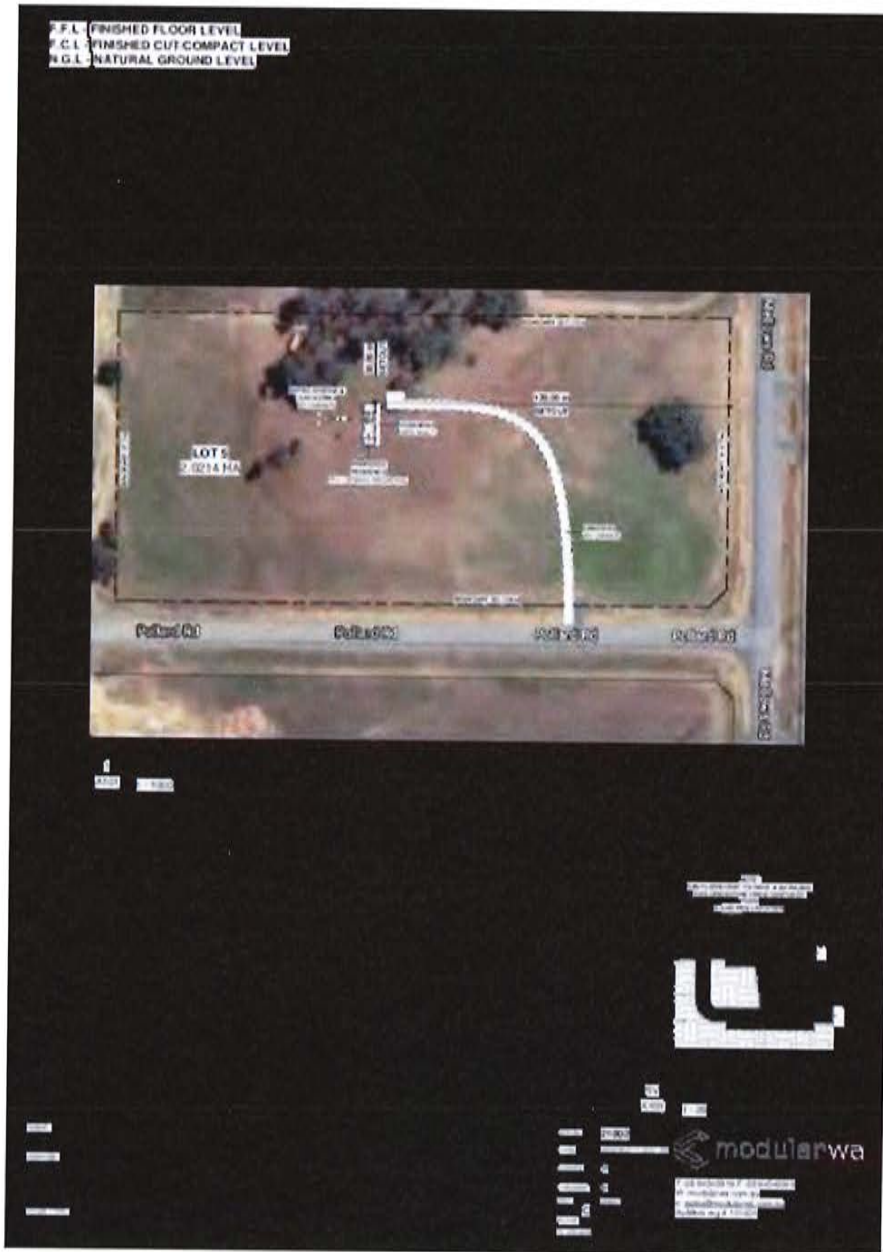
Appendix 1

Aerial photo showing the subject site, Lot 5 Mellows Road, Wandering, and portions of the adjacent lots as being designated a bushfire prone area. Source: Department of Fire and Emergency Services online map of bushfire prone areas.



Appendix 2

Copy of the site plan. Source: Jenny Armstead.



References

Landgate, (2020). *Map of Bushfire Prone Areas 2020*. Retrieved 23 February 2021 from <https://maps.slip.wa.gov.au/landgate/bushfireprone/>

Near Maps online mapping from <http://www.nearmaps.com.au/>

Standards Australia. (2018). *Australian Standard 3959 – Construction of buildings in bushfire-prone areas (Incorporating amendments No 1 and 2)*. Standards Australia, Sydney, NSW.

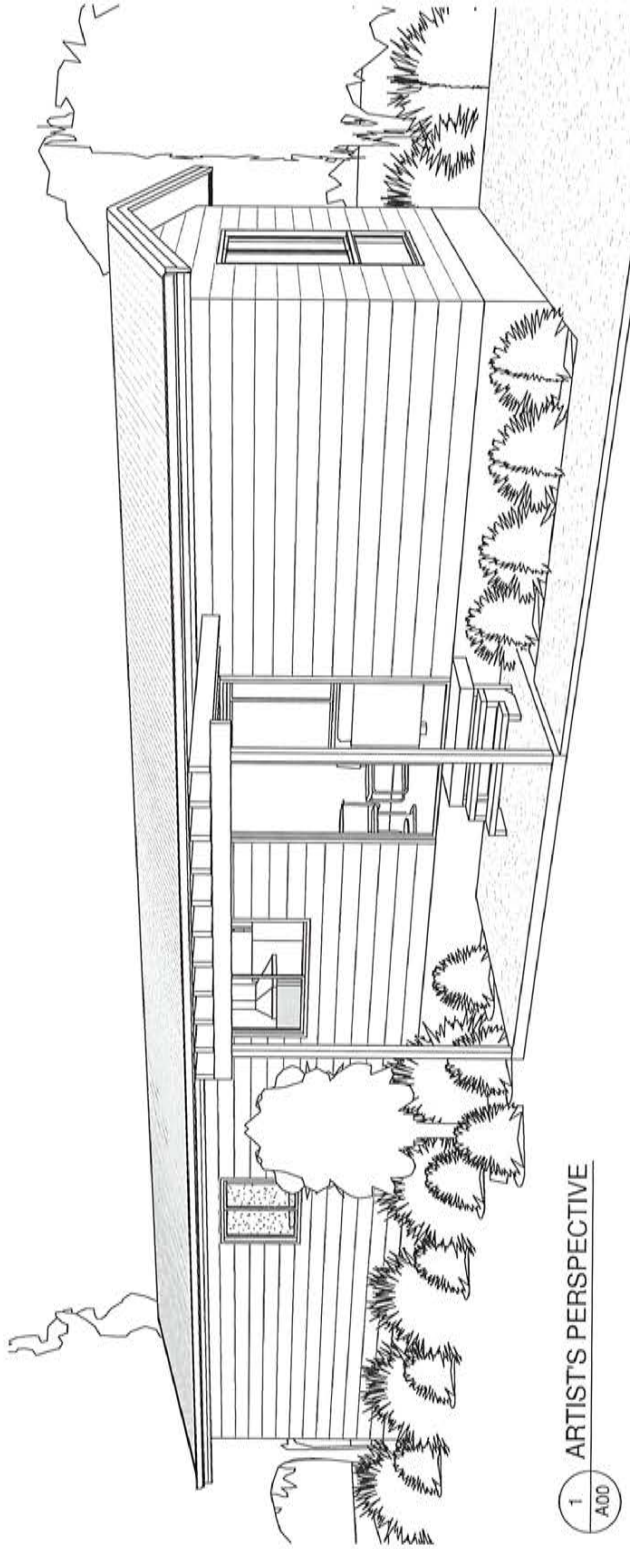
Western Australian Planning Commission, (2015). *State Planning Policy 3.7 – Planning in Bushfire Prone Areas*. Western Australian Planning Commission, Perth, WA.

Western Australian Planning Commission, (2017). *Guidelines for Planning in Bushfire Prone Areas*. Western Australian Planning Commission, Perth, WA.

Contour map from <https://map-viewer-plus.app.landgate.wa.gov.au/index.html>

Department of Planning, Lands and Heritage maps from <https://espatial.dplh.wa.gov.au/PlanWA/Index.html?viewer=PlanWA>


Landgate map from <https://map-viewer-plus.app.landgate.wa.gov.au/index.html>



1 ARTIST'S PERSPECTIVE

A00

BAL 12.5

 <p>TRANS HOMES A Division Of Quality Builders PO Box 303, Kalamunda WA 6526 (08) 9454 8522 www.qualitybuilders.com.au</p>		<p>ISSUE</p>		<p>AMENDMENT</p>		<p>DATE</p>		<p>BY</p>		<p>DATE</p>		<p>SCALE</p>		<p>PROJECT NO.</p>		<p>DWG. NO.</p>		<p>REV.</p>			
1	UPDATED WINDOW/DOORS SIZES & LOCATIONS																				
0	ADDED SITE DETAILS & P/L	RIR																			
C	PRE-START CHANGES	RIR																			
B	PRE-START DRAWINGS	RIR																			
A	PREPARE STANDARD DESIGN	RIR																			
SHEET CONTENT:		PERSPECTIVE		A3		TR366		A00		1		FOR CONSTRUCTION		PROPOSED RESIDENCE FOR		J. ARMSTEAD		LOT 5 MELLOWS ROAD,		WANDERING 6308	
DATE:		18/02/2021		RIR		EO		CHECKED BY:		RIR		DATE:		18/02/2021		DRAWN BY:		RIR		PROJECT NO.:	
DATE:		18/02/2021		RIR		EO		CHECKED BY:		RIR		DATE:		18/02/2021		DRAWN BY:		RIR		PROJECT NO.:	

14.2 TPA – Lot 93 (No 254) O’Connell Road, Wandering

File Reference:	PA290
Location:	Lot 93 (No. 254) O’Connell Road, Wandering
Applicant:	Helen Herbert
Author:	Ben Laycock c/ - Altus Planning (Shire Consultant Planner)
Authorising Officer	Barry Gibbs – Executive Manager Technical Services
Date:	15 July 2022
Disclosure of Interest:	Nil
Attachments:	Attachment 1 – Development Plans Attachment 2 – Blackboy Springs Estate Building Envelope Attachment 3 – Previous Planning Approval for Residential Dwelling and Outbuilding dated 26 February 2008
Previous Reference:	Nil

Summary:

The Shire has received an application for development approval to construct an 8m x 8m (64m²) carport at Lot 93 (No. 254) O’Connell Road, Wandering (‘subject site’ or ‘site’). The application requires development approval as the proposed carport is outside of the defined building envelope. In addition, the aggregate of all outbuildings on the subject site exceeds 120m² and therefore does not meet the criteria for exemption under Local Planning Policy 1 – Sheds and Outbuildings.

As outlined in this report, conditional approval is recommended as:

- The proposed carport is located within the existing development cluster on-site.
- The structure is not readily visible from the street or the closest adjoining neighbour due to distance, existing vegetation and existing development.
- Being non-habitable, the structure is exempt from any bushfire planning considerations.

Background:

The subject site is located approximately 5.5km to the south-west of the Wandering Town Site, within the ‘Blackboy Springs Estate’ and measures 5.0878ha. The site exists to the south-east of the intersection of O’Connell Road and Echidna Close. It fronts O’Connell Road on its northern boundary and is adjoined by similarly sized properties to the east, west and south.

The site is currently developed for rural-residential purposes and comprises of an existing single storey dwelling, two (2) sheds, a water tank and septic tank which are accessed via a driveway extending from the north (O’Connell Road). Strands of vegetation exist along the northern, south and western boundary, with a cluster of trees located in the south-eastern corner.

Being part of the ‘Blackboy Springs Estate’, the immediate surrounding lands are similarly sized (approximately 5ha) and have been developed for similar rural-residential purposes. Refer to Figure 1.

The proposed carport measures 8m (w) x 8m (l) and is to be located to the north of the southernmost shed. The proposed development plans are provided at **Attachment 1**.



Figure 1: Locality aerial (Source: Landgate 2022)

Comment:

Town Planning Scheme No. 3

The subject site is zoned 'Rural Residential' pursuant to the *Shire of Wandering Town Planning Scheme No. 3* ('TPS3' or 'Scheme'). The objectives for the Rural Residential zone are provided at clause 4.2 of the Scheme and state as follows:

- a) *to select areas wherein closer subdivision will be permitted to provide for such uses as hobby farms, horse breeding, rural-residential retreats, and rural-based commercial uses that are consistent with a rural residential zone.*
- b) *to generally select areas that are within approximately 8 kilometres of the town of Wandering to facilitate the provision of services to residents.*
- c) *to make provision for retention of the rural landscape and amenity in a manner consistent with the orderly and proper planning of such areas.*
- d) *having regard for the size of the district, the fragile nature of the environment in many places, and the difficulties faced by the local government in providing services away from the town of Wandering, the local government will generally favour Rural-Residential zones be located close to the town of Wandering and then only where the environmental impacts are manageable.*

With respect to the above, only objective c) is considered relevant to this application and is discussed further within this Report.

The Blackboy Springs Estate is otherwise referred to as 'Rural Residential Zone No. 2' and pursuant to Schedule 11 of TPS3, building envelopes were prescribed for all of the Rural Residential lots at the time of the original subdivision. Schedule 1 of TPS3 defines 'building envelope' as follows:

means an area of land within a lot marked on a plan approved by the local government within which all buildings and effluent disposal facilities on the lot must be contained.

The applicable building envelope for the subject site is provided at **Attachment 2**. At the time the residential dwelling and northernmost shed were approved in 2008, a new building envelope was proposed as part of that application (refer to **Attachment 3**).

The proposed carport, and the southernmost existing shed that it adjoins, is located outside of the building envelope that was approved as part of the 2008 approval. Notwithstanding this, clause 5.5.1 of TPS3 provides Council with the discretion to approve an application that does not comply with a standard or requirement of the Scheme.

Clause 5.16 of TPS3 prescribes various standards for development in the Rural Residential zone. An assessment of the proposed lean-to against these standards is provided in the following table.

Scheme Requirement	Assessment Comments
<p><u>Clause 5.16.1</u> Minimum building setback:</p> <ul style="list-style-type: none"> • Front - 30m • Rear - 10m • Side - 10m 	<p>The prescribed building envelope for the site overrides the setback requirements of Clause 5.16.1. Notwithstanding, they provide guidance in the exercise of discretion when considering the appropriateness of the proposed carport, which is to be setback as follows:</p> <ul style="list-style-type: none"> • Front - Approximately 140m • Rear - Approximately 90m • Side - Approximately 65m <p>In this regard, the setbacks are considered acceptable due to the following:</p> <ul style="list-style-type: none"> • The nearest dwelling is approximately 140m to the west of the proposed carport and is separated by existing vegetation clusters on both the subject site and adjoining property such that there is unlikely to be a direct line of sight between the two. • The proposed carport will be located within the main “development cluster” for the site which assists in minimising any visual impacts. Specifically, the proposed carport sits between previously approved development on the site.
<p><u>Clause 5.16.2</u> Development to be in accordance with Schedule 11, No. 2 and the associated plan of subdivision</p>	<p>Only sub-provisions 2, 4 and 5 are relevant to the proposal. These are as follows:</p> <p><u>Provision 2 (no clearing without approval)</u></p> <ul style="list-style-type: none"> • Existing vegetation which, according to Landgate, has existed since at least 1995, has recently been removed by the Applicant to make way for the proposal. This does not appear to have been approved by the Shire although, if an application were lodged, its removal would likely have received officer support given it is a single tree in the middle of an approved development cluster and on the edge of the approved building envelope. <p><u>Provision 4 (20m low fuel radius maintained around all buildings)</u></p> <ul style="list-style-type: none"> • The proposal is a non-habitable structure and will be constructed of non-combustible materials (steel frame with Colorbond roof).

Scheme Requirement	Assessment Comments
	<ul style="list-style-type: none"> • The proposal will abut an existing non-habitable structure (outbuilding), which contributes towards this radius. • As mentioned in relation to Provision 2, an existing tree has been removed to make way for the proposed carport. • It should also be noted that the proposal is exempt under planning legislation from requiring any accompanying Bushfire Management Plan ('BMP') or Bushfire Attack Level ('BAL') Assessment as a carport is not considered a habitable building. <p><u>Provision 5 (Shire may require planting of 50 trees and maintenance for 2 year period)</u> Having regard to the abovementioned low fuel area requirements and considering the proposed carport is located within the existing development cluster on-site, as well as the extent of vegetation already on-site, further planting is not considered necessary.</p>
<p><u>Clause 5.16.3</u></p> <ul style="list-style-type: none"> a) Development approval required for all development in Rural-Residential zone. b) Maximum 1 dwelling per lot. c) All trees shall be retained unless otherwise approved by the Shire. d) If the land is considered deficient, the Shire may require replanting of the site as a condition of any approval. e) Appropriate measures must take place to prevent noise, odour or dust from the keeping of animals. f) The Shire may take any action to prevent detrimental impacts such as overstocking or erosion due to the keeping of animals. g) The Shire may require provision for bush fire control measures in accordance with an adopted local planning policy. 	<ul style="list-style-type: none"> a) A development application has been submitted seeking approval for the proposed carport. b) There is one existing dwelling on the subject site. c) See above assessment comments for Clause 5.16.2, Provision 2. d) See above assessment comments for Clause 5.16.2, Provision 5. e) N/A f) N/A g) See above assessment comments for Clause 5.16.2, Provision 5. Notwithstanding, the Shire does not have a separate adopted local planning policy regarding bushfire.

Scheme Requirement	Assessment Comments
<p><u>Clause 5.16.4</u> When considering an application, the Shire will also have regard to the following:</p> <ul style="list-style-type: none"> a) the colour and texture of external building materials; b) building size, height, bulk, roof pitch; c) setback and location of the building on its lot; d) architectural style and design details of the building; e) relationship to surrounding development; f) other characteristics considered by the local government to be relevant. 	<ul style="list-style-type: none"> a) Materials of construction comprise of Colorbond roof sheeting and steel frame which are considered consistent with the rural character. Furthermore, the Applicant is proposing to use the colour 'Jasper' which is consistent with their existing sheds, carport, house roof and garden fence. b) The proposed carport will result in 64m² of additional floor area, taking the overall floor area of development on site to approximately 756m² which equates to 1.5% of the total lot area. As for the height and roof pitch, the proposed carport is to have a height of approximately 3.4m to the eaves and a maximum roof height of approximately 4.11m at its apex. These maximum heights are less than those stipulated in Local Planning Policy 1 – Sheds and Outbuildings ('LPP1') to qualify for an exemption. c) As previously mentioned, the location of the proposed carport within the existing development cluster and the existing vegetation that within the subject site and adjoining properties is such that visibility of the structure from adjoining properties and the street will be minimal. d) The proposed structure will form an addition to the existing shed and is considered consistent with rural residential character. e) As previously mentioned, the proposed is to be located within the established development footprint of the site. f) N/A.

State Planning Policy 3.7 – Planning in Bushfire Prone Areas

The majority of the subject site is mapped as falling within a designated bushfire prone area. However, pursuant to clause 78B(1) of the Deemed Provisions contained in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the proposed carport is not considered a habitable building and therefore does not require the submission of a Bushfire Attack Level Assessment.

Consultation:

The proposal's non-compliance with the Scheme requirement (i.e. building envelope) is considered to be of minor nature that will not adversely impact on the surrounding properties. Public advertising is therefore not considered necessary pursuant to Clause 64(2) of the Deemed Provisions contained in the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Statutory Environment:

Planning and Development Act 2005
Planning and Development (Local Planning Schemes) Regulations 2015
Shire of Wandering Town Planning Scheme No. 3

Policy Implications:

Nil

Financial Implications:

Costs may be incurred by the Shire if the landowner requests a review of the determination by the State Administrative Tribunal.

Strategic Implications:

The recommendations of this report are consistent with the following strategy of the Shire's Strategic Community Plan 2018 – 2028:

- 4.2 *Ensure our planning framework & environment supports nimble decision making and gives confidence to developers*

Sustainability Implications:

- **Environmental: Nil**
- **Economic: Nil**
- **Social: Nil**

Risk Implications:

Nil

Voting Requirements:

Simple Majority

130822 Moved: Cr M Watts

Seconded: Cr G Curtis

Recommendation and Council Decision:

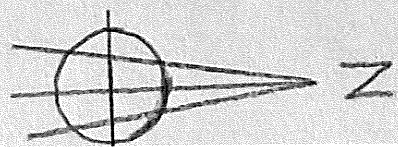
That Council approves the application for development approval, submitted by Helen Herbert, to construct a carport at Lot 93 (No. 254) O'Connell Road, Wandering, subject to the following conditions:

Conditions:

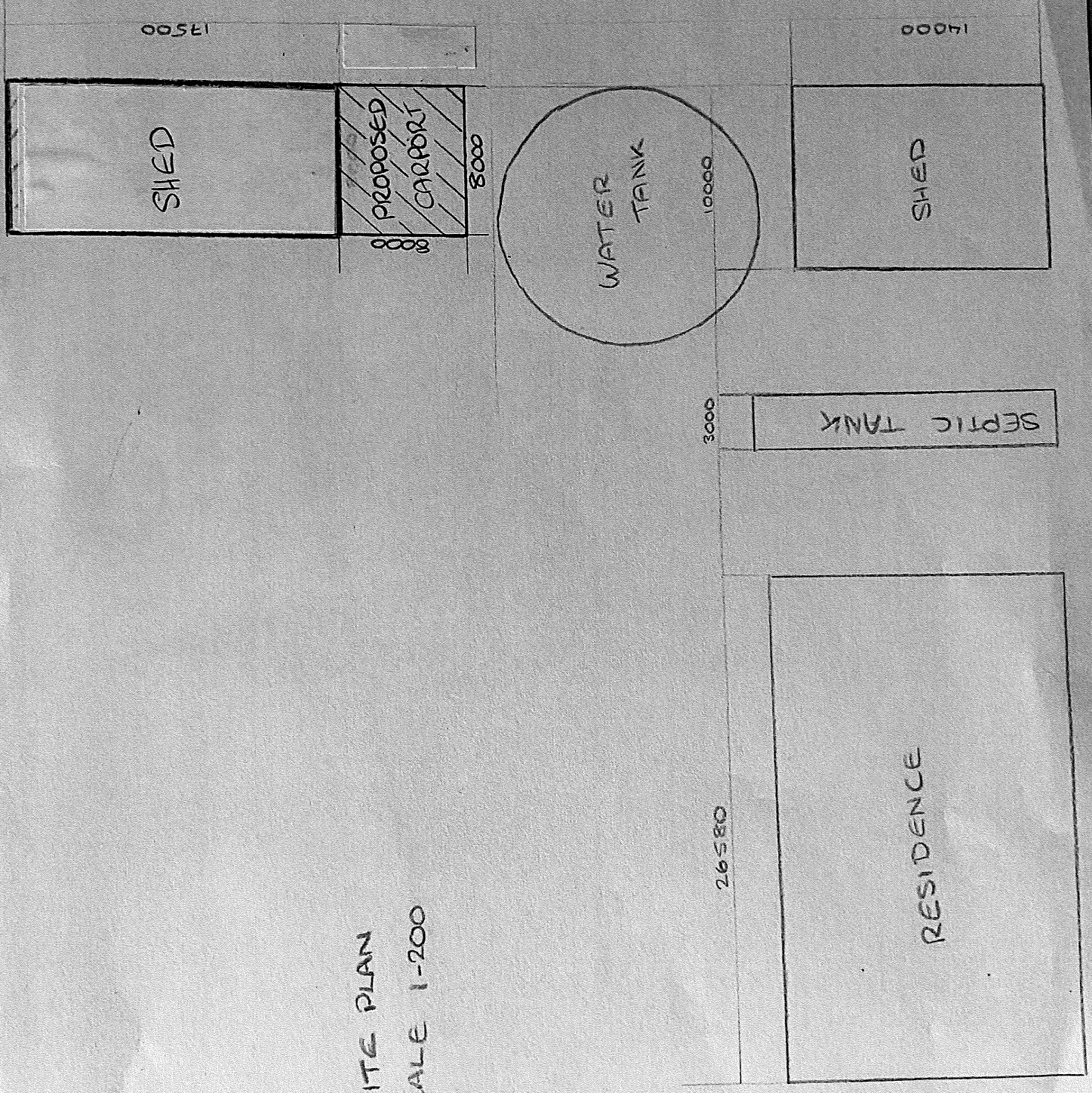
- 1. The development hereby approved shall occur in accordance with the plans and specifications submitted with the application and these shall not be altered or modified without the prior written approval of the Council.**
- 2. All stormwater generated by the proposed development shall be managed and disposed of to the specifications and satisfaction of the Shire of Wandering.**
- 3. Satisfactory building plans being approved by the Shire of Wandering.**

Carried 6/0

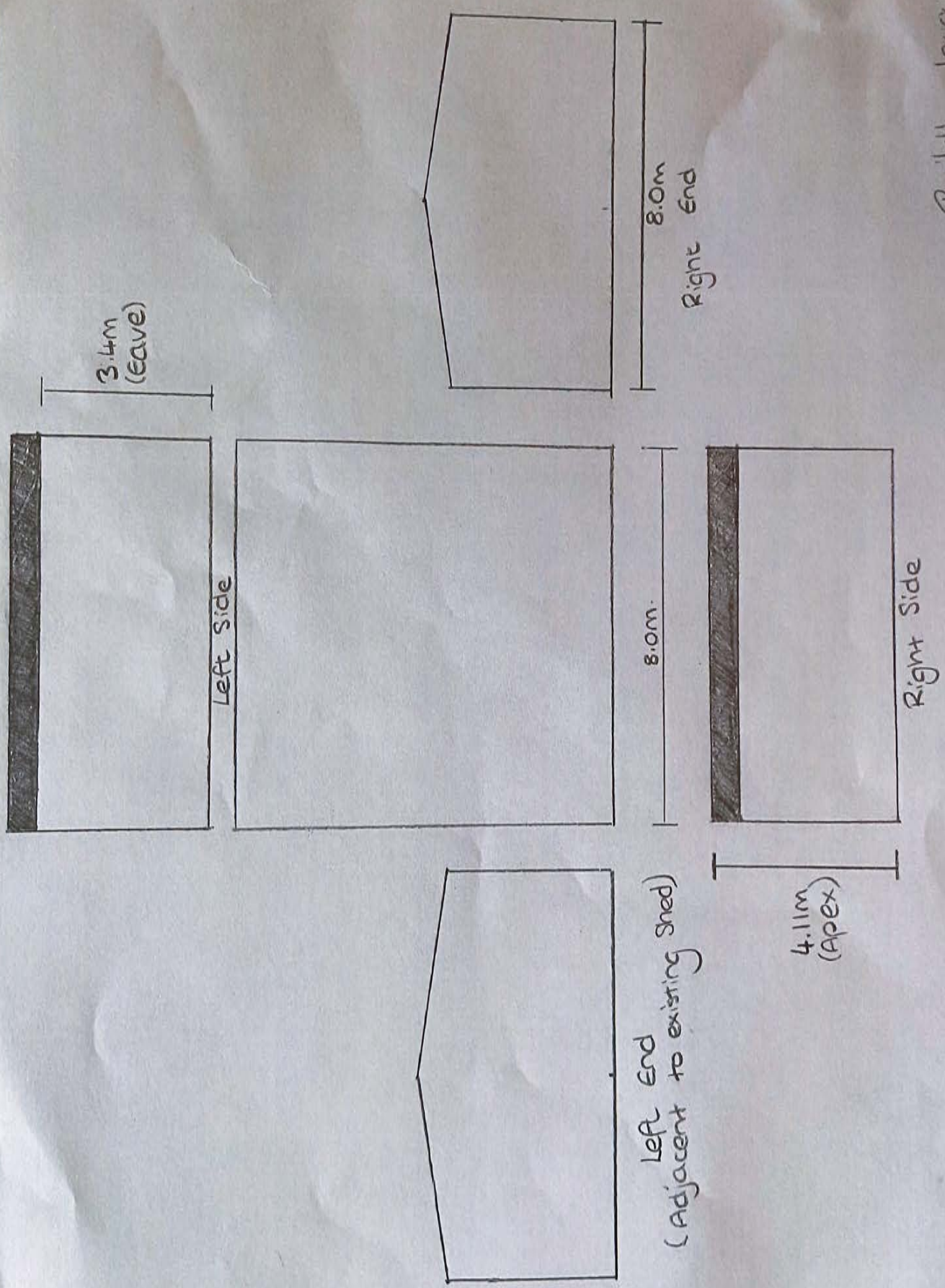
Bradley Hunt entered the meeting at 5.40pm.



SITE PLAN
SCALE 1-200



Building layout



3.4m
(eave)

Left side

8.0m

Right side

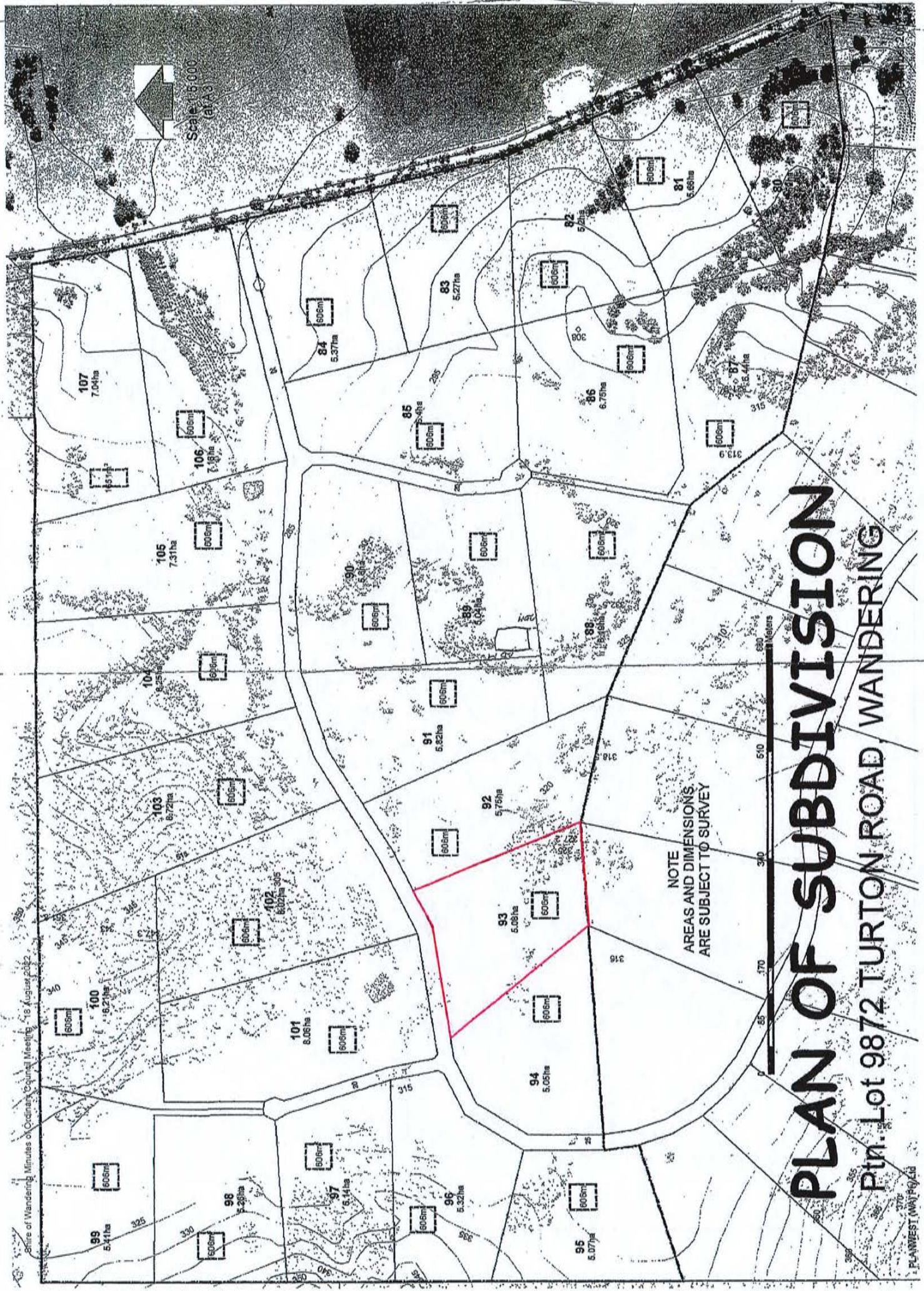
8.0m
Right End

Left End
(Adjacent to existing shed)

4.11m
(Apex)

Shire of Wandering Minutes of Ordinary Council Meeting 18 August 2012

Scale 1:5,000
(at A3)

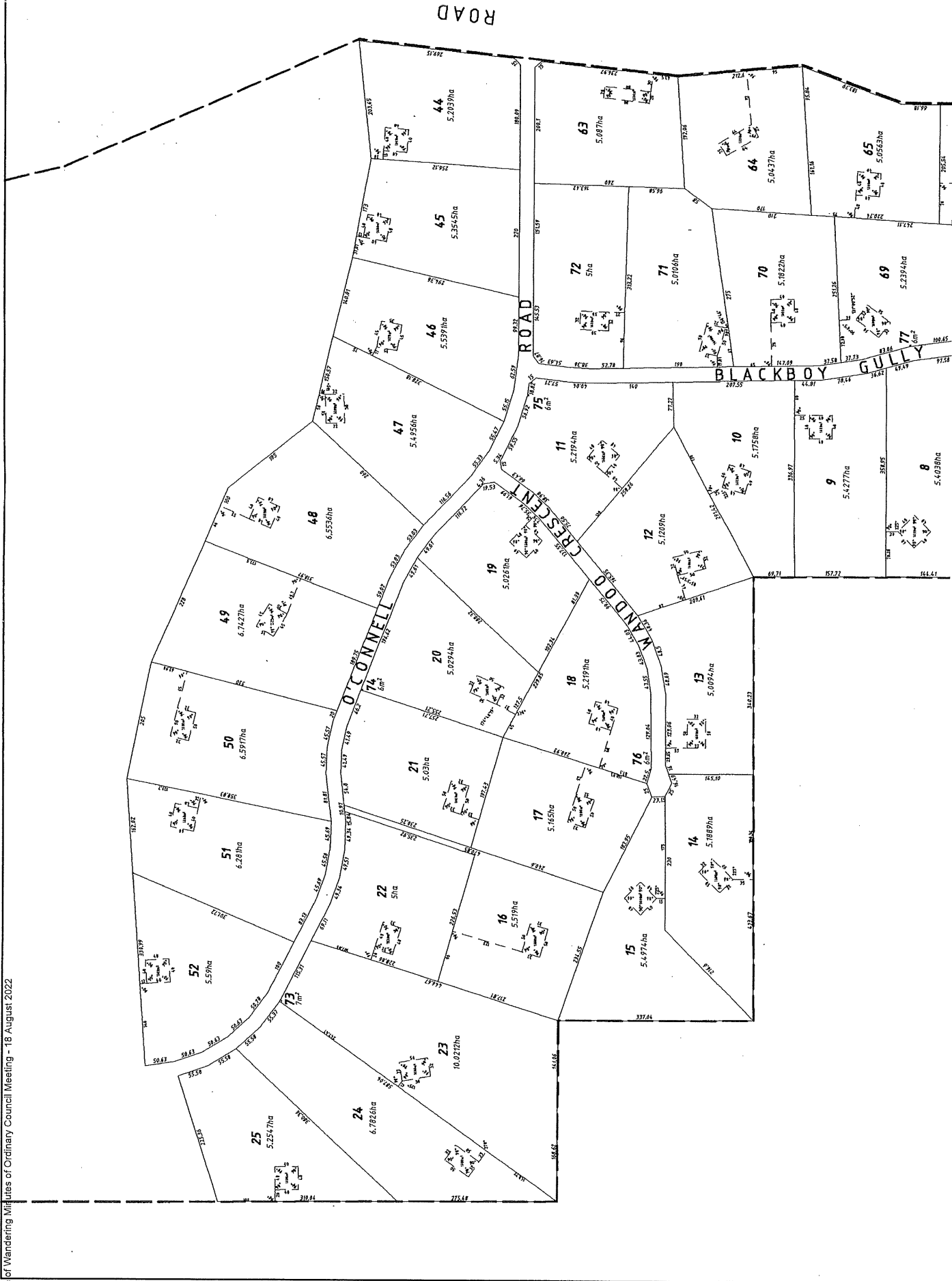


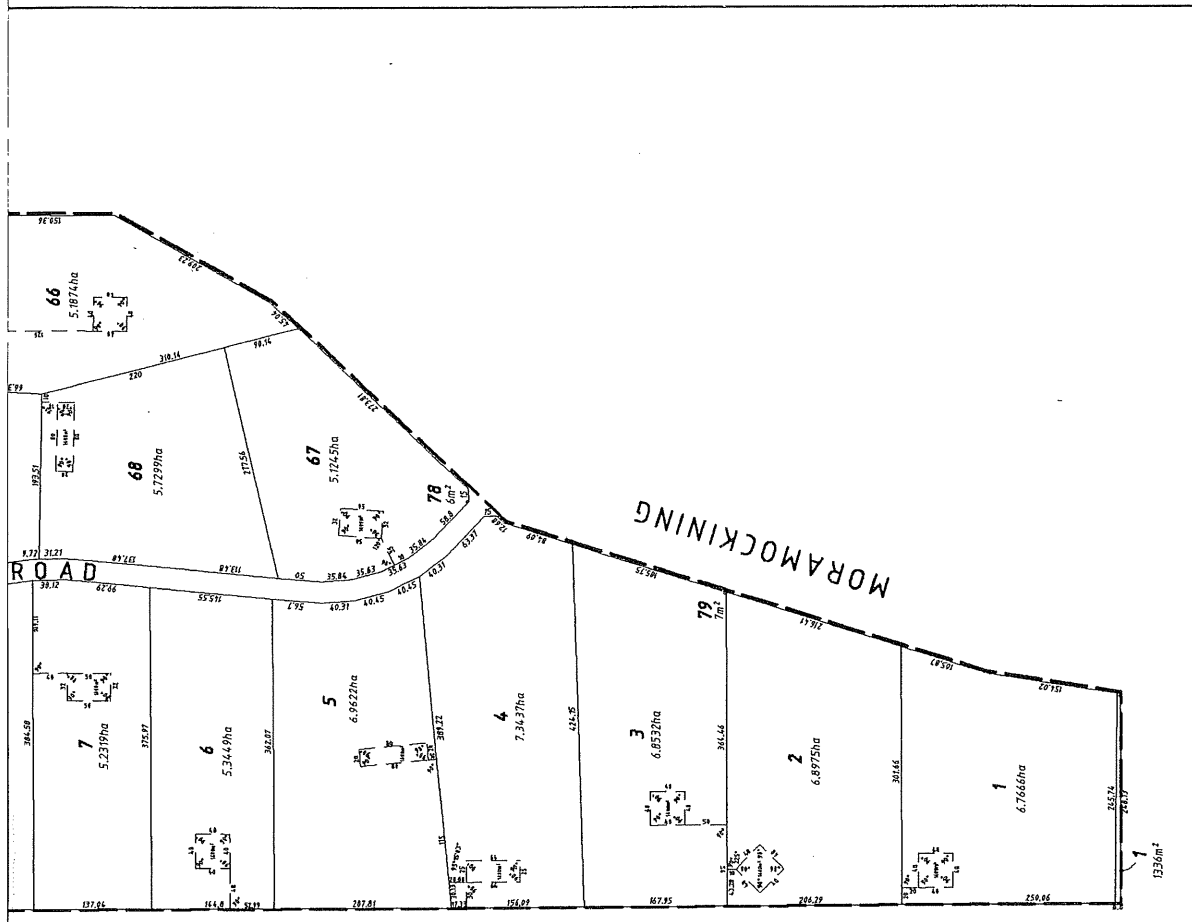
NOTE
AREAS AND DIMENSIONS
ARE SUBJECT TO SURVEY



PLAN OF SUBDIVISION

PTN. Lot 9872 TURTON ROAD WANDERING

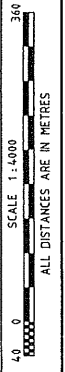




[] - BUILDING ENVELOPES

Revision	Description	Drawn	Date	Checked
B.	Approved building envelope within lot 71.	DPL	12/7/2003	JMC
A.	Initial Issue.	DPL	12/6/2002	JMC

**BUILDING ENVELOPE LOCATIONS
BLACKBOY SPRINGS ESTATE
WANDERING**



All areas and dimensions are subject to survey and Titles Office registration

FILES
map000- 92184pre-ba
Location- 93126be-b

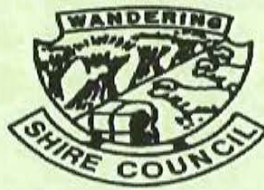
McMullen Nolan
LAND SURVEYORS PTY LTD
AM 19 99 38 31

NORTH

P.O. Box 117
South Perth, W.A. 6951
Phone : 94741099
Fax : 94741093
E-mail : maps@mmapsurvey.com.au

Scale	1:4000 @ A1
Datum	PCG
Drawn	DPL
Job No.	93126
Date	12/6/2002
Drawing	93126-1
Revision	B

SHIRE OF WANDERING



TOWN PLANNING SCHEME NO. 3

DECISION ON APPLICATION FOR PLANNING APPROVAL

LOCATION:

LOT: **Lot 93 O'Connell Rd** PLAN/DIAGRAM: **Not available**

VOL: NO: FOLIO NO: **Not Available**

Application Date: **15 February 2008** Received on: .. **15 February**

Description of proposed development: Residential Dwelling and Outbuilding in a Rural Residential Area.

The application for planning approval is:

- granted subject to the following conditions:

CONDITIONS

- 1 - A building license must be obtained prior to commencement of construction.
- 2 - Approval is granted to occupy your bus on your neighbours property at Lot 51 O'Connell Rd, utilising their ablution facilities, for the term of the building license. No further extensions will be granted beyond this date.
- 3 - Approval is granted to relocate the building envelope applicable to your property as per the attached diagram.
- 4 - The outbuilding (shed) for which approval is granted is not to be used as a dwelling without the formal written approval of Council.

Advice Notes.

Note 1: If the development the subject of this approval is not substantially commenced within a period of 2 years, or such other period as specified in the approval after the date of the decision, the approval shall lapse and be of no further effect.

Note 2: Where an approval has so lapsed, no development shall be carried out without the further approval of the local government having first been sought and obtained.

Note 3: If an applicant is aggrieved by this decision there is a right of appeal pursuant to the provisions of Part V of the Town Planning Act. An appeal must be lodged within 60 days of the local government's decision.


G.L. Bird
CHIEF EXECUTIVE OFFICER

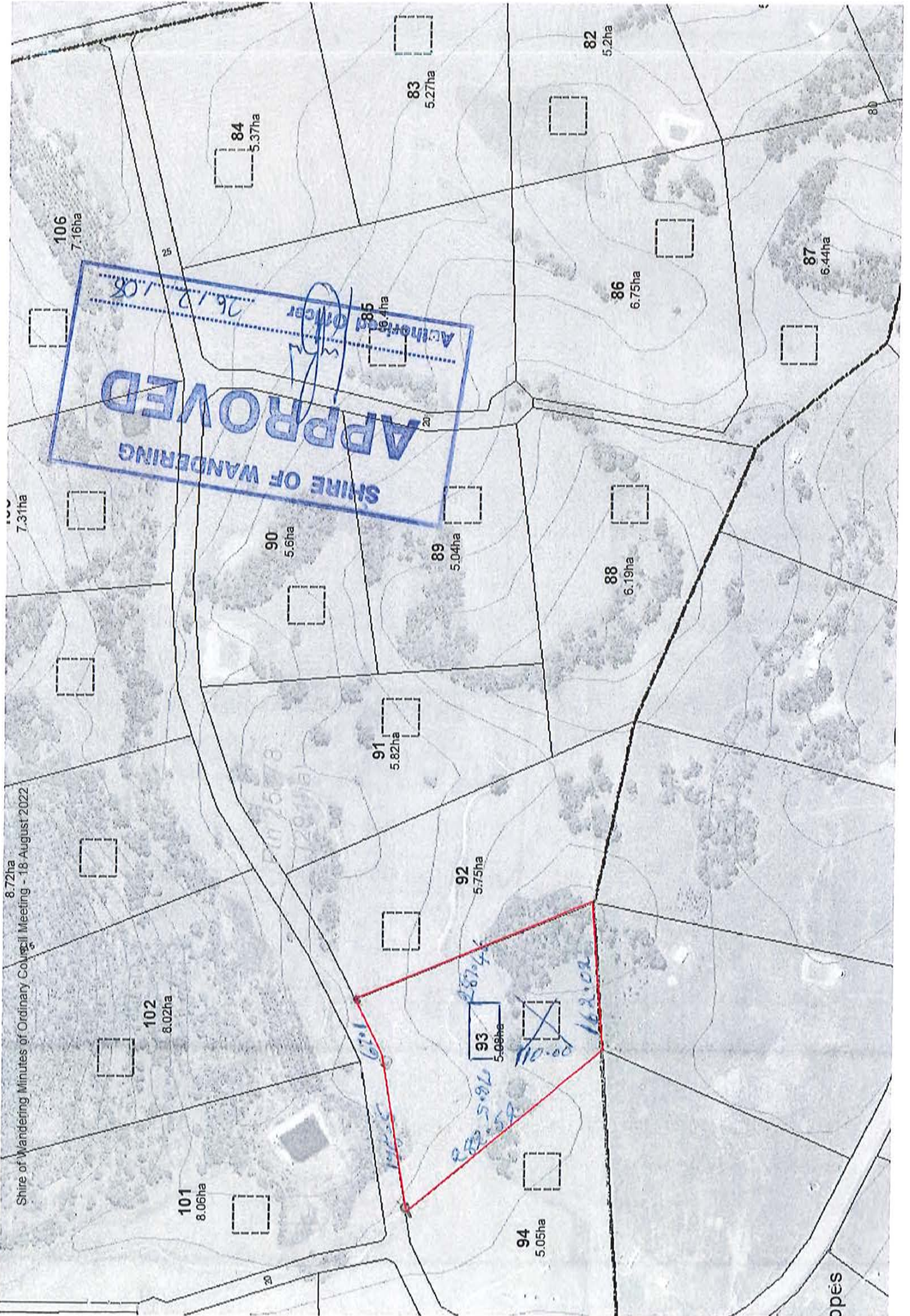
26 February 2008.
DATE



SHIRE OF WANDERING
APPROVED
Authorised Officer WJ
28/2/05

22/11/011

LOT 9



Shire of Wandering Minutes of Ordinary Council Meeting - 18 August 2022

7.31ha

8.72ha

106
7.16ha

84
5.37ha

83
5.27ha

82
5.2ha

86
6.75ha

87
6.44ha

APPROVED
SHIRE OF WANDERING

Authorised Officer
26/12/08

90
5.6ha

89
5.04ha

88
6.19ha

91
5.82ha

92
5.75ha

102
8.02ha

101
8.06ha

93
5.08ha

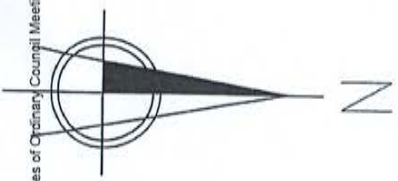
94
5.05ha

opes

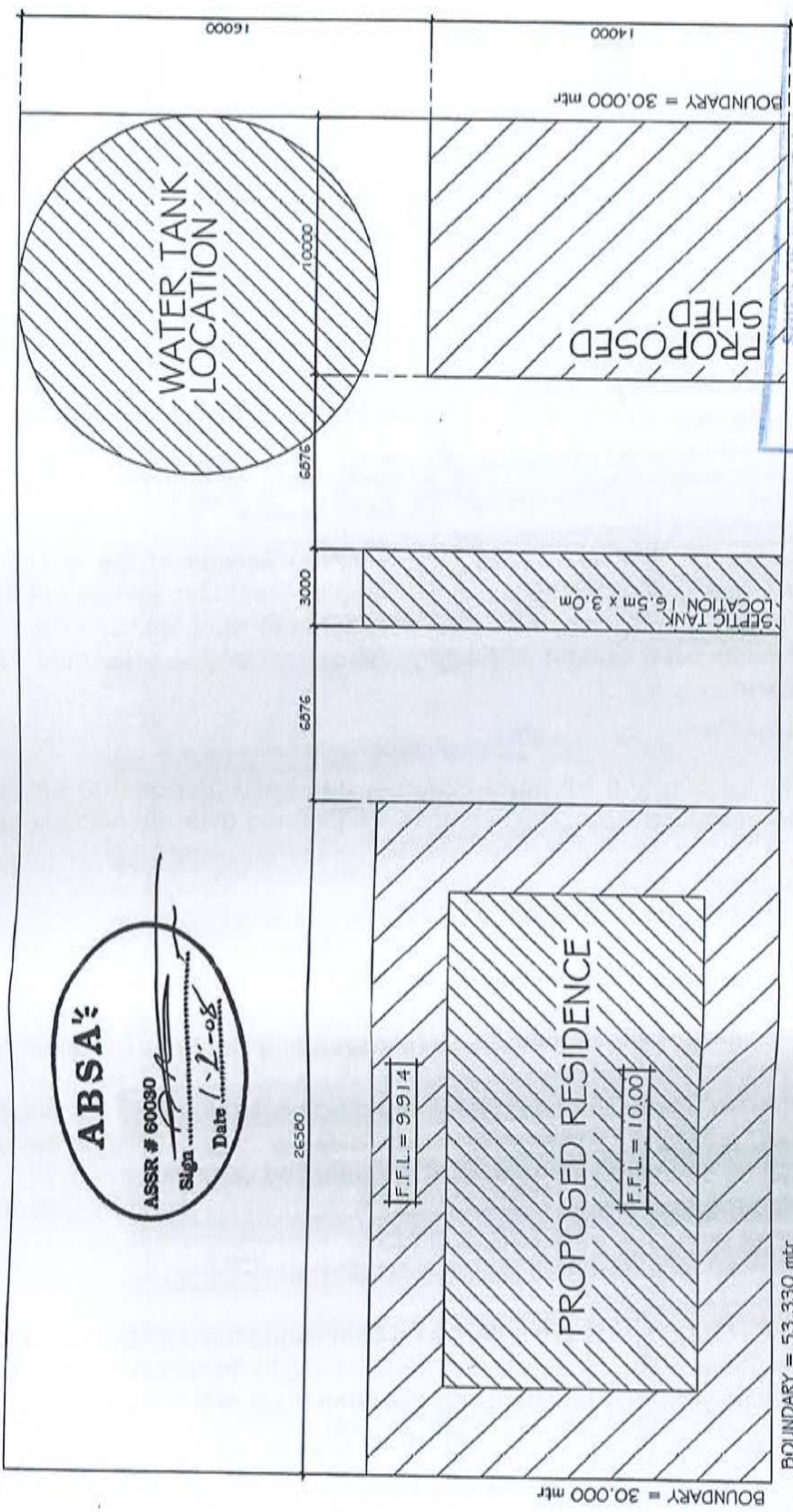
500 sq m
 = 190.5 sq m
 = 232.1 sq m
 = 422.6 sq m

CONTENTS	
1 of 5	SITE PLAN
2 of 5	FLOOR PLAN
3 of 5	ELEVATIONS
4 of 5	SECTION A-A
5 of 5	DETAILS
6 of 5	ROOM LAYOUTS
7 of 5	ROOM LAYOUTS
8 of 5	ELECTRICAL PLAN

METER BOX LOCATION TO BE DETERMINED ON SITE



BOUNDARY = 53.330 mtr



ABSA'S
 ASSR # 60080
 Sign
 Date 1-1-08

PROPOSED BUILDING ENVELOPE

APPROVED subject to building licence being obtained and subject to all current bylaws.
Approved 21/2/08 25/07/08
 Building Surveyor Date Permit No.
 WARNING - Do not commence building until plans and specifications have been studied in conjunction with conditions imposed and the relevant septic tank application.

SITE PLAN
 SCALE: 1:200

*S BOWEN
 20 Post Office
 WANDERING
 6308*

SHEET 1 OF 8

FOR BUILDING APPROVAL

Project	PROPOSED RESIDENCE LOT 93 O'CONNELL ROAD WANDERING 6308	Client	BOWEN	Rev	1	Date	1/2/2008	Description	1:200 SCALE SITE PLAN FOR APPROVAL ONLY FOR BUILDING APPROVAL
Job Ref	122-06	Drawn	BA 1.01	AS NOTED	2				
Drawing	AS NOTED								

10 SONTROY ARCADE
 BLDG 2/11 WILSON ST
 MANDURAH WA 6310
 Tel: (08) 5581 5211
 Fax: (08) 5581 5511
 ABN: 87 677 334 901

MANDURAH
BBD BUILDING BY DESIGN
 Building Design Consultants © 2006

14.3 Capital Works – Six Year Road Program

File Reference:	12.121.12102
Location:	N/A
Applicant:	N/A
Author:	Barry Gibbs – Acting Chief Executive Officer
Authorising Officer	Barry Gibbs - Acting Chief Executive Officer
Date:	10 August 2022
Disclosure of Interest:	N/A
Attachments:	Six Year Road Program – Regional Road Group - Existing and Proposed
Previous Reference:	June 2020 Item 11.1 – Capital Works – Five Year Program

Summary:

Council to consider the Reviewing Regional Road Group (RRG) section of the six (6) year road construction and renewal program to align with Council's Strategic, Asset Management and Long Term Financial Plans. The plan directs the Senior Shire Staff in regards to road applications, road counts, maintenance planning and associated budget allocation. The amended is presented for Council's consideration and endorsement.

Background:

The Six (6) Year Road Construction and Renewal Program has been prepared to provide detailed information about the Shires Proposed Road Projects that are planned over the next six years for the following program areas:

- Major Road Construction Program
- Road Preservation and Resurfacing Program

The Road Construction and Renewal Program has been developed to meet anticipated community infrastructure needs and the future development of the Shire, with the strategic direction for the Program provided by the Long-Term Financial Plan and the Shire of Wandering Strategic Community Plan.

Regional Road Group South (RRG) have will be endorsing projects listed for RRG funding for 2022/23 based on our current five-year program. All projects under RRG Funding detailed in the consecutive years 2022/23 to 2027/28 will be submitted to the RRG if approved by Council.

The other major road funding programs will be reviewed during the next six months as we consider our financial commitment as part of our Long Term Financial Plan.

Comment:

The proposed changes for the RRG projects are to focus on completing the construction and sealing of the York Williams Road from Stevens Road intersection (SLK 21.70) to the Wandering Shire Boundary (SLK 26.10) in 2023/24 financial year and rescheduling the other road projects back a year or two to accommodate this change.

Consultation:

Alan Hart – Chief Executive Officer.
Bradley Hunt – Works Manager

Statutory Environment:

Local Government Act 1995

Local Government (Functions and General) Regulations 1996

Policy Implications:

Policy 26 - Asset Management

Financial Implications:

The road program will need to be realigned with the long-term finance plan so financial implication are understood and accounted for over the life of this program.

Strategic Implications:

Improve the Economic Growth of our Community

Our Goals	Our Strategies
3. Roads are a critical economic driver for our Shire	3.1 Develop a Road Management Plan, which incorporates a Road Hierarchy, minimum Service levels, Maintenance Policy, Contractor Policy and Asset Management Plan.

Sustainability Implications:

- Environmental: There are no known environmental implications
- Economic: The whole community will be economically affected if the Shire doesn't maintain or upgrade the existing road network by the expenditure of road funding to gain the best outcome for the community.
- Social: The road network is of critical importance due to limited alternative options for this community due to the nature of the region and our visitors

Risk Implications:

Risk	Medium (9)
Risk Likelihood (based on history and with existing controls)	Medium (6)
Risk Impact / Consequence	High (12)
Risk Rating (Prior to Treatment or Control)	Medium (9)
Principal Risk Theme	Medium (9)
Risk Action Plan (Controls or Treatment Proposed)	Low (3)

Voting Requirements:

Simple Majority

140822 Moved: Cr G Curtis Seconded: Cr P Treasure

Recommendation and Council Decision:

That Council endorse the amended Regional Road Program for the Shire's Capital Works Program as shown on the attached document, Regional Road Group Program for the next six (6) years of Road Construction and Renewal work from 2022/23 – 2027/28;

Carried 6/0

Bradley Hunt left the meeting at 6pm and did not return.

15. Elected Members Motions of Which Previous Notice Has Been Given

16. New Business or Urgent Business Introduced by Decision of the Meeting

New business of an urgent nature introduced by decision of the meeting. Best practice provides that Council should only consider items that have been included on the Agenda (to allow ample time for Councillors to research prior to the meeting) and which have an Officer Report (to provide the background to the issue and a recommended decision).

16.1 Elected Members

16.2 Officers

17. Matters Behind Closed Doors

18. Closure of Meeting

The Presiding Member declared the meeting closed at 6.26pm.

2018 - 2039						Legend	Completed	Under construction	Waiting RRG Endorsement	Future Projects
Shire of Wandering Regional Road Group		10 year Major Road Works Program				Update Draft for Council 20 February 2023				
Name of Road	Description	Completed	SLK	SLK	Total	2 2022/23	3 2023/24	4 2024/25	5 2025/26	6 2026/27
Wandering Narrogin Road	Edge breaks and pothole repairs and 10mm Reseal		0.00	2.53	2.53	\$ -	\$ -	\$ -	\$ -	\$ -
North Wandering Road	Gravel shoulder maintenance, Widen inside of bend to 7.2 m, repair edge breaks, pothole repairs and 14mm Reseal		0.00	1.26	1.26	\$ 90,000.00				
North Wandering Road	Single Coat 10mm reseal		9.88	11.93	2.05					
North Wandering Road	Single Coat 10mm reseal		1.26	3.26	2.00			\$ 90,000.00		
North Wandering Road	Single Coat 10mm reseal		3.26	4.81	1.55				\$ 80,500.00	
					6.86	\$ 90,000.00	\$ -	\$ 90,000.00	\$ 80,500.00	\$ -
North Bannister Wandering Rd	Reconstruction, widen & two coat seal	2018/19	7.85	8.40	0.55					
North Bannister Wandering Rd	Reconstruction, widen & two coat seal	2018/19	10.27	11.67	1.40					
North Bannister Wandering Rd	Reconstruction, widen & two coat seal	2018/19	13.13	13.54	0.41					
North Bannister Wandering Rd	Reconstruction, widen & two coat seal - Due to funding - Council will work to get as far as they can to repair worst parts	2018/19	19.06	19.62	0.56					
North Bannister Wandering Rd	Culvert Widening and Shoulder widening		7.53	8.20	0.67					
					2.92	\$ -	\$ -	\$ -	\$ -	\$ -
Wandering Pingelly Rd	Vegetation clearing and seal 600 mm inside road shoulders on bends		4.30	9.19	4.89	\$ -	\$ -	\$ -	\$ -	\$ -
York Williams Rd	Construct and 2 coat bitumen seal with 14/10 aggregate	2019/20	15.49	17.95	2.46					
York Williams Rd	vegetation clearing, Culvert widening gravel resheeting including widening various sections		0.00	9.71	9.71					
York Williams Rd	Construct and 2 coat bitumen seal with 14/10 aggregate		18.43	19.43	1.00					
York Williams Rd	Construct and 2 coat bitumen seal with 14/10 aggregate		19.43	20.43	1.00	\$ 174,000.00				
York Williams Rd	Construct and 2 coat bitumen seal with 14/10 aggregate		20.43	21.01	0.58	\$ 126,500.00				
York Williams Rd	Gravel Resheeting to minimum depth of 200mm extend culvert, new headwalls		19.43	26.71	7.28					
York Williams Rd	Construct and 2 coat bitumen seal with 14/10 aggregate		21.75	26.71	4.96		\$ 562,500.00			
York Williams Rd	Construct and 2 coat bitumen seal with 14/10 aggregate		24.00	26.71	2.71					
York Williams Rd	Construct and 2 coat bitumen seal with 14/10 aggregate		0.00	2.05	2.05			\$ 305,500.00		
York Williams Rd	Construct and 2 coat bitumen seal with 14/10 aggregate		2.05	4.00	1.95				\$ 323,000.00	
York Williams Rd	Construct and 2 coat bitumen seal with 14/10 aggregate		4.00	6.15	2.15					\$ 372,500.00
York Williams Rd	Construct and 2 coat bitumen seal with 14/10 aggregate		6.15	9.57	3.42					
York Williams Rd	Construct and 2 coat bitumen seal with 14/10 aggregate									
					19.57	\$ 300,500.00	\$ 562,500.00	\$ 305,500.00	\$ 323,000.00	\$ 372,500.00
Fourteen Mile Brook Rd	Construct, remove vegetation & 2 coat seal - Boundary to Dwarda East Road		11.64	13.78	2.14					
Fourteen Mile Brook Rd	Road widening and 14 mm aggregate Bitumen Seal		0.00	2.07	2.07					
Fourteen Mile Brook Rd	Road widening and 14 mm aggregate Bitumen Seal		2.07	3.36	1.29					
Fourteen Mile Brook Rd	10 mm Reseal		0.00	3.36	3.36					
Fourteen Mile Brook Rd	Gravel Resheeting and Culvert Works		7.00	11.75	4.75					
Fourteen Mile Brook Rd	Gravel Resheeting and Culvert Works		5.00	7.00	2.00					
Fourteen Mile Brook Rd	Gravel Resheeting and Culvert Works		3.37	5.00	1.63					
					2.14	\$ -	\$ -	\$ -	\$ -	\$ -
Crossman Dwarda Rd	Single Coat 10 mm reseal		6.00	4.10	1.90			\$ 83,000.00		
Crossman Dwarda Rd	Single Coat 10 mm reseal		4.10	2.00	2.10				\$ 84,000.00	
Crossman Dwarda Rd	Single Coat 10 mm reseal		2.00	0.00	2.00					\$ 85,000.00
					1.90	\$ -	\$ -	\$ 83,000.00	\$ 84,000.00	\$ 85,000.00
Dwarda East Road	Gravel Resheeting and Culvert Works		0.00	2	2.00			\$ 84,000.00		
Dwarda East Road	Gravel Resheeting and Culvert Works		2.00	4	2.00				\$ 75,000.00	
Dwarda East Road	Gravel Resheeting and Culvert Works		4.00	6.50	2.50					\$ 105,000.00
Dwarda East Road	Gravel Resheeting and Culvert Works		6.50	7.46	0.96					
					6.50	\$ -	\$ -	\$ 84,000.00	\$ 75,000.00	\$ 105,000.00
Kubbine Road	Gravel resheeting - 120mm		0.00	6.15	6.15	\$ 172,000.00				
					6.15	\$ 172,000.00	\$ -	\$ -	\$ -	\$ -
IRRG Funding 2/3 contribution						\$ 375,000.00	\$ 375,000.00	\$ 375,000.00	\$ 375,000.00	\$ 375,000.00
Shire 1/3 contribution						\$ 187,500.00	\$ 187,500.00	\$ 187,500.00	\$ 187,500.00	\$ 187,500.00
Total Yearly Budget						\$ 562,500.00	\$ 562,500.00	\$ 562,500.00	\$ 562,500.00	\$ 562,500.00
Program Cost						\$ 562,500.00	\$ 562,500.00	\$ 562,500.00	\$ 562,500.00	\$ 562,500.00
Balance						\$ -	\$ -	\$ -	\$ -	\$ -

