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MINUTES

Shire of Wandering Council Meeting 18 April 2024

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 April 2024 are confirmed as a true and correct record of proceedings without amendment. Confirmed on 16 May 2024 by the Presiding Member, Cr I Turton.

.....
Cr Turton Presiding Member

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 April 2024.

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1. Declaration of Opening / Announcements of Visitors

The Presiding member opened the meeting at 3.50pm.

2. Attendance / Apologies / Approved Leave of Absence

Councillors

Cr Ian Turton (Shire President)
Cr Sheryl Little (Deputy Shire President)
Cr Lou Cowan
Cr Gillian Hansen
Cr Dennis Jennings
Cr Alan Price
Cr Max Watts

Staff

Alan Hart (Chief Executive Officer)
Karl Mickle (Operations Manager)

Apologies

Nil.

Members of the Public

Nil.

3. Announcements by the Presiding Member

The Shire President reported it had been a very busy fortnight with the following:

- Central Country Zone meeting in Pingelly
- Councillor Training also in Pingelly
- Telstra's deteriorating signal
- WSFN is going ahead with the Federal Government signing off two years funding
- The President and Deputy are working with other level four Councils and met with the Shire President and Deputy of the Shire of Pingelly to discuss issues
- ANZAC day is next Thursday and he encouraged all Councillors to attend the dawn service

4. Response to Previous Public Questions Taken on Notice

Nil.

5. Public Question Time

Nil.

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

9.1 Ordinary Council Meeting Minutes – 21 March 2024

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

010424 Moved: Cr G Hansen Seconded: Cr R Cowan

Recommendation and Council Decision:

That the Minutes of the Ordinary Meeting of Council held on 21 March 2024 be confirmed as true and correct.

Carried 7/0

For: Cr Turton, Cr Little, Cr Cowan, Cr Hansen, Cr Jennings, Cr Price, Cr Watts.

Against: Nil

10. Reports of Committees of Council

10.1 Project Manager Update Report

File Reference:	11.111.11101
Location:	Down Street, Wandering
Applicant:	N/A
Author:	Lou Cowan, Project Manager
Authorising Officer	Alan Hart, Chief Executive Officer
Date:	1 April 2024
Disclosure of Interest:	Nil
Attachments:	Project Manager’s Report Quote – Cater Central
Previous Reference:	N/A

Summary:

For the Committee to receive the Project Manager’s report.

Background:

The Wandering Community Centre is the hub for the Wandering community and has been identified as a building that needs to be upgraded to ensure that community expectations of a modern facility are addressed and the building is fit for purpose going into the future.

Comment:

The Project Manager will present the report to the Committee at the meeting.

Consultation:

Not applicable

Statutory Environment:

Not applicable

Policy Implications:

Not applicable

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

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

Moved: Darralyn Ebsary Seconded: Cr Sheryl Little

Officer Recommendation and Committee Decision:

That the Committee:

- 1. Accepts the Project Manager's report.**
- 2. Recommends to Council to accept the quotation from Cater Central for the supply and installation of the commercial dishwasher at an estimated cost of \$8,840.00**
- 3. Recommends to Council to accept the quotation from Cater Central for the supply and installation of the gas ovens at an estimated cost of \$8,960.00**
- 4. Recommends to Council to accept the quotation from Cater Central for the supply of the fridges at an estimated cost of \$6,950.00**
- 5. Recommends to Council to accept the quotation from Cater Central for the supply and installation of glasswasher at an estimated cost of \$2,860.00**

Carried 6/0

For: L Muller, B Whitely, Cr S Little, Cr M Watts, Cr G Hansen, D Ebsary

Against: Nil

020424 Moved: Cr M Watts Seconded: Cr I Turton

Committee Recommendation and Council Decision:

That Council:

- 1. Accepts the Committee's recommendation to select Cater Central as the supplier of the commercial kitchen equipment.**

Carried 7/0

For: Cr Turton, Cr Little, Cr Cowan, Cr Hansen, Cr Jennings, Cr Price, Cr Watts.

Against: Nil

11. Reports from Councillors

Cr Ian Turton (President)

Cr Sheryl Little (Deputy President)

Attended Zone meeting last Friday
150th Celebrations Working Group working well

Cr Lou Cowan

Community Centre Upgrade back on track and going well

Cr Gillian Hansen

Cr Dennis Jennings

Cr Alan Price

Update on fence, fence completed

Cr Max Watts

Councillor training Monday and Tuesday, got a lot out of it and enjoyed the training

12. Chief Executive Officer

12.1 Shire of Wandering Policy Manual Review

File Reference:	11.111.11101
Author:	Lisa Boddy, Executive Assistant
Authorising Officer	Alan Hart, Chief Executive Officer
Date:	5 March 2024
Disclosure of Interest:	Nil
Attachments:	Policy 59 – Christmas, New Year and Easter Arrangements Policy 63 – Firewood from Reserves
Previous Reference:	Item 12.1 Ordinary Council Meeting 21 March2024

Summary:

To continue with the process of reviewing all Council policies to ensure they are still relevant and correct for the day to day workings of the Shire.

Background:

At the Ordinary Council Meeting held on 18 August 2022 Council resolved to adopt Policy 83 – Policy Manual which states that:

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.

As there are currently 90 policies of the Shire it is proposed that each month several policies are reviewed by Council, this will ensure that all policies are reviewed in the stated three year period.

Comment:

Two policies are to be reviewed this month:

- Policy 59 – Christmas, New Year and Easter Arrangements
- Policy 63 – Firewood from Reserves

Consultation:

Chief Executive Officer
Elected Members

Statutory Environment:

Local Government Act 1995 S.2.7(2)(b)

Policy Implications:

As reviewed.

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

Risk Implications:

Not regularly updating the Shire's Policy manual poses a reputable risk with a medium risk rating. In order to maintain transparency and to facilitate appropriate decision making processes, it is imperative that policy statements reflect the current position of Council and work practices at the Shire as well as best practice approaches.

Voting Requirements:

Simple Majority

030424 Moved: Cr G Hansen Seconded: Cr R Cowan

Recommendation and Council Decision:

That Council adopts the following policies with any amendments made.

- **Policy 59 – Christmas, New Year and Easter Arrangements**
- **Policy 63 – Firewood from Reserves**

Carried 6/1

For: Cr Little, Cr Cowan, Cr Hansen, Cr Jennings, Cr Price, Cr Watts.

Against: Cr Turton

13. Finance

13.1 Financial Report March 2024

File Reference:	N/A
Location:	N/A
Applicant:	N/A
Author:	Bob Waddell
Authorising Officer	Alan Hart– Chief Executive Officer
Date:	11 April 2024
Disclosure of Interest:	N/A
Attachments:	March 2024 Financial Statements
Previous Reference:	Nil

Summary:

Consideration of the financial report for the period ending 31 March 2024.

Background:

The financial report for the period ending 31 March 2024 is included as an attachment.

Comment:

If you have any questions regarding details in the financial report, please contact the office prior to the Council meeting so that sufficient time is given to research the request. This will enable the information to be provided at the Council meeting.

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:

Improve Our Financial Position

Our Goals	Our Strategies
The Wandering Shire is financially sustainable	<ul style="list-style-type: none"> • Improve accountability and transparency • Develop an investment strategy that plans for the future and provides cash backed reserves to meet operational needs • Prudently manage our financial resources to ensure value for money • Reduce reliance on operational grants

Improve Our Financial Position

Our Goals	Our Strategies
The Wandering Shire is financially sustainable	<ul style="list-style-type: none">• Improve accountability and transparency• Develop an investment strategy that plans for the future and provides cash backed reserves to meet operational needs• Prudently manage our financial resources to ensure value for money• Reduce reliance on operational grants

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

040424 Moved: Cr D Jennings Seconded: Cr S Little

Recommendation and Council Decision:

That the financial report for the period ending 31 March 2024 as presented be accepted.

Carried 7/0

For: Cr Turton, Cr Little, Cr Cowan, Cr Hansen, Cr Jennings, Cr Price, Cr Watts.

Against: Nil

13.2 Accounts for Payment March 2024

File Reference:	N/A
Location:	N/A
Applicant:	N/A
Author:	Alan Hart – Chief Executive Officer
Authorising Officer	Alan Hart – Chief Executive Officer
Date:	11 April 2024
Disclosure of Interest:	N/A
Attachments:	Payment Listing and Credit Card Statement March 2024
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 presented.

Policy Implications:

There are no policy implications.

Financial Implications:

There are no financial implications.

Strategic Implications:

Improve Our Financial Position

Our Goals	Our Strategies
The Wandering Shire is financially sustainable	<ul style="list-style-type: none"> • Improve accountability and transparency • Develop an investment strategy that plans for the future and provides cash backed reserves to meet operational needs • Prudently manage our financial resources to ensure value for money • Reduce reliance on operational grants

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 March 2024

This Schedule of Accounts to be passed for payment covering:

Payment Method	Cheque/EFT/DD Number	Amount
Municipal Fund:		
Electronic Funds Transfers	EFT9034 – EFT9147	\$361,675.37
Direct Debits	DD4762.1 - DD4757.10	\$ 26,203.00
Cheques	-	Nil
TOTAL		\$387,878.37

to the Municipal and Trust Accounts, totalling \$387,878.37 which were submitted to each member of the Council on 18 April 2024, 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.

Alan Hart
Chief Executive Officer

050424 Moved: Cr G Hansen 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 \$387,878.37 (attached) be noted as approved for payment and credit card statement be noted.

Carried 7/0

For: Cr Turton, Cr Little, Cr Cowan, Cr Hansen, Cr Jennings, Cr Price, Cr Watts.
Against: Nil

13.3 Change of Banking Services Contractor

File Reference:	14.145.14513
Location:	N/A
Applicant:	N/A
Author:	Alan Hart-Chief Executive Officer
Authorising Officer	Alan Hart-Chief Executive Officer
Date:	11 April 2024
Disclosure of Interest:	N/A
Attachments:	Nil
Previous Reference:	Nil

Summary:

For Council to consider changing the contractor for banking services for the Shire of Wandering.

Background:

The Shire's current contractor, Bankwest, announced in 2023 that it will be transitioning all commercial clients to the parent company, Commonwealth Bank. The Commonwealth Bank has been in contact with the Shire, and a planned transition has been scheduled for the 1st July 2024.

Comment:

The transition to the Commonwealth Bank will be a seamless transition as the Shire currently uses the Commonwealth Bank for electronic banking services though Bankwest.

The change will involve setting up new bank accounts and then the bank will transfer the electronic services across to the new Commonwealth Bank accounts. Because the Commonwealth Bank owns Bankwest, the transition will be managed by the Shire's Account Manager (currently a Commonwealth Bank staff member).

There will be some planning involved in this change and this will involve writing to all State and Federal Government departments and others that directly pay funds into the Shire's bank account, the process will need to commence in May to ensure that they are all informed prior to the formal changeover.

All other customers that pay their rates and debtor invoices have been encouraged to pay their account by BPAY since October 2022 and this will not change as the BPAY merchant number will be transferred across to the Commonwealth Bank.

As the Commonwealth Bank is a State Government approved contractor for the provision of financial services, it is not necessary for the Shire to go out to tender for Banking Services.

Consultation:

Nil

Statutory Environment:

There are no legislative requirements in relation to this item.

Policy Implications:

There are no policy implications as a result of this item.

Financial Implications:

There are no financial implications for the Shire as a result of this item.

Strategic Implications:

IMPROVE OUR FINANCIAL POSITION

Our Goals	Our Strategies
The Wandering Shire is financially sustainable	Prudently manage our financial resources to ensure value for money

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:

There are no known risks associated with this item.

Voting Requirements:

Absolute Majority

060424 Moved: Cr R Cowan Seconded: Cr G Hansen

Recommendation and Council Decision:

That Council:

- 1. Authorise the Chief Executive Officer to change banking services to the Commonwealth Bank,**
- 2. Authorise the following staff members as authorised signatories for the Shire of Wandering**
 - a. Chief Executive Officer – Alan Hart**
 - b. Operations Manager – Karl Mickle**
 - c. CRC Co-ordinator – Alana Rosenthal**
 - d. Executive Assistant – Lisa Boddy**
- 3. All payments, transfers, account creation, investment creation and redemption shall only occur with any two of the above signatories,**
- 4. The following accounts are to be opened by the Shire of Wandering**
 - a. Municipal Account**
 - b. Trust Account**
 - c. Reserve Account**
 - d. Online Saver Account – Municipal Fund**
 - e. Online Saver Account – Reserve Account**
 - f. Corporate Card Account**
- 5. Authorise the signatories (any two) to be able to open and close investment accounts as needed**
- 6. Authorise the Chief Executive Officer to issue Corporate Cards in accordance with Council Policy 2 – Corporate Transaction Cards**
- 7. In accordance with Council Policy – Corporate Transaction Cards, the limit of the card facility to currently \$5,000.**

Carried 7/0

For: Cr Turton, Cr Little, Cr Cowan, Cr Hansen, Cr Jennings, Cr Price, Cr Watts.
Against: Nil

14 Planning and Technical Services

14.1 Application for Planning Approval – Single Dwelling and Water Tank – Lot 2 Moramocking Road, Wandering

File Reference:	A124
Location:	Lot 2 (No. 948) Moramocking Road, Wandering
Applicant:	Christopher Dissanayake
Author:	Ben Laycock c/- Altus Planning (Shire's Town Planning Consultant)
Authorising Officer	Alan Hart – Chief Executive Officer
Date:	11 April 2024
Disclosure of Interest:	Nil
Attachments:	Development Plans
Previous Reference:	DA17015

Summary:

The Shire has received an application for planning approval for the construction of a Single Dwelling and Water Tank (proposed development or proposal) at Lot 2 (No. 948) Moramocking Road, Wandering (subject site or site).

The proposed 2-bedroom, 1-bathroom dwelling is proposed to be constructed within the approved building envelope, whilst the proposed water tank is proposed to be placed outside of the building envelope.

Despite the provisions of the Shire's Local Planning Policy No. 2 – Permitted Uses (LPP2), Council approval is being sought pursuant to clause 5.16.3 a) of the Shire's Local Planning Scheme No. 3 (LPS3 or Scheme) for reasons that will be explained within this report. In addition, Council approval is required for development outside of the approved building envelope.

Having reviewed the relevant planning framework and provisions, the application is recommended for approval.

Background:

The subject site is a rural-residential property that measures approximately 6.8975 hectares and currently exists with an existing shed, sea container and water tank within an approved building envelope, as well as an additional water tank towards the western boundary and an existing dam in the south-eastern corner of the site. Mature vegetation lines the property's street frontage, with groupings of vegetation existing in the northern and western portions of the site.

The site is located approximately 290m to the south-west of Blackboy Gully Road and approximately 7.5km to the south-west of the Wandering townsite boundary. The land immediately to the north and south of the subject site are similar sized rural-residential properties, with larger rural properties to the east and west. Refer to Figure 1.



Figure 1: Subject Site and Locality (Source: SLIP Locate 2024)

This application seeks the approval of a 2-bedroom, 1-bathroom dwelling of rammed earth construction that will abut the existing shed, within the approved building envelope and accessed via the existing driveway. A 110kL water tank is proposed towards the rear of the property, outside of the approved building envelope, approximately 20m from the western boundary.

A copy of the proposed development plans is provided as an attachment.

Comment:

Local Planning Scheme No. 3

The subject site is zoned 'Rural-Residential' pursuant to LPS3 and is more specifically contained within 'Rural Residential Zone No. 2' (RR2). The objectives for the Rural-Residential zone are set out in clause 4.2 (4) of the Scheme 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.*

Objectives a) to c) are considered relevant to this application and the proposal is consistent to be generally consistent with those objectives.

The proposed development can be classified as a 'Dwelling' which is a 'P' use within the 'Rural-Residential' zone which means the use is permitted provided that it complies with any relevant development standards or requirements.

Clause 5.10 of the Scheme prescribes the minimum standards for dwellings, with the following table considering those standards which are applicable to the proposal.

Clause 5.10 – Minimum Standards for Dwellings	
Notwithstanding anything elsewhere contained in the Scheme the following minimum standards are required for all dwellings in the Scheme Area:	
Provision	Comment
a) dwellings shall comply in all respects with the National Construction Code;	This is a matter for building permit stage, should planning approval be granted.
b) all dwellings shall contain at least one separate bedroom, a dining/living room and kitchen with separate toilet, bathroom and laundry facility in accordance with the National Construction Code;	Complies.
c) dwellings shall be constructed as a single unit with compatible external materials;	Complies.
d) all floors shall be sealed with suitable impervious materials, and all walls and ceilings lined in a finished workmanlike manner; and	This is a matter for building permit stage, should planning approval be granted.
e) all window openings are to be glazed to the requirements of the National Construction Code and fitted with effective insect screen.	This is a matter for building permit stage, should planning approval be granted.

Clause 5.16 of the Scheme prescribes the general development requirements for the 'Rural-Residential' zone which are considered in the following table.

Clause 5.16 – Rural-Residential Zones	
Provision	Comment
<p><u>5.16.1 Site Requirements</u></p> <p>The minimum building setbacks shall be: Front: 30.0m Rear: 10.0m Side: 10.0m</p>	Complies.
<p><u>5.16.2 General Provisions</u></p> <p>The provisions for controlling subdivision and development in Rural-Residential Zones shall include the requirements in Schedule 11...</p>	<p>Requirement 3 of Schedule 11 as it relates to RR2 requires building envelopes to be located a distance of 50 metres from Moramocking Road and 30 metres from the common boundary of a lot with State Forest and any watercourse or drainage line.</p> <p>The building envelope for the subject site was approved as part of DA17015.</p>

	<p>As per the definition in Schedule 1, all buildings and effluent disposal facilities are to be contained within the building envelope.</p> <p>Whilst the proposed water tank will not be located within the approved building envelope, clause 5.5.1 of the Scheme allows the local government to approve an application that does not comply with a standard or requirement prescribed by the Scheme.</p> <p>Given the water tank achieves the minimum setback requirements and that it will be located behind an existing approved tank and vegetation which will screen the tank from view of the adjoining property to the west, it is considered that the variation warrants support.</p>
<p><u>5.16.3 Development Requirements</u></p> <p>a) Planning approval is required for all development including a single house and such application shall be made in accordance with the Scheme.</p>	<p>The Shire's LPP2 seeks to exempt single dwellings in the Rural-Residential zone from requiring planning approval where specific requirements are met, and includes minor and ancillary works as determined by Council.</p> <p>Whilst the proposal has been assessed as meeting the policy's requirements to warrant an exemption, clause 2.2.1 of LPS3 states that any local planning policy shall be consistent with the Scheme and if any inconsistency arises, the Scheme shall prevail. Therefore, it is likely that clause 5.16.3a) of the Scheme overrides LPP2, despite the intent of the policy. Should Council wish to have certainty on this issue and exempt such developments, the proper mechanism would be to undertake a Scheme amendment.</p> <p>Nevertheless, in this instance, an application for planning approval has been submitted and therefore it must be determined.</p>
<p>b) Not more than one dwelling per lot shall be erected but the local government may, at its discretion, approve ancillary accommodation.</p>	<p>Complies; approval is only being sought for one (1) dwelling.</p>
<p>c) In order to conserve the rural environment or features of natural beauty all trees shall be retained unless their removal is authorised by the local government.</p>	<p>Complies; no trees are proposed to be removed.</p>
<p>d) In order to enhance the rural amenity of the land in areas the local government considers deficient in tree cover it may require as a condition of any planning approval the planting of such trees and/or groups of trees and species as specified by the local government.</p>	<p>Not considered necessary.</p>

<p>e) The local government may require provision to be made for bush fire control in accordance with a Local Planning Policy adopted by the local government.</p>	<p>The subject site is not located within a designated bushfire prone area.</p>
<p><u>5.16.4 Development Standards:</u></p> <p>So as to achieve a high standard of development within a Rural-Residential zone, and to minimise the visual impacts of development the local government in considering an application for planning approval will have regard to clause 10.2 and 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; and f) other characteristics considered by the local government to be relevant. 	<p>Complies; the proposed development is considered to be in keeping with the Rural Residential environment and will not result in any adverse visual impacts.</p>

Planning and Development (Local Planning Schemes) Regulations 2015

Deemed Provisions – CI 67 Matters to be considered by Local Government.

Deemed Provisions – CI 67 Matters to be considered by Local Government	
Provision	Comment
(a) the aims and provisions of the Scheme and any other relevant town planning scheme operating within the Scheme Area;	<p>The proposal is consistent with the objectives of the 'Rural Residential' zone of LPS3.</p> <p>The proposal has been assessed as compliant with all applicable Scheme requirements, except for the location of the water tank outside the approved building envelope. However, the siting of the water tank warrants the exercise of discretion available within the Scheme.</p>
(b) any local planning policy for the Scheme area;	<p>Whilst the proposal has been assessed as being compliant with LPP2, the policy has been found to be inconsistent with the Scheme. Nevertheless, an application for development approval has been submitted and processed.</p>
(c) the compatibility of the development with its setting;	<p>As mentioned, the proposed development is considered to be in keeping with the Rural Residential environment and will not result in any adverse visual impacts.</p>
(d) the amenity of the locality;	<p>As above. It is specifically noted that the proposed water tank outside of the building envelope will be screened from view of the neighbouring property due to its location behind an existing approved water tank and the existing vegetation which is to remain.</p>
(e) the likely effect of the proposal on the natural environment or water resources and any means that are proposed to protect or to mitigate impacts on the natural environment;	<p>The proposal is not within any natural environment or water resource protection area.</p>
(f) whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved;	<p>No vegetation is proposed to be removed for this application.</p>
(g) whether the land to which that application relates is unsuitable for the proposal by reason of it being, or likely to be, subject to flooding, tidal inundation, subsidence, landslip, bush fire or any other risk;	<p>No bushfire concerns are raised as the proposal is located outside of the designated bushfire prone area.</p>
(h) the adequacy of – (i) the proposed means of access to and egress from the site; and (ii) arrangements for the loading, unloading, manoeuvring and parking of vehicles	<p>The proposed dwelling is to be accessed via the existing driveway.</p>

(i) the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety;	A single dwelling is not considered to result in any adverse impacts.
(j) any submissions received on the application;	As per the Consultation section below, advertising was not considered necessary in this instance.

Consultation:

Given the only ‘non-compliance’ is the location of the proposed water tank outside of an approved envelope and factoring in that the tank will not be visible to the adjoining property, consultation was not considered necessary.

Referral:

The application was referred to the Shire’s appointed Environmental Health Officer and Building Surveyor for comment. Their responses have informed the recommended conditions and advice notes.

Statutory Environment:

Planning and Development Act 2005
Planning and Development (Local Planning Schemes) Regulations 2015
 Shire of Wandering Local 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 from the State Administrative Tribunal (SAT).

Strategic Implications:

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

Improve the Economic Growth of our Community

Our Goals	Our Strategies
Facilitate increased business opportunities	Ensure our planning framework and environment supports nimble decision making and gives confidence to developers

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.

Voting Requirements:

Simple Majority

070424 Moved: Cr R Cowan Seconded: Cr S Little
Recommendation and Council Decision:

That Council approves the application for development approval, submitted by Christopher Dissanayake, to construct a Single Dwelling and Water Tank at Lot 2 (No. 948) Moramocking Road, Wandering, subject to the following conditions:

Conditions:

- 1. The development hereby approved shall occur in accordance with the development plans and specifications submitted with the application and these shall not be altered or modified without the prior written approval of the Council.**
- 2. No clearing of trees or shrubs to be undertaken without the prior written approval of the Shire, except for clearing required to accommodate a house on the lot.**
- 3. All stormwater generated by the proposed development shall be managed and disposed of to the specifications and satisfaction of the Shire.**
- 4. Satisfactory building plans being approved by the Shire.**
- 5. Compliance with the relevant Health Regulations to the satisfaction of the Environmental Health Officer.**

Advice Notes:

- 1. In relation to Condition 4, the following advice is provided:**
 - (a) The separation of the proposed residence to the existing Class 10a structure is acceptable whilst unroofed.**
 - (b) The building application must provide energy efficiency and ventilation documentation.**
 - (c) Construction is to be in accordance with the Building Code of Australia / National Construction Code requirements.**
 - (d) It is suggested that the applicant seeks the services of a practicing building surveyor and lodges a “certified application” due to the proposed rammed earth construction.**
- 2. In relation to Condition 5, the applicant is to demonstrate that the existing approved septic system is sufficient to service the proposed dwelling.**

Carried 7/0

For: Cr Turton, Cr Little, Cr Cowan, Cr Hansen, Cr Jennings, Cr Price, Cr Watts.
Against: Nil

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

080424 Moved: Cr R Cowan Seconded: Cr S Little

Council Decision:

That late items 16.2.1 Shire of Wandering 150th Year Celebrations – Event Date and Updated Logo and 16.2.2 Wandering Community Centre Proposed Projects and Budgets to 30 June 2024 be introduced as new business

Carried: 7/0

16.2.1 Shire of Wandering 150th Year Celebrations – Event Date and Updated Logo

File Reference:	WD150
Location:	N/A
Applicant:	N/A
Author:	Lisa Boddy, Executive Assistant
Authorising Officer	Alan Hart, Chief Executive Officer
Date:	15 April 2024
Disclosure of Interest:	Nil
Attachments:	Policy 21 – Use of Shire Logo
Previous Reference:	N/A

Summary:

For Council to accept the date of the upcoming 150th celebrations and approve a modification to the Shire Logo for use in promoting the events.

Background:

The establishment of the Wandering Roads board was constituted on 6th October 1874. It is proposed to plan a community celebration to mark this 150 year milestone. With several events already scheduled in Wandering in the months of August and October 2024, it is proposed to hold the celebration over two days, Friday 13th and Saturday 14th September 2024.

Comment:

A working group has been established to make the necessary arrangements, with the help of the Shire administration.

The current Shire logo has been modified to include a banner stating “celebrating 150 years”, as per diagram below left, with the current logo shown below right:



Proposed updated Shire logo



Current Shire logo

The logo will be used on all marketing and promotional material in relation to the event.

Consultation:

Wandering 150th Celebrations Working Group
 Shire President
 CEO

Statutory Environment:

There are no legislative requirements in relation to this item.

Policy Implications:

There are no policy implications as a result of this item.

Financial Implications:

There are no financial implications for the Shire as a result of this item.

Strategic Implications:

PROVIDE STRONG LEADERSHIP

Our Goals	Our Strategies
A well informed Community	Foster Opportunities for connectivity between Council and the Community

IMPROVE THE ECONOMIC GROWTH OF OUR COMMUNITY

Our Goals	Our Strategies
Capture Tourism Opportunities Locally	Encourage tourists, longer stays and repeat visitation Provide for and maintain infrastructure that grows tourism

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 Engage and celebrate local culture, both indigenous and non-indigenous

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:

There are no known risks associated with this item.

Voting Requirements:

Simple Majority

080424 Moved: Cr I Turton Seconded: Cr S Little

Officer Recommendation and Council Decision:

That Council:

- **accept the date of the Wandering 150th Celebrations to be Friday 13th and Saturday 14th September 2024.**
- **approve the amendment to the Shire logo, as per attachment, to be used for promotion and marketing for events planned for the Wandering 150th Celebrations.**

Carried 7/0

For: Cr Turton, Cr Little, Cr Cowan, Cr Hansen, Cr Jennings, Cr Price, Cr Watts.

Against: Nil

16.2.2 Wandering Community Centre Proposed Projects and Budgets to 30th June 2024

File Reference:	11.111.11101
Location:	Down Street, Wandering
Applicant:	N/A
Author:	Alan Hart, Chief Executive Officer
Authorising Officer	Alan Hart, Chief Executive Officer
Date:	17 April 2024
Disclosure of Interest:	Nil
Attachments:	Wandering Community Centre Upgrade Management Report. Letter from Department of Infrastructure, Transport, Regional Development, Communications and the Arts.
Previous Reference:	N/A

Summary:

For the Committee to consider and recommend to Council a path forward to fully utilise the Local Roads and Community Infrastructure (LRCIP) - Phase 3 funding which has to be spent by the 30th June 2024.

Background:

In 2021, the Federal Government Announced the Local Roads and Community Infrastructure Guidelines for Phase 3. This phase of funding was originally to be fully spent by the 31st December 2023 and have extended it to the 30th June 2024. Further, the Shire has only until the 30th April to apply to reallocate this funding for other projects.

Comment:

As the 30th June deadline is fast approaching and the final detailed design for the Kitchen renovations are not complete, the reality is the Kitchen upgrade will not be completed by the 30th June 2024. The committee now must consider and recommend to Council other projects that can be undertaken by the 30th June. If the funds remain unspent by the 30th June 2024, the funds must be returned to the Federal Government. This is not an ideal situation so there are a number of items that can be purchased now in anticipation of the building works for the Kitchen and as a result of recent discussions at either past committee meetings or other public forums there are items that can be purchased that can enhance the upgrade of the community centre.

As this round of funding comes to a close, it doesn't mean that the kitchen upgrade will not occur as LRCIP -Phase 4 funding of \$182,000 has been approved for the Kitchen Upgrade as well. This funding needs to be fully spent by the 30th June 2025. Given that the detailed design is currently underway, there is no reason to think that these works cannot occur during the 2024/25 financial year, together with any other projects that can be undertaken to ensure these funds are fully spent within the timeframe.

Attached to this report is a expenditure report showing that of a total budget of \$547,380 (Phase 3 and 4), expenditure to-date is \$203,000. What is important and for the committee to focus on is the total funding from Phase 3 is \$365,380 and expenditure to-date that allocated against that funding is \$203,000. The unspent amount of the grant is \$162,457

As the Kitchen layout and equipment list has now been finalised, Council is in a position to place purchase orders for these as well as engaging a plumber to relocate the grease trap into the lawn area. If the committee agrees to this, then that expenditure will be approximately \$78,200. This leaves a balance of \$84,000 to be spent by the 30th June 2024.

Other Projects

There are other projects that the committee can consider that can be part of the upgrade of the community centre. These are listed below;

Building Sustainability – Solar and Battery System \$35,000

This was suggested informally at the committee meeting in December 2023 and quotations were sought for this. This is something that can have a significant impact on the ongoing viability of the centre and can result in cost savings to the ratepayer. The benefits of solar are well known, but this building is not generally used during the day so solar power on its own has little or no effect on the ongoing running costs. By including a battery, this will enable the Shire to harvest the electricity and store it for when it is needed.

Furniture Upgrade – Replace existing Chairs \$15,595

The chairs in the community centre are very old and look dated. At a community meeting at the Community Centre, it was suggested that age appropriate chairs be purchased as the elderly have problems getting out of the existing chairs. Following this, a quotation was obtained to replace all of the chairs with new. These chairs can come with or without arms and are fully stackable for storage.

BBQ Replacement – New Community BBQ \$16,000

The existing BBQ is aging and a possible project could be to replace the unit with a new electric BBQ. The BBQ proposed is a double BBQ designed to be out in the weather.

Consultation:

Nil

Statutory Environment:

Not Applicable

Policy Implications:

Nil

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

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:

If the committee does not have a plan to spend the grant funds by the 30th June 2024, the funds will be returned to the Federal Government as no further extensions will be granted on this round of funding.

Voting Requirements:

Simple Majority

Moved: Cr Sheryl Little Seconded: Cr Max Watts

Officer Recommendation and Committee Decision:

That the Committee Recommend to Council that

To ensure the grant funds are fully spent by the 30th June 2024, the following projects be added to the Wandering Community Centre Upgrade project;

- a. Solar and Battery system at a cost of approximately \$35,000**
- b. Purchase of 150 new stackable chairs at a cost of approximately \$16,000**
- c. Purchase and install two new BBQs to replace the existing ones at a cost of approximately \$16,000**

Lost: 1/3

For: D Ebsary

Against: B Whitely, Cr S Little, Cr M Watts

Moved: Darralyn Ebsary Seconded: Cr Max Watts

Officer Recommendation and Committee Decision:

That the Committee Recommend to Council that Council approve Metro Steel Services as the supplier of the stainless steel benches for the kitchen.

Carried 4/0

For: D Ebsary, B Whitely, Cr S Little, Cr M Watts

Against: Nil

090424 Moved: Cr G Hansen Seconded: Cr A Price

Officer Recommendation and Council Decision:

That Council approve Metro Steel Services as the supplier of the stainless steel benches for the kitchen.

Carried 7/0

For: Cr Turton, Cr Little, Cr Cowan, Cr Hansen, Cr Jennings, Cr Price, Cr Watts.

Against: Nil

100424 Moved: Cr R Cowan Seconded: Cr M Watts

Officer Recommendation and Council Decision:

That Council ensure the grant funds are fully spent by the 30th June 2024, the following projects be added to the Wandering Community Centre Upgrade project;

- a. Solar and Battery system at a cost of approximately \$35,000**
- b. Purchase of 150 new stackable chairs at a cost of approximately \$16,000**
- c. Purchase and install two new BBQs to replace the existing ones at a cost of approximately \$16,000**

Carried 7/0

For: Cr Turton, Cr Little, Cr Cowan, Cr Hansen, Cr Jennings, Cr Price, Cr Watts.

Against: Nil

17. Matters Behind Closed Doors

Nil.

18. Closure of Meeting

The Presiding Member declared the meeting closed at 5.34pm.