

ORDER OF BUSINESS

1. Declaration of Opening/Announcement of Visitors

1:38pm – The President welcomed all present and declared the meeting open.

2. Record of Attendance/Apologies/Leave of Absence

Attendance:

GG Kerr	President
BE Dowsett	Deputy President
JC Schorer	Councillor (1:40pm – close)
KJ Barge	Councillor
JR McNeil	Councillor
J Price	Councillor
C Ferguson	Councillor
M Whitely	CEO

3. Public Question Time

There being no other visitors present for Public Question Time the President continued on with the ordinary business of the meeting.

4. Applications for Leave of Absence

Nil

5. Confirmation of Minutes of Previous Meetings

Shire of Wandering Ordinary Meeting held 16 May 2013

781:2012/13

Moved Cr Price, Seconded Cr Ferguson that that the minutes of the Shire of Wandering Ordinary Meeting held 16 May 2013 be confirmed as a true and correct record.

CARRIED 7-0

6. COUNCILLOR REPORTS

President Kerr

Meetings Attended

Waste Transfer Station Visit

Deputy President Dowsett

Meetings Attended

Waste Transfer Station Visit

Councillor Ferguson

Meetings Attended

Wandering – Narrogin School Bus Route Forum

Councillor McNeil

Questions Without Notice

Letter from Phil Watts

Letter from Stephanie Jenkinson

Caravan Pak keys

Sea Container Policy

Outstanding Invoices for the Shire of Williams

Councillor Price

Meetings Attended

Wandering – Narrogin School Bus Route Forum

Questions Without Notice

Dryandra Country Visitors Centre

Waste Oil Facility

Signage for the Fuel Facility

Enquired if the Lighting at the horse sculpture was working

Roads Board Lighting

Councillor Schorer

Questions Without Notice

Requested that the July Meeting commence at 7.30am

7. MATTERS REQUIRING COUNCIL DECISION

7.1 Appointment of Auditors

NAME OF APPLICANT: CEO
FILE REFERENCE: 10.1.6
AUTHOR: CEO

SUMMARY:

The current auditors of the Shire of Wandering were appointed for a three year term in May 2010 and a new appointment is now required for a term of not more than 5 financial years. Council are required to appoint an auditor of the local government's accounts and annual financial report by the 30 November in any year otherwise an appointment may be made on Council's behalf by the Department of Local Government.

COMMENT:

Expressions of Interest were sent to UHY Haines Norton, Butler Settineri, PriceWaterhouse Coopers and Grant Thornton of which the following two suppliers responded with the following pricing (GST Exclusive);

	2012/13	2013/14	2014/15	Other Information
Butler Settineri	\$8,500	\$9,000	\$9,500	Includes 2 Grant Acquittals
UHY Haines Norton	\$14,400	\$14,950	\$15,500	Acquittals additional at \$800-\$1500 per acquittal

Butler Settineri are the current auditors and from my experience they have been very detailed in their audit approach and I would have no hesitation in recommending them for a further term.

An absolute voting majority is required for the appointment of the auditors.

RECOMMENDATION:

That Council appoint Butler Settineri Pty Ltd as the auditors for the Shire of Wandering for the completion of the 2012/13, 2013/14 and 2014/15 financial years.

[Attachment 2](#)

782:2012/13

Moved Cr Dowsett, Seconded Cr McNeil that Council appoint Butler Settineri Pty Ltd as the auditors for the Shire of Wandering for the completion of the 2012/13, 2013/14 and 2014/15 financial years.

CARRIED 7-0

7.2 Town Entrance Statement Project

NAME OF APPLICANT: Lions Club of Wandering
FILE REFERENCE: 18.1.1
AUTHOR: CEO

SUMMARY:

A letter has been received from the Lions Club of Wandering ("Lions Club) seeking support from Council for a joint project between the Lions Club, Wandering CWA and the Shire of Wandering for design and installation of town entrance statements. The Lions Club have suggested a Council representative join a representative from the Lions Club and Wandering CWA to form a committee to progress the project.

COMMENT:

Some designs and pricing had previously been presented to Council for some town entrance signage some time ago however the supplier that completed the designs has since been taken over and the new owners are not interested in completing the project.

An amount of \$8,000 was provided in the 2012/13 Budget for design and installation of town entrance statements coming into town on the North Bannister Wandering Rd and Wandering Pingelly Rd.

A Town Entrance Project Committee could be formed with a representative from all three parties and this nominated delegate can then provide feedback to their members.

RECOMMENDATION:

That Council;

1. Appoint Cr _____ as the Shire delegate to join a representative from the Lions Club of Wandering and Wandering CWA to form a Town Entrance Project committee, and
2. That the Town Entrance Project Committee articulates the community consultation process and design of two town entrance statements coming into town on the North Bannister Wandering and Wandering Pingelly Roads, and
3. On completion of the community consultation and design process that the Town Entrance Project Committee presents to Council the proposed design and cost structure for resolution by Council

[Attachment 3](#)

783:2012/13

Moved Cr Dowsett, Seconded Cr McNeil that Council

- 1. Appoint Cr Price as the Shire delegate to join a representative from the Lions Club of Wandering and Wandering CWA to form a Town Entrance Project committee, and**
- 2. That the Town Entrance Project Committee articulates the community consultation process and design of two town entrance statements coming into town on the North Bannister Wandering and Wandering Pingelly Roads, and**
- 3. On completion of the community consultation and design process that the Town Entrance Project Committee presents to Council the proposed design and cost structure for resolution by Council**

CARRIED 7-0

7.3 Bowling Green / Multi-Purpose Co-located Facility

NAME OF APPLICANT: CEO
FILE REFERENCE: 2.1.1
AUTHOR: CEO

SUMMARY:

A submission was made in September through the Community Sporting and Recreation Facilities Fund (CSRFF) funding operated by the Department of Sport and Recreation for the Bowling Green / Multi-Purpose Court project. This project was adopted in the 2012/13 Budget on the basis that the project was dependant on funding being successful from DSR for the project to proceed.

MINUTES FOR THE MEETING HELD 20 JUNE 2013

At the April 2013 meeting Council resolved to call for Expressions of Interest for the construction of the Bowling Green / Multi-Purpose Co-Located Facility with the following three options to be explored;

1. A 4 rink Bowling Green, tennis court and multi-purpose court as per the current concept plan.
2. A reverse design of the current concept plan above being a tennis court, multi-purpose court, 4 rink Bowling Green configuration.
3. Resurface the existing tennis courts and construct the bowling green separately on the western bank opposite the Community Centre

COMMENT:

Expressions of Interest were called after the April 2013 meeting and have subsequently closed.

It is important to note that the purpose of calling Expressions of Interest was to;

1. Obtain some indicative pricing for the three different concept plans to provide Council with additional information for the progression of the project.
2. Allow Council more flexibility when discussing concept plan options with interested parties

While care has been taken to ensure that the pricing submitted is comparing like for like, the only way to be sure that pricing submitted is consistent is to have tender documents prepared and distributed to all interested parties.

There was a lot of interest from a variety of suppliers, however in total only five submissions with pricing were provided by the due date. Several suppliers did express an interest in completing the requirements outlined in Option 3 but have not submitted any indicative pricing. There were also many other individual suppliers that responded in terms of offering shade structures, seating, fencing, etc however in the first instance no pricing was requested from these suppliers.

All pricing shown is GST Exclusive.

OPTIONS 1 & 2: 4 RINK BOWLING GREEN, TENNIS COURT & MULTI PURPOSE COURT

Pricing below was submitted from the following suppliers. All pricing excludes lighting and shade structures, but does have provision for new fencing to be erected which can obviously be reviewed by Council when considering options within the budget restraints. Pricing is also based on the Shire providing level site works for the bowling green and courts to be constructed;

Supplier	Bowling Green	Tennis / Multi Purpose Courts	Total	Other Information
Ever Green Synthetic Grass	\$178,987	\$106,567	\$270,831	
Green Planet Grass			\$315,850	
Berry Bowling Systems	\$191,400	\$166,285	\$410,412	

OPTION 3: RESURFACE TENNIS COURTS & CONSTRUCT SEPARATE BOWLING GREEN

The following suppliers provided pricing for resurfacing the existing three tennis courts and constructing a separate bowling green. All pricing excludes lighting and shade structures and are based on the assumptions that the existing fencing is reused and the Shire will provide level site works for the bowling green. I have allowed \$120,000 for these works based on pricing obtained from my grant submission for the lighting (\$45,000) shade structures (\$25,000) and have allowed \$50,000 for additional site works to be completed by the Shire.

Supplier	Bowling Green	Tennis / Multi Purpose Courts	Total	Other Information
West Coast Synthetic		\$200,400		Only quoted on resurfacing the Tennis Courts
Ever Green Synthetic Grass	\$178,987	\$106,567	\$285,554	Bowling Green located adjacent to Tennis Courts
Tuff Turf	\$198,389	\$104,881	\$303,270	Bowling Green located on the western bank
Green Planet Grass			\$330,800	Proposal has multi-purpose court situated across the tennis courts Bowling Green located on the western bank

MINUTES FOR THE MEETING HELD 20 JUNE 2013

Notification was received in February 2013 that the Shire of Wandering had been successful in obtaining \$147,429 (Budgeted Amount \$133,333) from the Department of Sport and Recreation. The funding agreement has subsequently been signed and funds need to be expended by 30 June 2014. The total budget approved by Council in 2012/13 for the Bowling Green / Multi-Purpose Court project is;

	Actual	Budget	Variance
Department of Sport & Recreation	\$147,429	\$133,333	\$14,096
Country Local Government Fund	\$172,795	\$172,795	\$0
Council Funds	<u>\$78,872</u>	<u>\$78,872</u>	<u>\$0</u>
Total Project Cost	\$414,096	\$400,000	\$14,096

Based on the pricing submitted through the Expressions of Interest process Council are now in a position to proceed with the compilation of concept plans for all three designs with the view to selecting one or all three of the proposed options when engaging further community consultation. The cost to prepare concept plans for all three options is approximately \$2,000.

RECOMMENDATION:

That Council proceed with the preparation of concept plans for

1. A 4 rink Bowling Green, tennis court and multi-purpose court as per the current concept plan.
2. A reverse design of the current concept plan above being a tennis court, multi-purpose court, 4 rink Bowling Green configuration.
3. Resurface the existing tennis courts and construct the bowling green separately on the western bank opposite the Community Centre
4. Following the completion of the concept plans these plans are made available for community feedback

[Attachment 4](#)

784:2012/13

Moved Cr McNeil, Seconded Cr Barge that Council proceed with the preparation of concept plans for;

- 1. A 4 rink Bowling Green, tennis court and multi-purpose court as per the current concept plan.**
- 2. A reverse design of the current concept plan above being a tennis court, multi-purpose court, 4 rink Bowling Green configuration.**
- 3. Resurface the existing tennis courts and construct the bowling green separately on the western bank opposite the Community Centre**
- 4. Resurface the existing tennis courts and construct the bowling green separately on the western carpark opposite the Community Centre**
- 5. Following the completion of the concept plans these plans are made available for community feedback**

CARRIED 7-0

7.4 Western Australian Local Government Convention

NAME OF APPLICANT: WALGA
FILE REFERENCE: 1.4.5
AUTHOR: CEO

SUMMARY:

The program for the 2013 Western Australian Local Government Convention has been released and is shown at **Attachment 5**. The convention commences Wednesday 7 August 2013 with the WALGA Annual General Meeting, followed by the opening address for the convention on Thursday 8 August 2013 and concludes Friday 9 August 2013.

The cost of registration is \$1,375 which includes registration to the conference, the welcome reception on Wednesday and the Sundowner on Thursday evening. Additional costs for the convention include \$190 for the Gala Dinner on Friday night and \$88 for the breakfast with Ross Glendinning on the Friday morning. Accommodation for the convention is additional.

COMMENT:

Cr Kerr, Cr Schorer and the CEO attended the 2012 Convention and reported favourably in regards to the format and content of the event. There has also been constant discussion by Council of the benefit for newly elected members to attend the Convention and interact with other Councillors from various municipalities.

WALGA will also be running a number of training courses to coincide with 2013 WA Local Government Convention and Exhibition. The courses being offered are;

- Participate in Local Government Emergency Management
- Councillor Roles & Responsibilities (for Elected Members)
- Manage Recovery Activities for Local Government
- Effective Community Leadership (for Elected Members)
- Professionally Speaking (for Elected Members)
- Meeting Procedures and Debating (for Elected Members)
- Change Management (for Elected Members)
- Policy Development (for Elected Members)

The courses are run over a period of a week from Monday 5 August 2013 to Tuesday 13 August 2013 and range in cost from free of charges to \$450 per person.

Since the WA Local Government Convention and Exhibition is held in August 2013 provision can be made in the 2013/14 Budget for Councillors wanting to attend the event.

RECOMMENDATION:

That Cr Ferguson and Cr Price along with other interested Councillors be enrolled for the 2013 WA Local Government Convention and Exhibition.

[Attachment 5](#)

785:2012/13

Moved Cr Ferguson, Seconded Cr Price that Cr Schorer, Cr Dowsett, Cr McNeil, Cr Kerr and the CEO be enrolled for the 2013 WA Local Government Convention and Exhibition.

CARRIED 7-0

The reason for the change to the recommendation being that both Cr Ferguson and Cr Price were unavailable to attend the Western Australian Local Government Convention due to prior commitments.

7.5 WALGA 2013 Annual General Meeting – Registration of Voting Delegates

NAME OF APPLICANT: WALGA
FILE REFERENCE: 1.4.5
AUTHOR: CEO

SUMMARY:

The 2013 Annual General Meeting for the WA Local Government Association will be held during the Local Government Convention on Wednesday 7 August 2013. Council are permitted to have 2 voting delegates at the 2013 Annual General Meeting.

COMMENT:

Cr Kerr and Cr Dowsett were the nominated voting delegates for the 2012 Annual General Meeting.

RECOMMENDATION:

That Cr Kerr and Cr Dowsett be nominated as the voting delegates for the 2013 WA Local Government Association Annual General Meeting with Cr Ferguson and Cr Price as the proxy voting delegates.

[Attachment 6](#)

786:2012/13

Moved Cr Price, Seconded Cr Ferguson that Cr Kerr and Cr Dowsett be nominated as the voting delegates for the 2013 WA Local Government Association Annual General Meeting.

CARRIED 7-0

The reason for the change to the recommendation being that both Cr Ferguson and Cr Price would not be attending the Western Australian Local Government Convention.

7.6 Residential Subdivision

NAME OF APPLICANT: CEO
FILE REFERENCE: 2.1.12
AUTHOR: CEO

SUMMARY:

Council currently owns Lots 60, 61 and 300 Mill Street as well as Lot 9500 North Bannister Wandering Rd which have been allocated as future residential land subdivisions.

In February 2013 a letter was also sent to State Land Services requesting that Lots 49 & 57 Mill Street, which are both crown land, be released to the Shire of Wandering for future low density residential development. Correspondence received from the Department of Regional Development and Lands ("Department") in April 2013 explained that the request is currently being investigated by one of the project officers from the Department.

There are also two other locations identified in **Attachment 7** shown as crown land in the same locality which could potentially be used for further low density residential development depending on the outcome from the Shire's request to acquire Lots 49 & 57 Mill Street.

COMMENT:

A Subdivision Concept Plan has been prepared showing a mixture of R10 (1,000m²) and R5 (2,000m²) landholdings in the Mill Street and Turton Rd/North Bannister Wandering Rd. The areas shown are both land currently owned by the Shire and Crown Land.

Provided Council are happy with the concept plan, the next process would be to stage the subdivision to allow a civil engineer to prepare a cost estimate for the first stage of the project. The cost to prepare a preliminary construction cost estimate is approximately \$3,500. There is provision in the 2012/13 Budget of \$60,000 for such preliminary workings.

The most obvious land to develop in Stage would be Lots 60, 61 & 300 Mill Street since they are located close to existing services. The parcel of land located on North Bannister Wandering Rd has been shown as Stage 2 and this title of land has been divided into two sections due to the likelihood of excessive costs required to connect utilities, in particular water, to the western portion of the land.

Stages 3 and 4 are dependent on Crown Land being vested in the Shire's name so this land is likely to be some way off developing, if in fact developed at all. With the exception of identifying Stage 1 which is required to obtain cost estimates for development, the other stages can be revisited at a later date.

RECOMMENDATION:

That Council adopts the Subdivision Concept Plan and proceed with the appointment of a civil engineer to prepare a cost estimate for the first stage of the project, being the development of Lots 60, 61 and 300 Mill Street.

[Attachment 7](#)

787:2012/13

Moved Cr Dowsett, Seconded Cr McNeil that the CEO obtain additional information for the development of Lots 60, 61 and 300 Mill Street prior to adopting the Subdivision Concept Plan and the appointment of a civil engineer to prepare a cost estimate for the first stage of the project.

CARRIED 7-0

7.7 Proposed Shed - Lot 95 O'Connell Road, Blackboy Springs

NAME OF APPLICANT: Mark & Nicole James
FILE REFERENCE: A454
AUTHOR: EHO/BS

SUMMARY:

At the May 2013 Meeting the owners of Lot 95 O'Connell Road, Blackboy Springs applied to construct a 300m² shed on their property, twice the size stated in the Shire of Wandering Outbuilding Policy. At that meeting Council resolved not to allow the request by the owners of Lot 95 O'Connell Road to build a shed of 300m² on the property as the size requested will exceed the Outbuildings Policy by 100%, however acknowledges the earlier approval for a shed of 200m² being able to be built on the property.

COMMENT:

A letter from Mark & Nicole James has subsequently been received requesting that Council reconsider the decision made at the May 2013 Meeting. A copy of the letter is shown at **Attachment 8**.

While the circumstances mentioned in the letter are saddening with respect to the death of family members and disappointing with regards to the information relied during the purchase of the property, the fact of the matter remains that what is being requested is double the Shire's existing Outbuilding Policy.

Council have already relaxed the Outbuilding Policy for Mr & Mrs James by allowing an additional 33% more than the allowed shed area and 200m² seems like an adequate area to house a variety of personal items as raised in the letter.

If Council enforces the earlier decision made at the May 2013 Meeting the owners of the property will have the right to appeal Council's decision at the State Administrative Tribunal.

RECOMMENDATION:

That Council write to Mark and Nicole James stating that while they are sympathetic of the issues raised in their letter with respect to the death of family members and the information relied during the purchase of the property the original decision made at the 16 May 2013 Council Meeting not to allow the owners of Lot 95 O'Connell Road to build a shed of 300m² on the property stands due to the significant variation of the request in relation to the existing Shire of Wandering Outbuilding Policy.

[Attachment 8](#)

788:2012/13

Moved Cr Barge, Seconded Cr Price that the original decision stands however in light of the response from the landowners of Lot 95 O'Connell Road that all Rural Residential landowners be consulted by Council with regard to conditions landowners would like in place in respect to the size of outbuildings.

CARRIED 6-1

Council adjourned for afternoon tea at 3:40pm

Council returned from afternoon tea at 3:59pm

7.8 Wandering Mill Site Plaque

NAME OF APPLICANT: Mrs Judith Muller
FILE REFERENCE: 20.1.1
AUTHOR: CEO

SUMMARY:

At the February 2013 Meeting Council have in principle support for the Muller family to erect a plaque on a granite rock depicting the Timber Mill history of the family within the district.

COMMENT:

I met with Mrs Judith Muller and Ms Lee Muller to discuss the proposed structure and preferred site locations and they informed me that the plaque would be placed onto a granite rock monument which was approximately 1.5m high and up to a 1m wide.

The preference for the Muller family was to have the plaque located in the main street and not Mill Street where the original Timber Mill was located in Wandering as the consensus from the family was that the plaque would be accessed by more tourists coming through the main street of town than it would be if located at the Mill Street location.

Mrs Judith Muller also expressed a preference to having the monument placed amongst the Autumn Trees as she felt there was a strong affiliation with these trees since she suggested to Council previously to plant these trees in the town.

The Muller families preferred location was to have the granite rock and plaque erected in the main garden area between the horse monument and Community Resource Centre at a location close to the path accessing the public conveniences.

RECOMMENDATION:

That Council approves the erection of a 1.5m x 1m granite monument with a plaque depicting the history of the Wandering Timber Mill in the vicinity of the public garden area between the Community Resource Centre and Public Toilets.

789:2012/13

Moved Cr McNeil, Seconded Cr Ferguson that Council approves the erection of a 1.5m x 1m granite monument with a plaque depicting the history of the Wandering Timber Mill on a temporary basis in the vicinity of the public garden area between the Community Resource Centre and Public Toilets with the view to relocating the monument to the Mill Street subdivision where there will be a Muller Road/Street named within that subdivision at a later date.

CARRIED 6-1

7.9 Fencing Variation Request – 2 Dunmall Drive

NAME OF APPLICANT: K & J Majko
FILE REFERENCE: A304
AUTHOR: CEO

SUMMARY:

At the December 2011 Meeting a request was put forward by the owners of 2 Dunmall Drive to construct a 1.8m fence around the perimeter of their property. At that meeting Council resolved that a 1.2m fence be erected at the front of the property facing Dunmall Drive as per guidance in the Residential Design Codes of Western Australia.

A further request from the owners has been made that Council reconsider the original decision on the basis that the proposed fence line, while greater than 1.2m, will not impede the viewing aspect from Dunmall Drive and aesthetically will not have any great impact for surrounding neighbours.

COMMENT:

Under the Shire of Wandering Town Planning Scheme No. 3 (TPS) no provision has been made that deals with boundary fencing for Residential zoned land and as a result the provisions and conditions contained in the Residential Design Codes of Western Australia (i.e. the R-Codes) are applied.

Under element 6.2.5 of the R-Codes any fencing / gates proposed to be constructed along or within the primary street setback area is required to be visually permeable and must not exceed a height of 1.2 metres above the natural ground level. If the fencing does not meet these requirements Council's formal approval to a variation to the R-Codes is needed prior to installation and will require a full planning assessment and report to Council.

Photographs of the fence line already installed along the western boundary of the property depict what the owners are proposing for the front of the property and are shown at **Attachment 9**.

RECOMMENDATION:

That Council and approves the erection of a 1.8m fence consistent with the existing boundary fence line as depicted in the photographs provided.

[Attachment 9](#)

790:2012/13

Moved Cr McNeil, Seconded Cr Ferguson that Council and approves the erection of a 1.8m fence consistent with the existing boundary fence line as depicted in the photographs provided.

CARRIED 6-1

7.10 Integrated Planning

NAME OF APPLICANT: CEO
FILE REFERENCE: 1.1.21
AUTHOR: CEO

SUMMARY:

The Shire of Wandering has an obligation to complete the Integrated Planning Framing required by the Department of Local Government. The framework includes the completion of Strategic Community, Corporate Business, Asset Management, Long Term Financial and Workforce Plans which are to be completed for implementation by 1 July 2013.

COMMENT:

The following documents need to be prepared as part of the Integrated Planning Process;

- Community Strategic Plan
- Corporate Business Plan
- Asset Management Plan
- Workplace Plan
- Long Term Financial Plan

The Community Strategic Plan was adopted by Council at the April 2013 Meeting. At the same meeting Council resolved to appoint JT Professional Services to complete the Workforce Plan, Corporate Plan and Long Term Financial Plan and Dominic Carbone & Associates for the Asset Management Plan.

JT Professional Services is in the final stages of completing the Workforce Plan, Corporate Plan and Long Term Financial Plan and copies of these plans will be distributed at the meeting.

Dominic Carbone & Associates have not responded to requests from the CEO to implement the Asset Management Plan and given the timing for the Asset Management Plan, JT Professional Services will assist the CEO in implementing the Asset Management Plan at a substantially reduced cost to what Dominic Carbone & Associates would have charged. I am hopeful that a draft copy of the Asset Management Plan will be made available to Council at the meeting.

Given the 1 July 2013 deadline, and to allow Councillors the opportunity to absorb the information and provide feedback on the various plans, my suggestion would be that a Special Meeting be held to adopt the Workforce Plan, Corporate Plan, Long Term Financial Plan and Asset Management Plan prior to the end of the 2012/13 financial year.

RECOMMENDATION:

That a Special Meeting be held at 8.30am on Friday 28 June 2013 to adopt the Corporate Business Plan, Asset Management Plan, Workforce Plan and Long Term Financial Plan.

791:2012/13

Moved Cr Schorer, Seconded Cr McNeil that a Special Meeting be held at 5.00pm on Thursday 27 June 2013 to adopt the Corporate Business Plan, Asset Management Plan, Workforce Plan and Long Term Financial Plan.

CARRIED 7-0

7.11 Proposed Ancillary Accommodation – Lot 101 O’Connell Rd

NAME OF APPLICANT: Glenda & Tony Slann
FILE REFERENCE: A460
AUTHOR: Messrs Joe Douglas & Carlo Famiano – Consultant Town Planners (Urban & Rural Perspectives)

SUMMARY

This report recommends that a planning application submitted by Glenda and Tony Slann (Landowners) to construct one (1) new ancillary accommodation unit in support of the existing single detached dwelling on Lot 101 O’Connell Road, Wandering be approved by Council subject to the imposition of a number of conditions.

BACKGROUND

The applicant is seeking Council’s planning approval to construct ancillary accommodation to support the new single detached dwelling currently under construction on Lot 101 O’Connell Road, Wandering.

Lot 101 is located approximately six (6) kilometres south-west of the Wandering townsite within the ‘Blackboy Springs Estate’. The land is irregular in shape, comprises a total area of approximately 8.0493 hectares and has direct frontage and access to O’Connell Road along its southern boundary and Echidna Close along its western boundary (see Plans 1 & 2).

The western portion of Lot 101 has been extensively cleared for rural residential purposes, whilst the southern and eastern portions of the land comprise large stands of natural vegetation throughout. The property also contains a number of physical improvements associated with its current rural residential use including sheds, a water storage tank and dam, a partially constructed single detached dwelling, internal access tracks, firebreaks and boundary fencing (see Plan 3).

Under the terms of the information and plans submitted in support of the application (see Plans 4 & 5) the following is proposed:

- i) Construction of a new 33.12m² single bedroom, single bathroom transportable style dwelling to be used for ancillary accommodation purposes;
- ii) The new accommodation unit will be constructed off-site using steel framing and refrigerator type panelling;
- iii) The accommodation unit will have a wall height of 2.7 metres with a flat panel roof;
- iv) The accommodation unit will be located within the boundaries of the designated building envelope area as depicted on ‘Blackboy Springs Estate Subdivision Guide Plan’ which was previously endorsed by both the Shire and the Western Australian Planning Commission as part of Amendment No.2 to the Shire of Wandering’s current operative Town Planning Scheme No.3;
- v) Effluent disposal will be undertaken on-site using septic tanks and leach drains constructed in accordance with all relevant health standards and regulations; and
- vi) The new accommodation unit will be used by the current landowners as their principle place of residence until such time as construction of the new single detached dwelling on the land has been completed. It is understood that once the new primary dwelling on the land is complete, the ancillary accommodation unit will be retained and used by the landowners as a personal studio.

COMMENT

Current Zoning & Land Use Permissibility

Lot 101 is classified ‘Rural Residential’ zone under the Shire of Wandering’s current operative Town Planning Scheme No.3 (TPS No.3).

Council’s stated objectives for the development and use of any land classified ‘Rural Residential’ zone are 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.*

MINUTES FOR THE MEETING HELD 20 JUNE 2013

- (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 being located close to the town of Wandering and then only where the environmental impacts are manageable.*

Under the terms of TPS No.3 the development and use of land classified 'Rural Residential' zone for the purpose of 'ancillary accommodation' is classified as a discretionary (i.e. "D") use which means that it is not permitted unless the local government has exercised its discretion by granting planning approval.

TPS No.3 Development Standards & Requirements

TPS No.3 does not contain any standards governing the development and use of land classified 'Rural Residential' zone for the purpose of 'ancillary accommodation'. As such the application has been assessed with due regard for the general development standards contained in TPS No.3 including those that apply specifically to all land classified 'Rural Residential' zone including the 'Blackboy Springs Estate'.

Having regard for the information submitted in support of the application the reporting officers' have concluded that the proposal satisfies the various general development standards prescribed by TPS No.3 (i.e. minimum dwelling standards, boundary setbacks, compatibility of land usage, site characteristics, water supply and waste disposal) and may therefore be supported by Council.

It is concluded from a detailed assessment of the application that the proposal to develop and use a portion of Lot 101 O'Connell Road, Wandering for the purpose of 'ancillary accommodation' is capable of being implemented in a proper and orderly manner and is unlikely to have a negative impact on the general amenity, character, functionality and safety of the immediate locality subject to compliance with a number of conditions.

RECOMMENDATION:

That the application for planning approval submitted by Glenda and Tony Slann (Landowners) to construct one (1) new ancillary accommodation unit on Lot 101 O'Connell Road, Wandering be **APPROVED** in accordance with the details of the information and plans submitted in support of the application subject to compliance with the following conditions and advice notes:

Conditions

1. The ancillary accommodation unit shall be constructed within the boundaries of the designated building envelope area as depicted on the endorsed 'Blackboy Springs Estate Subdivision Guide Plan'.
2. A potable water supply shall be provided to the ancillary accommodation unit to the satisfaction of the Shire of Wandering.
3. The ancillary accommodation unit shall be provided with an adequate on-site effluent disposal system constructed and maintained to the specifications and satisfaction of the Shire of Wandering.
4. All stormwater generated by the ancillary accommodation unit shall be managed and disposed of to the specifications and satisfaction of the Shire of Wandering.
5. The ancillary accommodation unit shall not be used other than as accommodation for dependant member(s) of the family of the occupier(s) of the principal dwelling on the land unless otherwise approved by Council.
6. Prior to the issuance of a building permit for the ancillary accommodation unit the applicant is required to enter into an agreement to the satisfaction of the Shire of Wandering to construct the unit to an acceptable standard of presentation as determined by the Shire within twelve (12) months of issuance of a building permit.
7. A refundable cash bond of \$2,000.00 shall be paid to the Shire of Wandering prior to the issuance of a building permit to ensure that the ancillary accommodation unit is completed in accordance with the agreement entered into with the Shire of Wandering.
8. The sub-floor area of the ancillary accommodation unit shall be enclosed with brick, stone, vermin battens or other means acceptable to the Shire of Wandering.

Advice Notes

1. The development is to be completed within a period of two (2) years from the date of this approval. If the development is not completed within this period the approval will lapse and be of no further effect.

MINUTES FOR THE MEETING HELD 20 JUNE 2013

Where an approval has lapsed, no development shall be carried out without the further approval of the Shire of Wandering having first been sought and obtained.

2. A completed building permit application must be submitted to and approved by the Shire's Building Surveyor prior to the commencement of any construction on the land.
3. The ancillary accommodation unit is required to comply in all respects with the National Construction Code of Australia. Plans and specifications which reflect these requirements are required to be submitted with the building permit application.
4. The noise generated by any activities on-site including machinery motors or vehicles shall not exceed the levels as set out under the Environmental (Noise) Regulations 1997.
5. No construction works shall commence on the land prior to 7am without the Shire's written approval.
6. Any existing unauthorised development and/or use of the land shall be removed / ceased unless the necessary approvals have been sought and obtained from the Shire of Wandering.
7. Failure to comply with any of the conditions of this planning approval constitutes an offence under the provisions of the *Planning and Development Act 2005* and the Shire of Wandering Town Planning Scheme No.3 and may result in legal action being initiated by the local government.

[Attachment 10](#)

792:2012/13

Moved Cr Schorer, Seconded Cr Barge that the application for planning approval submitted by Glenda and Tony Slann (Landowners) to construct one (1) new ancillary accommodation unit on Lot 101 O'Connell Road, Wandering be APPROVED in accordance with the details of the information and plans submitted in support of the application subject to compliance with the following conditions and advice notes:

Conditions

1. The ancillary accommodation unit shall be constructed within the boundaries of the designated building envelope area as depicted on the endorsed 'Blackboy Springs Estate Subdivision Guide Plan'.
2. A potable water supply shall be provided to the ancillary accommodation unit to the satisfaction of the Shire of Wandering.
3. The ancillary accommodation unit shall be provided with an adequate on-site effluent disposal system constructed and maintained to the specifications and satisfaction of the Shire of Wandering.
4. All stormwater generated by the ancillary accommodation unit shall be managed and disposed of to the specifications and satisfaction of the Shire of Wandering.
5. The ancillary accommodation unit shall not be used other than as accommodation for dependant member(s) of the family of the occupier(s) of the principal dwelling on the land unless otherwise approved by Council.
6. Prior to the issuance of a building permit for the ancillary accommodation unit the applicant is required to enter into an agreement to the satisfaction of the Shire of Wandering to construct the unit to an acceptable standard of presentation as determined by the Shire within twelve (12) months of issuance of a building permit.
7. A refundable cash bond of \$2,000.00 shall be paid to the Shire of Wandering prior to the issuance of a building permit to ensure that the ancillary accommodation unit is completed in accordance with the agreement entered into with the Shire of Wandering.
8. The sub-floor area of the ancillary accommodation unit shall be enclosed with brick, stone, vermin battens or other means acceptable to the Shire of Wandering.

Advice Notes

1. The development is to be completed within a period of two (2) years from the date of this approval. If the development is not completed within this period the approval will lapse and be of no further effect. Where an approval has lapsed, no development shall be carried out without the further approval of the Shire of Wandering having first been sought and obtained.
2. A completed building permit application must be submitted to and approved by the Shire's Building Surveyor prior to the commencement of any construction on the land.
3. The ancillary accommodation unit is required to comply in all respects with the National Construction Code of Australia. Plans and specifications which reflect these requirements are required to be submitted with the building permit application.
4. The noise generated by any activities on-site including machinery motors or vehicles shall not exceed the levels as set out under the Environmental (Noise) Regulations 1997.

5. No construction works shall commence on the land prior to 7am without the Shire's written approval.
6. Any existing unauthorised development and/or use of the land shall be removed / ceased unless the necessary approvals have been sought and obtained from the Shire of Wandering.
7. Failure to comply with any of the conditions of this planning approval constitutes an offence under the provisions of the Planning and Development Act 2005 and the Shire of Wandering Town Planning Scheme No.3 and may result in legal action being initiated by the local government.
- CARRIED 7-0**

7.12 List of Accounts – May 2013

NAME OF APPLICANT: Finance Officer
FILE REFERENCE: N/A
AUTHOR: Finance Officer

SUMMARY:

Attached is a list of accounts for Council consideration.

RECOMMENDATION:

That all Cheque, EFT, wages, transport payments, transfers to investments, credit card payments, creditor payments and other vouchers from the Municipal and Trust Fund totalling \$310,073.05 be passed for payment.

[Attachment 11](#)

793:2012/13

Moved Cr Schorer, Seconded Cr Ferguson all Cheque, EFT, wages, transport payments, transfers to investments, credit card payments, creditor payments and other vouchers from the Municipal and Trust Fund totalling \$310,073.05 be passed for payment.

CARRIED 7-0

7.13 Financial Reports – May 2013

NAME OF APPLICANT: CEO
FILE REFERENCE: N/A
AUTHOR: CEO

SUMMARY:

Separately attached are the monthly Financial Statements for the period 31 May 2013.

RECOMMENDATION:

That Council endorse the monthly Financial Statements for the period ending 31 May 2013.

[Attachment 12](#)

794:2012/13

Moved Cr Dowsett, Seconded Cr Price Council endorse the monthly Financial Statements for the period ending 31 May 2013.

CARRIED 7-0

11. NEXT MEETING

Next Ordinary Council meeting to be held on Thursday 18 July 2013 at 7:30am

12. CLOSURE OF MEETING

There being no further business for discussion the President closed the meeting at 6:12pm

**These Minutes were confirmed by Council at the Ordinary Council Meeting
on Thursday 18 July 2013.**

CR G G KERR, President