

ORDER OF BUSINESS

1. Declaration of Opening/Announcement of Visitors

7:43am – 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
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

795:2012/13

Moved Cr Schorer, Seconded Cr Dowsett that Cr McNeil be granted a leave of absence for the Ordinary Meeting to be held 15 August 2013.

CARRIED 7-0

5. Confirmation of Minutes of Previous Meetings

Shire of Wandering Ordinary Meeting held 20 June 2013

796:2012/13

Moved Cr Schorer, Seconded Cr Price that the minutes of the Shire of Wandering Ordinary Meeting held 20 June 2013 be confirmed as a true and correct record.

CARRIED 7-0

Shire of Wandering Special Meeting held 28 June 2013

797:2012/13

Moved Cr Price, Seconded Cr Ferguson that the minutes of the Shire of Wandering Special Meeting held 28 June 2013 be received.

CARRIED 7-0

6. COUNCILLOR REPORTS

President Kerr

Questions Without Notice

Road Maintenance - Ulbrich Rd

Councillor Ferguson

Questions Without Notice

Road Maintenance - Herdigan Rd

Councillor McNeil

Questions Without Notice

Disposal of Asbestos at Refuse Site

Provision of Fuel at depot

Staff Housing maintenance

Cost Analysis for Shire office

Road Maintenance - Corser Rd

Councillor Price

Meetings Attended

Shire Building Inspections

Questions Without Notice

Weed Control for Dam Catchment

Road Maintenance during Winter Grading process

Councillor Schorer

Meetings Attended

Shire Building Inspections

Hotham Williams Economic Development Alliance

7. MATTERS REQUIRING COUNCIL DECISION

7.1 2013/14 Draft Budget

NAME OF APPLICANT: CEO
FILE REFERENCE: 10.1.4
AUTHOR: CEO

SUMMARY:

The 2013/14 Draft Budget is currently being completed and will be distributed at the meeting.

I am proposing that the Draft Budget meeting be held in the Council Chambers on Tuesday 30 July 2013 commencing at 3.00pm with the view to adopt the Final 2013/14 Budget at the August Ordinary Meeting on Thursday 15 August 2013.

RECOMMENDATION:

That Council conduct the Draft Budget meeting in the Shire of Wandering Council Chambers on Tuesday 30 July 2013 commencing at 3.00pm.

798:2012/13

Moved Cr Dowsett, Seconded Cr McNeil that Council conduct the Draft Budget meeting in the Shire of Wandering Council Chambers on Tuesday 30 July 2013 commencing at 4.00pm.

CARRIED 7-0

7.2 2013 Local Government Ordinary Election

NAME OF APPLICANT: CEO
FILE REFERENCE: 9.1.1
AUTHOR: CEO

SUMMARY:

Council elections will be held on 19 October 2013 and there are four positions on Council up for re-election. The nomination period is open for 8 days, opening on Thursday 5 September and closing on Friday 12 September at 4.00pm.

Prior to the nomination period a number of events need to take place within a certain timeline including the preparation of the roll, advertising and appointment of a returning officer.

Under Section 4.20 of the Local Government Act 1995 the CEO of a local government is deemed to be the returning officer unless other arrangements are made by Council. A Local Government may, having first obtained the written agreement of the Electoral Commissioner, declare by absolute majority the Electoral Commissioner to be responsible for the conduct of an election.

COMMENT:

The cost estimate to have the Electoral Commission conduct the 2013 Ordinary Election for the Shire of Wandering is \$8,000 (GST Exclusive) and excludes advertising, legal and staffing costs on the day of the election. If the Electoral Commission is to conduct the 2013 Ordinary Election it will be by way of a postal election. Any decision to appoint the Electoral Commission to conduct the election cannot be rescinded after 31 July 2013.

RECOMMENDATION:

That Council appoint the CEO as the Returning Officer for the 2013 Local Government Ordinary Election.

[Attachment 3](#)

799:2012/13

Moved Cr Schorer, Seconded Cr Price that Council appoint the CEO as the Returning Officer for the 2013 Local Government Ordinary Election.

CARRIED 7-0

7.3 2013 WALGA Annual General Meeting

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

SUMMARY:

The Executive and Member motions for the 2013 WALGA Annual Meeting to be held on Wednesday 7 August 2013 are attached for Council information. In all there are 12 motions have been submitted;

- 5.1 Association Constitution: Impacts of Amalgamations
- 5.2 Proposed Amendments to the Western Australian Local Government Association Constitution: State Council Commencement Date
- 5.3 Election of Shire President of Major
- 5.4 Proposed Local Government Act Amendment: Exemption from Liability
- 5.5 Impacts of Climate Change
- 5.6 Proposed Local Government: Council Controlled Organisations
- 5.7 Effects of Structural Reform on WALGA
- 5.8 Eradication of Cotton Bush
- 5.9 Political Advertising
- 5.10 Rate Exemption
- 5.11 Weed Management and Administration of Biodiversity in Agriculture Management Act
- 5.12 Presidential Public Comments

COMMENT:

At the June Ordinary meeting Cr Kerr and Cr Dowsett were appointed as the delegates to attend the AGM. Both delegates will be attending the AGM.

RECOMMENDATION:

That Council review the motions for the WALGA Annual General Meeting at the meeting and support the proposed motions as presented;

- 5.1 Association Constitution: Impacts of Amalgamations - SUPPORT
- 5.2 Proposed Amendments to the Western Australian Local Government Association Constitution: State Council Commencement Date - SUPPORT
- 5.3 Election of Shire President of Major - SUPPORT
- 5.4 Proposed Local Government Act Amendment: Exemption from Liability - SUPPORT
- 5.5 Impacts of Climate Change - SUPPORT
- 5.6 Proposed Local Government: Council Controlled Organisations - SUPPORT
- 5.7 Effects of Structural Reform on WALGA - SUPPORT
- 5.8 Eradication of Cotton Bush - SUPPORT
- 5.9 Political Advertising - SUPPORT
- 5.10 Rate Exemption - SUPPORT
- 5.11 Weed Management and Administration of Biodiversity in Agriculture Management Act - SUPPORT
- 5.12 Presidential Public Comments - SUPPORT

[Attachment 4](#)

800:2012/13

Moved Cr Price, Seconded Cr Schorer that Council review the motions for the WALGA Annual General Meeting at the meeting and support the proposed motions as presented but with the consent of Council to allow the delegates to not support one or more of the motions presented at the AGM based on additional information provided at the meeting;

- **5.1 Association Constitution: Impacts of Amalgamations - SUPPORT**
- **5.2 Proposed Amendments to the Western Australian Local Government Association Constitution: State Council Commencement Date - SUPPORT**
- **5.3 Election of Shire President of Major - SUPPORT**
- **5.4 Proposed Local Government Act Amendment: Exemption from Liability - SUPPORT**
- **5.5 Impacts of Climate Change - SUPPORT**

- **5.6 Proposed Local Government: Council Controlled Organisations - SUPPORT**
- **5.7 Effects of Structural Reform on WALGA - SUPPORT**
- **5.8 Eradication of Cotton Bush - SUPPORT**
- **5.9 Political Advertising - SUPPORT**
- **5.10 Rate Exemption - SUPPORT**
- **5.11 Weed Management and Administration of Biodiversity in Agriculture Management Act - SUPPORT**
- **5.12 Presidential Public Comments - SUPPORT**

CARRIED 7-0

7.4 Planning Application – Lot 84 Moramocking Road, Blackboy Springs

NAME OF APPLICANT: Mr Andrew Lyster (Kent Corporation) & Mr Bradley Orford (Landowner)
FILE REFERENCE: A443
AUTHOR: Messrs Joe Douglas & Carlo Famiano – Consultant Town Planners
(Urban & Rural Perspectives)

SUMMARY

This report recommends that a planning application submitted by Mr Andrew Lyster of Kent Corporation (Builders) and Mr Bradley Orford (Landowner) to construct one (1) new single detached transportable dwelling and associated outbuildings within a newly defined building envelope on Lot 84 Moramocking Road, Wandering be approved by Council subject to the imposition of a number of conditions.

BACKGROUND

The applicants are seeking Council's planning approval to construct a new transportable single house and associated outbuildings within a newly defined building envelope on Lot 84 Moramocking Road, Wandering.

Lot 84 is located approximately six (6) kilometres south-west of the Wandering townsite within the 'Blackboy Springs Estate'. The land is rectangular in shape, comprises a total area of approximately 5.4023 hectares and has direct frontage and access to Moramocking Road along its eastern front boundary and O'Connell Road along its northern side boundary (see Plans 1 & 2).

Lot 84 has been extensively cleared as a result of its historical development and use for broadacre agricultural purposes and is devoid of any significant vegetation cover. The land does however contain a number of physical improvements associated with its current approved rural residential use including a shed, a water storage tank, internal access tracks, firebreaks and boundary fencing (see Plan 3).

The plans prepared and submitted by the applicant are very broad and do not provide all of the information typically required in support of planning applications. Notwithstanding this fact there is scope for Council to consider and grant approval to the application subject to any valid planning conditions Council considers suitable and appropriate in the circumstances.

Under the terms of the information and plans submitted in support of the application the following is proposed:

- i) Relocation of the existing 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 (see Plans 4 to 8). The new building envelope will be 7 metres closer to the western rear boundary and 3 metres closer to the southern side boundary. In addition the building envelope will increase in area by approximately 54m²;
- ii) Construction of a new 215m² four (4) bedroom, two (2) bathroom single detached transportable dwelling (including verandahs);
- iii) The new dwelling will be constructed of steel framework, weatherboard cladding and colorbond roofing. The dwelling will be mounted on concrete or timber blocks ranging in height from approximately 500mm to 1 metre above the natural ground level to account the variable slope across the site;
- iv) The new dwelling will have a wall height of 2.7 metres and a ridge height of 5.5 metres;
- v) Construction of a new 72m² steel framed, colorbond domestic outbuilding (i.e. studio & carport) with a

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wall height of 2.5 metres with a ridge height of approximately 3 metres;

- vi) Construction of a patio structure and placement of a sea container (no details provided);
- vii) Construction of a new green house structure (no details provided);
- viii) Construction of a new water storage tank (no details provided);
- ix) Water supply for the new dwelling and fire fighting purposes will be provided via existing and proposed water storage tanks, the combined capacity of which has not been expressly stated or confirmed as being suitable for the intended purposes;
- x) Effluent disposal will be undertaken on-site using septic tanks and leach drains constructed in accordance with the relevant health standards and regulations; and
- xi) The planting of a number of fruit trees adjacent to the north-western corner of the proposed new building envelope area.

COMMENT

Current Zoning & Land Use Permissibility

Lot 84 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.*
- (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 construction of a 'single house' and 'outbuildings' in association with a dwelling are permitted on land classified 'Rural Residential' zone subject to the issuance of formal planning approval by Council.

TPS No.3 Development Standards & Requirements

Assessment of the proposal by the reporting officers has confirmed that it satisfies the majority of the development standards and requirements prescribed in:

- a) clauses 5.8 to 5.11 of TPS No.3 as these apply specifically to on-site parking requirements, transportable dwellings, minimum standard for dwellings generally and the use of prescribed setback areas;
- b) clauses 15.6.1 to 15.6.3 of TPS No.3 as these apply specifically to building setback requirements and the nature and form of future development on land classified 'Rural Residential' zone; and
- c) Schedule 11 of TPS No.3 as this applies specifically to all future development within the 'Blackboy Springs Estate'.

Notwithstanding this general conclusion a number of minor issues have been identified that need to be addressed by the applicants, the specific details of which are outlined as follows:

- i) Additional information and plans are required illustrating the exact dimensions and proposed external surface finishes and colours to be used on the proposed studio and carport structure, greenhouse, sea container and associated patio structure. This information is required to demonstrate compliance with the specific requirements of clause 5.16.4 of TPS No.3 which seeks to ensure that all future development on any land classified 'Rural Residential' zone achieves a high standard of visual amenity and minimises the potential for any negative visual impacts.
- ii) Additional information is required to confirm the precise location, type, number and ultimate height of all trees proposed to be planted on the land. As the land is totally deficient in tree cover it is

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recommended, having regard for the provisions contained in clause 5.16.3(d) and Schedule 11 of TPS No.3 as well as Council's aims and objectives regarding the enhancement of rural amenity in areas that have been extensively cleared, that the applicant be required to plant and maintain for a period of two (2) years at least fifty (50) trees capable of growing to at least three (3) metres in height.

- iii) Additional information is required to confirm the total capacity of the existing and proposed water supply tanks to ensure that there is a sufficient supply of water for both domestic consumption and fire fighting purposes. As the land is not served by reticulated water supply infrastructure suitable alternative arrangements need to be made regarding future water supplies.
- iv) Additional information and plans are required illustrating the location, dimensions and surface finish of all vehicle accessways to the building envelope area from the adjoining roadways and associated stormwater drainage management measures. No information was provided by the applicant regarding what arrangements would be made in this regard. This is considered to be a significant oversight by the applicant given the specific requirements of clause 10.2(p) of TPS No.3 where access arrangements to and from any given development site are listed as a matter to be considered by Council when determining any planning application.

In light of the above issues and concerns it is recommended that Council impose a suitable condition on any planning approval issued requiring the applicants to provide suitable additional information and plans prior to the commencement of any development on the land.

Relocation of Building Envelope Area

As previously mentioned the application proposes the following minor modifications to the location of the existing approved building envelope area on the land:

- i) Relocation of the building envelope 7 metres closer to the western rear boundary;
- ii) Relocation of the building envelope 3 metres closer to the southern side boundary; and
- iii) A minor increase to the total area of the building envelope from 1,546m² to 1,650m² (i.e. 54m²);

The site plans prepared and submitted in support of the application do not accurately depict the exact location of the revised building envelope and its new setback from the southern side boundary. This information is required to create certainty for both the current and future possible landowners as well as the Shire of Wandering.

Notwithstanding the lack of detail regarding the precise location of the proposed new building envelope area, the reporting officers' are of the view that the proposed changes are only minor and will not have any adverse impacts on the future development of the subject land or any adjoining properties. As such it is recommended that Council support the proposed modifications to the current approved building envelope described above subject to the preparation and submission of additional plans by the applicants which accurately reflect its new location, dimensions and area.

CONCLUSION

It is concluded from a detailed assessment of the application that the proposal to construct a new single detached transportable dwelling and associated outbuildings within a newly defined building envelope on Lot 84 Moramocking Road, Wandering 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.

FINANCIAL IMPLICATIONS

Nil

STATUTORY & TOWN PLANNING IMPLICATIONS

- Planning & Development Act (2005)
- Shire of Wandering Town Planning Scheme No.3

COMMUNITY CONSULTATION

Not required

STRATEGIC IMPLICATIONS

- Shire of Wandering Local Planning Strategy

RECOMMENDATION:

That the application for planning approval submitted by Mr Andrew Lyster of Kent Corporation (Builders)

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and Mr Bradley Orford (Landowner) to construct one (1) new single detached transportable dwelling and associated outbuildings within a newly defined building envelope on Lot 84 Moramocking Road, Wanderingbe **APPROVED** subject to compliance with the following conditions and advice notes:

Conditions

1. Additional information and plans shall be prepared and submitted to the Shire of Wandering for consideration and approval by the Shire's Chief Executive Officer prior to the commencement of any development on the land. The additional information and plans shall clearly illustrate the following:
 - a) The exact dimensions and proposed external surface finishes and colours to be used on the proposed studio and carport structure, greenhouse, sea container and associated patio structure;
 - b) The precise location, type, number and ultimate height of all trees proposed to be planted on the land;
 - c) The total capacity of the existing and proposed water supply tanks including confirmation that there will be a sufficient supply of water for both domestic consumption and fire fighting purposes;
 - d) The location, dimensions and surface finish of all vehicle accessways to the building envelope area from the adjoining roadways and associated stormwater drainage management measures; and
 - e) The precise location, dimensions and areas of the proposed new building envelope area including its setbacks from the adjoining property boundaries.
2. The development is to be undertaken in a manner consistent with the information and plans originally submitted in support of the application as well as the additional information and plans required by Condition No.1 above if and when they are approved by the Shire's Chief Executive Officer.
3. All buildings and structures shall be constructed entirely within the boundaries of the proposed new building envelope area unless otherwise approved by Council.
4. A suitable water supply shall be provided to the proposed development for both domestic consumption and fire fighting purposes in accordance with the relevant Australian Standards and the guidance provided by the Planning for Bushfire Protection Guidelines (Edition 2) of 2010 prepared jointly by the Fire and Emergency Services Authority of Western Australia and Western Australian Planning Commission.
5. The proposed development shall be provided with an adequate on-site effluent disposal system constructed and maintained to the specifications and satisfaction of the Shire of Wandering.
6. All stormwater generated by the proposed development shall be managed and disposed of to the satisfaction of the Shire of Wandering.
7. The sub-floor area of the new single house shall be enclosed with brick, stone, vermin battens or other means acceptable to the Shire of Wandering.
8. All new outbuildings shall be used for domestic storage purposes only unless otherwise approved by Council. A written undertaking from the landowner acknowledging and agreeing to this requirement shall be prepared and submitted to the Shire prior to the issuance of a building permit.
9. A minimum of fifty (50) trees capable of growing to at least three (3) metres in height shall be planted on the land in a location approved by the Shire of Wandering and suitably maintained for a minimum period of two (2) years.

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 proposed development 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

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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 5](#)

801:2012/13

Moved Cr Price, Seconded Cr McNeil that the application for planning approval submitted by Mr Andrew Lyster of Kent Corporation (Builders) and Mr Bradley Orford (Landowner) to construct one (1) new single detached transportable dwelling and associated outbuildings within a newly defined building envelope on Lot 84 Moramocking Road, Wandering be APPROVED subject to compliance with the following conditions and advice notes:

Conditions

1. Additional information and plans shall be prepared and submitted to the Shire of Wandering for consideration and approval by the Shire's Chief Executive Officer prior to the commencement of any development on the land. The additional information and plans shall clearly illustrate the following:

a) The exact dimensions and proposed external surface finishes and colours to be used on the proposed studio and carport structure, greenhouse, sea container and associated patio structure;

b) The total capacity of the existing and proposed water supply tanks including confirmation that there will be a sufficient supply of water for both domestic consumption and fire fighting purposes;

c) The location, dimensions and surface finish of all vehicle accessways to the building envelope area from the adjoining roadways and associated stormwater drainage management measures; and

d) The precise location, dimensions and areas of the proposed new building envelope area including its setbacks from the adjoining property boundaries.

2. The development is to be undertaken in a manner consistent with the information and plans originally submitted in support of the application as well as the additional information and plans required by Condition No.1 above if and when they are approved by the Shire's Chief Executive Officer.

3. All buildings and structures shall be constructed entirely within the boundaries of the proposed new building envelope area unless otherwise approved by Council.

4. A suitable water supply shall be provided to the proposed development for both domestic consumption and fire fighting purposes in accordance with the relevant Australian Standards and the guidance provided by the Planning for Bushfire Protection Guidelines (Edition 2) of 2010 prepared jointly by the Fire and Emergency Services Authority of Western Australia and Western Australian Planning Commission.

5. The proposed development shall be provided with an adequate on-site effluent disposal system constructed and maintained to the specifications and satisfaction of the Shire of Wandering.

6. All stormwater generated by the proposed development shall be managed and disposed of to the satisfaction of the Shire of Wandering.

7. The sub-floor area of the new single house shall be enclosed with brick, stone, vermin battens or other means acceptable to the Shire of Wandering.

8. All new outbuildings shall be used for domestic storage purposes only unless otherwise approved by Council. A written undertaking from the landowner acknowledging and agreeing to this requirement shall be prepared and submitted to the Shire prior to the issuance of a building permit.

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 proposed development 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

There was an amendment to the original recommendation as Council felt there was no need to impose a condition on the landowner to plant additional trees on the property.

7.5 Residential Subdivision

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

SUMMARY:

At the June 2013 Meeting Council requested additional information for the development of Lots 60, 61 and 300 Mill Street prior to adopting the Subdivision Concept.

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. There are also two other locations identified in **Attachment 6** 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. There is a further 5.4 hectare parcel of crown land that could also potentially be subdivided if the land was released to the Shire for future low density residential development.

COMMENT:

Two plans have been prepared for Council explaining the proposed subdivision concept.

The first **Attachment 6A**, is a lot configuration plan that shows the existing titles owned by the Shire on Mill Street. These are Lots 60, 61, 62 and 300 and are shaded in yellow. The other three titles shown in blue are crown land where Lots 49 & 57 represent the old Mill Site.

The second **Attachment 6B**, is a Subdivision Concept Plan showing a mixture of R10 (1,000m²) and R5 (2,000m²) landholdings in the Mill Street and Turton Rd/North Bannister Wandering Rd.

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 was provision in the 2012/13 Budget of \$60,000 for such preliminary workings which could be carried forward into the 2013/14 Budget.

The most obvious land to develop in Stage 1 would be Lots 60, 61 & 300 Mill Street since they are owned by Council and located close to existing services. The subdivision of the other parcels of land can be revisited at a later date as further development would be dependent on obtaining some or all of the crown land for future stages.

RECOMMENDATION:

That Council adopt 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, 62 and 300 Mill Street.

[Attachment 6A & 6B](#)

802:2012/13

Moved Cr Dowsett, Seconded Cr Barge that Council adopt 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, 62 and 300 Mill Street.

CARRIED 7-0

7.6 Proposed Fixed Wireless Facility

NAME OF APPLICANT: NBNCo Limited
FILE REFERENCE: 7.1.3
AUTHOR: CEO

SUMMARY:

Notification has been received from NBNCo Limited to establish the infrastructure to facilitate wireless radio at the existing Optus tower located at Lot 100 North Wandering Road, Wandering.

The proposed fixed wireless facility at the existing site will produce some levels of Environmental Electromagnetic Energy (EME), which is energy stored in an electromagnetic field. Since there are EME emission levels Council have been asked by NBNCo Limited if they would like to make any comments in relation to the proposed facility. Any comments by Council are requested by 19 July 2013.

COMMENT:

The proposed service will involve three panel antennas, approximately 3m in length, and one dish antenna, approximately 2m in length being installed on the existing 80m Optus guided mast.

In reference to the Environmental Electromagnetic Energy (EME) levels that are mentioned in the letter I have printed off a fact information sheet on EME for Council information.

RECOMMENDATION:

That the information is received by Council and no further response is made to NBNCo Limited.

[Attachment 7](#)

803:2012/13

Moved Cr Dowsett, Seconded Cr McNeil that the information is received by Council and no further response is made to NBNCo Limited.

CARRIED 7-0

7.7 CEO Vehicle Changeover / Purchase of New Vehicle

NAME OF APPLICANT: CEO
FILE REFERENCE: 22.1.1
AUTHOR: CEO

SUMMARY:

The newly appointed Manager Administration & Finance, Mr Paul Rawlings commences on 6 August 2013. As part of the remuneration package there is provision of a vehicle for Mr Rawlings meaning that Council need to purchase a new vehicle. Listed below are a few different options available under the Local Government pricing arrangement with Holden. All prices are GST Exclusive;

Omega Sedan	\$31,344
SV6 Sedan	\$34,562
Caprice	\$43,034
Calais	\$46,289
SS-V Sedan	\$49,360

Historically the vehicle that has held its value the best over the past few years is the Caprice. This is

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somewhat the result of the demand for pre-owned Caprice sedans but is also largely due to the WALGA/Holden offer which provides a rebate on the purchase of the Holden Caprice. The current WALGA/Holden rebate offer for the Caprice is \$5,000 (GST Exclusive).

The CEO vehicle has now done 26,000 km's. A price to changeover the vehicle was obtained at 15,000 km's and was in excess of \$10,000 primarily due to a large reduction in the recommended retail price available to the public and the release of a new model. An estimate of \$14,000 was obtained to change the CEO vehicle over at 30,000 km's.

COMMENT:

The cost to changeover the existing CEO vehicle is habitually high whenever trading up to a new model (which occurs on average every 3-4 years) and as a result the trade in value of the current model CEO vehicle is almost \$10,000 less than previous vehicle changeovers which explains the increased estimate to trade the vehicle.

An option would be to pass the current CEO vehicle onto the Manager Administration and Finance and purchase the new model for the CEO. This would allow Council to trade into the new model Caprice and going forward if the WALGA/Holden rebate offer continues, changing over the CEO vehicle at a minimal cost to Council until the next release of an upgraded model as has been the case for the past 3-4 years.

If the current CEO vehicle is passed onto the Manager Administration & Finance then my suggestion would be that this vehicle would either be;

1. Held for the duration of the 3 year contract, and/or
2. Reviewed on a regular basis to look at opportunities to trade into similar or other sedans.

As an estimate to changeover some of the other vehicles mentioned above at 15,000 km's is approximately \$8-10k for the SV6 and \$10-12k for the Omega and Calais. It is difficult to gauge a value for changing over a SS-V Sedan as these vehicles are not commonly purchased by Shires.

RECOMMENDATION:

That Council purchase a new Caprice Sedan for the CEO and the current CEO Vehicle is given to the Manager Administration & Finance.

[Attachment 7](#)

Council had some discussion on Agenda Item 7.7 before deciding to continue on with other items for decision and abstain from voting on Agenda Item 7.7 until after the break for morning tea to allow further clarification on the proposed FBT changes for motor vehicles.

Council returned to Agenda Item 7.7 after the break for morning tea at 9:38am.

The CEO informed Council that the proposed FBT changes or motor vehicles would have no material impact as the proposed changes related to the Statutory Method for calculating FBT on motor vehicles and the Shire uses the Log Book method.

806:2012/13

Moved Cr Price, Seconded Cr Ferguson that Council purchase a new Caprice Sedan for the CEO and the current CEO Vehicle is given to the Manager Administration & Finance.

CARRIED 5-2

7.8 Integrated Planning

NAME OF APPLICANT: James Trail, JT Professional Services
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 adoption of a Strategic Community Plan and Corporate Business Plan and the completion of Asset Management, Long Term Financial and Workforce Plans.

MINUTES FOR THE MEETING HELD 18 JULY 2013

The Community Strategic Plan was adopted by Council at the April 2013 Meeting and at the Special Meeting held 28 June 2013 Council adopted the Corporate Business Plan. At the Special Meeting Council discussed the Workforce Plan, Long Term Financial Plan, Asset Management Strategy and associated Asset Management Plans with the view to receiving these plans at the July 2013 Meeting.

COMMENT:

The draft documents for the Workforce Plan, Long Term Financial Plan, Asset Management Strategy and associated Asset Management Plans have all been revisited since the Special Meeting and changes have been made accordingly and are shown at **Attachment 8**.

The above plans do not need to be adopted by Council, instead should be used in conjunction with the previously adopted Community Strategic Plan and Corporate Business Plan. The Workforce Plan, Long Term Financial Plan, Asset Management Strategy and associated Asset Management Plans should be reviewed by Management and Council on a regular basis to ensure that the associated plans align with the key strategies implemented within the Community Strategic Plan and the Corporate Business Plan.

RECOMMENDATION:

That the Workforce Plan, Long Term Financial Plan, Asset Management Strategy and associated Asset Management Plans be received by Council.

[Attachment 8](#)

804:2012/13

Moved Cr Dowsett, Seconded Cr McNeil that the information is received by Council and no further response is made to NBNC Co Limited.

CARRIED 7-0

7.9 List of Accounts – June 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 \$412,746.57 be passed for payment.

[Attachment 9](#)

805:2012/13

Moved Cr Ferguson, Seconded Cr Schorer that the information is received by Council and no further response is made to NBNC Co Limited.

CARRIED 7-0

Council adjourned for morning tea at 9.19am

Council returned from morning tea at 9:38pm

11. NEXT MEETING

Next Ordinary Council meeting to be held on Thursday 15 August 2013 at 1:30pm

12. CLOSURE OF MEETING

There being no further business for discussion the President closed the meeting at 10.52am

**These Minutes were confirmed by Council at the Ordinary Council Meeting
on Thursday 15 August 2013.**

CR G G KERR, President