



# **MINUTES**

**ORDINARY COUNCIL MEETING**

**TUESDAY 27 SEPTEMBER 2011**

**(Held at the Waroona Shire – Council Chambers)**

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**1. DECLARATION OF OPENING/ANNOUNCEMENTS**

The Chairperson declared the meeting open at 4.00pm and welcomed Councillors and Staff to the meeting.

**2. RECORD OF ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE PREVIOUSLY APPROVED**

|                |                                                  |
|----------------|--------------------------------------------------|
| Cr M Walmsley  | Shire President                                  |
| Cr L Scott     | Deputy Shire President                           |
| Cr N Dew       | Councillor                                       |
| Cr J Salerian  | Councillor                                       |
| Cr C Germain   | Councillor                                       |
| Cr L Snell     | Councillor                                       |
| Cr C Wright    | Councillor                                       |
| Cr T Witney    | Councillor                                       |
| Mr I Curley    | Chief Executive Officer                          |
| Mr L Tilbrook  | Deputy Chief Executive Officer                   |
| Mr L Fouché    | Manager Planning Services                        |
| Mr M Tamblyn   | Manager Environmental Health & Building Services |
| Mr C Dunlop    | Town Planner                                     |
| Mrs S Cicolari | Executive Support Officer                        |

**APOLOGIES**

Nil.

There were no members of the public present at the commencement of the meeting.

**LEAVE OF ABSENCE PREVIOUSLY APPROVED**

Nil.

**3. RESPONSE TO PREVIOUS QUESTIONS TAKEN ON NOTICE**

Nil

**4.1 PUBLIC QUESTION TIME**

Nil.

**4.2 PUBLIC STATEMENTS**

Nil.

**5. APPLICATIONS FOR LEAVE OF ABSENCE**

Nil.

**6. DISCLOSURES OF MEMBERS' & OFFICERS' INTERESTS**

Cr Scott and Cr Wright declared an interest affecting impartiality in item 9.2.6 members of the Waroona Football Club.

Cr Walmsley declared a financial and proximity interest in item 9.2.1 as a shareholder of the South West Irrigation Management Cooperative and adjacent landowner to the application area.



Cr Walmsley declared a financial interest in item 9.2.2 as a shareholder of the South West Irrigation Management Cooperative.

Cr Walmsley declared a proximity interest in item 9.2.3 as an adjacent landowner land to the application area.

**7. PETITIONS/DEPUTATIONS/PRESENTATIONS**

Nil.

**8. CONFIRMATION OF MINUTES**

**8.1 ORDINARY COUNCIL MEETING – 23 August 2011**

**COUNCIL RESOLUTION**

**OCM11/09/101**

**MOVED: Cr Wright**

**SECONDED: Cr Witney**

**That the Minutes of the Ordinary Council Meeting held 23 August 2011 be confirmed as being a true and correct record of proceedings.**

**CARRIED 8/0**

## 9.0 REPORTS OF OFFICERS AND COMMITTEES

### 9.1 DIRECTOR TECHNICAL SERVICES

| <b>9.1.1 TREATMENT OF GREENWASTE STOCKPILE, CENTENNIAL PARK, WAROONA</b> |                                                                   |
|--------------------------------------------------------------------------|-------------------------------------------------------------------|
| Reporting Officer / Officer's Interest:                                  | Patrick Steinbacher, Consultant Director Technical Services / Nil |
| Responsible Officer / Officer's Interest                                 | Ian Curley Chief Executive Officer / Nil                          |
| Proponent:                                                               | Shire of Waroona                                                  |
| Landowner:                                                               | Crown                                                             |
| Date of Report: 30 <sup>th</sup> August 2011                             | File No.: 77/3 & 24/1                                             |
| Previous Reference:                                                      | Nil                                                               |
| Statutory/Policy Implications:                                           | Nil                                                               |
| Strategic Implications:                                                  | Nil                                                               |
| Financial Implications:                                                  | Council Funding                                                   |
| <b>Voting Requirements</b>                                               | <b>Simple Majority</b>                                            |

#### **Proposal**

To present to Council options for the treatment of the stockpiled greenwaste adjacent to Centennial Park, Waroona.

#### **Background**

The storm that struck Waroona on the 27<sup>th</sup> of July 2011 caused considerable damage to trees and other vegetation in an area around the south west corner of the Waroona townsite. So that clean up operations could proceed as quickly as possible, the decision was made to temporarily stockpile greenwaste on crown land directly behind Centennial Park, as this location was central to the damaged area and large enough to accommodate the stockpile. Consideration now needs to be given to how to deal with the stockpile.

#### **Financial Implications**

Any of the three options will result in the expenditure of unbudgeted funds, details of which are provided below.

#### **Statutory Implications**

Nil

#### **Strategic Implications**

Nil

#### **Community Consultation**

Should Council resolve to allow the burning of the waste the Community will be adequately notified. No Community consultation was carried out in the compiling of this item.



## **Officer's Comments**

Officers feel that there are three methods whereby the greenwaste can be removed and the site returned to its original state:

1. Burning on site
2. Transportation of the greenwaste in its current state to Buller Road waste site
3. On site treatment of the greenwaste by mulching/chipping and removal to Buller Road waste site.

It is difficult to quantify exactly the volume of greenwaste that makes up the stockpile however it takes up a space of about 1,650 cubic metres. The presence of voids within the stockpile might account for say 1/3 of the total so therefore the total solid volume may be in the order of 1,100 cubic metres.

### 1. Burning On Site

Council's Chief Bush Fire Control officer has indicated that the local brigade would be prepared to burn the waste and supervise the burning. The CBFCO has estimated that it will take two to three days to burn after which any residue can be easily picked up using Council resources and the ground surface treated accordingly. Council may wish to contribute an appropriate donation to the local brigade for carrying out this work.

From a financial point of view this would be the most advantageous option. Costs other than the donation mentioned would be limited to internal costs such as internal plant hire involved in pushing up the waste as it burns and reinstatement works, associated labour costs and perhaps a small material component involved with reinstatement. Any internal costs are anticipated to be relatively insignificant.

Burning will carry negatives such as smoke for the duration, some noise implications due to machine operations etc however these will only be in place for the two or three day anticipated duration of the burn. Should Council resolve to use this method officers will carry out appropriate notification so that all affected residents will be fully aware of the impending activity.

### 2. Transportation to Buller Road in Current State

Greenwaste, in its unprocessed state is bulky and much of its volume is made up of voids, making transport activities inefficient. To maximise as much as possible the efficiency of transporting the greenwaste in its current state officers would utilise contractors' semi trailer tip trucks and a specialised loader or excavator fitted with an appropriate vegetation handling attachment.

The logical destination for the greenwaste would be the Buller Road waste site. Based on this assumption and the hire equipment requirements it is estimated that the cost to load and transport the greenwaste to Buller Road would be in the order of \$15,000. This does not include reinstatement costs or any further costs involved with treating the greenwaste once it arrives at Buller Road. Once the greenwaste is delivered to Buller Road it will be burnt with the rest of green waste deposited at the site.

### 3. Onsite Mulching and Transportation to Buller Road

Treating the greenwaste onsite and creating a mulched or chipped product would involve the hiring of a specialised contractor. The larger items of greenwaste would initially need to be sized down by a specially adapted excavator before being loaded into a tub type grinder to be mulched. Transport costs would be lower than option two due to the reduction of voids via the mulching process and the need for less specialised loading equipment. Cost of this option would be in the vicinity of \$30,000 (unbudgeted expenditure).

The mulched greenwaste could possibly be sold or given free to ratepayers however there is a risk involved with this as there is no way of knowing if the greenwaste is disease free. Additionally, the mulch would need to be moved and stored in smaller piles and further dealt with in such a way to remove the risk of combustion due to heat build up. If it remains in a public area there is also a heightened risk of being a fire hazard during summer.

#### **COUNCIL RESOLUTION**

**OCM11/09/102**

**MOVED: Cr Scott**

**SECONDED: Cr Wright**

#### **That Council:**

- 1. Proceed with option number one and authorise the burning of the greenwaste on-site under the control and direction of the Waroona Chief Bush Fire Control Officer;**
- 2. Request the Chief Executive Officer to carry out appropriate public notification and arrange a suitable contribution to the fire brigade for its services.**

**CARRIED 6/2**

**For the Motion: Cr's Scott, Wright, Dew, Germain, Witney, Walmsley  
Against the Motion: Cr's Snell & Salerian**



## 9.2 DIRECTOR COMMUNITY & PLANNING SERVICES

The Shire President, Cr Walmsley declared a financial and proximity interest in Item 9.2.1 as a shareholder of the South West Irrigation Management Cooperative and adjacent landowner to the application area; a financial interest in Item 9.2.2 as a shareholder of the South West Irrigation Management Cooperative and a proximity interest in Item 9.2.3 as an adjacent landowner to the application area, and left the meeting at 4.11 pm. The Deputy Shire President, Cr Scott assumed the Chair.

|                                                                                                                                      |                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>9.2.1 ROAD RESERVES OF TROTTER AND SOMERS ROAD, WAROONA - APPLICATION FOR PLANNING CONSENT FOR INSTALLATION OF WATER PIPELINE</b> |                                                                                                                                                              |
| Reporting Officer / Officer's Interest:                                                                                              | Chris Dunlop – Town Planner / Nil                                                                                                                            |
| Responsible Officer / Officer's Interest                                                                                             | Louis Fouché – Manager Planning Services / Nil                                                                                                               |
| Proponent:                                                                                                                           | South West Irrigation Management Cooperative                                                                                                                 |
| Landowner:                                                                                                                           | Shire of Waroona                                                                                                                                             |
| Date of Report: 13 September 2011                                                                                                    | File No: TP1442                                                                                                                                              |
| Previous Reference:                                                                                                                  | None                                                                                                                                                         |
| Statutory/Policy Implications:                                                                                                       | Planning and Development Act 2005<br>Shire of Waroona Town Planning Scheme No. 7<br>Local Planning Strategy 2009                                             |
| Strategic Implications:                                                                                                              | Shire of Waroona Strategic Plan 2005 – 2025<br>Objective 1 – Prepare for Growth<br>Objective 3 – Protect and Conserve Agricultural Lands and Rural Land Uses |
| Financial Implications:                                                                                                              | Nil                                                                                                                                                          |
| <b>Voting Requirements</b>                                                                                                           | <b>Simple Majority</b>                                                                                                                                       |

### **PROPOSAL**

An application has been made for the installation of a water pipeline in the road reserves of Trotter and Somers Roads. The application seeks to install the infrastructure to provide water to the Alcoa Wagerup Refinery. The 630mm diameter pipe is proposed to be buried at a minimum depth of 750mm to the top of the pipe.

The submitted site plan is at **APPENDIX 9.2.1**.

### **BACKGROUND**

Harvey Water has provided services to the Alcoa Wagerup refinery for many years. The proposed infrastructure will upgrade these services to allow for greater provision.

### **STATUTORY IMPLICATIONS**

#### **Shire of Waroona Town Planning Scheme No. 7 (TPS)**

The proposed pipeline is to be located on land zoned Rural 1 – General Farming under the Shire of Waroona Town Planning Scheme No. 7.



Clause 6.1.1 states that any development on land zoned or reserved under Town Planning Scheme No. 7 shall require approval unless specifically exempt under clause 6.1.2 of the Scheme.

Given that Harvey Water is not a Public Authority as defined under the Planning and Development Act 2005, the proposed pipeline cannot be considered to be a Public Utility as defined under the Town Planning Scheme No. 7. As the use is not specifically mentioned in the Zoning Table, the use needs to be determined in terms of Clause 4.2.5.

Clause 4.2.5 states the process for consideration of applications for uses not defined under the Scheme. Under Clause 4.2.5 three options are available. Council may either deem that the use is consistent, may be consistent or is not consistent with the objectives of the General Farming zone. Where an undefined use is deemed consistent with the objectives of the zone Council may approve the use without public consultation. Where it is deemed that an undefined use may be consistent with the objectives of the zone, Council may approve the use subject to public consultation.

### **STRATEGIC IMPLICATIONS**

#### **Shire of Waroona Strategic Plan 2005 – 2025**

The Shire of Waroona is faced with challenges including a relatively small community required to fund large scale infrastructure. The Shire has identified the need to preserve land for primary agricultural uses.

### **STRATEGIC PLANNING IMPLICATIONS**

#### **Local Planning Strategy (LPS)**

The subject land is located within the Industrial Precinct under the LPS and identified as Priority Agriculture. The primary objective of the LPS in the Priority Agriculture area is to preserve land from uses not compatible with irrigated agricultural production.

### **COMMUNITY CONSULTATION**

Where an undefined use is deemed to be consistent with the objectives of the zone no public consultation is required.

### **INTERNAL REFERRAL**

Upon referral to the Shire's Consulting Engineer advice was received that, should the application be approved, the applicant shall be responsible for the reinstatement of the road reserve areas to their current condition.

### **OFFICER'S COMMENTS**

The development and use of land for private infrastructure provision is not deemed to be consistent with any of the defined uses under Schedule 1 of Town Planning Scheme No. 7. As such the application must be considered in accordance with Clause 4.2.5 of the Scheme.

The primary objective of all rural zones is to ensure that farming land is preserved and contributes to the local economy, as stated in section 4.14.1 of Scheme No. 7. The



provision of underground water infrastructure is not considered to compromise this objective. Therefore recommendation 1 of this report is that Council deem the proposal to be consistent with the objectives of the zone. Although this determination results in the land use being permitted, a Planning Consent is still required as the use is not exempt from Planning Approval in terms of Clause 6.1.2 of the Town Planning Scheme.

Details of the timing of works and traffic management have not been included in the application. If the application is granted approval, the applicant will be required to liaise with the Shire in relation to these matters.

Remediation works will be required to reinstate all road reserves to their preconstruction condition. Conditions relating to the remediation works are listed in the officer recommendations.

The proposed development is not considered to compromise the use of the land in accordance with the objectives of the Rural 1 – General Farming zone. There will be no long term adverse affects on the amenity of the subject land or any surrounding properties.

### **COUNCIL RESOLUTION**

**OCM11/09/103**

**MOVED: Cr Dew**

**SECONDED: Cr Wright**

1. **That Council give its consent, as the relevant land owner, for the Southwest Irrigation Management Cooperative to make an application for the installation of a water pipeline in the road reserves of Trotter and Somers Road, Waroona, as shown on the plan attached at Appendix 9.2.1.**
2. **That Council, pursuant to Clause 4.2.5 (a) of Town Planning Scheme No. 7, determine that the proposed installation of a Water Pipeline in the road reserves of Trotter and Somers Road, Waroona, is consistent with the objectives of the Rural zones as stated in section 4.14.1 of Town Planning Scheme No. 7 and is therefore permitted.**
3. **That Council, with respect to the application for Planning Consent for the installation of a Water Pipeline in the road reserves of Trotter and Somers Road, Waroona, approves the application subject to the following conditions:**
  - a) **The development shall be carried out and fully implemented in accordance with the details indicated on the stamped approved plans unless otherwise required or agreed to in writing by the Manager Planning Services.**

- b) The applicant shall submit a schedule of works detailing the timing of all works associated with the development, including the remediation of the road reserves, to the Shire of Waroona for approval. Approval in writing from the Director Technical Services is required before any onsite works commence.**
- c) All ground disturbed during any earthworks associated with the development is to be reinstated to its original condition including revegetation with local species to the satisfaction of the Director Technical Services.**
- d) All roads are to be reconstructed to their original condition at the applicants cost to the satisfaction of the Director Technical Services.**
- e) The applicant is required to mitigate or correct any adverse impacts created by the construction of the pipeline, in relation to the prevailing ground conditions.**
- f) The development approved is to be substantially commenced within two (2) years after the date of this determination. The approval lapses if the development has not substantially commenced before the expiry of that period.**

**CARRIED 7/0**

|                                                                                                                                                                                                                                    |                                                                                                                                                              |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>9.2.2 LOT 2 KAUS ROAD, YARLOOP, LOT 13 BANCELL ROAD AND LOT 15 SOUTH WESTERN HIGHWAY AND ROAD RESERVES OF BROCKMAN, BANCELL AND SOMERS ROADS, WAROONA - APPLICATION FOR PLANNING CONSENT FOR INSTALLATION OF WATER PIPELINE</b> |                                                                                                                                                              |
| Reporting Officer / Officer's Interest:                                                                                                                                                                                            | Chris Dunlop – Town Planner / Nil                                                                                                                            |
| Responsible Officer / Officer's Interest                                                                                                                                                                                           | Louis Fouché – Manager Planning Services / Nil                                                                                                               |
| Proponent:                                                                                                                                                                                                                         | South West Irrigation Management Cooperative                                                                                                                 |
| Landowner:                                                                                                                                                                                                                         | Shire of Waroona & Alcoa of Australia Ltd                                                                                                                    |
| Date of Report: 12 September 2011                                                                                                                                                                                                  | File No: TP1443                                                                                                                                              |
| Previous Reference:                                                                                                                                                                                                                | None                                                                                                                                                         |
| Statutory/Policy Implications:                                                                                                                                                                                                     | Planning and Development Act 2005<br>Shire of Waroona Town Planning Scheme No. 7<br>Local Planning Strategy 2009                                             |
| Strategic Implications:                                                                                                                                                                                                            | Shire of Waroona Strategic Plan 2005 – 2025<br>Objective 1 – Prepare for Growth<br>Objective 3 – Protect and Conserve Agricultural Lands and Rural Land Uses |
| Financial Implications:                                                                                                                                                                                                            | Nil                                                                                                                                                          |
| <b>Voting Requirements</b>                                                                                                                                                                                                         | <b>Simple Majority</b>                                                                                                                                       |

## **PROPOSAL**

An application has been made for the installation of a water pipeline in lot 2 Kaus Road, Yarloop, lot 13 Bancell Road and lot 15 South Western Highway and the road reserves of Bancell, Brockman and Somers Roads, Waroona. The application seeks to install the infrastructure to provide greater service to the Waroona irrigated agriculture area. The 630mm diameter pipe is proposed to be buried at a minimum depth of 750mm to the top of the pipe.

The submitted site plan is at **APPENDIX 9.2.2**.

## **BACKGROUND**

Harvey Water has a large network of services within the shire. The existing network is to be enhanced by the addition of the proposed infrastructure.

## **STATUTORY IMPLICATIONS**

### **Shire of Waroona Town Planning Scheme No. 7 (TPS)**

The proposed pipeline is to be located on land zoned Rural 1 – General Farming and Rural 2 – Irrigated Agriculture under the Shire of Waroona Town Planning Scheme No. 7.

Clause 6.1.1 states that any development on land zoned or reserved under Town Planning Scheme No. 7 shall require approval unless specifically exempt under clause 6.1.2 of the Scheme.



Given that Harvey Water is not a Public Authority as defined under the Planning and Development Act 2005, the proposed pipeline cannot be considered to be a Public Utility as defined under the Town Planning Scheme No. 7. As the use is not specifically mentioned in the Zoning Table, the use needs to be determined in terms of Clause 4.2.5.

Clause 4.2.5 states the process for consideration of applications for uses not defined under the Scheme. Under Clause 4.2.5 three options are available. Council may either deem that the use is consistent, may be consistent or is not consistent with the objectives of the General Farming zone. Where an undefined use is deemed consistent with the objectives of the zone Council may approve the use without public consultation. Where it is deemed that an undefined use may be consistent with the objectives of the zone, Council may approve the use subject to public consultation.

### **STRATEGIC IMPLICATIONS**

#### **Shire of Waroona Strategic Plan 2005 – 2025**

The Shire of Waroona is faced with challenges including a relatively small community required to fund large scale infrastructure. The Shire has identified the need to preserve land for primary agricultural uses.

### **STRATEGIC PLANNING IMPLICATIONS**

#### **Local Planning Strategy (LPS)**

The subject land is located within the Industrial Precinct under the LPS and identified as Priority Agriculture. The primary objective of the LPS in the Priority Agriculture area is to preserve land from uses not compatible with irrigated agricultural production.

### **COMMUNITY CONSULTATION**

Where an undefined use is deemed to be consistent with the objectives of the zone no public consultation is required.

### **INTERNAL REFERRAL**

Upon referral to the Shire's Consulting Engineer advice was received that, should the application be approved, the applicant shall be responsible for the reinstatement of the road reserve areas to their current condition.

### **OFFICER'S COMMENTS**

The development and use of land for private infrastructure provision is not deemed to be consistent with any of the defined uses under Schedule 1 of Town Planning Scheme No. 7. As such the application must be considered in accordance with Clause 4.2.5 of the Scheme.

The primary objective of all rural zones is to ensure that farming land is preserved and contributes to the local economy, as stated in section 4.14.1 of Scheme No. 7. The provision of underground water infrastructure is not considered to compromise this objective. Therefore recommendation 1 of this report is that Council deem the proposal to be consistent with the objectives of the zone. Although this determination

results in the land use being permitted, a Planning Consent is still required as the use is not exempt from Planning Approval in terms of Clause 6.1.2 of the Town Planning Scheme.

Details of the timing of works and traffic management have not been included in the application. If the application is granted approval, the applicant will be required to liaise with the Shire in relation to these matters.

Remediation works will be required to reinstate all road reserves to their preconstruction condition. Conditions relating to the remediation works are listed in the officer recommendations.

The proposed development is not considered to compromise the use of the land in accordance with the objectives of the Rural zones. There will be no long term adverse affects on the amenity of the subject land or any surrounding properties.

### **COUNCIL RESOLUTION**

**OCM11/09/104**

**MOVED: Cr Dew**

**SECONDED: Cr Wright**

1. That Council give its consent, as the relevant land owner, for the Southwest Irrigation Management Cooperative to make an application for the installation of a water pipeline in the road reserves of Brockman, Bancell and Somers Road as shown on the plan attached at Appendix 9.2.2.
2. That Council, pursuant to Clause 4.2.5 (a) of Town Planning Scheme No. 7, determine the proposed installation of a Water Pipeline in lot 2 Kaus Road, Yarloop, lot 13 Bancell Road and lot 15 South Western Highway and the road reserves of Bancell, Brockman and Somers Roads, Waroona, to be consistent with the objectives of the Rural zones as stated in section 4.14.1 of Town Planning Scheme No. 7 and is therefore permitted.
3. That Council, with respect to the application for Planning Consent for the installation of a Water Pipeline in lot 2 Kaus Road, Yarloop, lot 13 Bancell Road and lot 15 South Western Highway and the road reserves of Bancell, Brockman and Somers Roads, Waroona, approve the application subject to the following conditions:
  - a) The development shall be carried out and fully implemented in accordance with the details indicated on the stamped approved plans unless otherwise required or agreed in writing by the Manager Planning Services.
  - b) The applicant shall submit a schedule of works detailing the timing of all works associated with the development, including the remediation of the road reserves, to the Shire of Waroona for approval. Approval in writing from the Director

**Technical Services is required before any onsite works commence.**

- c) All ground disturbed during any earthworks associated with the development is to be reinstated to its original condition including revegetation with local species to the satisfaction of the Director Technical Services.**
- d) All roads are to be reconstructed to their original condition at the applicants cost to the satisfaction of the Director Technical Services.**
- e) The applicant is required to mitigate or correct any adverse impacts created by the construction of the pipeline, in relation to the prevailing ground conditions.**
- f) The development approved is to be substantially commenced within two (2) years after the date of this determination. The approval lapses if the development has not substantially commenced before the expiry of that period.**

**CARRIED 7/0**

| <b>9.2.3 CLOSURE OF ROAD RESERVE – CORONATION ROAD, WAROONA</b> |                                                                                 |
|-----------------------------------------------------------------|---------------------------------------------------------------------------------|
| Reporting Officer / Officer's Interest:                         | Chris Dunlop – Town Planner / Nil                                               |
| Responsible Officer / Officer's Interest                        | Louis Fouché – Manager Planning Services / Nil                                  |
| Proponent:                                                      | Shire of Waroona                                                                |
| Landowner:                                                      | Shire of Waroona<br>RA & T Carna                                                |
| Date of Report: 14 September 2011                               | File No: 132/1, 132/3                                                           |
| Previous Reference:                                             | None                                                                            |
| Statutory/Policy Implications:                                  | Land Administration Act 1997<br>Land Administration Regulations 1998            |
| Strategic Implications:                                         | Shire of Waroona Strategic Plan 2005 – 2025<br>Objective 1 – Prepare for Growth |
| Financial Implications:                                         | Nil                                                                             |
| <b>Voting Requirements</b>                                      | <b>Simple Majority</b>                                                          |

### **PROPOSAL**

The Shire of Waroona plans to make requests to the Minister under sections 58 and 56 of the *Land Administration Act 1997* (Act) for the closure of the now obsolete road reserve and the creation of a new area of road reserve to reflect the new alignment of Coronation Road.

As part of the land tenure negotiations it is proposed that the section of road reserve to be closed be included into lot 982 Coronation Road as compensation for the excision of a section of that lot for the proposed new road reserve.

A plan showing the proposed alteration to the road reserve is at ***APPENDIX 9.2.3A & B***.

### **BACKGROUND**

In 2008 the Shire constructed a new section of road, effectively realigning Coronation Road. The new section of road was constructed across Lots 505 and 982 Coronation Road.

### **STATUTORY IMPLICATIONS**

#### **Land Administration Act 1997**

Section 58 of the Act provides the capacity for a Local Government to make a request to the Minister to close a road reserve. Prior to making such a request public consultation must be undertaken for a period of 35 days in accordance with the Act and the Land Administration Regulations 1998.

### **STRATEGIC IMPLICATIONS**

#### **Shire of Waroona Strategic Plan 2005 – 2025**

The Shire of Waroona has identified the need to upgrade major transport links to facilitate further growth in the Shire.



### **COMMUNITY CONSULTATION**

Public consultation is required for a period of 35 days prior to a request being made to the Minister for the closure of the road reserve. This consultation will be undertaken once Council has resolved to close the subject road reserve.

Written agreement from the landowners has been obtained in relation to the road realignment and exchange of land.

### **OFFICER'S COMMENTS**

With the construction works for the realignment having already been completed, the alterations to the road reserve are required in order to formalise the land tenure. The disused section of Coronation Road is not required to provide access to any lots and has the potential to become an unnecessary maintenance cost to the Shire in the future.

The closing of the section of road is necessary to compensate the affected landowner for the loss of land as a result of the new section of Coronation Road now located on their property.

### **COUNCIL RESOLUTION**

**OCM11/09/105**

**MOVED: Cr Germain**

**SECONDED: Cr Witney**

- 1. That Council resolve to advertise its intention to close the section of the road reserve at Coronation Road, Waroona as shown on the attached plan in Appendix 9.2.3A & B, pursuant to section 56 of the Land Administration Act 1997.**

**CARRIED 7/0**

Cr Walmsley returned to the meeting and resumed his seat as Presiding member, the time being 4.40 pm.



| <b>9.2.4 LOT 57 DALLAS ROAD, WAROONA, 3 LOT SUBDIVISION</b> |                                                                                                                                                                                                |
|-------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Reporting Officer / Officer's Interest:                     | Chris Dunlop – Town Planner / Nil                                                                                                                                                              |
| Responsible Officer / Officer's Interest                    | Louis Fouché – Manager Planning Services / Nil                                                                                                                                                 |
| Proponent:                                                  | Peel Planning Consultants                                                                                                                                                                      |
| Landowner:                                                  | Ms Yvonne Tomlinson, Mr Victor Tomlinson, Mr Mervyn McDonald and Ms Kerry McDonald                                                                                                             |
| Date of Report: 19 September 2011                           | File No: SD144672                                                                                                                                                                              |
| Previous Reference:                                         | SD119143. SD125664 and SD132735                                                                                                                                                                |
| Statutory/Policy Implications:                              | Planning and Development Act 2005<br>Shire of Waroona Town Planning Scheme No. 7<br>Local Planning Strategy 2009<br>WAPC Development Control Policy 1.1<br>WAPC Development Control Policy 3.4 |
| Strategic Implications:                                     | Shire of Waroona Strategic Plan 2005 – 2025<br>Objective 1 – Prepare for Growth<br>Objective 3 – Protect and Conserve Agricultural Lands and Rural Land Uses                                   |
| Financial Implications:                                     | Nil                                                                                                                                                                                            |
| <b>Voting Requirements</b>                                  | <b>Simple Majority</b>                                                                                                                                                                         |

## **BACKGROUND**

|                       |                             |
|-----------------------|-----------------------------|
| Lot size              | 4.04 Ha                     |
| Existing improvements | House, two Sheds and a pool |

A Western Australian Planning Commission subdivision application referral was received for a three (3) lot subdivision of Lot 57 (57) Dallas Street, Waroona. See proposed subdivision plan at **APPENDIX 9.2.4**.

## **PROPOSAL**

The application proposes the subdivision of the parent lot into 3 lots. Proposed lots 571 and 572 are 1.0397ha and 1.0258ha respectively. Both of these lots are proposed to have direct frontage onto South Western Highway. Proposed lot 573 is 1.9772ha and fronts Dallas Street.

### Previous Applications

SD119143 – subdivision application received 20 May 2002. Proposed three (3) lot subdivision in a different layout than the current application. Application was recommended for refusal by the Shire and was refused by the WAPC on 6 August 2002 as it was inconsistent with the Rural 1 – General Farming zone.

SD125664 – subdivision application received 1 July 2004. Proposed 3 lot subdivision in a layout very similar to the current application. Application was recommended for refusal



by the Shire and was refused by the WAPC on 12 August 2004 as further subdivision was not provided for in the Town Planning Scheme or Local Planning Strategy.

SD132735 – subdivision application received 10 October 2006. Proposed 3 lot subdivision in a layout identical to SD125664. Application was recommended for refusal by the Shire and was refused by the WAPC on 11 January 2007 as further subdivision was not provided for in the Town planning Scheme or Local Planning Strategy.

### **STATUTORY IMPLICATIONS**

#### **Shire of Waroona Town Planning Scheme**

The subject lot is located within the ‘Rural 1 – General Farming’ zone under the Shire of Waroona Town Planning Scheme No. 7. Clause 4.14 relates to rural zones but fails to specify criteria for subdivision of land within the rural zones.

### **STRATEGIC/POLICY IMPLICATIONS**

#### **WAPC Development Control Policy 1.1 Subdivision of Land – General Principles**

Objectives of Development Control Policy 1.1 include:

- To ensure that all lots created have regard to the provisions of the relevant local government town planning scheme.
- To ensure a comprehensive and coordinate approach to the subdivision of urban expansion areas in metropolitan Perth, regional centres and country towns.
- To ensure the subdivision pattern is responsive to the characteristics of the site and the local planning context.
- To ensure that the subdivision is consistent with orderly and proper planning and the character of the area.

#### **WAPC Development Control Policy 3.4 Subdivision of Rural Land**

Section 3.1 of DC Policy 3.4 states:

*“It is WAPC policy that the subdivision of rural and agricultural land for closer settlement (rural-residential and rural smallholdings) and more intensive agricultural uses should be properly planned through the preparation of regional and local planning strategies and provided for in local planning schemes prior to subdivision.”*

Assessment of the application against these objectives and provisions is detailed in the officer’s comment section.

#### **Local Planning Strategy 2009 (LPS)**

The subject lot 57 is divided by the LPS. The western section of the lot is included in the Rural Small Holdings zone, whilst the eastern section of the lot is within the Future Residential/Urban Expansion zone.

The LPS provides for a minimum lot size of 1ha for lots on the eastern side of South Western Highway north of Waroona in the Rural Small Holdings zone



Lot sizes in the Future Residential/Urban Expansion zone are to be in accordance with an ODP prepared and approved for the area.

### **Waroona North Structure Plan (2007)**

The Waroona North Structure Plan provides a broad land use plan to guide development to the North of the existing townsite. The subject lot is located within the Waroona North Structure Plan area. This structure plan designates the proposed lot 573 as Townsite Expansion Area, to be developed as future urban development. Proposed lots 571 and 572 are designated as Highway Area 1, which indicates a future average lot area of 1ha.

### **COMMUNITY CONSULTATION**

Community Consultation was not required nor sought for this application.

### **INTERNAL REFERRAL**

Upon referral to Building Services, the Building Surveyor stated that there were no concerns with the proposal.

The Shire's Consulting Engineer also stated that there were no concerns with the proposal.

### **OFFICER'S ASSESSMENT**

While the proposal is in accordance with the Local Planning Strategy and the Waroona North Structure Plan, it is not considered to be consistent with Town Planning Scheme No. 7. The creation of lots 1ha in area is not considered to be in accordance with the intent of the General Farming zone, as lots of this size are not capable of supporting commercially viable agricultural enterprises. A scheme amendment to accommodate the relevant zoning provisions for smaller lots is necessary prior to subdivision.

As a result the application is deemed not to comply with the requirements of DC Policy 1.1 as it does not comply with the requirements of the Scheme and is therefore not consistent with orderly and proper planning.

Previous applications SD119143, SD125664 and SD132735 were refused as they were not consistent with the objectives of the Rural 1 – General Farming zone under Town Planning Scheme No. 7.

While the layout and lot sizes may potentially be supported in the future, as they are in accordance with the Local Planning Strategy and the Waroona North Structure Plan, this application is considered premature without a scheme amendment having been completed to rezone the lot in accordance with these strategic plans. As such the application is recommended for refusal.

**COUNCIL RESOLUTION**

**OCM11/09/106**

**MOVED: Cr Snell**

**SECONDED: Cr Scott**

1. That Council, in respect to the application for the subdivision of lot 57 (No.57) Dallas Street, Waroona, respond to the West Australian Planning Commission recommending refusal of the application for the following reasons:
  - a) The subject lot is zoned Rural 1 – General Farming under the Town Planning Scheme No.7. The proposed subdivision is not consistent with the objectives of this zone.
  - b) As the application is not in accordance with Town planning Scheme No.7, it would be contrary to proper and orderly planning to approve such an application prior to a rezoning.

**Advice to Applicant:**

- A. While the application is in accordance with the Local Planning Strategy and the Waroona North Structure Plan, it is considered premature without a scheme amendment being undertaken to rezone the land to the appropriate zoning to facilitate the creation of lots of the proposed size and the inclusion of relevant scheme provisions to appropriately manage the use of the land.

**CARRIED 7/1**

**For the Motion: Cr's Snell, Scott, Germain, Witney, Walmsley, Dew & Wright  
Against the Motion: Cr Salerian**

|                                                                                                       |                                                                                  |
|-------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| <b>9.2.5 LOT 701 BRADFORD STREET, WAROONA - APPLICATION FOR PLANNING CONSENT FOR AN OVERSIZE SHED</b> |                                                                                  |
| Reporting Officer / Officer's Interest:                                                               | Chris Dunlop – Town Planner / Nil                                                |
| Responsible Officer / Officer's Interest                                                              | Louis Fouché – Manager Planning Services / Nil                                   |
| Proponent:                                                                                            | Kurt Adam Brown                                                                  |
| Landowner:                                                                                            | Kurt Adam Brown                                                                  |
| Date of Report: 20 September 2011                                                                     | File No: TP1441                                                                  |
| Previous Reference:                                                                                   | None                                                                             |
| Statutory/Policy Implications:                                                                        | Planning and Development Act 2005<br>Shire of Waroona Town Planning Scheme No. 7 |
| Strategic Implications:                                                                               | Shire of Waroona Local Planning Strategy                                         |
| Financial Implications:                                                                               | Nil                                                                              |
| <b>Voting Requirements</b>                                                                            | <b>Simple Majority</b>                                                           |

## **PROPOSAL**

The application proposes a shed 12m x 24m (288m<sup>2</sup>), 6.25m high to be finished in Colorbond. The shed is proposed to be located in the northeast corner of the lot, 15m from both the northern and eastern boundaries. A site plan is attached at **APPENDIX 9.2.5**.

## **BACKGROUND**

The Subject lot is 7746m<sup>2</sup> in area and is currently vacant. The subject lot is generally flat with significant vegetation screening on the eastern and northern boundaries. The proposed shed will be screened from the lot to the south by significant vegetation on that lot. Surrounding lots in the area are either vacant or used for residential, rural residential and sand mining purposes.

## **PREVIOUS APPROVALS**

No previous applications relate directly to this property.

In relation to other similar developments in the area, a 600m<sup>2</sup> shed has been approved on Lot 1 Paterson Road on the 6<sup>th</sup> of March 2008, via application TP1127.

## **STATUTORY IMPLICATIONS**

### **Shire of Waroona Town Planning Scheme No.7**

The subject lot is located within the 'Urban 6 – Rural Living' zone under the Shire of Waroona Town Planning Scheme No. 7 (TPS).

A shed (which falls under the definition of a 'Single House'), is classified as a "P" (permitted) use within the land use table of the Town Planning Scheme.

The proposed development is not specifically exempted under Section 6.1.2 of the Scheme, as it requires the exercising of discretion under Section 6.11.



Clause 6.11.1 of the TPS states that outbuildings within the Urban 6 – Rural Living zone shall be restricted to 200m<sup>2</sup> and 5m in height.

Clause 4.10.2 of the TPS states that the provisions of the R2 density code shall apply to development within the Rural Living zone.

Clause 6.13 of the TPS outlines the criteria for the consideration of applications which do not comply with the development standards of the Scheme. These criteria can be described as the maintaining of proper and orderly planning practices, the amenity of the area, the future development of the locality and the intent of the scheme provision(s) being departed from.

## **STRATEGIC/POLICY IMPLICATIONS**

### **Local Planning Strategy (LPS)**

The subject lot is located within the Waroona Townsite Precinct of the LPS. Lot 701 is designated for Future Urban Expansion.

There are no land use classifications or development standards specified for the Future Urban Expansion zone under the LPS.

### **Waroona North Structure Plan**

Lot 701 is located within the Future Townsite Expansion area under the structure plan. The plan states that more detailed planning needs to be undertaken prior to the urban development of this area.

## **COMMUNITY CONSULTATION**

As the application proposes a variation to the maximum outbuilding area and height specified under Section 6.11.1 of the Scheme, advertising to affected landowners has been undertaken for a period of 14 days in accordance with the Shire's Local Planning Policy 1 – Community Consultation. During this period no objections or submissions were received.

The owners of lot 700 (#59) Paterson Road attended the Shire office during the advertising period to view the plans for the application. No objection was raised as a result.

## **INTERNAL REFERRAL**

Upon referral to Building Services, the Building Surveyor stated that there were no concerns with the proposal. The shed is to comply with the Building Code of Australia 2011 and is not to be used for accommodation.

## **OFFICER'S COMMENT**

The shed is to be set back in accordance with the requirements of the R2 Density code as required by Section 4.10.2 of the Scheme and demonstrated in the table below.



| <b>Setback</b> | <b>Required</b> | <b>Proposed</b> | <b>Comments</b> |
|----------------|-----------------|-----------------|-----------------|
| Front          | 20m             | 73m             | Compliant       |
| Rear           | 10m             | 15m             | Compliant       |
| Side           | 10m             | 15m             | Compliant       |

In order to consider the variation to Clause 6.11.1 in relation to the floor area of the proposed shed, the proposal must comply with the requirements of Clause 6.13.

In relation to proper and orderly planning, it should be noted that the property is not located in the current Waroona Townsite area. The lot in question is 7746m<sup>2</sup> in area and has a typical “Rural Living” character. Although the proposed shed will exceed the permissible outbuilding area by 88m<sup>2</sup>, this is considered to be acceptable given the context of the lot location in the “Urban 6- Rural Living” zone, the size of the lot and the separation from neighbouring residences.

With relation to the maintenance of the amenity of the area, the proposed shed has been advertised to the adjoining landowners with no submissions or objections being received. The Colorbond finish is not highly reflective and is considered appropriate for the locality. A condition has been added ensuring that building materials are to be of a standard and colour scheme complementing and blending in with the amenity of the area. The proposed shed is to be set well back from the street frontage of the lot and will therefore not greatly impact on the streetscape. A condition has also been proposed to ensure vegetation screening is implemented to screen the shed from Bradford Street. As such the proposal is not considered likely to detract from the amenity of the area.

In relation to the future use of the area, a shed is not likely to affect the proposed future urban use of the locality as indicated in the Waroona North Structure Plan as the steel framed method of construction allows for easy removal of the structure (if required).

The purpose of Clause 6.11.1 is to maintain the character and intent of the zones listed in table 3. The objective of the Urban 6 – Rural Living zone is to provide for the creation of small rural lots adjoining the Waroona townsite, and permit uses appropriate to the zones location. The use of the lot for residential purposes is considered to be in accordance with this objective and the proposed shed is incidental to this use. Given this, the proposal is considered to be in accordance with the requirements of Clause 6.13 of the Scheme.

A condition has been added to ensure all stormwater runoff from the proposed shed is disposed of on site or connected to a Council stormwater legal point of discharge in accordance with Statement of Planning Policy 2.1.

The proposed development is considered to be acceptable and is therefore recommended for approval subject to relevant conditions and advice notes.

**COUNCIL RESOLUTION****OCM11/09/107****MOVED: Cr Wright****SECONDED: Cr Snell**

**That Council, in relation to the application for Planning Consent for a shed on Lot 701 Bradford Street, Waroona, approve the application subject to the following conditions and advice notes:**

- 1) The development shall be carried out and fully implemented in accordance with the details indicated on the stamped approved plans received on the 25<sup>th</sup> of August 2011, unless otherwise required or agreed in writing by the Manager Planning Services.**
- 2) Building materials are to be of a standard and colour scheme complementing and blending in with the amenity of the area to the satisfaction of the Manager Planning Services. (See Advice Note A).**
- 3) All stormwater and drainage run-off to be contained on site or connected to a Council stormwater legal point of discharge to the specification and satisfaction of the Director Technical Services.**
- 4) The shed shall be suitably screened using vegetation planting so as to limit the impact on the Bradford Street streetscape. Details of screening shall be submitted to the satisfaction of the Manager Planning Services prior to the issue of the building licence. The development shall thereafter be implemented and maintained in accordance with the approved details to the satisfaction of the Manager Planning Services.**
- 5) The development approved is to be substantially commenced within two (2) years after the date of this determination. The approval lapses if the development has not substantially commenced before the expiry of that period.**

**ADVICE TO APPLICANT:**

- A. In relation to Condition 2, no highly reflective or white material is to be used. Colour schemes are to be of muted tones that will blend in with the natural environment.**
- B. In relation to condition d) landscaping plans must comply with Planning Policy 23.0 Landscaping and the West Coastal Soil species list.**
- C. The applicant is advised that no site works shall commence until a Building Licence has been issued by the Shire of Waroona. This planning approval does not grant consent to commence building works. Furthermore, the proposed development is to comply with the Building Code of Australia 2011.**

**CARRIED 8/0**

Cr Wright and Cr Scott declared an interest affecting impartiality of Item 9.2.6, as members of the Waroona Football Club.

| <b>9.2.6 APPLICATION FOR COMMUNITY SPORT AND RECREATION FACILITY FUND – WAROONA FOOTBALL CLUB – OVAL LIGHTING</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Reporting Officer / Officer's Interest:                                                                           | Steve Cleaver, Director Community and Planning Services                                                                                                                                                                                                                                                                                                                                                                                         |
| Responsible Officer / Officer's Interest                                                                          | Steve Cleaver, Director Community and Planning Services                                                                                                                                                                                                                                                                                                                                                                                         |
| Proponent:                                                                                                        | Waroona Football Club                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Landowner:                                                                                                        | Shire of Waroona                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Date of Report:                                                                                                   | 5 September 2011   File No.: 159/1                                                                                                                                                                                                                                                                                                                                                                                                              |
| Previous Reference:                                                                                               | Nil                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Statutory/Policy Implications:                                                                                    | Local Government Act 1995                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Strategic Implications:                                                                                           | Improve Community Infrastructure                                                                                                                                                                                                                                                                                                                                                                                                                |
| Financial Implications:                                                                                           | <p><i>*(Revised figures since the Ctte Meeting)</i></p> <p><b>Expenditure (ex GST)</b><br/>Oval lighting \$280,000</p> <p><b>Income (ex GST)</b><br/>Federal Gov't Safer Suburbs funding \$163,000<br/>State Government Community Sport and Recreation Facility Funding \$84,000<br/>Waroona Junior Football Club \$10,000<br/>Waroona Senior Football club \$10,000<br/>Waroona Agricultural Society \$3,000<br/>Shire of Waroona \$10,000</p> |
| <b>Voting Requirements</b>                                                                                        | <b>Simple Majority</b>                                                                                                                                                                                                                                                                                                                                                                                                                          |

### **Proposal**

To submit an application to the State Governments Community Sport and Recreation Facilities Fund for \$84,000 for oval lighting.

### **Background**

The Waroona Football Club has been successful in obtaining \$163,000 seed funding for oval lighting upgrade through the Federal Member of Parliament, Mr Don Randall MP. The Club would like to conduct night games of football and the proposed lights would allow amateur play of night football as well as improved safety at training. The lights are used for emergency services to land the rescue helicopter and also for the night events of the Agricultural Show.

### **Community Consultation**

Waroona Football Club  
Waroona Agricultural Society  
Waroona Junior Football Club  
Department of Sport and Recreation  
Electorate Office – Mr Don Randall MP, Member for Canning



### **Officer's Comments**

Currently the existing lights have a very low lighting (lux) and are unlikely to meet current standards for night play and or training. The existing lights are on wooden power poles and have had little maintenance.

It is proposed to have the Shire offer the services of procuring the goods and services via a tender process. The tender will be for a design and construct of lighting towers. A transformer will be required and this will be sourced directly from Western Power once the successful tender is awarded, this will form part of the project. The transformer upgrade will supply the Football Club and oval lights only, as an upgrade to the entire site would be uneconomic.

Additional costs may also be associated with the site due to high water table with dewatering. It has been advised that the footing are approximately 4.2 m deep in which case will be below the ground water depth.

The State Governments' Department of Sport and Recreation funding round for Community Sport and Recreation Facilities Fund (CSRFF) is required to have applications submitted by the end of September each year. The CSRFF is administered through the Peel office of the Department of Sport and Recreation. Grants are awarded in February 2012 and funds released in July 2012. The project would therefore proceed in the summer 2012/2013. Design work and estimates would be undertaken following a grant agreement with the Department of Sport and Recreation in 2012.

Contribution of funds by the Agricultural society and Junior and Senior Football Clubs would not be required until June 2013 allowing sufficient time to fundraise. The Shire may also consider low interest loans to the sporting clubs if requested. At this stage the Clubs are supportive of the project.

In this regard it is recommended that an application for \$84,000 be submitted which is less than a 1/3 application which would equate to \$92,400. Also that the Shire amends the 2011/2012 budget to accept the Federal Government grant funds from the Waroona Football club.

#### **COMMITTEE RESOLUTION**

Moved: Mrs T Morris

Seconded: Cr Scott

That the Shire of Waroona makes application for a Community Sport and Recreation Facilities Fund grant of \$50,000 (ex gst) for town oval lights.

CARRIED 5/0



**COUNCIL RESOLUTION**

**OCM11/09/108**

**MOVED: Cr Wright**

**SECONDED: Cr Dew**

1. That the Shire of Waroona makes application for a Community Sport and Recreation Facilities Fund grant of \$84,000 (ex gst) for town oval floodlights.
2. That the 2011/2012 budget be amended to receive grant funding of \$163,000 to municipal account 2723 and the funds be placed into a reserve account titled “Town Oval Lighting” until required.

**CARRIED 8/0**

| <b>9.2.7. SPORTSGROUND AREA – FUTURE PLAN</b> |                                                                                  |
|-----------------------------------------------|----------------------------------------------------------------------------------|
| Reporting Officer / Officer's Interest:       | Greg Delahunty – Town Planner / Nil                                              |
| Responsible Officer / Officer's Interest      | Louis Fouché – Manager Planning Services / Nil                                   |
| Proponent:                                    |                                                                                  |
| Landowner:                                    | Crown Reserve                                                                    |
| Date of Report: 6 September 2011              | File No: 126/1                                                                   |
| Previous Reference:                           | 126/1                                                                            |
| Statutory/Policy Implications:                | Policy 7.2 Development of Recreational Facilities                                |
| Strategic Implications:                       | Shire of Waroona Strategic Plan 2005 – 2025<br>Objective 1 – Prepare for growth, |
| Financial Implications:                       | Unknown                                                                          |
| <b>Voting Requirements</b>                    | <b>Simple Majority</b>                                                           |

### **PROPOSAL**

It has been identified that a strategic document should be prepared in order to guide future Council decisions on the sportsground area in the centre of town.

The Recreation Advisory Committee is requested to recommend to Council to initiate a course of community consultation by calling for submissions on the proposed future plan for the sportsgrounds area.

### **BACKGROUND**

In 2003 the Waroona Town Centre Strategy was finalised. It was the aim of this strategy to guide the enhancement of the commercial and cultural centre of Waroona.

The objectives of the Strategy were to:

- Increase appreciation of the value of the Town Centre and enhance the local identity of Waroona.
- Strengthen three main zones within the Town allowing for staged development to the civic, commercial and cultural precincts.
- To develop a focal point for the Town Centre.

The redevelopment of the Drakesbrook Square, which occurred as a result of this strategy, has provided a central place for community gatherings. The landscaping, the seating, and lighting add to town centres identity. There is an opportunity to tie any future development of sportsground area into the current strategic plan as was initially intended.

Several clubs / societies, including the Ag Society and various sports clubs, currently utilise the sportsground area.

## **FINANCIAL IMPLICATIONS**

At this stage the financial implications of this proposal have not been quantified, some initial costs will be advertising and officer time.

Further down the track a town planning / urban design consultant may be required in order to formulate the strategic document. This has not been costed as the scope of work is yet to be determined.

## **STRATEGIC IMPLICATIONS**

### **Shire of Waroona Strategic Plan 2005 – 2025**

The Shire is committed to maintaining the impetus of the Waroona Town Centre Strategy.

## **OFFICER'S COMMENTS**

It is recommended that community consultation takes place at this stage. Methods of advertising will be determined by the Manager Planning Services. Most likely it will involve notice in the Harvey Reporter as well as a direct mail out to the relevant stakeholders.

The main objectives of this consultation are to:

- Receive feedback from the community with regard to how it feels about the sportsground area
- Determine the aims for the future development of the sportsground area
- Establish likes and dislikes about the sportsground area
- Contemplate visions for the future development of the sportsground area
- Encourage community participation

Upon conclusion of the consultation period a further report to the Recreation Advisory Committee will be prepared by Shire officers. This report will consider the submissions received during the consultation period and seek to establish overall objectives, scope of work and deliverables. Also at this stage a review process for monitoring and control of the project will be established.

## **COMMITTEE RECOMMENDATION**

That the Recreation Advisory Committee recommends to Council the following:

1. To allow three (3) months of public advertising for comment on a future master plan for Reserve 8746;
2. At the closure of the advertising period, a further report be presented, together with any submissions received, at the next available Recreation Advisory Committee meeting.

**COUNCIL RESOLUTION**

**OCM11/09/109**

**MOVED: Cr Scott**

**SECONDED: Cr Snell**

**That Council initiates a course of community consultation by calling for submissions from the public and community groups for the purpose of compiling a future development plan for the Waroona sportsground area (Reserve 8746).**

**Submissions can include –**

- **feedback from the community about how it feels about the sportsground area,**
- **description of the aims for the future development of the sportsground area,**
- **likes and dislikes about the sportsground area, and**
- **a vision for future development of the sportsground area.**

**Following the closure of the advertising period the submissions to be considered by the Recreation Advisory Committee, prior to adoption of a final plan by the Council.**

**CARRIED 8/0**

**9.3 DEPUTY CEO/DIRECTOR CORPORATE SERVICES**

| <b>9.3.1 ACCOUNTS FOR PAYMENT</b>        |                                                                |
|------------------------------------------|----------------------------------------------------------------|
| Reporting Officer / Officer's Interest:  | Joe Dineley – Senior Finance Officer / Nil                     |
| Responsible Officer / Officer's Interest | Laurie Tilbrook – Deputy CEO/Director Corporate Services / Nil |
| Proponent:                               | N/A                                                            |
| Landowner:                               | N/A                                                            |
| Date of Report: 21.9.11                  | File No.: 1/3                                                  |
| Previous Reference:                      | N/A                                                            |
| Statutory/Policy Implications:           | N/A                                                            |
| Strategic Implications:                  | N/A                                                            |
| Financial Implications:                  | N/A                                                            |
| <b>Voting Requirements</b>               | <b>Simple Majority</b>                                         |

**APPENDIX 9.3.1**

| <b><u>COUNCIL RESOLUTION</u></b>                   |                                                                    |                                   |
|----------------------------------------------------|--------------------------------------------------------------------|-----------------------------------|
| <b>OCM11/09/110</b>                                |                                                                    |                                   |
| <b>MOVED: Cr Witney</b>                            |                                                                    |                                   |
| <b>SECONDED: Cr Snell</b>                          |                                                                    |                                   |
| <b>That Vouchers numbered:</b>                     |                                                                    |                                   |
| <b><u>ACCOUNT</u></b>                              | <b><u>CHEQUE NO'S.</u></b>                                         | <b><u>TOTAL \$</u></b>            |
| <b>Municipal Trust</b>                             | <b>6613 - 6647<br/>10987 - 10988<br/>EFT's 12889, 12940, 12941</b> | <b>\$60,346.75<br/>\$8,961.25</b> |
| <b>Electronic Transfers</b>                        | <b>EFT's 12890 - 13085</b>                                         | <b>\$559,875.25</b>               |
| <b>Direct Wages</b>                                | <b>13/07/11 – 27/07/11 inclusive</b>                               | <b>\$146,388.00</b>               |
| <b>GRAND TOTAL:</b>                                | <b>N/A</b>                                                         | <b><u>\$775,571.25</u></b>        |
| <b>and attached at Appendix 9.3.1 be endorsed.</b> |                                                                    |                                   |
|                                                    |                                                                    | <b>CARRIED 8/0</b>                |

| <b>9.3.2 MONTHLY STATEMENT OF FINANCIAL ACTIVITY FOR THE PERIOD 1 JULY 2011 TO 31 AUGUST 2011</b> |                                                                |
|---------------------------------------------------------------------------------------------------|----------------------------------------------------------------|
| Reporting Officer / Officer's Interest:                                                           | Tamara Olsson – Manager Financial Services / Nil               |
| Responsible Officer / Officer's Interest                                                          | Laurie Tilbrook – Deputy CEO/Director Corporate Services / Nil |
| Proponent:                                                                                        | N/A                                                            |
| Landowner:                                                                                        | N/A                                                            |
| Date of Report: 20.09.2011                                                                        | File No.: 1/1                                                  |
| Previous Reference:                                                                               | N/A                                                            |
| Statutory/Policy Implications:                                                                    | N/A                                                            |
| Strategic Implications:                                                                           | N/A                                                            |
| Financial Implications:                                                                           | N/A                                                            |
| <b>Voting Requirements</b>                                                                        | <b>Simple Majority</b>                                         |

**APPENDIX 9.3.2****COUNCIL RESOLUTION****OCM11/09/111****MOVED: Cr Salerian****SECONDED: Cr Germain**

**That the Monthly Statements of Financial Activity for the period 1 July 2011 to 31 August 2011 Appendix 9.3.2 be received and noted.**

**CARRIED 8/0**

## 9.4 CHIEF EXECUTIVE OFFICER

| <b>9.4.1 BUSINESS INCENTIVE GRANT APPLICATION</b> |                                                                                                                                        |
|---------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Reporting Officer / Officer's Interest:           | Ian Curley, Chief Executive Officer / Nil<br>Maree Ellis, Community Development Officer / Nil                                          |
| Responsible Officer / Officer's Interest          | Ian Curley, Chief Executive Officer / Nil                                                                                              |
| Proponent:                                        | Natalie & Kurt Hay                                                                                                                     |
| Landowner:                                        | N/A                                                                                                                                    |
| Date of Report: 15 <sup>th</sup> September 2011   | File No.: 98/1                                                                                                                         |
| Previous Reference:                               | <b>OCM10/10/165</b>                                                                                                                    |
| Statutory/Policy Implications:                    | Nil                                                                                                                                    |
| Strategic Implications:                           | Nil                                                                                                                                    |
| Financial Implications:                           | The allocation for Business Enhancement in the 2011/2012 budget is a total of \$16,000. Additional funds of \$7,600 are held in trust. |
| <b>Voting Requirements</b>                        | <b>Simple Majority</b>                                                                                                                 |

### Proposal

Council is asked to approve a Business Incentive Grant application for Two thousand dollars (\$2,000) from Mr & Mrs Natalie & Kurt Hay who are proposing to open a fish & chip shop (The Angry Snapper) in previously vacant premises on Coronation Rd at Shop 8. The grant is to be used to assist with internal shop fit out for the business premise.

### Background

The Shire of Waroona established a New Business Incentive Grant Fund in November 2010 to provide small amounts (individual amounts of up to \$2,000) of discretionary funds to new or existing commercial business proprietors in the Waroona Central Business District (CBD) to assist with the costs of opening a new business or expansion of an existing business. These funds are designed to encourage new and current business proprietors to make use of existing empty business premises in the Waroona CBD. At the OCM 10/10, Council resolved to provide an amount of Six Thousand Six hundred dollars (\$6,600) remaining from the 2010/11 budget for the Townscape Development Grants Program.

### Community Consultation

The grants were advertised locally, copies made available at the Business Sundowner in November 2010 and the program is promoted in the media.

### Officer's Comments

The business is deemed to be eligible under the criteria set out in the Guidelines and application form.



**COUNCIL RESOLUTION**

**OCM11/09/112**

**MOVED: Cr Snell**

**SECONDED: Cr Germain**

**That an amount of two thousand dollars (\$2,000) be granted to Natalie and Kurt Hay to assist with the establishment of a fish and chip business (The Angry Snapper) at shop 8 Coronation Road, Waroona from the Business Enhancement grants acc. 7782 as per the 2011/12 adopted budget.**

**CARRIED 8/0**

Cr Walmsley declared an interest affecting impartiality in Item 9.4.2 as President of the Waroona District High School Board and member of the Waroona Bowling Club.

Cr Germain declared an interest affecting impartiality in Item 9.4.2 as Chairperson of the Waroona Community Health & Resource Centre Board and Council representative of the Waroona Historical Society.

Cr Snell declared an interest affecting impartiality in Item 9.4.2 as a member of the Waroona Community Health & Resource Centre.

Cr Salerian declared an interest affecting impartiality in Item 9.4.2 as a driver for the Community Car and member of the Waroona Bowling Club and Lions Club of Waroona.

Cr Scott declared an interest affecting impartiality in Item 9.4.2 as a member of the Waroona Bowling Club and Lions Club of Waroona.

Cr Wright declared an interest affecting impartiality in Item 9.4.2 as member of the Waroona Bowling Club.

Cr Witney declared a financial interest in Item 9.4.2 as an employee of the Waroona Community Health & Resource Centre, and left the meeting the time being 5.04 pm.

| <b>9.4.2 2011 SHIRE OF WAROONA COMMUNITY DEVELOPMENT GRANTS</b> |                                                                                                                                                                                                                                                                   |
|-----------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Reporting Officer / Officer's Interest:                         | Maree Ellis – Community Development Officer                                                                                                                                                                                                                       |
| Responsible Officer / Officer's Interest                        | Steve Cleaver – Director Community Services                                                                                                                                                                                                                       |
| Proponent:                                                      | Shire of Waroona                                                                                                                                                                                                                                                  |
| Landowner:                                                      | N/A                                                                                                                                                                                                                                                               |
| Date of Report: 21/09/11                                        | File No: 98/1                                                                                                                                                                                                                                                     |
| Previous Reference:                                             | OCM: 26/10/10                                                                                                                                                                                                                                                     |
| Statutory/Policy Implications:                                  | Nil                                                                                                                                                                                                                                                               |
| Strategic Implications:                                         | One of six goals of our Community Strategic Plan under the heading of Community Participation is: "To retain and expand on the level of community pride and enthusiasm that encourages strong family values and community involvement of volunteers of all ages." |
| Financial Implications:                                         | The allocation in the 2011/2012 budget is a total of \$5,600.                                                                                                                                                                                                     |
| <b>Voting Requirements</b>                                      | <b>Simple Majority</b>                                                                                                                                                                                                                                            |

### **Proposal**

To award the 2011 Shire of Waroona Community Development Grants as recommended by the Shire of Waroona Small Grants Committee.



**Background**

Council resolved to provide an amount of Five Thousand Six Hundred dollars (\$5,600) in the 2011/12 budget for the Community Development Grants Program.

**Statutory Implications**

Nil

**Community Consultation**

The grants were advertised through a media release, on Council's website and sent directly to various community organisations via email. Hard copies of the application forms were available from the Shire Office and Shire Library. Consultation and assistance where required for applicants was made available through the Shire of Waroona Community Development Officer.

**Officer's Comments**

The closing date for applications is 4pm Friday the 23<sup>rd</sup> September. The Small Grants Committee met at 3pm on the 27<sup>th</sup> September directly prior to the Council meeting to consider the applications for the 2011 Shire of Waroona Community Development Grants and made the following recommendation to Council which has subsequently been endorsed by the full Council.

**COUNCIL RESOLUTION**

**OCM11/09/113**

**MOVED: Cr Dew**

**SECONDED: Cr Salerian**

**That the Council award Community Development Grants to the following organisations -**

| <i>Organisation</i>                                                  | <i>Recommended Grant amount</i> |
|----------------------------------------------------------------------|---------------------------------|
| 1. Waroona Uniting Church                                            | \$800                           |
| 2. Preston Beach Golf Club                                           | \$765                           |
| 3. Waroona District High School                                      | \$800                           |
| 4. Scout Ass. Of WA 1 <sup>st</sup> Waroona Scouts                   | \$500                           |
| 5. Waroona Lions Club Inc.                                           | \$600                           |
| 6. Waroona Bowling and Social Club                                   | \$600                           |
| 7. Waroona Senior Citizens Welfare Com.                              | \$200                           |
| 8. Waroona Youth Centre                                              | \$ 400                          |
| 9. Family Support Service Christmas Hampers                          | \$ 400                          |
| 10. Waroona Playgroup Inc.                                           | \$250                           |
| 11. Waroona Community Resource Centre -<br>- Community Cuppa program | \$ 250                          |
| <b>Total Funds approved</b>                                          | <b>\$5,565</b>                  |

**CARRIED 7/0**

Cr Witney returned to the meeting the time being 5.06 pm.



**10. CONFIDENTIAL REPORTS**

Nil.

**11. ELECTED MEMBERS MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN, OR FOR CONSIDERATION AT NEXT MEETING**

Nil.

**12. NEW BUSINESS OF AN URGENT NATURE/REPORTS & INFORMATION**

**12.1 ELECTED MEMBERS**

**Shire President, Cr Michael Walmsley**

12.1.1 Cr Dew noted Shire President Cr Michael Walmsley's retirement at the forthcoming elections and congratulated him on his valuable service and leadership to the Shire of Waroona during his 9 years as Councillor, which included 2 years as Deputy Shire President and 2 years as Shire President.

Cr Salerian left the meeting, the time being 5.30 pm.

**12.2 OFFICERS**

Nil.

**13. CLOSURE OF MEETING**

There being no further business the Chairperson closed the meeting the time being 5.41 pm.

I CERTIFY THAT THESE MINUTES WERE CONFIRMED AT THE ORDINARY COUNCIL MEETING HELD 25 OCTOBER 2011 AS BEING A TRUE AND CORRECT RECORD OF PROCEEDINGS.

.....  
PRESIDING MEMBER

.....  
DATE

