

**Shire of Moora
Ordinary Council Meeting
19th September 2012**

NOTICE OF MEETING

Dear Elected Member

The next Ordinary Council Meeting of the Shire of Moora
will be held on **Wednesday 19th September 2012**
in the **Watheroo Pavilion, Watheroo**
commencing at **6.30 pm**

AJ Leeson
Chief Executive Officer



13th September 2012

The Shire of Moora Vision and Mission Statement

Vision

Our vision is that:

The Moora region will be a place of brilliant opportunity over the next twenty years. Sustainable growth will result in a vibrant, healthy, wealthy and diverse community.

Mission

Our mission is:

To identify and stimulate growth through creative leadership and a willingness to get things done.

SHIRE OF MOORA**WRITTEN DECLARATION OF INTEREST IN MATTER BEFORE COUNCIL**

Chief Executive Officer
 Shire of Moora
 PO Box 211
 MOORA WA 6510

Dear Sir/Madam,

Re: Written Declaration of Interest in Matter Before Council

I, ⁽¹⁾ _____ wish to
 declare an interest in the following item to be considered by Council at its meeting to be held on
⁽²⁾ _____.

Agenda Item ⁽³⁾ _____

The type of interest I wish to declare is: ⁽⁴⁾

- Financial pursuant to Section 5.60A of the Local Government Act 1995
- Proximity pursuant to Section 5.60B of the Local Government Act 1995
- Indirect Financial pursuant to Section 5.61 of the Local Government Act 1995
- Impartiality pursuant to Regulation 11 of the Local Government (Rules of Conduct) Regulations 2007.

The nature of my interest is ⁽⁵⁾

The extent of my interest is ⁽⁶⁾

I understand that the above information will be recorded in the Minutes of the meeting and recorded by the Chief Executive Officer in an appropriate Register.

Yours faithfully,

 Signed

 Date

1. Insert your name.
2. Insert the date of the Council Meeting at which the item is to be considered.
3. Insert the Agenda Item Number and Title.
4. Tick box to indicate type of interest.
5. Describe the nature of your interest.
6. Describe the extent of your interest (if seeking to participate in the matter under S. 5.68 of the Act).

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SHIRE OF MOORA
ORDINARY COUNCIL MEETING AGENDA
19 SEPTEMBER 2012
COMMENCING AT 6.30PM

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Item 9.1.1	List of Payments Authorised Under Delegation 1.31
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Item 9.1.4	LEMC Annual Business Plan 2012-2013 & LEMC Annual Report 2011-2012
Item 9.1.5	Draft Policy
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Item 9.2.3	Plans & Photographs
Item 9.3.1	Draft Moora Districts Child Care Centre Strategic Plan
Item 9.4.1	Spread sheets showing all tenders received

1. DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS**1.1 DECLARATION OF OPENING****1.2 DISCLAIMER READING**

No responsibility whatsoever is implied or accepted by the Shire of Moora for any act, omission or statement or intimation occurring during this meeting.

It is strongly advised that persons do not act on what is heard at this meeting and should only rely on written confirmation of Council's decision, which will be provided within fourteen (14) days of this meeting.

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

CE Gardiner	-	Shire President
TG Humphry	-	Councillor
RL McCall	-	Manager Community & Economic Development

APPROVED LEAVE OF ABSENCE

D Clydesdale-Gebert	-	Councillor
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3. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE**4. PUBLIC QUESTION TIME****5. PETITIONS AND PRESENTATIONS****6. APPLICATIONS FOR LEAVE OF ABSENCE****7. ANNOUNCEMENTS BY THE PRESIDING MEMBER****8. CONFIRMATION OF MINUTES****8.1 ORDINARY COUNCIL MEETING - 15 AUGUST 2012**

That the Minutes of the Ordinary Meeting of Council held on 15 August 2012 be confirmed as a true and correct record of the meeting.

9. REPORTS OF OFFICERS

9.1 CORPORATE SERVICES

9.1.1 LIST OF PAYMENTS AUTHORISED UNDER DELEGATION 1.31

REPORT DATE: 12 September 2012

OFFICER DISCLOSURE OF INTEREST: Nil

AUTHOR: Nicole Chappell, Finance Creditors & Records Officer

ATTACHMENTS: Accounts Paid Under Delegated Authority

PURPOSE OF REPORT

Payments have been made under delegated authority and a listing of these payments is attached for Council to note and endorse.

BACKGROUND

At the December 2005 Ordinary Meeting of Council resolution 276/2005 delegated the authority of payments from Municipal and Trust Funds to the Chief Executive Officer.

COMMENT

Accounts Paid under delegated authority are periodically presented to Council.

POLICY REQUIREMENTS

Delegation 1.31 – Payments from Municipal and Trust Funds.

LEGISLATIVE REQUIREMENTS:

Local Government Act 1995 - Section 6.10

Local Government (Financial Management) Regulations 1996 – Regulations 12 & 13.

STRATEGIC IMPLICATIONS

There are no known strategic implications associated with this proposal.

SUSTAINABILITY IMPLICATIONS

➤ **Environment**

There are no known significant environmental implications associated with this proposal.

➤ **Economic**

There are no known significant economic implications associated with this proposal.

➤ **Social**

There are no known significant social implications associated with this proposal.

FINANCIAL IMPLICATIONS

Payments are in accordance with the adopted budget.

VOTING REQUIREMENTS

Simple Majority Required

MANEX RECOMMENDATION

That Council notes and endorses the Payments from the Municipal and Trust Funds made under delegation 1.31

<i>Municipal Fund</i>	<i>Chqs 60884 to 60926</i>	<i>\$103,584.89</i>
	<i>EFT 8436 to 8591</i>	<i>\$442,221.89</i>
	<i>Trust Chqs 4797 – 4800</i>	<i>\$490.36</i>
	<i>Credit Cards 16 July – 14 August</i>	<i>\$9,032.85</i>
	<i>Net Pays – PPE 14 August</i>	<i>\$77,088.00</i>
	<i>PPE 28 August</i>	<i>\$82,828.79</i>
<i>Total</i>		<i><u>\$715,246.78</u></i>

9.1.2 STATEMENT OF FINANCIAL ACTIVITY FOR PERIOD ENDED 31 AUGUST 2012

REPORT DATE: 12 September 2012

OFFICER DISCLOSURE OF INTEREST: Nil

PREVIOUS MEETING REFERENCES: Nil

AUTHOR: Leanne Parola, Manager Finance & Corporate Services

ATTACHMENTS: Statement of Financial Activity for the Period Ended 31 August 2012

PURPOSE OF REPORT:

To note and receive the Statement of Financial Activity for the period ended 31 August 2012.

BACKGROUND:

Council is provided with monthly financial reports to enable monitoring of revenues and expenditures against the adopted budget.

COMMENT:

The Statement of Financial Activity for the Period Ended is provided as a separate attachment in Program format.

POLICY REQUIREMENTS:

Nil

LEGISLATIVE REQUIREMENTS:

Local Government Act 1995, Section 6.4

Local Government (Financial Management) Regulations 1996, Clause 34

STRATEGIC IMPLICATIONS:

Monitoring of actual revenues and expenditures against the adopted budget assists Council in being informed as to the financial health of the organisation.

SUSTAINABILITY IMPLICATIONS:

- **Environment**
There are no known significant environmental implications associated with this proposal.
- **Economic**
There are no known significant economic implications associated with this proposal.
- **Social**
There are no known significant social implications associated with this proposal.

FINANCIAL IMPLICATIONS:

Year to date income and expenditure is provided by program to enable comparison to 2012/13 adopted budget.

VOTING REQUIREMENTS

Simple Majority Required

MANEX RECOMMENDATION

That Council notes and receives the Statement of Financial Activity for the period ended 31 August 2012.

9.1.3 WASTE WATER FEES & CHARGES

FILE REFERENCE: F/BUA1

REPORT DATE: 15 August 2012

OFFICER DISCLOSURE OF INTEREST: Nil

PREVIOUS MEETING REFERENCES: 20 June 2012

AUTHOR: Leanne Parola, Manager Finance & Corporate Services

ATTACHMENTS: Nil

PURPOSE OF REPORT:

For Council to consider an increase to the amount charged for waste water services to more closely reflect actual costs.

BACKGROUND:

The amount charged for waste water services is not covering the cost of providing the service, which means that it is being subsidised by ratepayers who pay sewerage rates.

COMMENT:

In 2011/12, the income from waste water services was \$35,472, which is \$13,043 less than the expenditure of \$48,515. The 2012/13 budget provides for an operating deficit of \$22,572.

A comparison of Moora's charges against Dandaragan's has found that Moora is charging significantly less as follows:

Fee/Charge	Moora	Dandaragan
Septic Tank Clean Out	\$367 (\$315 pensioner)	\$375
Septic Tank Pump Out	\$195 (\$162 pensioner)	\$250
Cleaning Grease Traps – One Off	\$70	\$190
Grease Traps – Part of Circuit	\$70	\$95
Travel Outside Shire	\$28 per 50 km (\$0.60 km)	\$2.40/km

The most significant losses are being experienced with septic tank clean outs performed outside the Shire. For example, a recent septic tank pump out in Cataby cost \$535.30 to conduct, however only \$295.00 was charged to the customer. If the increased fees as recommended had been charged, the customer would have been charged \$542.00.

It is recommended that these fees and charges be increased to better reflect the cost of providing the service so that ratepayers who are paying sewerage rates are not subsidising it.

POLICY REQUIREMENTS:

There are no known policy requirements related to this item.

LEGISLATIVE REQUIREMENTS:

Local Government Act 1995, Section 6.16 allows local governments to impose and recover a fee or charge for any goods or services it provides or proposes to provide, other than a service for which a service charge is imposed.

Section 6.17 requires a local government in determining the amount of a fee or charge for a service to take into consideration the following factors —

- (a) the cost to the local government of providing the service or goods;
- (b) the importance of the service or goods to the community; and

- (c) the price at which the service or goods could be provided by an alternative provider.

Section 6.19 requires that before introducing any fees or charges imposed after the annual budget has been adopted, to give local public notice of its intention to do so, and the date from which it is proposed the fees or charges will be imposed. As the recommendation is to increase existing fees, local public notice will not be required.

STRATEGIC IMPLICATIONS:

There are no known strategic implications associated with this proposal.

SUSTAINABILITY IMPLICATIONS:

➤ **Environment**

There are no known significant environmental implications associated with this proposal.

➤ **Economic**

There are no known significant economic implications associated with this proposal.

➤ **Social**

There are no known significant social implications associated with this proposal.

FINANCIAL IMPLICATIONS:

By improving the cost recovery of the waste water service, the amount transferred to the Sewerage Reserve at year end should increase.

VOTING REQUIREMENTS

Absolute Majority Required

OFFICER RECOMMENDATION

That the 2012/13 Schedule of Fees and Charges be amended as follows:

Fee/Charge	Moora
Septic Tank Pump Out	\$250
Travel – Out of Shire – 1 to 50 km	\$125
Travel – Out of Shire – 50 to 100 km	\$250
Travel – Out of Shire – 100 km to 150 km	\$375

9.1.4 ENDORSEMENT OF SHIRE OF MOORA LOCAL EMERGENCY MANAGEMENT COMMITTEE ANNUAL BUSINESS PLAN 2012-2013 AND 2010-2011 ANNUAL REPORT

FILE REFERENCE: LO/LOE2
REPORT DATE: 17 August 2012
APPLICANT/PROPONENT: N/A
OFFICER DISCLOSURE OF INTEREST: Nil
PREVIOUS MEETING REFERENCES: Nil
AUTHOR: Alan Leeson, Chief Executive Officer
ATTACHMENTS: LEMC Annual Business Plan 2012-2013 & LEMC Annual Report 2011-2012

PURPOSE OF REPORT:

A requirement of the Emergency Management Act 2005 is to provide relevant information to Council regarding the activities of the Moora Local Emergency Management Committee (LEMC) during 2011/12 to enable the endorsement of the annual report. Additionally, information is provided for the endorsement of the LEMC Annual Business Plan which outlines the planned activities of the committee during 2012- 2013.

BACKGROUND:

The Emergency Management Act 2005 specifies the role of Local Government as follows:

36. Functions of local government

It is a function of a local government —

- (a) subject to this Act, to ensure that effective local emergency management arrangements are prepared and maintained for its district;
- (b) to manage recovery following an emergency affecting the community in its district; and
- (c) to perform other functions given to the local government under this Act.

A part of this responsibility is to report to the State Emergency Management Committee as

40. Annual report of local emergency management committee

- (1) After the end of each financial year each local emergency management committee is to prepare and submit to the district emergency management committee for the district an annual report on activities undertaken by it during the financial year.
- (2) The annual report is to be prepared within such reasonable time, and in the manner, as is directed in writing by the SEMC.

COMMENT:

An annual report of the State Emergency Management Committee (SEMC) is to be produced under the provisions of section 25 of the *Emergency Management Act 2005* (the Act) to provide evidence of the emergency management activities in Western Australia undertaken by SEMC.

In producing an annual report, the SEMC is reliant on reports from the SEMC subcommittees, the Metropolitan Emergency Management Executive Group (MEMEG), the District Emergency Management Committees (DEMC), the Local Emergency Management Committees (LEMC) and Hazard Management Authorities (HMA).

It is important that there is consistency in the structure of reports from these various groups and a SEMC Policy, No 2.6 *Annual Reporting*, has been developed to facilitate consistent preparation of annual reports at all levels.

The annual report meets the formatting requirements and reflects the activities of the Moora LEMC during 2011-2012 and was endorsed by the committee at the meeting of 14 August 2012.

RESOLUTION

Moved Vicki Booth, seconded Phil Cartledge that the LEMC Committee endorse the 2011-2012 LEMC Annual Report.

CARRIED

RESOLUTION

Moved Phil Cartledge, seconded Vicki Booth that the LEMC Committee endorse the Annual Business Plan for 2012-2013.

CARRIED

POLICY REQUIREMENTS:

Nil

LEGISLATIVE REQUIREMENTS:

Emergency Management Act 2005, Sections 36 & 40

STRATEGIC IMPLICATIONS:

There are no known strategic implications associated with this proposal.

SUSTAINABILITY IMPLICATIONS:

➤ **Environment**

There are no known significant environmental implications associated with this proposal.

➤ **Economic**

There are no known economic implications to Council in relation to this item.

➤ **Social**

There are no known significant social implications associated with this proposal.

FINANCIAL IMPLICATIONS:

There is a small budgetary implication associated with this proposal as the business plan requires \$1,000 of the 2012/13 budget to be allocated to LEMC activities.

VOTING REQUIREMENTS

Simple Majority Required

OFFICER RECOMMENDATIONS

That Council receive and endorse the Shire of Moora;

- 1. Local Emergency Management Committee Annual Business Plan 2012 – 2013;
and*
- 2. 2011 – 2012 Local Emergency Management Committee Annual Report.*

9.1.5 DRAFT POLICY FOR REFUND OF PLANNING APPLICATION FEES

FILE REFERENCE: PA/328-1

REPORT DATE: 10 September 2012

OFFICER DISCLOSURE OF INTEREST: Nil

PREVIOUS MEETING REFERENCES: 23/11/11 (151/11)

AUTHOR: Alan Leeson, Chief Executive Officer

ATTACHMENTS: Draft Policy as circulated

PURPOSE OF REPORT:

To consider a policy in relation to requests for refund of planning application fees, giving staff direction in relation to ad-hoc requests for refund of planning application fees in relation to proposed developments considered in accordance with provisions of the Local Planning Scheme, Planning and Development Act 2005, Planning and Development Regulations 2009.

BACKGROUND:

Council is in receipt of an application requesting the refund of application fees.

The application was lodged by the proponent in the latter half of 2011 and planning approval for the development was given in November 2011.

Application fees of \$3,142.00 were paid to Council in the 2011/2012 financial year, paid on the 22nd September 2011.

Currently Council does not have a policy in relation to such matters.

COMMENT:

Subsequent to the payment of fees the development application received the consideration of Councils Town Planning Committee which involved site visits. Councils executive staff also spent time working on the proposal.

The recommendation of Councils Town Planning Committee was considered and approved by Council at its monthly meeting held on the 23rd November 2011.

The author has sought feedback from other Councils and circulated an email on Monday 10 September 2012 to 50 local governments, a combination of metropolitan and rural Councils.

At the time of writing this agenda item approximately 20 responses had been received which were all consistent in their response.

The context of responses in summary were on the premise of receiving a request for a refund of application fees;

- Fee is for the application and not the approval;
- If shire has done the work and approved the development, there is no justification for the refund. Some Councils have a policy where they will refund around half of the fee if a decision has not yet been made;
- Council has met its obligations under the Scheme and Planning Act;
- Only consider if the application has been withdrawn by the applicant prior to consideration by Council and work by committee/officers;
- Very little or no work has been undertaken on that application by officers
- If no work has been undertaken we would consider refund of full fees
- If some work has been undertaken, the amount refunded would be reduced.

- The City of Belmont only refunds fees if the application has not been assessed, or has been lodged in error. If the applicant decides not to proceed with an application after it has been assessed then we do not refund the fee. The justification should be that if an application was lodged with the intention of being processed and an assessment has been undertaken then time and resources have been expended, which is what the fee is ultimately intended to cover. Ultimately the decision to refund the fee is at the discretion of the local authority.
- The City of Fremantle has a policy on Refunding and Waving/Reducing of Planning Fees and Building Fees. The City's position is clear in the policy on when it would consider the refunding of an applicant's planning fees; the City will only consider a written request for the refund of planning fees where the application is withdrawn prior to a determination being issued AND only in certain circumstances e.g. where the written request is made within a certain timeframe, where no assessment work has been undertaken or where advertising of the application has not commenced. Under the policy there is no situation where the City would refund 100% of the fee, though this does happen if the application is lodged in error (i.e. the development is deemed to be permitted development), and in some circumstances only 50% of the fee is eligible for refund.
- At the City of Mandurah, I have delegated authority to refund a fee taking into account: "The level of work undertaken by the City of Mandurah at the time of cancellation of the application" amongst other matters. From what you have described, it would be my practice to advise that no refund of fees is appropriate in this instance taking into account the considerable work undertaken by the Shire, however if the application was resubmitted in the future, I *may* accept a reduced fee based on this previous work, provided the proposal was similar in nature and submitted within (for example) the next 12mths.
- The City of Kalgoorlie Boulder wouldn't refund planning fees where an application has been assessed and determined. Basically the customer has paid for a service, and it's been provided. There are a couple of circumstances where we would refund fees. Application lodged believing that planning was required (as advised by an Officer), assessment done and application met all requirements and was essentially exempt. Application is lodged and withdrawn before an assessment has been undertaken. We've also recently had an application for a retaining wall to a property to control stormwater from a second property entering a third property. After many months of working with the people of the second property, who devised a new solution, the applicant from the first property withdrew his application. As the original issue wasn't his and a solution was found elsewhere, we decided to refund his fees. Having said all that, we don't have a policy in place, but treat each request on its merit based on the amount of work that has already been undertaken by officers.

POLICY REQUIREMENTS:

Nil, as drafted and recommended as part of this item.

LEGISLATIVE REQUIREMENTS:

Application for Planning Approval fees are charged in accordance with provisions of the Local Planning Scheme and Planning and Development Act 2005 and the Planning and Development Regulations 2009. Refer to attached Schedule 2 of the regulations hereunder;

Schedule 2 — Maximum fees for certain planning services

[r. 47]

[Heading inserted in Government Gazette 6 May 2011 p. 1618.]

Item	Planning service	Maximum fee
1.	Determining a development application (other than for an extractive industry) where the development has not commenced or been carried out and the estimated cost of the development is —	
	(a) not more than \$50 000	\$139
	(b) more than \$50 000 but not more than \$500 000	0.32% of the estimated cost of development
	(c) more than \$500 000 but not more than \$2.5 million	\$1 600 + 0.257% for every \$1 in excess of \$500 000
	(d) more than \$2.5 million but not more than \$5 million	\$6 740 + 0.206% for every \$1 in excess of \$2.5 million
	(e) more than \$5 million but not more than \$21.5 million	\$11 890 + 0.123% for every \$1 in excess of \$5 million
	(f) more than \$21.5 million	\$32 185
2.	Determining a development application (other than for an extractive industry) where the development has commenced or been carried out	The fee in item 1 plus, by way of penalty, twice that fee
3.	Determining a development application for an extractive industry where the development has not commenced or been carried out	\$696
4.	Determining a development application for an extractive industry where the development has commenced or been carried out	The fee in item 3 plus, by way of penalty, twice that fee
5.	Providing a subdivision clearance for —	
	(a) not more than 5 lots	\$69 per lot
	(b) more than 5 lots but not more than 195 lots	\$69 per lot for the first 5 lots and then \$35 per lot
	(c) more than 195 lots	\$6 959
6.	Determining an initial application for approval of a home occupation where the home occupation has not commenced	\$209
7.	Determining an initial application for approval of a home occupation where the home occupation has commenced	The fee in item 6 plus, by way of penalty, twice that fee
8.	Determining an application for the renewal of an approval of a home occupation where the application is made before the approval expires	\$69
9.	Determining an application for the renewal of an approval of home occupation where the application is made after the approval has expired	The fee in item 8 plus, by way of penalty, twice that fee

Item	Planning service	Maximum fee
10.	Determining an application for a change of use or for an alteration or extension or change of a non-conforming use to which item 1 does not apply, where the change or the alteration, extension or change has not commenced or been carried out	\$278
11.	Determining an application for a change of use or for an alteration or extension or change of a non-conforming use to which item 2 does not apply, where the change or the alteration, extension or change has commenced or been carried out	The fee in item 10 plus, by way of penalty, twice that fee
12.	Providing a zoning certificate	\$69
13.	Replying to a property settlement questionnaire	\$69
14.	Providing written planning advice	\$69

[Schedule 2 inserted in Gazette 6 May 2011 p. 1618-19.]

In this case fees of \$3,142.00 were paid upon a project valuation of \$1,100,000.

STRATEGIC IMPLICATIONS:

There are no known strategic implications associated with this proposal.

SUSTAINABILITY IMPLICATIONS:

➤ **Environment**

There are no known significant environmental implications associated with this proposal.

➤ **Economic**

There are no known significant economic implications associated with this proposal.

➤ **Social**

There are no known significant social implications associated with this proposal.

FINANCIAL IMPLICATIONS:

As referenced above. Fees of \$3,142.00 were paid in 2011/2012. Council has not put in place any contingency in its 2012/13 budget for the refund of planning application fees.

VOTING REQUIREMENTS

Simple Majority Required

OFFICER RECOMMENDATION

That Council adopt the draft Policy as circulated in relation to requests received at the office of Council for the refund of planning fees levied in accordance with Schedule 2 of the Planning and Development Regulations 2009.

9.2 HEALTH, BUILDING & PLANNING SERVICES

9.2.1 CBH - 2 ADDITIONAL OPEN BULK HEADS LOT 4300 WHEATBIN ROAD, MOORA

FILE REFERENCE: TP/PA05/1213

REPORT DATE: 3 September 2012

APPLICANT/PROPONENT: Grain Operations CBH Group

OFFICER DISCLOSURE OF INTEREST: Nil

PREVIOUS MEETING REFERENCES: Nil

AUTHOR: Peter Williams, Manager Health Building & Planning Services

ATTACHMENTS: Map

PURPOSE OF REPORT:

The Grain Operations Section of CBH Group has applied to install a further two open bulk heads and compaction of the area prior to the erection of the wheat bins.

BACKGROUND:

Lot 4300 Wheatbin Road Moora is located in the Industrial Zone for the storage of grain and the rail operations associated with grain carting. CBH Group was recently given Council Approval to upgrade underground grain hoppers and conveyor systems associated with grain handling. The type of work that is being applied for meets the objectives of the Shire of Moora Town Planning Scheme No 4 (Amendment 10) for Industrial Zone:-

3.1.1.1 Objectives

- a) To provide for the needs of industry to support the community.
- b) To provide appropriate buffers between industry and adjacent land uses, so as to avoid land conflicts.
- c) To provide landscaped buffers along the branch of the Moore River to the established industrial area.
- d) To avoid direct discharge of storm water drainage or the discharge of any deleterious substances into the branch of the Moore River.
- e) To avoid non-industry related uses establishing in the industrial area.

The CBH application meets all of these objectives of the Industrial Zone.

COMMENT:

This development application meets the requirements of the Industrial Zone and will facilitate the grain receipt requirements of CBH for the coming grain harvest.

POLICY REQUIREMENTS:

Nil

LEGISLATIVE REQUIREMENTS:

There are no known legislative requirements related to this item.

STRATEGIC IMPLICATIONS:

There are no known strategic implications associated with this proposal.

SUSTAINABILITY IMPLICATIONS:**➤ Environment**

There are no known significant environmental implications associated with this proposal.

➤ Economic

There are no known significant economic implications associated with this proposal.

➤ Social

There are no known significant social implications associated with this proposal.

FINANCIAL IMPLICATIONS:

There are no financial implications to Council in relation to this item.

VOTING REQUIREMENTS

Simple Majority Required

OFFICER RECOMMENDATION

That Council approve development application TP/PA05/1213 from CBH Group for two additional open bulk heads at Lot 4300 Wheatbin Road Moora subject to:

- *Compliance with engineer's specifications for the open bulk heads.*
- *All loading and unloading associated with the development/land use is to take place within the boundaries of the premises and undertaken in a manner so as to cause minimum interference with other vehicular traffic.*

9.2.2 GREGORY & HELEN REILLY - ERECTION OF SHED AND TRANSPORTABLE OFFICE, LOT 202 TOOTRA STREET MOORA

FILE REFERENCE: TP/PA06/1213

REPORT DATE: 4 September 2012

APPLICANT/PROPONENT: Gregory & Helen Reilly

OFFICER DISCLOSURE OF INTEREST: Nil

PREVIOUS MEETING REFERENCES: Nil

AUTHOR: Peter Williams, Manager Health Building & Planning Services

ATTACHMENTS: Site Plan

PURPOSE OF REPORT:

Mr Greg is applying to Council for approval to erect a 23640mm x 16040mm x 6916mm height shed and a transportable office unit that will be situated behind the shed on his property located at Lot 202 Tootra Street in Moora. The shed is new and will be steel framed and steel clad; the demountable office is second hand and is currently being used as an office and for storage at Eneabba.

BACKGROUND:

Mr Reilly requires a shed to store his cranes and machinery under cover as currently they are stored at Austeel and he wants them moved as a matter of urgency so they are under one roof and secure; he also requires an office that he can work out of for his business. Mr Reilly has recently been given approval to construct a security fence around his property so he can start moving his equipment where it can be secure. Mr Reilly has provided photographs of the transportable office as it is currently and what it will look like.

COMMENT:

Lot 202 Tootra Street is located in the industrial area of the Town site of Moora. The Shire of Moora Town Planning Scheme No 4 (Amendment 10) for Industrial Zone objectives are as follows:-

3.11.1 Objectives

- a) To provide for the needs of industry to support the community.
- b) To provide appropriate buffers between industry and adjacent land uses, so as to avoid land conflicts.
- c) To provide landscaped buffers along the branch of the Moore River to the established industrial area.
- d) To avoid direct discharge of storm water drainage or the discharge of any deleterious substances into the branch of the Moore River.
- e) To avoid non-industry related uses establishing in the industrial area.

The development meets the objectives of the Shire Town Planning Scheme No 4 (Amendment 10)

Section 3.11.3 Development Requirements:-

- a) The first 5 metres of the front setback on any lot shall be landscaped to the satisfaction of the Local Government.
- b) Prior to the issue of Planning Approval for an industry in the Industrial Zone, the Local Government will ascertain the appropriate buffer for that industry, and such industry may only be granted planning approval if the relevant buffer can be accommodated wholly within the zone.
- c) In considering proposals for industries which would generate industrial liquid, solid or gaseous wastes the Local Government may refer such proposals to the Department of

Environment and Conservation, and the granting of planning approval for such industries shall be subject to wastes being treated and disposed of in accordance with advice/guidelines received.

It is anticipated that Mr Reilly will be carrying out servicing of his machinery and equipment and therefore will require a wash-down bay that incorporates a petrol oil separator and all fuel and oils and chemicals are adequately bunded.

The second-hand office unit will require to be made suitable to the amenity of the area which he has agreed to do.

POLICY REQUIREMENTS:

Shire of Moora Policy 6.5 refers to second hand housing policy this is not a house but will still be required to ensure that the building is finished and constructed so as to be in keeping with the amenity of the area.

LEGISLATIVE REQUIREMENTS:

There are no known legislative requirements related to this item.

STRATEGIC IMPLICATIONS:

There are no known strategic implications associated with this proposal.

SUSTAINABILITY IMPLICATIONS:

➤ **Environment**

The requirement of a wash down bay incorporating a petrol oil separator will satisfy any environmental requirements and the satisfactory bunding of petrol and oil containers.

➤ **Economic**

There are no known significant economic implications associated with this proposal.

➤ **Social**

There are no known significant social implications associated with this proposal.

FINANCIAL IMPLICATIONS:

There are no financial implications to Council in relation to this item.

VOTING REQUIREMENTS

Simple Majority Required

OFFICER RECOMMENDATION

That Council approve Mr Reilly's proposal for the erection of a shed and transportable office at lot 202 Tootra Street Moora subject to the following conditions:

- *The existing building appearance to be externally upgraded to an equivalent maintenance standard as the rest of the development. In this regard a schedule indicating design, colour and materials of the proposed building and any screen walls are to be submitted and approved by the local government prior to the granting of a building licence.*
- *A minimum of 5 car parking bays to be provided as set out in the attached approved plan(s) being marked and set aside permanently as visitor/staff parking.*

- **Vehicle access roads and designated car parking areas shall be constructed and drained to a compacted gravel standard, and thereafter maintained to the approval of the local government.**
- **During construction, access to the site shall be at the location of the vehicle crossover only. No material or vehicles associated with construction shall be allowed on the verge without the prior written approval from the local government.**
- **Any soils disturbed or deposited on-site shall be stabilised to the approval of the local government.**
- **No vehicle parts, equipment, machinery, tools of trade, goods or materials connected with the development/land use being stored (either temporarily or permanently) on any part of the lot other than within the building(s) or its service yard(s).**
- **No goods or materials are to be stored in the areas set aside for parking, landscaping or within access driveways.**
- **Prior to the commencement of the development/land use a landscaping plan shall be submitted to and approved by the local government. The approved landscaping plan is to be implemented in full prior to the commencement of the approved use and maintained thereafter to the approval of the local government.**
- **The space between the ground level and the floor level shall be suitably enclosed to the approval of the local government (e.g. brick, masonry, timber, textured fibrous cement sheeting or similar).**
- **No signs or hoardings are to be erected on the lot without the prior written approval of the local government.**
- **Access for people with disabilities must be provided at all times to the office building and internally throughout the building in accordance with AS1428.1 2009.**
- **The development is required to comply with the Building Code of Australia.**
- **The proponent is required to submit, along with a Building Licence Application, the soil classification of the subject property and construction is to achieve the requirements of the Building Code of Australia and Australian Standard AS2870 with regard to the soil classification for the subject property.**
- **The proponent is advised that the development will require the installation of a septic tank, which requires the approval of the local government pursuant to the Health (Treatment of Sewerage and Disposal of Effluent and Liquid Waste) Regulations 1974. The proponent is advised that septic tanks will not be approved closer than 1.2m to the foundations of any building, or the boundary of any lot. Disposal systems (i.e. soakwell, leach drain) are not to be closer than 1.8m to any boundary of a lot, building, septic tank or disposal system.**

9.2.3 TRANSPORTABLE SECOND HAND HOME LOT 1 BERKSHIRE VALLEY ROAD, MOORA

FILE REFERENCE: TP/PA08/1213

REPORT DATE: 4 September 2012

APPLICANT/PROPONENT: Mato Pavlovic

OFFICER DISCLOSURE OF INTEREST: Nil

PREVIOUS MEETING REFERENCES: 24/11/2010 (Item 11.4.2)

AUTHOR: Peter Williams, Manager Health Building & Planning Services

ATTACHMENTS: Photograph and Plans

PURPOSE OF REPORT:

Mr Pavlovic wishes to build a house at Lot 1 Berkshire Valley Road where the old dairy was located on the corner of Melbourne Street and Berkshire Valley Road. The house is a stripped down transportable that has been stripped down to a steel frame that he is rebuilding in Perth. Mr Pavlovic wishes to gain approval from Council to situate it on his block of land once it is completed.

BACKGROUND:

The proposed development is zoned as Residential with a Residential Design Code of R12.5.

The objectives of the Residential Zone are:

- a) To provide for the predominant form of residential development to be single houses whilst providing for diversity with higher density close to the centre of Town.
- b) To provide for diversity of lifestyle choice with a range of residential densities.
- c) To allow for the establishment of non-residential uses which are compatible with the predominant residential use and which will not adversely affect the amenity of the area. Site requirements are in accordance with the residential Design Codes.

Mr Pavlovic has previously submitted a planning application for approval which Council refused due to the aesthetics detracting from the amenity value of the area. Mr Pavlovic has a cleaning business in Perth and wishes to situate himself in Moora where he wishes to retire. He wishes to assure Council that the finished product will be worthy of the aesthetics of the area he wishes to build in. He wishes to make the necessary changes to the dwelling to ensure that it meets Council requirements so that it can be approved.

The Shire of Moora Town Planning Scheme (TPS) No 4 states:-

4.7 TRANSPORTABLE DWELLINGS

- 4.7.1 A building shall not be placed on a lot and occupied as a dwelling following transportation as a whole or as parts of a building unless the transportable buildings has been specifically constructed as a transportable dwelling and, in the opinion of the Local Government, such building is in satisfactory condition and will not detrimentally affect the amenity of the area.
- 4.7.2 An applicant for planning approval for a transported dwelling may be required by the Local Government to enter into a contract and provide a bond to reinstate the building to an acceptable standard of presentation within the period specified by the Local Government.

Shire Policy Manual on Transportable homes:

That Council retain the option to require homes of a certain standard (e.g. Transportable Homes) in newly created subdivisions or areas where currently no homes.

Shire Policy Manual - Second Hand Housing Policy

That the second hand house policy be as:

1. The dwelling to be relocated is to be made to comply in all respects of the Building code of Australia, particularly the section relative to seismic zones.
2. All such dwellings proposed to be transported to townsites within the Shire are to be inspected “in-situ” by a Building Surveyor or some other qualified person, any costs so incurred are to be borne by the applicant;
3. A report on the dwelling complete with recommended conditions of approval, photographs etc. are to be submitted to the Building Surveyor for consideration, proper plans and specifications are to be duly submitted to the Building Surveyor in order that a building Permit can be issued.

No dwelling is to be relocated upon any lot within the Shire until the Building Permit has been issued.

4. An estimated cost of any conditions of approval is to be used as a basis of calculating a Fidelity Bond, which is to be deposited by the applicant with Council. The bond is to be deposited with the understanding that if the conditions of approval are not completed to Councils satisfaction within the time limit specified the outstanding conditions will be met from the bond monies held by Council. The remainder, if any, is to be returned to the applicant when all the conditions have been completed.
5. That in the case of a second hand house arriving in any town site or rural area of the Shire without the necessary approvals, immediate prosecution is instigated.
6. That if a pine framed second-hand house is transported within the Moora Shire Districts its installation is to be strictly in accordance with the Australian Standards AS 1694 – 1974 Code of Practice for Physical Barriers used in protection of buildings against subterranean termites.

COMMENT:

The area of Lot 1 Berkshire Valley Road as mentioned is zoned as Residential with a Residential Design Code of R12.5. Subject to the building not reflecting the amenity of the area, which can be ensured by the provision of a fidelity bond of \$10,000.00 to ensure that the finish and landscaping is carried out the design and construction of the building can be ensured by visiting and inspecting the building prior to it leaving Perth to ensure that it meets the necessary standards required by the Moora Council.

The building is currently a metal frame that it is advised is going to be treated and constructed with new materials to the finished product as shown in the photograph attached. The proposed development is a second hand frame only and this will be treated prior to work being commenced on it. All other materials shall be as advised new materials. The proposed property is a flat roofed dwelling and will be requested to have verandas to

break the profile of the property. It is suggested that the property have a gabled roof which will also change the profile looking from the road at the property. The Building will have to comply with the Building Code of Australia and Department of Water requirements as to the height of the finished floor level and this will be requested to be retained.

The accompanying floor plan shows a steel framed, 14° degree gabled steel Colourbond roof, covered with hardiplank fibre cement weatherboard and Colourbond wall sheeting, three bedroom, bath and laundry combined, toilet with an open planned kitchen and living area internally lined with gyprock, with a front verandah with timber decking.

POLICY REQUIREMENTS:

Shire of Moora's Policy 6.4 Transportable Homes & 6.5 Second hand Housing

LEGISLATIVE REQUIREMENTS:

Planning and Development Act 2005, Shire of Moora Town Planning Scheme No 4 (Amendment 10); Building Code of Australia.

STRATEGIC IMPLICATIONS:

Increasing the number of dwellings in the Town is within the strategic plan major priority of planning for growth.

SUSTAINABILITY IMPLICATIONS:

➤ **Environment**

Low cost transportable housing can reduce the amenity value of the built town environment if no provision for landscaping is included for people to take pride in their homes

➤ **Economic**

Provision of new dwellings in Moora would contribute to the economic growth of the town regarding land and sewerage rates

➤ **Social**

The addition of housing within Moora is a positive however increasing the number of low cost housing may contribute to possible social implications long term.

FINANCIAL IMPLICATIONS:

The fidelity bond only covers the landscaping and finish should the applicant fail to complete the project.

VOTING REQUIREMENTS

Simple Majority Required

OFFICER RECOMMENDATION

That Council approve Mr Mato Pavlovic's development at Lot 1 Berkshire Valley Road Moora for a second hand transportable house subject to the following conditions:

- 1. The use of second hand materials apart from the frame work is not permitted to be used on the refit of the dwelling frame.*
- 2. The dwelling is to be subject to a Building License and compliance with the Building Act 2011, Building Regulations 2012 and the Building Code of Australia applicable to Western Australian Conditions.*

3. ***During construction, access to the site shall be at the location of the vehicle crossover only. No material or vehicles associated with construction shall be allowed on the verge without the prior written approval from the Shire Engineering Department.***
4. ***Fences located on the front boundary over 750mm high shall incorporate a 1.5 metre truncation on both sides of every driveway.***
5. ***The development/land use approved (the “New Development”) must be constructed by no later than 2 years following the date of approval.***
6. ***The proponent is to obtain a building licence for the New Development and shall enter into a deed with the local government (prepared by the local government at the proponent’s cost) which shall include provisions:***
 - a) ***prohibiting any other development on the land until the New Development is completed;***
 - b) ***confirming that the owner shall carry out the New Development as required by this condition;***
 - c) ***requiring the owner to provide a signed building construction contract for the New Development to the local government within a stipulated time; and***
7. ***Prior to the commencement of the development/land use a landscaping plan shall be submitted to and approved by the local government. The approved landscaping plan is to be implemented in full prior to the commencement of the approved use and maintained thereafter to the approval of the local government.***
8. ***The roof and walls of the building being clad of new non-reflective materials consistent or complimentary in colour with the surrounding natural landscape features or desired streetscape to the approval of the local government.***
9. ***The development is to be undertaken and thereafter maintained according to the colour scheme set out in the application, with any variations to be the subject of specific written approval of the local government.***

Note for Officer: Where it is desired to impose a colour scheme, a colour scheme should be sought as part of the planning approval details and the above condition imposed accordingly.

Prior to the building being relocated, the proponent is to lodge a bond of \$10,000.00 to secure completion of all steps necessary to achieve an external appearance of the building in accordance with the planning approval. The following shall apply in relation to the bond:

10. ***the local government may deposit the bond into an interest bearing account;***
 - a) ***if in the opinion of the local government the external appearance of the relocated building has not been completed in accordance with Condition No. 2 within 6 months of physical relocation of the building, the local government may by its officers, employees, agents, contractors and subcontractors, carry out such works as the local government may deem necessary, with or without vehicles, machinery, equipment or plant;***
 - b) ***the local government may, for the purpose of giving effect to subparagraph b) above, draw from the bond;***
 - c) ***upon all of the external appearance requirements having been satisfied, the local government shall on request from the registered proprietor at the time pay back to the registered proprietor the balance (if any) of the bond and then standing to the credit of the local government. It is the responsibility of the party initially paying the bond to make arrangements with any successor in title if the person initially paying the bond expects that the successor in title to repay some or all of that bond to the original payer.***

- 11. The space between the ground level and the floor level shall be suitably enclosed to the approval of the local government (e.g. brick, masonry, timber, textured fibrous cement sheeting or similar).**
- 12. Siting requirements in accordance with Town Planning Scheme No4 and Residential Guide Codes for R12.5/25 will apply.**
- 13. The building finished floor level is to be as advised by the Department of Water and as approved under Town Planning Scheme No4.**
- 14. The dwellings shall be designed to reflect the existing character of development surrounding the subject site.**
- 15. Verandahs and decks to be erected and painting shall be undertaken to the dwelling.**
- 16. Landscaping shall be undertaken around the dwelling to ensure it blends into the character of the special mixed residential zone.**

9.3 COMMUNITY & ECONOMIC DEVELOPMENT

9.3.1 MOORA TENNIS CLUB PROPOSED COURT FACILITY UPGRADE

FILE REFERENCE: CC/MTCI

REPORT DATE: 11 September 2012

APPLICANT/PROPONENT: Moora Districts Tennis Club

OFFICER DISCLOSURE OF INTEREST: Nil

PREVIOUS MEETING REFERENCES: 18/7/12 (82/12), 21/3/12 (19/12)

AUTHOR: Anna Jamieson, Be Active Coordinator

ATTACHMENTS: Nil

PURPOSE OF REPORT:

To gain the support of Council in order to apply for funding through the Department of Sport and Recreation Community Sport and Recreation Facilities Fund.

BACKGROUND:

Moora Districts Tennis Club Incorporated has been fundraising for a number of years to replace four of the existing eight grass tennis courts with synthetic turf – the remaining four grass courts will be omitted from use. Currently the costs associated with maintaining four grass courts and the large scale volunteer hours required exceeds the capacity of the club and is no longer sustainable in the longer term. The Moora Districts Tennis Club therefore intends to apply to the Department of Sport and Recreation for financial assistance under the Community Sport and Recreation Facilities Fund in the 2012 funding round. Along with tennis club fundraising amounts, funding will be used to resurface four grassed courts with synthetic turf, install adequate lighting to promote evening tennis, and to replace the fence surrounding the tennis court facility.

COMMENT:

In order to apply for CSRFF funding through the Department of Sport and Recreation, council approval and support of the project is required to ensure the development of the tennis facility is relevant to the current strategic plan and future directions of sport and recreation within the Shire of Moora.

In order to maintain four grass tennis courts the Moora Districts Tennis Club has significant financial overheads particularly in relation to watering, and is suffering volunteer burnout and therefore decreasing membership numbers. Currently the club is required to undertake a great deal of fundraising activities and catering jobs simply to cover the cost of watering the courts. It is anticipated that with resurfacing of the tennis court facilities the burden on volunteers will be reduced and recruitment of past and new members will occur.

To maintain competition standards and to host regional events, a minimum of six tennis courts are required. With the existing two synthetic tennis courts and four new synthetic courts the Moora Districts Tennis Club will meet current competition standards, and with installation of lighting there will be increased capacity for evening social and competition tennis.

Should this project not be supported the future of the Moora Districts Tennis Club is in doubt.

At the Ordinary Council meeting held on 18 July 2012 council resolved to:

82/12 Moved Cr McLagan, seconded Cr Bryan that the Shire of Moora formally support the Moora Tennis Club's proposal to lay four new synthetic courts at the Moora Tennis Club in accordance with the following financial parameters:

Moora Tennis Club		\$100,000
CSRFF (State Government)		\$ 90,000
Shire of Moora	\$20,000 (Cash)	
	\$25,000 (In kind)	\$ 45,000
Moora Tennis Club (Self Supporting) Repay Community Reserve Fund		\$ 45,000
Proposed Total Project Cost		\$ 280,000

Subject to the following conditions;

- Interest will be charged at 50% of the W.A Treasury Corporation borrowing rate over a nominated period not to exceed 7 years;
- Any increase in the price of court construction will be met by the Moora Tennis Clubs contribution funded from the Shire of Moora Community Facilities Reserve Fund.

CARRIED BY ABSOLUTE MAJORITY 7/1

POLICY REQUIREMENTS:

Nil

LEGISLATIVE REQUIREMENTS:

There are no known legislative requirements related to this item.

STRATEGIC IMPLICATIONS:

This project is listed as a priority in the Shire of Moora Sport and Recreation Strategic Plan 2012-2016. The project also relates to priorities 2 and 3 as listed in the Shire of Moora Strategic Plan 2010-2015.

SUSTAINABILITY IMPLICATIONS:

➤ **Environment**

The project will significantly reduce water usage by the Moora Districts Tennis Club.

➤ **Economic**

Installation of lighting and reduced reliance on volunteers for court maintenance will have a direct and positive impact on memberships thus ensuring the future existence of the Moora Districts Tennis Club. Maintaining sporting clubs is proven to aid in recruitment and retention of skilled personnel, families, and individuals in rural and regional communities and so continued operation of Moora Districts Tennis Club will be beneficial.

➤ **Social**

By reducing the level of volunteer burn out through replacement of grass courts with synthetic turf the club will attract both past and new members. Participation in sport and recreation through club and social sport is proven to have significant individual and community outcomes relative to physical and mental health, reduced burden on health care services, reduced crime and anti-social behaviour within the community, increased engagement of young people and families deemed to be at risk, increased sense of community pride and belonging. Through this project the capacity of the

Moora Districts Tennis Club to host social daytime and evening tennis, local competitions, pennants tennis, regional tournaments, and coaching clinics will be increased. With a greater capacity to deliver more sport it is anticipated that the project will engage a greater number of community members in evening social tennis, corporate tennis, junior tennis, and the like. Evening tennis will also promote sun safety and will engage a greater number of community members, many of whom choose not to play tennis due to the heat of summer.

FINANCIAL IMPLICATIONS:

There are financial implications to Council in relation to this item. An allocation will need to be included in the 2013/14 budget to include \$20,000 cash and \$25,000 in-kind with a total commitment valued at \$45,000.

VOTING REQUIREMENTS:

Simple Majority Required

OFFICER RECOMMENDATION

That Council support the Moora Districts Tennis Club to secure financial assistance through the Department of Sport and Recreation Community Sport and Recreation Facilities Fund for upgrades to the Moora Tennis Facility in accordance with the below financial parameters:

Project Description (detailed breakdown of project to be supplied)	\$ Cost ex GST	\$ Cost inc GST	Quote Used (list company name and quote no)
Excavation – boxing out	6,363	7,000	Shire of Moora
Sand – supply, fill and compact	16,363	18,000	Shire of Moora
Earthworks – remove fencing, supply & lay geofab, supply & lay base	45,455	50,000	Moora Metals
Fencing – supply & erect	20,000	22,000	Moora Metals
Lighting – supply & install	70,910	78,000	Moora Metals
Synthetic Grass – supply	44,545	49,000	Moora Metals
Synthetic Grass – prepare base, compact & lay	45,455	50,000	
Miscellaneous – freight, compacting, accommodation	10,000	11,000	Moora Metals
Project Signage	1,500	1,650	Allow \$1,500 ex GST if your project exceeds \$250,000
Sub Total	260,591	286,650	
a) Total project expenditure	260,591	286,650	

PROJECT FUNDING

Source of funding	\$ Amount ex GST	\$ Amount inc GST		Funding confirmed Y / N	Comments to support claim (please attach relevant support)
Local government	45,000	49,500	LGA cash (\$20,000) LGA in-kind (\$25,000)	Y	Resolution 82/12
Applicant cash	128,727	141,600	Organisation's cash	Y	Financial Statements
Volunteer labour	6,000	600	Cannot exceed applicant cash and LGA contribution – max \$50,000	Y	Research and Project management

CSRFF requested	86,864	95,550	up to 1/3 project cost	N	
b) Total project funding	260,591	286,150			

FINANCIAL SUMMARY

a) Total project expenditure (ex GST)	260,591
b) Total project funding (ex GST)	260,591
c) Project variance*	0

9.3.2 DRAFT MOORA DISTRICTS CHILD CARE CENTRE STRATEGIC PLAN

FILE REFERENCE: CC/REO1

REPORT DATE: 11 September 2012

PREVIOUS MEETING REFERENCES: Nil

AUTHOR: Rebecca McCall, Manager Community & Economic Development

ATTACHMENTS: Moora & Districts Child Care Strategic Plan

PURPOSE OF REPORT:

For Council to endorse the Moora District Child Care Centre Strategic Plan 2012-2016.

BACKGROUND:

The Moora District Child Care Centre (the Centre) has been in operation since the 1960's after starting out as a kindergarten. It has been housed in its current location since 2007 soon after the Shire of Moora took over management of the facility. It is the sole childcare facility in the Shire of Moora and caters for up to 28 children daily from the age of 6 weeks to 6 years. The Child Care centre is located centrally on Keane Street, Moora and is licensed as a 48 week occasional care facility.

The Moora District Child Care Centre plays an integral role in Moora and the districts community as it allows parents to return to work which has a positive effect on the local economy, and it also provides a central community point for those with young children to build and develop relationships, support each other and access important child-related information. Children attend the centre from surrounding shires and towns including Dandaragan, Badgingarra, New Norcia, Gillingarra and also from towns located in the Shire of Moora including Watheroo and Miling.

The Centre is fully accessible to the community and adheres to the Shire of Moora's Disability Access and Inclusion Plan. The Centre caters for children from a culturally and linguistically diverse background and has 77 families (88 children) who currently access the Moora District Child Care Centre throughout the year.

COMMENT:

The Moora District Child Care Centre Strategic Plan was developed utilising data and statistical information from various sources. Extensive consultation was also conducted with stakeholders, users of the Centre and local businesses. Through the research and consultation conducted issues were identified. To assist combat these issues identified operational and capital priorities have being formulated.

Each priority includes actions and key performance indicators. The plan notes that capital works will be subject to external funding and budget approval.

The adopted plan will be integrated in the Shire of Moora's Community Strategic and Corporate Plans.

POLICY REQUIREMENTS:

Nil

LEGISLATIVE REQUIREMENTS:

There are no known legislative requirements related to this item.

STRATEGIC IMPLICATIONS:

The Shire of Moora's Strategic Plan outlines the goal to maintain, improve and increase community facilities and services within budget and practicability.

SUSTAINABILITY IMPLICATIONS:**➤ Environment**

There are no known significant environmental implications associated with this proposal.

➤ Economic

There are economic implications associated with this proposal as the service provides the opportunity for parents to return to work within their respective professional fields. The facility provides a vital service to the community and allows local industries to attract and retain employees. The service also employs staff to operate the facility providing the opportunity for people to work within the childcare industry.

➤ Social

There are possible significant social implications associated with this proposal as the service provides the opportunity for families to earn two incomes and a possible better quality of life. The facility is also available for users to access the services for respite purposes as often young people do not have support of extended family whilst living in rural areas.

FINANCIAL IMPLICATIONS:

There are no financial implications to Council in relation to this item for the 2012/13 budget other than the adopted budgeted operational and capital allocations. The plan includes operational and capital expenditure over a four year period. The expenditure is subject to future external funding and council budget approvals.

VOTING REQUIREMENTS

Simple Majority Required

OFFICER RECOMMENDATION

That Council adopts the Moora District Child Care Centre Strategic Plan 2012-2016.

9.4 ENGINEERING SERVICES

9.4.1 TENDER No. 2/12 SUPPLY AND SPRAY OF BITUMEN PRODUCTS TENDER No. 3/12 SUPPLY AND DELIVERY OF ROAD SEALING AGGREGATE and TENDER No. 4/12 SUPPLY OF ROAD STABILISATION SERVICES

FILE REFERENCE: S/TER1

REPORT DATE: 11 September 2012

OFFICER DISCLOSURE OF INTEREST: Nil

PREVIOUS MEETING REFERENCES: 15/8/12 (98/12)

AUTHOR: John Greay, Manager Engineering Services

ATTACHMENTS: Spread sheets showing all tenders received

PURPOSE OF REPORT:

Council calls tenders in accordance with the requirements of the Local Government Act and Regulations for the value of services over \$100,000.

BACKGROUND

Each year tenders are called for the supply of road sealing aggregate, supply and spray of bitumen products and road stabilisation services. To assist with the tender process the WALGA Proforma tender document is used to simplify tenderers understanding of council requirements. Within the document under Appendix D there is a reference to a Regional Price Preference.

To undertake Councils road sealing and road works programme, it is necessary to call tenders for aggregate and bitumen for the current year.

COMMENT

Within councils road programme this year there are several projects that require the engagement of external service providers to assist with councils programme of works.

This will be on Wirrilda Road, Moora-Miling Road and Tootra Street etc., therefore tenders were called for the following:-

Road Sealing Aggregate

Council will require approximately 2800 tonne of road sealing aggregate for their road programme this year.

Supply and Spray of Bitumen Products

To carry out the road-sealing programme this year Council requires approximately 200,000 litres of bitumen supplied and sprayed.

Supply of road stabilisation Services

Council will require approximately 36000m² of road pavement to be stabilised this year at various locations.

POLICY REQUIREMENTS:

Nil

LEGISLATIVE REQUIREMENTS:

Section 3.57 of the Local Government Act 1995

Regulations 11 (1) & 18 of the Local Government (Functions & General) Regulations 1996

STRATEGIC IMPLICATIONS:

Council needs to continue with the upgrading and maintenance of their road network.

SUSTAINABILITY IMPLICATIONS:**➤ Environment**

There are no known significant environmental implications associated with this proposal.

➤ Economic

There are no known significant economic implications associated with this proposal.

➤ Social

There are no known significant social implications associated with this proposal.

FINANCIAL IMPLICATIONS:

Allowances have been provided within this year's budget and Works Programme.

VOTING REQUIREMENTS

Absolute Majority Required

OFFICER RECOMMENDATIONS

That

- 1. (Tender 02/12) - received from RNR Contracting for the supply and spray of bitumen products, as per the attached rates, for the 2012-13 year be accepted;*
- 2. (Tender 03/12) - received from BGC Transport Moora for the supply and delivery of road sealing aggregated to nominated dumpsites as per the attached rates for the 2012-13 year be accepted by applying the Regional Price Preference; and*
- 3. (Tender 04/12) - received from Western Stabilisers for the supply of road stabilisation services, as per the attached rates, for the 2012-13 year be accepted.*

10. ELECTED MEMBER MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

11. NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF COUNCIL

12. MATTERS FOR WHICH THE MEETING MAY BE CLOSED

13. CLOSURE OF MEETING