

**Shire of Moora
Ordinary Council Meeting
16th May 2012**

NOTICE OF MEETING

Dear Elected Member

The next Ordinary Council Meeting of the Shire of Moora
will be held on **Wednesday 16th May 2012**
in the Council Chambers, 34 Padbury Street, Moora
commencing at **5.30 pm**

AJ Leeson
Chief Executive Officer



11th May 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
16 MAY 2012
COMMENCING AT 5.30PM

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<i>Item 9.1.1</i>	<i>List of Payments Authorised Under Delegation 1.31</i>
<i>Item 9.1.2</i>	<i>Statement of Financial Activity for Period Ended 30 April 2012</i>
<i>Item 9.1.4</i>	<i>Letter Requesting Funding Support – 2012/13 Budget</i>
<i>Item 9.2.2</i>	<i>Building Plans</i>
<i>Item 9.2.3</i>	<i>Plans</i>

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**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 - 18 APRIL 2012**

That the Minutes of the Ordinary Meeting of Council held on 18 April 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: 10 May 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 60741 to 60778</i>	<i>\$105,862.90</i>
<i>Direct Debits</i>	<i>7845 to 7968</i>	<i>\$317,116.54</i>
	<i>Net Pays – PPE 24 April</i>	<i>\$85,852.45</i>
	<i>Net Pays – PPE 8 May</i>	<i>\$82,138.43</i>
<i>Trust</i>	<i>Chqs 4771 to 4783</i>	<i>\$371.22</i>
	<i>Credit Cards to 14 March 2012</i>	<i><u>\$2,043.83</u></i>
<i>Total</i>		<i>\$593,385.37</i>

9.1.2 STATEMENT OF FINANCIAL ACTIVITY FOR PERIOD ENDED 30 APRIL 2012

REPORT DATE: 9 May 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 30 April 2012

PURPOSE OF REPORT:

To note and receive the Statement of Financial Activity for the period ended 30 April 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 2011/12 adopted budget.

VOTING REQUIREMENTS

Simple Majority Required

MANEX RECOMMENDATION

That Council notes and receives the Statement of Financial Activity for the period ended 30 April 2012.

9.1.3 **BUSH FIRES ACT - FIRE CONTROL OFFICERS**

FILE REFERENCE: LO/BUFI
REPORT DATE: 30 April 2012
OFFICER DISCLOSURE OF INTEREST: Nil
PREVIOUS MEETING REFERENCES: Nil
ATTACHMENTS: Nil
AUTHOR Vicki Booth, Community Emergency Services Manager

PURPOSE OF REPORT:

Confirmation of the appointment of the Shire of Moora Bush Fire Control Officers 2012/2013

BACKGROUND:

A Local Government may from time to time appoint such persons as it thinks necessary to be its Bush Fire Control Officers under and for the purposes of the Bush Fire Act 1954, and those officers shall appoint the Chief Bush Fire Control Officer and two (2) Deputy Bush Fire Control Officers who shall be first and second in seniority of the other bush fire control officers, and subject thereto may determine the respective seniority of the other bush fire control officers appointed by it.

The Local Government shall cause notice of appointment under the provisions of the Act to be published at least once in a newspaper circulating the district.

COMMENT:

Below is a list of appointed Fire Control Officers for the year 2012/2013 for the Shire of Moora District Bush Fire Brigade network.

Council is required to adopt this list and authorise the publishing of the names in the Central Midlands & Advocate for public information

POLICY REQUIREMENTS:

Shire of Moora Bush Fire Policy 2.1 adopted 18 May 2009

LEGISLATIVE REQUIREMENTS:

Bush Fires Act 1954 - (with amendments) and Regulations – Section 38 (1) & (2a).

STRATEGIC IMPLICATIONS:

Experienced Fire Control Officers throughout the Shire of Moora district for the protection of rural property

SUSTAINABILITY IMPLICATIONS:

- **Environment**
Efficient fire control and enforcement for fire breaks protects the natural environment and cereal crops.
- **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:

Funding for the Bush Fire Brigades operations is funded from the ESL levy Grant

VOTING RECOMMENDATIONS:

Simple Majority required

OFFICER RECOMMENDATION

That the Shire of Moora adopt the following list of current Bush Fire Control Officers for the 2012/2013 season and that Council authorise the publishing of the list in the Central Midlands & Coastal Advocate for public information.

<i>Chief Bush Fire Control Officer</i>	<i>Brendan Pratt</i>
<i>Deputy Chief Bush Fire Control Officer (1)</i>	<i>Les Crane</i>
<i>Deputy Chief Bush Fire Control Officer (2)</i>	<i>Derek Stewart</i>
<i>Chief Fire Weather Officer</i>	<i>Hugh Bryan</i>
<i>Deputy Fire Weather Officers</i>	<i>Brendan Pratt</i>
	<i>Les Crane</i>
	<i>Derek Stewart</i>

Fire Control Officers

Toby Ellis (Bindi Bindi)
Brad Tonkin (Coomberdale)
David McLean (Coomberdale)
Jaden Cocking (Koojan)
Glen Vanzetti (Koojan)
Brad Millstead (Watheroo)
Len Mitchell (Watheroo)
Jamie Mullins (VFRS)
Todd Lewis (VFRS)
Vicki Booth (CESM)

Fire Permits Only

Shire of Moora Ranger

9.1.4 FUNDING SUPPORT REQUEST – SMALL BUSINESS CENTRE CENTRAL COASTAL

FILE REFERENCE: ED/SBCI

REPORT DATE: 10 May 2012

APPLICANT/PROPONENT: Small Business Centre Central Coastal

OFFICER DISCLOSURE OF INTEREST: Nil

PREVIOUS MEETING REFERENCES: Nil

AUTHOR: Michelle Murray, Executive Support Officer

ATTACHMENTS: Letter Requesting Funding Support – 2012/13 Budget

PURPOSE OF REPORT:

For Council to consider a request from the Small Business Centre Central Coastal (SBCCC) for funding support.

BACKGROUND:

The SBCCC has written to Council requesting financial support of \$3,500. The SBCCC is based in Lancelin.

COMMENT:

Council has been contributing \$2,500 per year since 2006. Staff have been unable to determine that the service is providing a tangible benefit to the business community in the district of Moora.

The report accompanying the letter of request stated from the period 1 July 2011 to 31 March 2012 the Executive Officer of the SBCCC had spent a total of 10 days with clients within the shire. This low usage may be the result of Moora having a Community Resource Centre and TAFE based within Moora which are more highly utilised.

The Shire of Gingin and Dandaragan do not provide a cash contribution to the SBCCC however do provide limited and or conditional in kind support.

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:

If the Officer Recommendation is adopted there will be no financial implications to Council in relation to this item.

VOTING REQUIREMENTS

Simple Majority Required

OFFICER RECOMMENDATION

That Council decline the request for funding for 2012 / 2013 from the Small Business Centre Central Coastal.

9.2 HEALTH, BUILDING & PLANNING SERVICES

9.2.1 APPLICATION FOR REDUCED SETBACK FOR THE ERECTION OF A SIGN - LOT 31 GREAT NORTHERN HIGHWAY, WALEBING

FILE REFERENCE: TP/SIG1/001/12

REPORT DATE: 10 April 2012

APPLICANT/PROPONENT: Greg Rowe & Associates

OFFICER DISCLOSURE OF INTEREST: Nil

PREVIOUS MEETING REFERENCES: Nil

AUTHOR: Peter Williams, Manager Health Building & Planning Services

ATTACHMENTS: Nil

PURPOSE OF REPORT:

Greg Rowe and Associates acting on behalf of Paramount Outdoors & Stewart & Alison Lefroy have submitted a Town Planning Application and are requesting permission from Council to grant a reduced setback on their agricultural property so as to install a pylon sign to provide advertising for the Office of Road safety.

The sign is to be located at the northern end of Stewart and Alison Lefroy's property located at Lot 31 Road Side No 14798 Great Northern Highway, Walebing.

BACKGROUND:

Paramount Outdoors wishes to erect an advertising sign towards the northern portion of the subject site. The proposal has been submitted on the basis that the office of Road safety have expressed the desire to expand their advertising presence throughout Regional Western Australia.

Description of Proposal

The proposed development comprises one (1) advertising sign, proposed to be erected to the northern portion of the subject site. The sign comprises a double-sided advertising sign atop two (2) poles. The sign has a clearance of 2 metres from the ground, and has dimensions of 8.3 metres and 2.2 metres. The sign is proposed on the basis that the Office of Road Safety wishes to increase their current level of road safety advertising.

Ancillary advertisements will be displayed on off peak/end of campaign periods. The advertising material will change as required based on the campaigns, and the display of ancillary material.

The proposed sign is considered to conform to commonly accepted safety measures with respect to advertising signs. The proposed sign does not incorporate any moving parts or mechanisms. The proposed sign will setback no more than five (5) metres from the private property boundary, so as to avoid any concerns relating to vehicle safety.

It is proposed to position the sign perpendicular to the road reserve so that the sign is not difficult to view, thus avoiding potential traffic hazards.

COMMENT:

Under the provisions of the Shire of Moora Local Planning Scheme No 4 (LPS4), the subject site is zoned "General Agriculture." LPS4 describes the objectives of the "General Agriculture zone in Clause 3.15.1 as follows:-

- a) To ensure the continuation of broad-acre farming as the principal land use in the district and encouraging where appropriate the retention and expansion of agricultural activities.
- b) To consider non-rural uses where they can be shown to be of benefit to the district and not detrimental to the natural resources of the environment.
- c) To allow for facilities for tourists and travellers, and for recreational uses.

The proposed signage does not conflict with any of the above description of the “General Agriculture Zone”. It appears that the proposal does not introduce a land use that conflicts with the above uses, and it appears that there will be no impact on the current use of the land for agricultural purposes and uses supporting an agricultural pursuit. The current land uses can be maintained given that the lot is approximately 14 hectares in area.

Clause 3.15.2 describes site requirements for all lots zoned “General Agriculture”. According to this clause the front setback distance for this zone is 20 metres. The proposed setback for the advertising sign is 2.0 metres. It is in this regard that it is requested for a variation of the front setback (under Clause 4.4.2). This is because the proposal will not have an adverse effect on the owner of the property, and will promote a higher level of road safety by being easier to view (and located closer to the road).

Clause 4.4.2 Subject to Clause 4.4.1, if a development the subject of an application for planning approval does not comply with a standard prescribed by the Scheme with respect to minimum lot sizes, building height, setbacks site coverage, car parking, landscaping and related matters the Local Government (LG) may, despite that non-compliance, approve the application unconditionally or subject to such conditions as the LG thinks fit. The power conferred by this clause may only be exercised if the LG is satisfied that:-

- a) Approval of the proposed development would be consistent with the orderly and proper planning of the locality and the preservation of the amenities of the locality.
- b) The non-compliance will not have any adverse effect upon the occupiers or users of the development or the inhabitants of the locality or upon the likely future development of the locality.

REFERRAL TO EXTERNAL AGENCIES

As part of the assessment process, this application was referred to Main Roads WA for comment to assess aspects of the proposal in relation to road safety and conformity with the requirements of the WA Road Traffic Code.

OFFICER'S COMMENT

The proposed advertising sign is located on private property, proposed to be setback only 2 metres from the property line and outside the road reserve, and is within the General Agriculture Zone.

The purpose of section 3.15.1 Objectives is:

- a) To ensure the continuation of broad-hectare farming as the principle land use in the district and encouraging where appropriate the retention and expansion of agricultural activities.
- b) To consider non-rural uses where they can be shown to be of benefit to the district and not detrimental to the natural resources or the environment.
- c) To allow for facilities for tourists and travellers, and for recreational uses.

The proponent states that the proposal has been submitted on the basis that the Office of Road Safety have expressed the desire to expand their current level of road safety advertising throughout Regional Western Australia. Ancillary advertisements will be displayed

on off peak / end of campaign periods. It is advised that the advertising material will change as required based on the campaigns and the display of ancillary materials.

Discussion with other Shires and Departments (Shire of Northam, Main Roads) advise some concern as to the content of the advertising as one side of a sign placed in the Northam Shire showed a small Office of Road Safety sign and on the other side an advertisement on alcohol which was contradictory to the Road Safety sign message and what the Northam Shire Council were told.

Main Roads advised that they have some concerns due to the size of the signs and road safety of passing vehicles.

The location of the sign is on the northern end of Stewart and Alison Lefroy's property located at Lot 31 Road Side No 14798 Great Northern Highway, Walebing, between Walebing and Miling.

While the proposal meets all technical requirements the issue remains of rural preservation and one of precedent in that there is no provision in the LPS4 to regulate/limit the number of advertising device in that locality or for that matter along all roads that lead to Moora.

POLICY REQUIREMENTS:

There are no policy requirements

LEGISLATIVE REQUIREMENTS:

Moora Town Planning Scheme No 4 setback requirements for General Agricultural Zone that currently apply for this application are:

Front 20.0m

Rear 15.0m

Side 15.0m

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, all fees have been paid.

VOTING REQUIREMENTS

Simple Majority Required

OFFICER RECOMMENDATION

That Council grant this planning application for the double sided perpendicular promotional signage to be located on Lot 31 Great Northern Highway Walebing subject to the following recommendations:

- 1. The development being in accordance with the approved plans.***
- 2. A sign license application being submitted to and approved by the Shire's Building Officer.***
- 3. The signage being maintained to the satisfaction of the Local Government. Should the sign fall into disrepair or become unsightly, the Local government may require its replacement or removal.***
- 4. That the subject matter on the signs meets Council requirements***
- 5. Council grant a reduced setback subject to sign not being a traffic hazard and it not blocking sight lines from driveways entering onto Great Northern Highway.***
- 6. The building application is required prior to the erection of the advertising sign. The application being accompanied by a certificate from a structural engineer certifying that the structure is in all respects of sufficient strength to support the sign, under all conditions and that the sign is itself of structurally sound design; and its construction meeting Building Construction Code of Australia for Class 10B construction.***
- 7. The sign not exceeding a maximum height of 6 six metres.***
- 8. The erection of the sign is subject to the approval of main Roads.***

9.2.2 OVERSIZED SHED LOT 151 MELBOURNE STREET, MOORA**FILE REFERENCE:** TP/PA14/1112**REPORT DATE:** 3 May 2012**APPLICANT/PROPONENT:** E & B Juhren**OFFICER DISCLOSURE OF INTEREST:** Nil**PREVIOUS MEETING REFERENCES:** Nil**AUTHOR:** Peter Williams, Manager Health Building & Planning Services**ATTACHMENTS:** Building Plans**PURPOSE OF REPORT:**

Request to Council for permission to erect a shed at Lot 151 Melbourne Street that exceeds the required 60 m² as required in the Residential Design Code, they are also building a new home on this property. The proposed outbuilding is 12m x 7m with a total square area of 84m². This is 24m² greater than allowed by the Residential Design Code.

Eric and Bronwyn Juhren wish to house their two vehicles and a caravan in the Shed.

BACKGROUND:

This property is located in the Residential Zone at the northern end of Melbourne street on the eastern side of the road, it is not on sewerage, the lot is 2871m² and it is zoned as R5.

The Residential Zone Objectives:

- (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 local amenities.

The proposal appears to meet the objectives of the Town Planning Scheme for the Residential Zone in which it lies.

The State Planning Policy 3.1 “Residential Design Codes” The acceptable development provisions illustrate one way of meeting the associated performance criteria; 6.10 Outbuildings A1. Outbuildings that:-

- i) are not attached to a dwelling
- ii) are non-habitable
- iii) collectively do not exceed 60m² in area or 10% in aggregate of the site area whichever is the lesser;
- iv) do not exceed a wall height of 2.4m;
- v) do not exceed a ridge height of 4.2m;
- vi) are not within the primary street setback area;
- vii) do not reduce the amount of open space required in table 1; and
- viii) comply with the siting and design requirements for the dwelling, but do not need to meet rear setback requirements of table 1.

Shire of Moora Policy Manual relating to outbuildings 6.10 Outbuilding Policy Maximum size of adopted on the 20 May 1998:-

R2 – 5000m² Lots – maximum size of outbuildings equals 200m²

R2.2 -4000m² Lots – maximum size of outbuildings equals 200m²

R5 – 2000m² Lots – maximum size of outbuildings equals 150m²

R12.5 – 800m² Lots – maximum size of outbuildings equals 100m²

R25/R30 – 320m² to 300 m² maximum size of outbuildings at Council discretion.

COMMENT:

Comments sought from the Shire of Toodyay advise that given a similar proposal they would recommend that the proposal be accepted subject to it meeting the rest of the criteria for the Residential Design Code relating to outbuildings and subject to it meeting the Shire's Policy on outbuildings.

The size of the Juhren's block is 2875.28m² and is zoned as R5 which under the Shire's Policy manual allows for 150m² area of outbuildings on that block. Bearing this in mind and provided that the proposed house and shed meets all setback and building requirements it is recommended that this proposal be accepted.

POLICY REQUIREMENTS:

Meets the requirements of Shire Policy 6.10 for maximum size for outbuildings.

LEGISLATIVE REQUIREMENTS:

The Residential Design Codes and Shires Policy for outbuildings relate to this matter.

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 as all fees have been paid.

➤ 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 the erection of an oversized shed at Lot 151 Melbourne Street, Moora subject to:-

- 1. Proponents comply with the Building Code of Australia for the construction and design of this building;*
- 2. The shed is constructed with colour bond material and not Zinalume;*
- 3. All setbacks are complied with including septic requirements.*

9.2.3 CRANMORE PARK BED & BREAKFAST

FILE REFERENCE: TP/PA15/1112

REPORT DATE: 4/05/2012

APPLICANT/PROPONENT: Tracy Lefroy

OFFICER DISCLOSURE OF INTEREST: Nil

PREVIOUS MEETING REFERENCES: Nil

AUTHOR: Peter Williams, Manager Health Building & Planning Services

ATTACHMENTS: Plans

PURPOSE OF REPORT:

Tracy Lefroy of Cranmore Park located on 631 Cranmore Road, Bindi Bindi is seeking Council approval to operate a bed and breakfast home occupation in one of the farm buildings called the store.

BACKGROUND:

This building is approximately 20 metres from the main homestead and is contained within the homestead yard. The store consists of a bedroom, bathroom, kitchenette/ dining and sitting/lounge room.

Tracy proposes to offer her guests a continental breakfast consisting of cereal, milk, coffee/tea and bread for toasting and including various condiments.

Under the Zoning Table this type of proposal could come under “Short Stay Accommodation” which requires Council Approval.

The farm Cranmore Park is located in the “General Agriculture Zone” of which the “Objectives” of this zone allow for:-

- (a) Any facilities which the purchasers of the lots will be required to provide such as their own potable water supply, liquid or solid waste disposal and the like;
- (b) To consider non-rural uses where they can be shown to be of benefit to the district and not detrimental to the natural resources to the environment;
- (c) To allow for facilities for tourists and travellers, and for recreational uses.

COMMENT:

Section 3.2.4 states if the use of land for a particular purpose is not specifically mentioned in the Zoning Table and cannot reasonably be determined as falling within the interpretation of one of the use categories the Local government may:

- (a) Determine that the use is consistent with the objectives and purposes of the particular zone and is therefore permitted;

Section (c) of the objectives of the Zone “General Agriculture” is to allow for facilities for tourists and travellers, and for recreational use.

Given Section 3.2.4 (a) a bed and breakfast classification does meet the objectives of the Zone General Agriculture and is therefore permitted.

Under item (c) of the above objectives this proposal for a bed and breakfast fits in with this scheme objective for the General Agricultural Zones of the Shire of Moora Town Planning Scheme No 4 Amendment 9.

POLICY REQUIREMENTS:

Nil policy requirements

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**

The only other bed and Breakfast that is advertised in this immediate area is in Walebing and conversation with the owner advises that that premise no longer operates.

FINANCIAL IMPLICATIONS:

There are no financial implications to Council.

VOTING REQUIREMENTS

Simple Majority Required

OFFICER RECOMMENDATION

That Council approve this development application subject to:-

- 1. Applicant complying with Food Act 2008 and Food Regulations 2009 and the Food Safety Standards 3.2.2 Food safety and Standard 3.2.3 Food Premises and Equipment and the Building Code of Australia.*
- 2. Compliance with lodging house requirement as to the provision for lodgers, as in maintenance and cleanliness of the premises and provision of appropriate bed linen and fixtures.*
- 3. Home business application & licence fees being paid.*

9.3 COMMUNITY & ECONOMIC DEVELOPMENT

9.3.1 THE EXPLORING WILDFLOWER COUNTRY MIDLANDS ROUTE

FILE REFERENCE: ED/WCO1

REPORT DATE: 9 May 2012

APPLICANT/PROPONENT: Nil

OFFICER DISCLOSURE OF INTEREST: Nil

PREVIOUS MEETING REFERENCES: 14/12/11(176/11)

AUTHOR: Rebecca McCall, Manager Community & Economic Development

ATTACHMENTS: Nil (Copy of the Exploring Wildflower Country Midlands Route Product Plan was provided to Council at the Ordinary Meeting of Council dated 14/12/11).

PURPOSE OF REPORT:

For Council to consider its position and confirm financial support for the Shire of Moora's contribution towards the planning and implementation of the Exploring Wildflower Country Midlands Route project.

BACKGROUND:

In June 2009 the original "Exploring Wildflower Country" Planning Study as commissioned jointly by the Shires of Dalwallinu, Perenjori, Morawa, Mullewa and the then City of Geraldton-Greenough, was finalised. The goal of the study was to create a "drive trail" linking Dalwallinu to Geraldton via the Mullewa-Wubin Road. The intention was to encourage more travellers to use this route on their way north or south, or as a destination-specific holiday attraction. The project is now completed.

The sites nominated in that Report all fell close to the main through route: the Great Northern Highway – Mullewa Wubin Road – Geraldton Mt Magnet Road link. The project was listed as "Stage 1" and is being promoted as: "Exploring Wildflower Country – The Wildflower Way". The Report envisaged that other routes such as the Midlands Road or Brand Highway could be similarly developed and promoted, in order to expand the whole Exploring Wildflower Country concept – and it was this prospect that led directly to the work outlined in this Report.

In October 2011 Jessie Brampton and Mike Maher, the consultants involved in the project provided a briefing/presentation in Three Springs on the "Exploring Wildflower Country Project" as it impacts on the Midlands Road. Representatives of the six Shires attended the briefing together with the Shire of Morawa.

In November 2011, again in Three Springs, the draft report was presented to representatives of the six Shires by Jessie Brampton. As a result a uniform agenda item was prepared and went to all partnering Council's and consequently endorsed. The following resolution was sanctioned by the Shire of Moora Council:

176/11 Moved Cr Hawkins, seconded Cr Clydesdale-Gebert that Council

- 1. Endorse the Exploring Wildflower Country Midlands Route Product Development Plan.*
- 2. Approve working in partnership with the Shires of Coorow, Carnamah & Mingenew, Three Springs and the City of Greater Geraldton (with the Shire of Three Springs administering the project).*
- 3. Approve that a suitability qualified consultant be engaged to assist with development of grant applications and business plans to fund the project.*

4. *Request that staff present details of identified funding opportunities, proposed projects timelines and an update on the project to the February Ordinary Meeting of Council.*
5. *Write to the Shires of Dalwallinu, Perenjori, Morawa, and the City of Greater Geraldton (Mullewa) acknowledging their efforts in obtaining funding to include the Midlands Route and in the initiative in the development of the “Exploring Wildflower Country” project.*

CARRIED 9/0

COMMENT:

The outcome of the meeting held on 1 May 2012 at Three Springs to discuss the funding of the Midlands Route project was to formally write to each partnering Council to gain confirmation of how each Council will be funding their component of the project.

Some funding options available include:

1. Municipal Funds
2. Regional Country Local Government Funds (CLGF)
3. Local County Local Government Funds (CLGF)
4. TQUAL
5. Midwest Investment Plan
6. Wheatbelt Development Grants Scheme

To simplify things in terms of submission preparation and acquittals, it is preferred that funding comes from only a few sources. It was agreed at the meeting that the favored option was for Council's to allocate the necessary funds through municipal, regional and/or local CLGF.

If there are funding gaps identified then applications to TQUAL, Midwest Investment Plan and Wheatbelt Regional Grants Scheme can be submitted. The projects development plan is strong and would probably attract assistance from the above funding schemes but a contribution from each Council would need to be secured prior to submitting applications.

As part of each Council's endorsement for the project, operating funds were allocated in 2011/12 for the purpose of contracting a project officer to prepare grant submissions. It is requested that \$2,000 be included into the 2013/14 budget. An allocation of \$2,000 per Council will provide \$12,000 for the project officer, Left of Centre, to prepare identified submissions.

It is anticipated that funding is secured within the next twelve months to enable the implementation of the project to commence in July 2013.

At this juncture in order to proceed to the stage of procuring external funding, individual approval and agreement is required from each member Council as to the extent and level they are prepared to fund the project. It is therefore necessary for the Moora Council to consider its position and if supportive its preferred method of funding.

It is recommended that the Shire of Moora's contribution of \$112,000 is allocated through the regional component of the Country Local Government Fund 2012/13.

POLICY REQUIREMENTS:

Nil

LEGISLATIVE REQUIREMENTS:

Nil

STRATEGIC IMPLICATIONS:

The proposed project and the interpretive sites along the Midlands Route will have a significant impact on tourism and the economic benefits that can be derived from the increase in visitation to each of the local authorities along the route.

SUSTAINABILITY IMPLICATIONS:➤ **Environment**

There are potential environmental implications associated with this proposal with the installation of interpretative panels and signage at specified locations.

➤ **Economic**

There are significant economic implications associated with this proposal from increased visitation to each of the local authorities.

➤ **Social**

There are possible social implications associated with this proposal with capturing and preserving the regions environmental, cultural and historical stories.

FINANCIAL IMPLICATIONS:

The Exploring Wildflower Country Midlands Route Product Development Plan has been funded as part of stage one with funding received by the original four local authorities.

The Project budget as listed in the report for the Midlands Route is as follows.

Item Total cost	
Major & minor site markers, and advance warning markers	123,800
Steel and galvanised cut-out interpretive sculptures	84,480
First-person interpretive signs for steel sculptures	23,520
Research, write, design and supply interpretive & map panels	89,380
Fabricate and supply steel cut-out support pedestals for map & interp panels	33,590
Directional signs, fingerboards and warning signs 50,410	50,410
Installation and construction works outlined in Section 6	110,960
Major infrastructure items (tables, seats, shade shelters etc)	22,460
Site finalisation and Project Management of purchasing & installation process	34,800
Write, design & supply 20,000 copies of updated brochure/map	11,230
Update marketing plan to accommodate this project	5,000
Marketing budget for expenditure as per plan above	51,500
SUB-TOTAL (not inc GST) \$641,130	\$641,130
Contingency allowance for cost increases - Report to Implementation (5%)	\$32,060
TOTAL PROJECT BUDGET (not inc GST)	\$673,190
TOTAL INC GST (\$66,055)	\$740,509

With six partners this equates to \$112,000 per Council. The Shire of Moora's component of the project cost will be funded by the Regional Royalties for Regions Country Local Government Fund 2012/13 round.

In addition \$2,000 will be allocated in the 2012/13 tourism development budget to assist in the planning of grant applications and any business case that would need to be prepared by consultants Left of Centre.

VOTING REQUIREMENTS

Simple Majority Required

OFFICER RECOMMENDATION

That Council approves the allocation of funding required for planning and implementation of the Exploring Wildflower Country Midlands Route to include;

- a) the allocation of \$2,000 (GST exclusive) in the 2012/13 tourism development budget for the Shire of Moora's contribution towards the preparation of grant applications and business cases.*
- b) the allocation of \$112,000 (GST exclusive) for the Shire of Moora's contribution towards the implementation of the project to be funded by the 2012/13 allocation of the Regional Country Local Government Fund.*

9.4 ENGINEERING SERVICES

Nil

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**