

**Shire of Moora  
Ordinary Council Meeting  
14<sup>th</sup> February 2007**

**NOTICE OF MEETING**

Dear Elected Member

The next Ordinary Council Meeting of the Shire of Moora  
will be held on **Wednesday 14<sup>th</sup> February 2007**  
in the Council Chambers, 34 Padbury Street, Moora  
commencing at **3.30 pm**

JE Ellis  
A/Chief Executive Officer  
9<sup>th</sup> February 2007

**Please Note:**

**There will be a Citizenship Ceremony  
for Julie Symons of Miling held at 3pm  
in the Council Chambers  
(Refreshments will follow)**

## 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,

Re: **Written Declaration of Interest in Matter Before Council**

I, <sup>(1)</sup> \_\_\_\_\_ wish  
to declare an interest in the following item to be considered by Council at  
its meeting to be held on <sup>(2)</sup> \_\_\_\_\_

Agenda Item <sup>(3)</sup> \_\_\_\_\_.

The type of interest I wish to declare is: <sup>(4)</sup> Financial / Proximity / Indirect  
Financial / Conflict (impartiality) pursuant to <sup>(5)</sup> Section 5.65 of the Local  
Government Act 1995 / Clause 1.3 of Councils Adopted Code of Conduct.

The nature of my interest is  
<sup>(6)</sup> \_\_\_\_\_

I wish to be present and participate in any discussion and/or decision  
making procedure relating to the item and therefore would like Council to  
declare that my interest in the matter is  
<sup>(7)</sup> \_\_\_\_\_

The extent of my interest is <sup>(8)</sup> \_\_\_\_\_

I understand that the above information will be recorded in the minutes  
of the meeting and placed in the Financial Interest Register.

Yours faithfully,

-----

Signed

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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. Delete type of interest not applicable.
5. Delete reference, which is not applicable.
6. Insert the nature of your interest.

Please note: The section pertaining to the following notes should only be completed if the Councillor making the declaration requires a Council decision to participate in the matter.

7. Insert either "Trivial" or "In common with a significant number of ratepayers or electors".
8. Insert the extent of your interest.

THIS PAGE HAS BEEN LEFT BLANK INTENTIONALLY.

**SHIRE OF MOORA**  
**ORDINARY COUNCIL MEETING AGENDA**  
**14 FEBRUARY 2007**  
**COMMENCING AT 3.30PM**

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\* Separate Attachments

*Item 11.2.1 List of Payments Authorised Under Delegation 1.31*

*Item 11.2.2 Statement of Financial Activity for the Period Ended 31 December 2007*

*Item 11.4.1 FESA Budget Submission 2007–2008*

**1. DECLARATION OF OPENING & WELCOME OF VISITORS**

*“Acknowledging of Country”*

*I would like to show my respect and acknowledge the traditional owners of this land and acknowledge their contribution to the Shire of Moora as I do for all its people.*

**2. DISCLAIMER READING**

To be read by the Shire President should members of the public be present at the meeting.

*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.*

3. ATTENDANCE

APOLOGIES

JW McLagan – Councillor – Miling Ward  
SJ Deckert – Chief Executive Officer

PUBLIC

4. DECLARATIONS OF INTEREST

5. QUESTIONS BY THE PUBLIC IN ACCORDANCE WITH SECTION 5.24 OF THE ACT

6. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

7. APPLICATIONS FOR LEAVE OF ABSENCE

8. PETITIONS AND MEMORIALS

9. ANNOUNCEMENTS BY THE SHIRE PRESIDENT

10. CONFIRMATION OF MINUTES OF THE PREVIOUS MEETINGS

10.1 ORDINARY COUNCIL MEETING – 31 JANUARY 2007

*That the Minutes of the Ordinary Meeting of Council held on 31 January 2007, be confirmed as a true and correct record of the meeting.*

## ***11. REPORTS OF OFFICERS***

### **11.1 ADMINISTRATION**

Nil

### **11.2 FINANCIAL DEVELOPMENT**

#### **11.2.1 LIST OF PAYMENTS AUTHORISED UNDER DELEGATION 1.31**

**REPORT DATE:** 7 February 2007

**OFFICER DISCLOSURE OF INTEREST:** Nil

**AUTHOR:** Jo-Anne Ellis, Financial Development Manager

**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 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:**

**ABSOLUTE MAJORITY REQUIRED: NO**

**MANEX RECOMMENDATION**

*That Council note and endorse the Payments from Municipal and Trust Funds made under delegation 1.31*

<i>Municipal Fund</i>	<i>Chq 55792 – 55915</i>	<i>\$313,019.80</i>
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<i>Total</i>		<i><u>\$313,019.80</u></i>
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## **11.2.2 STATEMENT OF FINANCIAL ACTIVITY FOR PERIOD ENDED 31 DECEMBER 2006**

**REPORT DATE:** 9 February 2007  
**OFFICER DISCLOSURE OF INTEREST:** Nil  
**AUTHOR:** Jo-Anne Ellis, Financial Development Manager  
**ATTACHMENTS:** Statement of Financial Activity for the Period Ended 31 December 2007

### **PURPOSE OF REPORT:**

To note and receive the Statement of Financial Activity for the period ending 31 December 2006.

### **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 31 December 2007 is provided as a separate attachment.

### **POLICY REQUIREMENTS:**

Nil

### **LEGISLATIVE REQUIREMENTS:**

Local Government Act 1995, Division 3, Section 6.4

Local Government (Financial Management) Regulations 1996, Sec. 34

### **STRATEGIC IMPLICATIONS:**

Monitoring of actual revenues and expenditures against the adopted budget assists Council in being informed as 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 line item to enable comparison to 2006/07 adopted budget.

**VOTING REQUIREMENTS:**

**ABSOLUTE MAJORITY REQUIRED: NO**

**MANEX RECOMMENDATION**

*That Council note and receive the Statement of Financial Activity for the period ending 31 December 2006.*

**11.3 OPERATIONAL DEVELOPMENT**

Nil

## **11.4 COMMUNITY DEVELOPMENT**

### **11.4.1 FESA BUDGET SUBMISSION 2007–2008**

**FILE REFERENCE:** LO/EMS1  
**REPORT DATE:** 28 January 2007  
**APPLICANT/PROPONENT:** Annual Bush Fire Brigade and SES Budget  
**OFFICER DISCLOSURE OF INTEREST:** Nil  
**PREVIOUS MEETING REFERENCES:** 25 January 2007  
**AUTHOR:** Michael Prunster, Community Development  
Manager  
**ATTACHMENTS:** Copy of Budget submission  
**PURPOSE OF REPORT:**

Council endorsement and confirmation for inclusion in 2007–2008 Budget.

**BACKGROUND:**

Each year Local Governments are now required to prepare and submit their budget for the Emergency Services Levy (ESL) Grant by 31 January. Following consultation with the Executive members of the Bush Fire Brigades and Moora S.E.S. Unit, the Shire of Moora's ESL grant budget for 2007/08 has been prepared and submitted to F.E.S.A. The budget document is provided as a separate attachment.

**COMMENT:**

Over the last four years it has been a practice to increase the issue of protective clothing to members for protection against injury when fighting bushfires.

The budget application provides for a continued increase in protective clothing for Bush Fire Brigade volunteers, and \$7,000 has been included to provide protective clothing, gloves, safety boots and goggles for the safety of members.

Funds totalling \$3,400 have been provided for the purchase of radios, replacement weather meters for weather officers, and special foam branches for Brigade fire units.

A request has been included in the submission for the Coomberdale Brigade to receive a refurbished water tanker for 2008–09. This Brigade is very active and has not previously had a fire-fighting unit.

A request has also been included for the construction of a 2-Bay Fire Shed for the housing of the new Bindi Bindi fire unit. This unit is currently housed at the farm of Mr B. Ellis, and a shed located within the Bindi Bindi townsite on land owned by the Shire of Moora is proposed.

The total operating budget requested for the Bush Fire Brigades for 2007/08 is \$35,020, which is a \$1,120 increase over the allocated amount for 2006/07.

The SES component of the budget provides for an operational budget of \$10,680 that is \$580 higher than the 2006/2007 allocation.

A request has been included for capital expenditure of \$2,000 for the provision of a cooking stove for the kitchen. This item was included in the last budget submission, but not approved.

**POLICY REQUIREMENTS:**

Nil

**LEGISLATIVE REQUIREMENTS:**

Section 36Y of the Fire and Emergency Services Authority (FESA) of Western Australia Act 1998.

**STRATEGIC IMPLICATIONS:**

There are no known strategic implications associated with this proposal.

**SUSTAINABILITY IMPLICATIONS:**

➤ **Environment**

Continued funding for the protection of broadacre farmland and bush reserves within the Shire of Moora.

➤ **Economic**

Maintaining the operation and efficiency of the Shire of Moora Bush Fire Brigade network.

➤ **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:**

**ABSOLUTE MAJORITY REQUIRED: YES**

**MANEX RECOMMENDATION**

*That Council endorse the 2007/2008 Emergency Services Levy Grant budget submission and that it form the basis of Councils draft 2007/2008 budget for Bush Fire Brigades and State Emergency Service*

***Capital and Operations Expenditure in the program – Law, Order and Public Safety.***

**11.4.2 TOWN PLANNING SCHEME NO 4 – DELEGATION OF POWERS**

**FILE REFERENCE:** TP/PTM11  
**REPORT DATE:** 8 February 2007  
**APPLICANT/PROPONENT:** Mr Garth Evans  
**OFFICER DISCLOSURE OF INTEREST:** Nil  
**PREVIOUS MEETING REFERENCES:** Nil  
**AUTHOR:** Michael Prunster, Community Development  
Manager  
**ATTACHMENTS:** Nil

**PURPOSE OF REPORT:**

To note the town planning applications approved under delegated authority.

**BACKGROUND:**

Council resolved by absolute majority at the Council meeting held on the 25 February 2004, to delegate the Manager Corporate Services (now Community Development Manager) to approve planning applications that meet all the requirements of Councils Town Planning Scheme, for an indefinite period of time and amend its Register of Delegations accordingly, and that Council be provided with a list monthly of planning approvals issued under delegate authority.

**APPLICANT (S)**

The following Town Planning Applications have been approved under this delegated authority for the period ended 8 February 2007.

- **Garth Evans – Lot 16 Atbara Street, Moora – Construction of a Patio with area 46m<sup>2</sup> – Value \$3,900 (Ref 29/0607)**

**POLICY REQUIREMENTS:**

Register of Delegations and Shire of Moora Town Planning Scheme No 4 Text.

**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:**

**ABSOLUTE MAJORITY REQUIRED: NO**

**MANEX RECOMMENDATION**

*That Council note the town planning applications approved under delegated authority.*

**11.5 ENVIRONMENTAL DEVELOPMENT**

Nil.

## 11.6 ECONOMIC DEVELOPMENT

### 11.6.1 EXPRESSIONS OF INTEREST – LEASE OF EXECUTIVE STYLE HOMES

**FILE REFERENCE:** ED/EXH1  
**REPORT DATE:** 7<sup>th</sup> February 2007  
**OFFICER DISCLOSURE OF INTEREST:** Nil  
**PREVIOUS MEETING REFERENCES:** Nil  
**AUTHOR:** Bronwyn Williams, Enterprise Development  
Manager  
**ATTACHMENTS:** Nil

#### **PURPOSE OF REPORT:**

The purpose of this report is to gauge the level of demand for leasing of executive style housing in Moora. The level of interest will provide a basis to develop a housing program by the Shire of Moora and/or to assist in attraction of investment into Moora.

#### **BACKGROUND:**

The Shire of Moora outlined in their Plan for the Future for the district of Moora 2006–2008 to engage in a housing project with the strategic objective:

*To improve housing opportunities within the town of Moora using various projects including a Housing Revitalisation Project, Joint Venture Housing and construction of new executive style houses and units. This will have a flow on effect to attract more high calibre workers to the region.*

Under the details for this housing project it outlines that the Shire of Moora will construct 2 executive homes in 2006/07 and then one each year for the following four years up to 2010/11.

Since the adoption of the Plan for the Future for the district of Moora 2006–2008 the Enterprise Development Manager has been approached by numerous businesses and developers to lease executive style homes from the Shire of Moora.

With the developments to the west of Moora including two citrus orchards, a tropical fruit orchard and a feedlot nearing their production potentials the need for housing in Moora is reaching new levels.

One business has indicated that they need to lease three houses over the next eighteen months. A common feedback from businesses in town is that the shortage of executive style homes for lease is a leading reason why they can't attract staff to Moora.

**COMMENT:**

The proposal is to advertise in the local newspaper for expressions of interest in leasing executive style homes. The expressions of interest can then be used as the basis of a business plan for a housing investment portfolio for the Shire of Moora. Additionally the results can be used as a basis to attract investment in construction and leasing of housing in Moora.

The following advertisement proof is proposed for publication:

*In an effort to assist businesses to grow and to attract and retain quality staff the Shire of Moora is considering further investment in the executive housing market in Moora. To develop a Business Plan we are researching the demand for this style of housing within the Shire.*

*Expressions of Interest are invited from businesses that are looking to lease executive style homes in the Shire of Moora.*

*Please contact Bronwyn Williams, Enterprise Development Manager on 9651 1401 or [bwilliams@moora.wa.gov.au](mailto:bwilliams@moora.wa.gov.au) for more details.*

**POLICY REQUIREMENTS:**

Nil

**LEGISLATIVE REQUIREMENTS:**

Local Government Act 1995, Division 3, Section 3.59 relating to major land transactions may apply should the total value of the Business Plan exceed \$500,000

**STRATEGIC IMPLICATIONS:**

The Shire of Moora's Strategic Plan outlines in Strategy Two and Three under the Key Result Area of "Growth"; to Grow existing businesses through "economic gardening" and Attract New Investment.

**SUSTAINABILITY IMPLICATIONS:**

➤ **Environment**

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

➤ **Economic**

The economic implications on the Shire of Moora for attracting new and skilled staff to our region will only mean a better economy through population growth with more highly paid staff in more technical positions who will demand a higher standard of service within Moora.

The results of the expressions of interest may be such that the need for investment in the executive housing market can be supported and investors other than the Shire of Moora may take up this opportunity.

➤ **Social**

The social impact of attracting these types of employees to our region will mean a flow on effect to improve the quality of the restaurants, pubs, cafes and other services that are currently provided in the Shire of Moora. There will be more population to support the many and varied sporting clubs and groups which will only make the Shire of Moora a more attractive place to live. The flow on effects of this is immeasurable.

**FINANCIAL IMPLICATIONS:**

There will be a financial cost to Council to advertise for the Expressions of interest, this will be minimal, the real cost to Council will only be fully understood once all the EOI's are received and we can determine the full requirement for housing within the Shire of Moora.

**VOTING REQUIREMENTS:**

**ABSOLUTE MAJORITY REQUIRED: NO**

**MANEX RECOMMENDATION**

*That Council approve the call for expression of interest and endorse the following proof of advertisement to be placed into the Central Midlands and Coastal Advocate.*

*Advertisement:*

*In an effort to assist businesses to grow and to attract and retain quality staff, the Shire of Moora is considering further investment in the executive housing market in Moora. To develop a Business Plan we are researching the demand for this style of housing within the Shire.*

*Expressions of Interest are invited from businesses that are looking to lease executive style homes in the Shire of Moora.*

*Please contact Bronwyn Williams, Enterprise Development Manager on 9651 1401 or [bwilliams@moora.wa.gov.au](mailto:bwilliams@moora.wa.gov.au) for more details.*

At the meeting of Council on 31 January 2007 Council resolved that Item 11.6.2 lay on the table and be resubmitted to the next meeting of Council on 14 February 2007. The Item follows.

### 11.6.2 ADVERTISING FOR DEVELOPERS

**FILE REFERENCE:** ED/HSD1  
**REPORT DATE:** 19<sup>th</sup> December 2006  
**OFFICER DISCLOSURE OF INTEREST:** Nil  
**PREVIOUS MEETING REFERENCES:** 31 January 2007  
**AUTHOR:** Bronwyn Williams, Enterprise Development  
Manager

#### **PURPOSE OF REPORT:**

The purpose of this report is to get approval for advertising in the West Australian newspaper for one week about the development opportunities in Moora. This will assess the interest in developing areas under the Shire of Moora's control within the Shire of Moora.

#### **BACKGROUND:**

The Shire of Moora purchased a block of land at "West End" in the 1970's. This area has recently been identified by Council as an area for development over the next five years.

During discussion at the Ordinary Council Meeting on Wednesday 13<sup>th</sup> December 2006, it was decided to advertise for expressions of interest in The West Australian newspaper to assess interest from potential developers in developing the "West End" area.

#### **COMMENT:**

Quotes have been sought for the advertisement as requested by Council in December 2006. It will cost approximately \$3,000 to advertise in the West Australian on a Wednesday and a Saturday, designated days for property, for one week. If we decide to advertise for two weeks this cost will double.

Below is the proposed advertisement:

*The regional centre of Moora situated 180km north of Perth in the Wheatbelt region of WA has experienced*

*unprecedented growth in housing demand over the last eighteen months.*

*The Shire of Moora is seeking expressions of interest from developers interested in developing various land parcels for high density housing, lifestyle residential development and commercial and industrial developments. Opportunities exist for outright purchase of land for development or partnership arrangements in one or more of the above development options.*

*To learn more about these exciting opportunities please contact Bronwyn Williams, Enterprise Development Manager at the Shire of Moora on 08 9651 1401 or 0427 445 096 by C.O.B Friday 16<sup>th</sup> March 2007.*

This advertisement can be paid for using the budget line item of Future Land Development Planning; this item was allocated \$20,000 in the 2006/07 budget. Allocating \$3,000 or \$6,000 will take up between 15% and 30% of the allocated funds. This may mean there will be a shortfall of funds to develop plans for other areas for land development.

**POLICY REQUIREMENTS:**

Nil

**LEGISLATIVE REQUIREMENTS:**

There are no known legislative requirements related to this item at this time.

**STRATEGIC IMPLICATIONS:**

The Shire of Moora's Strategic Plan, outlines under the Key Result Area of "Growth", Strategy Three states to attract new investment. Advertising the opportunity to develop land in Moora will allow potential developers the opportunity to invest in the Shire of Moora.

**SUSTAINABILITY IMPLICATIONS:**

➤ **Environment**

Nil.

➤ **Economic**

This motion may facilitate economic growth in Moora by bringing in new investment from outside of our region.

➤ **Social**

There may be social impacts that cause an increase in the value of properties if a high quality development occurs, this may have negative social impacts and decrease affordability for some people in the community. There is also the possibility that this may increase growth and therefore increase employment and the potential for increased incomes to afford the increase in costs that may come from new developments.

**FINANCIAL IMPLICATIONS:**

A quote has been sought from Market Force for the cost of a 10cm x 6.6cm boxed advertisement. This advertisement will be placed in the paper on a Wednesday and a Saturday during one week inside the Property Section of the West Australian. The cost of placing this advertisement is no more than \$3,000.

There are no financial implications to Council in relation to this item as it has been budgeted for in the 2006/07 budget.

**VOTING REQUIREMENTS:**

**ABSOLUTE MAJORITY REQUIRED: NO**

**MANEX RECOMMENDATION**

*That Council approve to advertise the above proof for call for expressions of interest to develop in Moora for a one-week period in the West Australian at a cost of no more than \$3,000.*

*The regional centre of Moora situated 180km north of Perth in the Wheatbelt region of WA has experienced unprecedented growth in housing demand over the last eighteen months.*

*The Shire of Moora is seeking expressions of interest from developers interested in developing various land parcels for high density housing, lifestyle residential development and commercial and industrial developments. Opportunities exist for outright purchase of land for development or partnership arrangements in one or more of the above development options.*

*To learn more about these exciting opportunities please contact Bronwyn Williams, Enterprise Development Manager at the Shire of Moora on 08 9651 1401 or 0427 445 096 by C.O.B Friday 16<sup>th</sup> March 2007.*

#### **11.7 SPORT AND RECREATION**

Nil

#### **12. ELECTED MEMBER MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**

#### **13. MOTIONS OF AN URGENT NATURE INTRODUCED BY DECISION OF COUNCIL**

#### **14. NOTICE ON MOTIONS FOR THE NEXT COUNCIL MEETING**

#### **15. MATTERS BEHIND CLOSED DOORS**

#### **RECOMMENDATION**

*That the meeting move behind closed doors to discuss Item 15.1 Purchase of Property– a matter dealing with a contract that may be entered into by the local government and is to be discussed at the meeting pursuant to Section 5.23(2)(c) of the Local Government Act 1995 and a matter that if disclosed would reveal information that has a commercial value to a person pursuant to Section 5.23(2)(e) (ii) of the Local Government Act 1995.*

**15.1 Purchase of Property**

Provided to Councillors under confidential cover.

**16. CLOSURE OF MEETING**