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- 9.1.1 *List of Payments Authorised Under Delegation 1.31*
- 9.1.2 *Statement of Financial Activity for Period Ended 30 November 2013*
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- 11.1 *Schedule of Plant & Equipment*

1. DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS**1.1 DECLARATION OF OPENING**

The Shire President declared the meeting open at 5.30pm.

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**ATTENDANCE**

CE Gardiner	-	Shire President / Presiding Member
TG Humphry	-	Deputy President
CD Hawkins	-	Councillor
DV Clydesdale-Gebert	-	Councillor
JW McLagan	-	Councillor
KM Seymour	-	Councillor
MR Holliday	-	Councillor
MR Pond	-	Councillor

AJ Leeson	-	Chief Executive Officer
JL Greay	-	Manager Engineering Services
PR Williams	-	Manager Development Services

APOLOGIES

Cr Robert Keamy	-	Councillor
RL McCall	-	Manager Community & Economic Development
LJ Parola	-	Manager Finance & Corporate Services

3. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Nil

4. PUBLIC QUESTION TIME

Nil

5. PETITIONS AND PRESENTATIONS

Nil

6. APPLICATIONS FOR LEAVE OF ABSENCE

Nil

7. ANNOUNCEMENTS BY THE PRESIDING MEMBER

2/12 Central Midlands Senior High School Council meeting
 2/12 Official launch of Capital Works Project at 6510 Youth
 6/12 St Josephs Primary School Awards night
 10/12 LEMC meeting

Cr Humphry

22/11 Avon-Midland Zone meeting in Calingiri
 2/12 Official launch of Capital Works Project at 6510 Youth
 4/12 Childcare Centre Christmas Party
 10/12 St James Residential College Board meeting

Cr Hawkins

Local Health Advisory Group meeting

Cr Holliday

4/12 Childcare Centre Christmas Party

8. CONFIRMATION OF MINUTES**8.1 ORDINARY COUNCIL MEETING - 20 NOVEMBER 2013****COUNCIL RESOLUTION**

186/13 Moved Cr Holliday, seconded Cr Pond that the Minutes of the Ordinary Meeting of Council held on 20 November 2013 be confirmed as a true and correct record of the meeting.

CARRIED 8/0

8.2 SPECIAL COUNCIL MEETING - 27 NOVEMBER 2013**COUNCIL RESOLUTION**

187/13 Moved Cr McLagan, seconded Cr Seymour that the Minutes of the Special Meeting of Council held on 27 November 2013 be confirmed as a true and correct record of the meeting subject to noting that Cr Hawkins was an apology for that meeting.

CARRIED 8/0

9. REPORTS OF OFFICERS

9.1 CORPORATE SERVICES

9.1.1 LIST OF PAYMENTS AUTHORISED UNDER DELEGATION 1.31

REPORT DATE: 4 December 2013

OFFICER DISCLOSURE OF INTEREST: Nil

AUTHOR: Dawn Ardley, Creditors 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

COUNCIL RESOLUTION

188/13 Moved Cr Hawkins, seconded Cr Humphry that Council notes and endorses the Payments from the Municipal and Trust Funds made under delegation 1.31

Municipal Fund	Cheques 61494 to 61540	\$52,057.51
	EFT 10694 to 10886	\$768,129.41
	Credit Card 15/10/13 to 14/11/13	\$11,141.45
	Net Pays – PPE 05/11/13	\$94,511.46
	Net Pays – PPE 19/11/13	\$88,220.79
Trust Fund	Cheques 4931 to 4946	\$836.50
Total		<u>\$1,014,897.12</u>

CARRIED 8/0

9.1.2 STATEMENT OF FINANCIAL ACTIVITY FOR PERIOD ENDED 30 NOVEMBER 2013

REPORT DATE: 3 December 2013

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 November 2013

PURPOSE OF REPORT:

To note and receive the Statement of Financial Activity for the period ended 30 November 2013.

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 2013/14 adopted budget.

VOTING REQUIREMENTS

Simple Majority Required

COUNCIL RESOLUTION

189/13 Moved Cr Humphry, seconded Cr Hawkins that Council notes and receives the Statement of Financial Activity for the period ended 30 November 2013.

CARRIED 8/0

9.1.3 AMENDMENT TO DELEGATIONS REGISTER

FILE REFERENCE: PL/DELI
REPORT DATE: 5 December 2013
APPLICANT/PROPONENT: Shire of Moora
OFFICER DISCLOSURE OF INTEREST: Nil
PREVIOUS MEETING REFERENCES: Nil
AUTHOR: Alan Leeson, Chief Executive Officer
ATTACHMENTS: Additional Delegation

PURPOSE OF REPORT:

To consider providing delegation of powers and duties to the Chief Executive Officer for the Cat Act 2011.

BACKGROUND:

With the introduction of the Cat Act 2011, the Cat Regulations 2012 and the Cat (Uniform Local Provisions) Regulations 2013 no action can be taken on cats until the Local Government delegates the exercise of and power and duties to the Chief Executive Officer under Part 4 Division 2 s44(1) of the Cat Act 2011.

Under Part 4 Division 2 s45(1) of the Cat Act 2011 the Chief Executive Officer can then delegate powers to employees to carry out registration and authorised duties.

COMMENT:

On 1 November 2013, phase 2 of the implementation of the Cat Act 2011 came into effect. This is the final phase of the commencement of the act. Prior to 1 November 2013, Local Governments had to be prepared to administer and enforce the new legislation.

Council are now requested that this be added to the Shire of Moora Delegation Register.

POLICY REQUIREMENTS:

Nil

LEGISLATIVE REQUIREMENTS:

Cat Act 2011 Div 4 Pt 2 s44 – Delegation by Local Government

STRATEGIC IMPLICATIONS:

Allows staff to deal with the requirements of the new Cat legislation and could result in better control of feral animals.

SUSTAINABILITY IMPLICATIONS:

- **Environment**
The control of cats could have positive effects of local fauna.
- **Economic**
There are no known significant economic implications associated with this proposal.
- **Social**
The introduction of the Cat Act 2011 has been widely publicised over the last few months including the mail out with the rates notices and articles in the Central Midlands Advocate.

FINANCIAL IMPLICATIONS:

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

VOTING REQUIREMENTS

Absolute Majority Required

COUNCIL RESOLUTION

190/13 Moved Cr Hawkins, seconded Cr McLagan that Council, in accordance with s44 of the Cat Act 2011 delegate to the Chief Executive Officer the discharge of the duties and powers under the Cat Act 2011 and associated regulations.

CARRIED by ABSOLUTE MAJORITY 8/0

9.1.4 POLICY AMENDMENT – 3.1 PRESENTATION TO RETIRED / RETIRING COUNCILLORS

FILE REFERENCE: PL/POPI
REPORT DATE: 5 December 2013
APPLICANTS/PROPONENT: Chief Executive Officer
OFFICER DISCLOSURE OF INTEREST: Nil
PREVIOUS MEETING REFERENCES: Nil
AUTHOR: Alan Leeson, Chief Executive Officer
ATTACHMENTS: Nil

PURPOSE OF REPORT:

For Council to consider amending Council Policy 3.1 thereby including a monetary value to the policy removing any ambiguity in terms of the financial parameters associated with the purchase of gifts under the broader policy guidelines.

BACKGROUND:

Detailed hereunder is Councils current policy in relation to presentation to retired Councillors. The policy stipulates that “all Council members who have completed one 4 year term” shall be presented with an appropriate gift. The issue with this policy is that what might be appropriate for one may not be for another from the perspective of the person who is authorising the gift purchase.

The policy needs to clearly articulate the monetary parameters of this policy. Also hereunder is a copy of the Shire of Wickepin Policy. This policy sets the financial parameters in terms of the “appropriate” gift value. It is recommended Council incorporate monetary parameters into its policy.

POLICY REQUIREMENTS:

MOORA POLICY

3.1 Presentation to Retired / retiring Councillors

Originally adopted by Council on 20th May 1998

That all Council members completing at least one 4 year term (or a continuous 4 year period) be presented with an appropriate gift

And

A scroll style certificate of appreciation

And

These presentations are made at Council's end of year function.

WICKEPIN POLICY

Gifts of Appreciation - Councillors

Purpose

To establish guidelines for the purchase of gifts for retiring councillors leaving council's service as a gesture of appreciation for dedicated service.

Policy

1. *The Shire of Wickepin will only pay a gratuity to those councillors whose service to the shire is finishing.*

2. *The gratuity may be in cash or as a gift.*
3. *In special circumstances, the council may consider it appropriate to make a payment greater than that specified by this policy; in which case local public notice is required to be given in relation to the proposed gratuity in accordance with the Local Government Act s.5.50(2)*
4. *The exercise of this policy is at the sole discretion of the council.*
5. *The gratuity will be set annually as part of the fees and charges considerations.*

In the fees and charges set each year, we have set the following:

Councillors Gratuity

Per year of service:	\$100
Maximum	\$1,000

LEGISLATIVE REQUIREMENTS:

Local Government Act 1995

STRATEGIC IMPLICATIONS:

Strategic Community Plan

Goal 5: Good governance and an effective and efficient organisation.

SUSTAINABILITY IMPLICATIONS:

- **Environment**
Nil
- **Economic**
Nil
- **Social**
Nil

FINANCIAL IMPLICATIONS:

The financial parameters of the amended policy recommend a value of \$100 per year up to a maximum value of \$1,000 per retiring member.

SUMMARY:

The policy amendment will provide a more transparent structure for Council , staff and ultimately the community.

VOTING REQUIREMENTS

Absolute Majority Required

COUNCIL RESOLUTION

191/13 Moved Cr McLagan, seconded Cr Humphry that Council amend Council Policy 3.1 to reflect the following;

Presentation to Retired / retiring Councillors

Purpose

To establish appropriate guidelines for the purchase of gifts for retiring councillors leaving council's service as a gesture of appreciation for dedicated service.

Policy

1. *The Shire of Moora will only pay a gratuity to those councillors whose service to the shire is finishing and have completed at least one 4 year term (or a continuous period 4 year period).*
2. *A certificate of appreciation;*
3. *The gratuity may be in cash or as a gift.*
4. *In special circumstances, the council may consider it appropriate to make a payment greater than that specified by this policy; in which case local public notice is required to be given in relation to the proposed gratuity in accordance with the Local Government Act s.5.50(2)*
5. *The exercise of this policy is at the sole discretion of the council.*
6. *The gratuity will be set annually as part of the fees and charges considerations.*

Further that the Fees and Charges Schedule for 2013/2014 be amended to reflect the policy change noting;

Councillors Gratuity

Per year of service:	\$100
Maximum	\$1,000

AMENDMENT

Moved Cr Gardiner, seconded Cr Clydesdale-Gebert that Council the Councillors Gratuity be amended to \$50 per year of service to a maximum of \$500.

LOST 6/2

Substantive Motion was put and CARRIED by ABSOLUTE MAJORITY 7/1

9.1.5 RATE PAYMENT PLAN – CENTRAL MIDLANDS ABORIGINAL PROGRESS ASSOCIATION

FILE REFERENCE: CC/CAB I
REPORT DATE: 5 December 2013
APPLICANTS/PROPONENT: CMAPA
OFFICER DISCLOSURE OF INTEREST: Nil
PREVIOUS MEETING REFERENCES: Nil
AUTHOR: Alan Leeson, Chief Executive Officer
ATTACHMENTS: Letter from the CMAPA

PURPOSE OF REPORT:

For Council to consider a request from the Central Midlands Aboriginal Progress Association (CMAPA) who wish to enter into a 4 year payment plan to clear rates in arrears associated with the CMAPA building located at 72 Padbury Street, Moora. In addition, the CMAPA have also asked Council to consider approving a 25% subsidy/dispensation for annual rates levied against the property from the 2014/2015 financial year.

BACKGROUND:

Outstanding rates have been an ongoing issue with the aforementioned property owned by the CMAPA for quite a few years. To that end the author has made recent enquiry with a view to resolving the matter in a fashion whereby outstanding debt with the property for rates and services charges are paid and are managed in a way that will allow Council to recover the monies owed.

COMMENT:

To that end the author requested the CMAPA to put a submission to Council which in effect will map out how they believe the outstanding monies can be repaid. CMAPA have requested Council's approval to repay outstanding monies and accruing interest over a period of 4 years under a structured payment plan. As of 5 December 2013 the following represents the current financial debt against the CMAPA property;

Central Midlands Aboriginal Progress Association Property - 72 Padbury Street, Moora				
Levies	Receipts	Balance	Current / Arrears	Description
\$1,856.53	\$ -	\$1,856.53	Current	Rates
\$2,410.67	\$453.51	\$1,957.16	Arrears	Rates
\$3,893.95	\$1,066.73	\$2,827.22	Current	Interest
\$1,252.40	\$710.12	\$542.28	Current	Legal Charges
\$8.52	\$ -	\$8.52	Current	ESL INTEREST
\$58.17	\$19.64	\$38.53	Arrears	ESL INTEREST
\$1,340.00	\$ -	\$1,340.00	Current	RUBBISH MOORA - COMMERCIAL
\$2,560.00	\$ -	\$2,560.00	Arrears	RUBBISH MOORA - COMMERCIAL
\$100.62	\$ -	\$100.62	Current	EMERGENCY SERVICES LEVY
\$130.57	\$ -	\$130.57	Arrears	EMERGENCY SERVICES LEVY
\$1,583.78	\$ -	\$1,583.78	Current	SEWERAGE - INDUST./COMMERCIAL
\$2,645.08	\$ -	\$2,645.08	Arrears	SEWERAGE - INDUST./COMMERCIAL
\$17,840.29	\$ 2,250.00	\$15,590.29	*** TOTALS ***	

POLICY REQUIREMENTS:

Nil

LEGISLATIVE REQUIREMENTS:

Local Government Act 1995

STRATEGIC IMPLICATIONS:

Outcome 1.4: A strong and supportive community.

SUSTAINABILITY IMPLICATIONS:**➤ Environment**

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

➤ Economic

Nil

➤ Social

As detailed in the submission by the CMAPA, the property is of significant social and cultural importance to the local noongar community in Moora.

FINANCIAL IMPLICATIONS:

The aforementioned financial table represents a fairly dire financial situation to the CMAPA and Council in terms of the outstanding rates and services charges. However the CMAPA have committed to the repayment of those outstanding monies. In order to structure a payment plan which will en-balance;

1. Give some recognition of accessible cash flow of the CMAPA;
2. Provide Council with a structure that will see the full recovery of outstanding monies in the fullness of time;

a payment plan in the realm of \$75 per week is required to meet the outstanding monies over a 4 year period, without any more interest accruing, further that a commitment of approximately \$85 per week to meet the cost associated with annual rate and services charges. Therefore in effect the CMAPA need to be able to pay approx. \$160 per week to fulfil their financial obligations to the Shire of Moora associated with their property at 72 Padbury Street, Moora.

Should the CMAPA not be able to meet that commitment then there will be issues “solvency” associated with the CMAPA as an incorporated body. From the authors perspective should Council entertain a structured payment plan, there needs to be a 100% commitment by the CMAPA, and there cannot be any deviation from the payment plan.

SUMMARY:

In summary, the author would recommend that Council allow a payment plan of approximately \$75 per week for rates in arrears and a payment plan of approximately \$85 per week associated with current rates. The \$85 per week for current rates allows for a 25% subsidy / dispensation from annual shire rates charges not refuse charges or sewerage charges. In addition it is recommended that no further penalty interest be accrued on the property assessment.

VOTING REQUIREMENTS

Absolute Majority Required

OFFICER RECOMMENDATION*That Council;*

1. *Approve a structured payment plan for outstanding rates and services charges on the property located at 72 Padbury Street, Moora owned by the Central Midlands Aboriginal Progress Association Incorporated in accordance with the financial parameters detailed to Council in the report considered at its Ordinary Meeting on the 11 December 2013,*
2. *Approve a dispensation of 25% on annual rates charged against the property from 1 July 2014 (excludes Refuse, Sewerage and ESL charges);*
3. *Approve the cessation of penalty interest accrued against the property with immediate effect;*
4. *Note that any deviation from the payment plan will result in Council taking legal action to recover the rates which may include but not be limited to the sale of the property at 72 Padbury Street, Moora.*

Note in summary: that the approval of a long term payment plan and dispensation in general is in recognition of the importance of the property both culturally and socially to the noongar community of Moora.

COUNCIL RESOLUTION***192/13 Moved Cr Pond, seconded Cr Holliday that Council;***

1. ***Approve a structured payment plan for outstanding rates and services charges on the property located at 72 Padbury Street, Moora owned by the Central Midlands Aboriginal Progress Association Incorporated being a time payment plan over a four year period commencing 1 January 2014;***
2. ***Approve a dispensation of 25% of annual rates charged against the property for the period of the time payment plan being 4 years from 1 July 2014 (excluding Refuse, Sewerage and ESL charges);***
3. ***Approve the cessation of penalty interest accrued against the property with immediate effect;***
4. ***Note that any deviation from the payment plan will result in Council taking legal action to recover the rates which may include but not be limited to the sale of the property at 72 Padbury Street, Moora.***

Note in summary: that the approval of a long term payment plan and dispensation in general is in recognition of the importance of the property both culturally and socially to the noongar community of Moora.

CARRIED by ABSOLUTE MAJORITY 8/0

9.2 HEALTH, BUILDING & PLANNING SERVICES

9.2.1 CONSTRUCTION OF EXTENSION TO SHED AT LOT 198 TOOTRA STREET MOORA

Cr Clydesdale-Gebert declared an impartiality interest in the item as she owns property in the industrial centre.

FILE REFERENCE: TP/PA17/1314

REPORT DATE: 4 December 2013

APPLICANT/PROPONENT: Melanie Machin on Behalf of Damon Brown

OFFICER DISCLOSURE OF INTEREST: Nil

PREVIOUS MEETING REFERENCES: Nil

AUTHOR: Peter Williams, Manager Development Services

ATTACHMENTS: Plans

PURPOSE OF REPORT:

Town Planning Application received from Melanie Machin on behalf of Damon Brown for an extension to his existing shed of the dimensions 19500mm length x 4600mm width x 3740mm height to the north side of the current shed at Lot 198 Tootra Street Moora. The intention of the extension is to store machinery and equipment.

BACKGROUND:



Lot 198 Tootra Street is located in the Industrial Zone as depicted in the Shire of Moora Town Planning Scheme No 4 (Amendment 10) the objectives of which are:-
Objectives

- (a) to provide for the needs of industry to support the community. Shire of Moora TPS 4 Page No. 16
- (b) to provide appropriate buffers between industry and adjacent land uses, so as to avoid land use conflicts.
- (c) to provide landscaped buffers along the branch of the Moore River to the established industrial area.
- (d) to avoid direct discharge of stormwater 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.

3.11.2 Site Requirements

The minimum building setbacks shall be:

Front: 7.5m

Rear: 7.5m

Side: 5.0m on one side

The application of the proponent meets the objectives of the Town Planning Scheme in that the extension is part of the business that provides for the needs of industry to support the community.

COMMENT:

The extension on the north side of the existing shed is to house the owners' truck and skip bins leaving the south side clear for access by truck and to the shed. It is proposed that the extension will be on the boundary and will require either a parapet wall or some form of fire resistance in accordance with the Building Code of Australia requirements.

Mr Brown has constructed a limestone retaining wall that has to date not had a building permit issued. Details of the retaining wall will need to be provided to the Shire in the form of a building application and can be supplied at the same time as the building application for the extension should Council approve this application.

The site is clear and well managed but there is a lack of landscaping which has not been enforced previously so this needs to be included in the conditions.

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

COUNCIL RESOLUTION

193/13 Moved Cr Hawkins, seconded Cr McLagan that Council approve the Town Planning Application submitted by Melanie Machin on behalf of Damon Brown, for the construction of an extension to the existing shed at Lot 198 Tootra Street Moora with the dimensions of 19500mm length x 4600mm width x 3740mm height subject to the following conditions:-

1. *Prior to commencement of the proposed development/land use, is to be landscaped effectively and maintained thereafter to the approval of the local government;*
2. *Retrospective building application to be submitted for the limestone retaining wall that has been installed;*
3. *Proposed extension to comply with the Building Code of Australia requirements and that the proposed proximity to the boundary is taken into account and either a parapet wall or similar requirements be included in the building application.*

CARRIED 8/0

9.2.2 WANDINA QUARRY PROJECT – SPINIFEX CRUSHING & SCREENING SERVICES PTY LTD

Cr Humphry declared a proximity interest in the item as she leases the neighbouring property.

FILE REFERENCE: TP/PA16/1314

REPORT DATE: 4 December 2013

APPLICANT/PROPONENT: Spinifex Crushing & Screening Services Pty Ltd

OFFICER DISCLOSURE OF INTEREST: Nil

PREVIOUS MEETING REFERENCES: Nil

AUTHOR: Peter Williams, Manager Development Services

ATTACHMENTS: Map

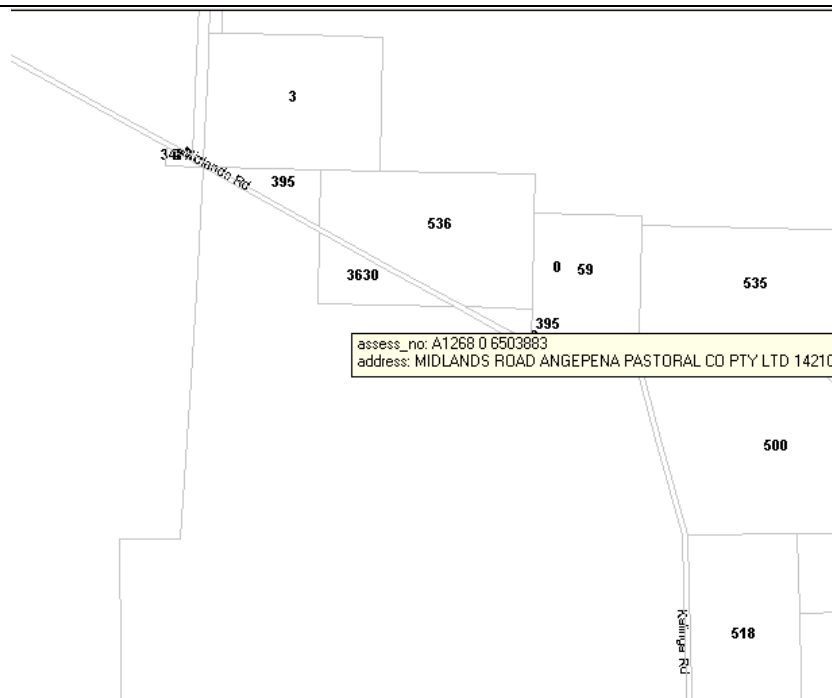
PURPOSE OF REPORT:

An application has been received from Spinifex Crushing & Screening Services Pty Ltd seeking approval to extract quarry migmatic and grano-diorite resource granite for road base material located near Walebing in the Shire of Moora using standard drill and blast load and haul techniques. The project is situated on Lot 500 on DP 56200 owned by the Angepena Pastoral Co. Pty Ltd (Tony and Judy Snell).

BACKGROUND:

The site is not affected by any Mining or exploration leases, either live or pending. Spinifex will operate the quarry in return for a royalty to be paid to the landowners.

The subject site is located on the corner of Midlands Road and Kalinga Road in the Walebing area on Tony and Judy Snell's property. The site is zoned General Agriculture under the Town Planning Scheme No 4 (Amendment 10) and is 800.8267 hectares. The proponent wishes to use Midlands Road as the access road from the property to cart out the road base material. This area is mostly farming land wheat and sheep of which wheat harvesting is nearly completed.



The project consists of the Quarry, ROM crushing/screening and stockpiling area; and an office and amenities area.

The quarrying process will involve standard drill and blast technique with the resulting product treated in a mobile crushing and screening plant, to produce product according to commercial demand. It is anticipated that minimal product will be stockpiled on site as the intent is to only material as and when demand requires. Due to the distance from residential properties disturbance will be minimal if any effect at all will be felt from drilling and blasting, nearest residence is approximately 3 kilometres away.

This will be a small quarrying operation that will be mobile on the site so not able to specifically identify where the quarrying will take place on the property.

The primary intent of this operation is to quarry road-base material for the upgrading of the Great Northern Highway between New Norcia and Wubin.

Dust will be generated from the blasting in the quarry, heavy earth moving equipment, light vehicle movements, the crushing/screening plant and loading from the material stockpile. Regular effective watering using dedicated water cart minimises dust movements.

The proposal will use the current access onto the Midlands Road from Kalinga Road as shown in Figures 2 & 3. This point is suggested because it provides good sight lines for heavy vehicles, up to double trailer pocket road trains (GVM ~84 tonne) entering and leaving the site.

COMMENT:

Given its location, the site is quite isolated as such, making it remote from other dwellings. Conversation with officers from Department of Regulation in Geraldton has revealed that Spinifex Crushing and Screening Services have already having discussions with them as to an extractive license and clearing of vegetation.

The proposal is to take place on freehold land situated just outside the Gingin Ground Water Area. The site holds no environmental significance.

Agreements between the proponent and the land owners have been or are to be made ensuring both parties are satisfied.

Due to its remoteness and the fact that it is on freehold land Shire Officers recommend Council grant conditional approval for the Extractive Industry License for migmatic and grano-diorite for road base material.

POLICY REQUIREMENTS:

Nil

LEGISLATIVE REQUIREMENTS:

Department of Regulations Extractive License, Clearing Permits also DER Main Roads

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

COUNCIL RESOLUTION

194/13 Moved Cr Hawkins, seconded Cr McLagan that Council grant conditional approval for the Extractive Industry License for migmatic and grano-diorite for road base material subject to:-

- ***Approval from Main Roads W.A for the trucks entering onto and off Midlands Road to ensure there are adequate site distance clearances;***
- ***Necessary permits are obtained from the Department of Environmental Regulation in relation to extractive Industry License and Clearing permits;***
- ***Any improvements/upgrades/maintenance that may be required to Kalinga Road as a result of the intensive truck movements associated with the extractive works will be at the cost of the applicant.***

CARRIED 8/0

9.2.3 **SWIMMING POOL OFFICE ENCLOSURE**

FILE REFERENCE: B/MOSI-2

REPORT DATE: 5 December 2013

APPLICANT/PROPONENT: Shire of Moora

OFFICER DISCLOSURE OF INTEREST: Nil

PREVIOUS MEETING REFERENCES: Nil

AUTHOR: Peter Williams, Manager Development Services

ATTACHMENTS: Nil

PURPOSE OF REPORT:

The reason for this report is to make Council aware of the difficulties that the Pool Manager has to contend with whilst carrying out his task in managing the Shire Pool. The Pool Manager, Mr John Main reported his concern at the temperature that is reached in the pool office/kiosk during last summer where he spends a lot of his time taking fees and serving the public and watching over the pools. At times it gets to 47° Celsius which not only does it get uncomfortable but can be very draining and makes it difficult to concentrate when watching the pool. The Pool Manager has suffered from heat exhaustion in the past year and has had to bring in other people to assist him in managing the pool and keeping an eye on people. It has also been pointed out that the first aid room is unbearable during the summer as there is no air circulation.

BACKGROUND:

The swimming pool has an aluminium roof with a front patio style cover to stop the sun coming onto the front of the office. The inside of the office has been lined but there is very little roof space and the office in the summer time gets very hot particularly during the middle and latter parts of summer. Currently the Manager has brought in his own fan and portable evaporative cooler but with the front of the office open is having no affect. The Shire has a duty of care to its employees to ensure that they can carry out their duties in an environment that is reasonably comfortable and allows them to alert and able to concentrate on the task they have to perform.

The office renovations were knocked out of the budget this year which was to enclose the front section of the office and replace the front servery which has deteriorated with some parts of the structure becoming unsound due to deterioration of the timbers.

It is asked of Council to re-consider enclosing the pool office with Perspex aluminium framed windows of the sliding type, installing a door to the front area, renewing the front servery bench including front façade and installing an evaporative air conditioner that can be ducted into the first aid room. The costs that are involved in carrying out these modifications are as follows:-

• Windows	\$3,250.00
• Timber	\$700.00
• Paint	\$100.00
• Door	\$132.00
• Hardware	\$333.00
• Evap' Air-conditioner Unit	\$4,600.00
• Labour costs	\$3,800.00
• Cash register	\$500.00

Making a total cost of \$13,415 for the refurbishment.

COMMENT:

This issue is a safety issue due to the Manager having suffered from heat exhaustion previously and the first aid room needs to be conducive to the recovery of the injured person or whilst they are awaiting an ambulance to take them to hospital. Currently the set up of the office/kiosk and first aid room is compromising the efficient and safe operation for the Moora Pool Complex.

POLICY REQUIREMENTS:

No Policy requirements

LEGISLATIVE REQUIREMENTS:

Occupational Safety and Health Act 1984 and Occupational Safety and Health Regulations 1996.

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 safety of the public is paramount and this issue is seen as important to public safety associated with the operation of the Moora Pool Complex.

FINANCIAL IMPLICATIONS:

Council has not budgeted any funds in the current year. Management recommend that Council transfer funds from the Council Buildings Reserve, which has a current balance of \$29,229 as at 30 June 2013.

VOTING REQUIREMENTS

Absolute Majority Required

COUNCIL RESOLUTION

195/13 Moved Cr McLagan, seconded Cr Holliday Council approve expenditure of up to \$15,000 (ex GST) for the refurbishment of the Moora Pool Complex Office and First Aid Room, further Council fund the project from the Council Building Reserve Fund and the 2013/2014 budget be amended accordingly.

CARRIED by ABSOLUTE MAJORITY 8/0

9.2.4 HENDO'S PLUMBING SHED EXTENSION

Cr Clydesdale-Gebert declared a proximity interest in the item as she has property in the industrial area.

FILE REFERENCE: TP/PA18/1314

REPORT DATE: 5 December 2013

APPLICANT/PROPONENT: Glen Henderson

OFFICER DISCLOSURE OF INTEREST: Nil

PREVIOUS MEETING REFERENCES: Nil

AUTHOR: Peter Williams, Manager Development Services

ATTACHMENTS: Plans

PURPOSE OF REPORT:

The proponent Melanie Makin seeks approval on behalf of Glen and Amy Henderson of Hendo's Plumbing, for an extension to an existing shed in the industrial area at Lot 211 Melbourne Street Moora dimensions of which are 12,100mm length x 6,000mm width x 5,000mm height. (Subject site), so he can store work vehicles.

BACKGROUND:

The subject site is located in the Industrial Zone as depicted in the Shire of Moora Town Planning Scheme No 4 (Amendment 10), objectives of which are:-

Objectives

- (a) to provide for the needs of industry to support the community. Shire of Moora TPS 4 Page No. 16
- (b) to provide appropriate buffers between industry and adjacent land uses, so as to avoid land use conflicts.
- (c) to provide landscaped buffers along the branch of the Moore River to the established industrial area.
- (d) to avoid direct discharge of stormwater 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.

3.11.2 Site Requirements

The minimum building setbacks shall be:

Front: 7.5m

Rear: 7.5m

Side: 5.0m on one side

The application of the proponent meets the objectives of the Town Planning Scheme in that the extension is part of the business that provides for the needs of industry to support the community.

COMMENT:

The proponent wishes to use the shed extension to house his business work vehicles for his plumbing business which is expanding. This provision meets the objectives of the Shire Town Planning Scheme No 4 (Amendment 10). Shire officer recommends that Council approve this application subject to conditions.

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

COUNCIL RESOLUTION

196/13 Moved Cr McLagan, seconded Cr Humphry that Council approve this application to construct an extension to an existing steel framed and clad shed subject to the following conditions:-

- 1. Proponent is advised that this planning approval is not an approval to construct, it is required that a Building application with the necessary plans be provided to the Shire as per the Building Act 2011 and the extension is required to comply with the Building Code of Australia.***
- 2. Landscaping is required to be provided to the front of the property to include trees and shrubs and maintained to the satisfaction of the Local Government.***

CARRIED 8/0

9.3 COMMUNITY & ECONOMIC DEVELOPMENT

Nil

9.4 ENGINEERING SERVICES

9.4.1 PURCHASE OF SIDE TIPPER & DOLLY – BUDGET ITEM

FILE REFERENCE: L/TEPI

REPORT DATE: 4 December 2013

APPLICANT/PROPONENT: Shire of Moora

OFFICER DISCLOSURE OF INTEREST: Nil

PREVIOUS MEETING REFERENCES: Budget adoption

AUTHOR: John Greay, Manager Engineering Services

ATTACHMENTS: Photos of side tipper and dolly

PURPOSE OF REPORT:

BUDGET ITEM – Second hand side tipper and dolly.

BACKGROUND:

Council has budgeted this year for a second-hand side tipper (\$75,000) and dolly (\$15,000) to be used within their construction team. Efficiencies in productivity are expected with the purchase of these two units, as road building materials will be able to be moved more effectively and will be compatible with the current side tipper that council own.

COMMENT:

Staff have been looking for suitable equipment all year and have inspected side tippers and dollies previously but were unable to secure a fair purchase. Recently we become aware of both units being available from Mid West Truck Sales in Geraldton. Both of these units were ex Shire of Yalgoo. I rang the Shire of Yalgoo to find out the reason for selling the equipment and was told that their policy is to change equipment over every five years irrespective of condition and that there was absolutely nothing wrong with the equipment that they had traded. The shire mechanic (Adrian Butler) and I travelled to Geraldton on Tuesday of last week and inspected both units and we are of the opinion that it will be difficult to find better equipment, in the current climate, for the price being offered. There are some minor repairs that will be required but in general both are in very good order. The side tipper is available at \$65,000 and the dolly is \$15,000 ex GST. To purchase new the estimated costs from Howard Porter are – Side Tipper \$90,000 plus GST and Dolly \$24,500 plus GST. To go new means that we are about \$24,500 short though this could effectively be offset by private works profit.

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:

Council has adequate funds allocated within their budget this year for the purchase of the second-hand units.

VOTING REQUIREMENTS

Simple Majority Required

COUNCIL RESOLUTION

197/13 Moved Cr McLagan, seconded Cr Seymour that Council call tenders for the supply of one new side tipper and dolly and present the tender for decision at the February 2014 Council meeting which will coincide with Councils annual budget review.

CARRIED 8/0

9.4.2 PROPOSED CORNER WIDENING – COOMBERDALE TOWNSITE

FILE REFERENCE: S/ROGI
REPORT DATE: 5 December 2013
APPLICANTS/PROPONENT: Chief Executive Officer
OFFICER DISCLOSURE OF INTEREST: Nil
PREVIOUS MEETING REFERENCES: Nil
AUTHOR: Alan Leeson, Chief Executive Officer
ATTACHMENTS: Provided under separate cover

PURPOSE OF REPORT:

For Council to consider a widening of a corner in the Coomberdale townsite at the junction of Kiaka and Ridley Streets as depicted on the map circularised with the report.

BACKGROUND:

Council is aware of an ongoing issue with the aforementioned corner highlighted more recently by concerns expressed by local resident Mr C Hegarty.

The main issue is associated with a “short cut-track” which has been used by local residents and farmers for many years. The main issue has been the dust which has evidently been blowing back onto Mr Hegarty’s residential property.

In more recent times the author actioned the installation of pine bollards to prevent local traffic from traversing the short cut, however they were subsequently unlawfully removed by unknown person/s. In recent weeks Council has received an inquiry from the Ombudsman’s Office in Perth seeking what action Council may or may not be taking. Only this morning did the author convey to the Ombudsman’s office that Council will be considering a report with a view to seeking approval to widen the corner thus making it safer for heavy vehicles whilst also addressing the dust concerns raised by Mr Hegarty.

COMMENT:

It now appears that with the removal of a tree from the inside of the corner that most traffic is using the proper alignment, however a couple of issues need addressing in order to bring about a balanced outcome for all. The corner radius’s needs to be improved and some new drainage installed finished with a sealed surface. Council has not budgeted any funds for such a solution, however it is recommended Council consider transferring funds from the road construction reserve to resolve the issue.

POLICY REQUIREMENTS:

Nil

LEGISLATIVE REQUIREMENTS:

Local Government Act 1995

STRATEGIC IMPLICATIONS:

Strategic Community Plan –

Outcome 3.3: A safe and reliable transport system.

Strategy 3.3.1: Maintain and further develop roads, bridges and footpaths at appropriate standards.

SUSTAINABILITY IMPLICATIONS:

- **Environment**
Dust has been a major issue with this matter. The widening of the corner thus negating the need to take a short cut will resolve those concerns.
- **Economic**
Nil
- **Social**
Nil

FINANCIAL IMPLICATIONS:

Council has not budgeted funds for capital works associated with this corner. To date maintenance funds of approximately \$3,000 have been expended associated with bollard installation and lopping of the tree. It is expected to widen the corner, install drainage and seal would require approximately \$15,000.

SUMMARY:

The author has been in regular contact with the land custodians Cooperative Bulk Handling, whose approval is required in order to implement a satisfactory solution i.e. corner widening. CBH have advised they would most likely support and approve a widening of the corner if it approves road safety and addresses other environmental concerns of local residents.

VOTING REQUIREMENTS

Absolute Majority Required

RECOMMENDATION

That Council approve expenditure of not more than \$15,000 to widen the corner of Kiaka Street and Ridley Street, Coomberdale to be funded from the Road Construction Reserve Fund; subject to Council receiving approval in writing from Cooperative Bulk Handling, further that the budget be amended accordingly.

COUNCIL RESOLUTION

198/13 Moved Cr Hawkins, seconded Cr Pond that Council consider the matter of widening and improving the drainage to the corner of Kiaka Street and Ridley Street, Coomberdale as part of Councils 2014/2015 budget deliberations, further that Council seek agreement from Cooperative Bulk Handling with reference to acquisition of land that may be required as part of any proposed intersection improvement works.

CARRIED 8/0

- ** Council did not adopt the officer recommendation given the proposed works were not in the current years budget, furthermore given the current financial year works program workload, in all likelihood there would not be adequate time to complete required works.

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

Nil

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

The Chief Executive Officer tabled two items of urgent business relating to;

1. Plant & Equipment – Moora Sewerage Scheme; and
2. Extension of Planning Application Solar Farm Moora for Councils consideration.

COUNCIL RESOLUTION

199/13 Moved Cr Hawkins, seconded Cr McLagan that Council consider two items of urgent business as tabled by the Chief Executive Officer titled;

- 1. Plant & Equipment – Moora Sewerage Scheme; and*
- 2. Extension of Planning Application Solar Farm Moora.*

CARRIED 8/0

11.1 PLANT & EQUIPMENT - MOORA SEWERAGE SCHEME

REPORT DATE: 10 December 2013

OFFICER DISCLOSURE OF INTEREST: Nil

PREVIOUS MEETING REFERENCES: Nil

AUTHOR: Alan Leeson, Chief Executive Officer

ATTACHMENTS: Schedule of Plant & Equipment

PURPOSE OF REPORT:

For Council to approve expenditure for the provision of plant and equipment required in order to fulfil regulatory obligations for the operation and maintenance of the Moora Sewerage Scheme.

BACKGROUND:

As Council is aware the Water Corporation as of 31 December 2013 will no longer be providing the operation and maintenance of the Moora Sewerage Scheme. To that end the shire has been transitioning back into the provision of the same. Over the past month Council has employed two new employees in order to fulfil the asset management and operational maintenance of the Moora Sewerage Scheme, in order to enable Council to fulfil the license requirements as stipulated by the Economic Regulation Authority. The cost of the two new employees is funded by what has been otherwise getting paid to the Water Corporation as a contractor in providing the operation and maintenance of the scheme.

COMMENT:

There is a comprehensive list of plant and equipment required in order to fulfil operational and maintenance requirements, refer to attached schedule. In order to acquire this equipment, Council authorisation / approval is sought.

POLICY REQUIREMENTS:

Nil

LEGISLATIVE REQUIREMENTS:

Local Government Act 1995;
Water Services Act 2012

STRATEGIC IMPLICATIONS:**Outcome 2.2: Water resources capability.**

Strategy 2.2.1: Lobby for water resources capability assessment to facilitate growth in the horticultural industry.

Strategy 2.2.2: Provide effective wastewater collection, treatment and disposal services.

Strategy 2.2.3: Support relevant agencies and the community in improving efficient water usage.

Strategy 2.2.4: Protect and enhance water catchments and waterways.

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:

The purchase of the plant and equipment is proposed to be funded from the Sewerage Reserve Fund or the operational surplus. The Moora Sewerage Scheme is a self-supporting business unit of the Council in that it should sustain itself in terms of operational and capital expenditure requirements being funded by the annual sewerage rates raised. The estimated cost of new plant and equipment in order to operate in a compliant and safe manner is \$91,500

In 2013/2014 Council raised some \$472,000 in sewerage rates. Expenditure budgeted was;

Sewerage Operation and Maintenance	\$178,200
Depreciation & Overheads	\$ 98,160
Cleaning of pond	<u>\$150,000</u>
Total	\$426,360

On that basis there is a surplus of \$45,640 which would otherwise be transferred in to the Sewerage Reserve Fund.

It is recommended that Council funds the plant and equipment purchase via the surplus of \$45,640, with the balance coming from the Sewerage Reserve Fund which has a current balance of \$388,000, being an amount of \$45,860.

VOTING REQUIREMENTS

Absolute Majority Required

COUNCIL RESOLUTION

200/13 Moved Cr Clydesdale-Gebert, seconded Cr McLagan that Council approve expenditure of up to \$92,000 from surplus funds of the Moora Sewerage Scheme for the 2013/2014 financial year with the balance to be funded from the Sewerage Reserve Fund for the purchase of plant and equipment required to fulfil operational and maintenance requirements of the Moora Sewerage Scheme as a result of Water Corporation withdrawing from the service provision as of 31 December 2013.

CARRIED by ABSOLUTE MAJORITY 8/0

11.2 EXTENSION OF PLANNING APPLICATION SOLAR FARM MOORA

FILE REFERENCE: TP/PA19/1314
REPORT DATE: 10 December 2013
APPLICANT/PROPONENT: Tom Blake, Solar Farm Moora Pty Ltd
OFFICER DISCLOSURE OF INTEREST: Nil
PREVIOUS MEETING REFERENCES: 20/7/11(71/11), 18/2/09 (20/09)
AUTHOR: Peter Williams, Manager Development Services
ATTACHMENTS: Nil

PURPOSE OF REPORT:

An application has been received from proponent Mr Tom Blake of Solar Farm Moora Pty Ltd to extend Town Planning approval relevant to their solar farm proposal. The current application expired December 13 2013 which was previously approved by Acting CEO Mr Allan Middleton.

BACKGROUND:

Solar Farm Moora plan to locate a 5MW solar farm on the property of Mr Ron Manning located at Lot 500 Berkshire Valley Road, Moora which is located in the General Agriculture Zone as depicted in the Shire of Moora Town Planning Scheme No 4 (Amendment 10).

Council has previously approved this application and visited Mr Ron Manning's Farm where the Solar Farm will be located behind the Western Power Sub Station on Berkshire Valley Road approximately 3-5 kilometres east of Moora Town site along Berkshire Valley Road.

COMMENT:

Given the development has not commenced in terms of actual construction, the construction will fall outside of existing approval parameters, and on that basis a further extension is required, in accordance with previous condition put in place.

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**
Photovoltaic solar energy power generation (PV or solar power) is a convenient, sustainable, quiet and environmentally clean form of providing long term electrical power solutions.
- **Economic**
There are potential economic benefits as normally related to new construction and development.
- **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

COUNCIL RESOLUTION

201/13 Moved Cr McLagan, seconded Cr Clydesdale-Gebert that Council grants an extension to Solar Farm Moora Pty Ltd planning approval to construct a 5MW solar farm at Lot 500 Berkshire Valley Road Moora for a further two years from December 15 2013 to December 14 2015, noting the following condition remain in place as part of the extension;

- i. Prior to commencement, the applicant to submit a revegetation plan for written approval by the Shire that includes species capable of providing screening where required for visual amenity of any nearby dwellings to the satisfaction of Council.***
- ii. The applicant to undertake revegetation in accordance with a plan approved by Council, and all vegetation is to be planted within 6 months of operation (unless otherwise agreed to in writing by the Shire).***
- iii. All revegetated areas are to be maintained by the applicant at the all times to the satisfaction of Council.***
- iv. Prior to use of the development, vehicle crossovers shall be constructed to the satisfaction and specification of the Shire.***
- v. All stormwater from structures shall be collected and disposed of on-site.***

CARRIED 8/0

12. MATTERS FOR WHICH THE MEETING MAY BE CLOSED

Nil

13. CLOSURE OF MEETING

There being no further business, the President declared the meeting closed at 6.30pm.

CONFIRMED

PRESIDING MEMBER