

**Shire of Moora
Ordinary Council Meeting
15th June 2016**

NOTICE OF MEETING

Dear Elected Member

The next Ordinary Council Meeting of the Shire of Moora
will be held on **Wednesday 15th June 2016**
in the Council Chambers, 34 Padbury Street, Moora
commencing at **5.30 pm**



AJ Leeson
Chief Executive Officer

10th June 2016

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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10. REPORTS OF COMMITTEES.....	23
GENERAL PURPOSE COMMITTEE MEETING – 1 JUNE 2016.....	23
10.1 TRADING IN PUBLIC PLACES – DIRECT SEAFOOD NT.....	23
10.2 PLANNING APPLICATION – LOT 15 PRYRE STREET COOMBERDALE.....	24
11. ELECTED MEMBER MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN	26
12. NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF COUNCIL.....	26
13. MATTERS FOR WHICH THE MEETING MAY BE CLOSED.....	26
13.1 CONTRACT EXTENSIONS – CHIEF EXECUTIVE OFFICER AND DEPUTY CHIEF EXECUTIVE OFFICER.....	26
14. CLOSURE OF MEETING.....	26

* Separate Attachments

- 9.1.1 List of Payments Authorised Under Delegation 1.31
- 9.1.2 Statement of Financial Activity for Period Ended 31 May 2016
- 9.1.3 Letter
- 9.2.1 Plans
- 9.2.2 Plans
- 9.2.3 Plans
- 9.2.4 Map
- 10.1 Certificate of Currency
- 10.2 Plans

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 MAY 2016**

That the Minutes of the Ordinary Meeting of Council held on 18 May 2016 be confirmed as a true and correct record of the meeting.

9. REPORTS OF OFFICERS

9.1 GOVERNANCE AND CORPORATE SERVICES

9.1.1 LIST OF PAYMENTS AUTHORISED UNDER DELEGATION 1.31

REPORT DATE: 9 June 2016

OFFICER DISCLOSURE OF INTEREST: Nil

AUTHOR: David Trevaskis, Deputy Chief Executive Officer

SCHEDULE PREPARED BY: Alida Fitzpatrick, Finance Creditors/Debtors 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

RECOMMENDATION

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

<i>Municipal Fund</i>	<i>Cheques 62152 to 62159</i>	<i>\$58,399.39</i>
	<i>EFT15563 to EFT15690</i>	<i>\$513,552.82</i>
	<i>Credit Card 15/04/16 to 15/05/16</i>	<i>\$3,982.87</i>
	<i>Net Pays – PPE 03/05/16</i>	<i>\$90,628.79</i>
	<i>Net Pays – PPE 18/05/16</i>	<i>\$92,567.20</i>
<i>Trust Fund</i>	<i>Cheques 5191 to 5197</i>	<i>\$2,078.55</i>
<i>Total</i>		<i><u>\$761,209.62</u></i>

9.1.2 STATEMENT OF FINANCIAL ACTIVITY FOR PERIOD ENDED 31 MAY 2016

REPORT DATE: 9 May 2016

OFFICER DISCLOSURE OF INTEREST: Nil

PREVIOUS MEETING REFERENCES: Nil

AUTHOR: David Trevaskis, Deputy Chief Executive Officer

ATTACHMENTS: Statement of Financial Activity for the Period Ended 31 May 2016

PURPOSE OF REPORT:

To note and receive the Statement of Financial Activity for the period ended 31 May 2016.

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 2015/16 adopted budget.

VOTING REQUIREMENTS

Simple Majority Required

RECOMMENDATION

That Council notes and receives the Statement of Financial Activity for the period ended 31 May 2016.

9.1.3 SELF SUPPORTING LOAN PROPOSAL – CENTRAL MIDLANDS SPEEDWAY ASSOCIATION

FILE REFERENCE: CC/CSP1

REPORT DATE: 9 June 2016

APPLICANT/PROPONENT: Central Midlands Speedway Association Inc.

OFFICER DISCLOSURE OF INTEREST: Nil

PREVIOUS MEETING REFERENCES: Nil

AUTHOR: Alan Leeson, Chief Executive Officer

ATTACHMENTS: Letter

PURPOSE OF REPORT:

Council to consider approving a request from the Central Midlands Speedway Association (CMSA) for a self supporting loan from Council for the provision of an electronic automated lap counting system.

BACKGROUND:

Please refer to letter attached.

COMMENT:

As stated in the CMSA letter, the request has come about as a result of losing the services of a volunteer Lap Counter. It is indicated the position is a “specialist” position and is not something that can be rostered easily or upskilled easily amongst the CMSA membership. Lap Counting is a critical component of a speedway meeting and as such the CMSA association are looking to lessen the burden on their members with some automation of a critical aspect of their speedway meetings.

POLICY REQUIREMENTS:

Nil

LEGISLATIVE REQUIREMENTS:

Local government Act 1995

STRATEGIC IMPLICATIONS:

Outcome 1.1: A healthy community through participation in sport, recreation and leisure opportunities.

Strategy 1.1.1: Provide and promote sport, recreation and leisure facilities and programs.

Strategy 1.1.2: Plan for the co-location of sports and recreational facilities.

Strategy 1.1.3: Assist sport and recreation clubs and groups.

Strategy 1.1.4: Develop and implement an overarching trails plan.

SUSTAINABILITY IMPLICATIONS:

➤ **Environment**

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

➤ **Economic**

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

➤ **Social**

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

FINANCIAL IMPLICATIONS:

As Council has offered recently to the Moora District Tennis Club and the Moora Bowling Club self supporting loans, management recommend Council support the CMSA application under the same financial conditions, which is loaning of a principle amount as nominated i.e. \$30,000 over a nominated term i.e. 5 years at 50% of the prevailing interest rate i.e. 2.6% equating to a borrowing rate of approximately 1.13% based on interest rates as at 9 June 2016 through the WA Treasury Corporation.

It is recommended Council fund the borrowing through the Community Facilities Reserve Fund which has a current balance of \$133,000.

SUMMARY:

The CMSA are a very strong and successful club with a proven record of success and participation. They are one of the largest clubs in the Shire of Moora, and likely the largest club in terms of participation from regions outside of the Shire of Moora.

VOTING REQUIREMENTS

Absolute Majority Required

RECOMMENDATION

That Council approve a \$30,000 self supporting loan request from the Central Midlands Speedway Association to assist them in acquiring lap counting facilities and equipment as detailed in their submission of 3 June 2016, further that the request be funded from Councils Community Facilities Reserve Fund under the following terms;

- *Term of Borrowing; 5 years*
- *Interest Rate: 50% of the prevailing 5 year term interest rate set by the W.A Treasury Corporation, furthermore*
- *that a formal Loan Deed be put in place in accordance with the aforementioned terms and this be included in Councils 2016/2017 budget.*

9.2 DEVELOPMENT SERVICES

9.2.1 OFFICE EXTENSIONS - LOT 3/13 DANDARAGAN STREET, MOORA

FILE REFERENCE: TP/PA35/1516

REPORT DATE: 17 May 2016

APPLICANT/PROPONENT: David Moltoni

OFFICER DISCLOSURE OF INTEREST: Nil

PREVIOUS MEETING REFERENCES: Nil

AUTHOR: Peter Williams, Manager Development Services

ATTACHMENTS: Plans

PURPOSE OF REPORT:

Shire of Moora is in receipt of a Planning Application from Proponent Mr David Moltoni to extend the Offices at the rear of RSM Bird and Associates.

BACKGROUND:

The proponent owns the building at Lot 3/13 Dandaragan Street which is leased by RSM Bird and Associates. The tenants have increased their staff and require extra office space. The property is commercial and is located in the Town Centre Zone as defined in the Shire of Moora Town Planning Scheme No 4 (Amendment 11). The extension of the offices also provides the inclusion of disabled toilets and sealing and line marking of car parking to facilitate extra cars of employees.

The objectives of the Town Centre Zone include:

Objectives

- (a) to ensure the town centre remains the principal place for retail, commercial, civic, and administrative functions within the district.
- (b) to encourage development will not adversely affect local amenities, and will enhance the character of the town centre.
- (c) to provide sufficient parking spaces for vehicles without compromising pedestrian movements through the town centre.
- (d) to provide an increased level of public amenities including public toilets, shaded areas, and street furniture.

Site requirements are at the discretion of Local Government.

Development Requirements

- (a) Development shall not exceed 2 storeys in height except where the local government considers that particular circumstances may warrant an exception being made and provided the local government's objectives are not compromised.
- (b) In considering an application for planning approval for a proposed development (including additions and alterations to existing development) the local government shall have regard to:
 - (i) the colour and texture of external building materials; the local government may require the building facade and side walls to be constructed in masonry;
 - (ii) building size, height, bulk, roof pitch;
 - (iii) setback and location of the building on its lot;
 - (iv) architectural style and design details of the building;
 - (v) function of the building;
 - (vi) relationship to surrounding development; and
 - (vii) other characteristics considered by the local government to be relevant.

- (c) Landscaping shall be provided to complement the appearance of the proposed development and the town centre.
- (d) The layout of car parking shall have regard for traffic circulation in existing car parking areas and shall be integrated with any existing and adjoining car park.

COMMENT:

The plans provided show a masonry structure that is similar to the original structure of the building so this meets the requirements of development. Parking area will need to be sealed and parking bays marked to provide angle parking. As mentioned earlier the building is for commercial purposes being chartered accountants so this meets the objectives for Town Centre Zone. It is recommended that the car park be sealed to enable the car bays to be marked.

The Building is located in the Shire of Moora Flood Zone and requires compliance with flood provision requirements for finished floor levels for the new extension. It is recommended that Council uses its discretion to reduce these provisions requirements of 300mm above the highest known flood level of May 1999 to .15mm above the same level.

POLICY REQUIREMENTS:

There are no known policy requirements related to this item.

LEGISLATIVE REQUIREMENTS:

Shire of Moora Town Planning Scheme No 4 Flood Provisions.

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

RECOMMENDATION

That Council approve the application submitted by the proponent Mr David Moltoni to extend the office building located at Lot 3/13 Dandaragan Street, Moora subject to the following conditions:

- 1. Extensions are to match as near as possible to the original building regards external colour and texture of external building materials;*

- 2. Carpark to be sealed and car bays marked as per requirements of car Parking Standards to ensure a 4.0m central aisle, car bays to be a minimum width of 2.8m and a minimum depth of 5.5m**
- 3. Carpark to be graded to ensure storm water flows to Council storm water grates in Charles Street which runs at the rear of the building.**
- 4. Finished Floor Level of the extension building to be .15m above the highest known Flood Level of May 1999.**

9.2.2 DOPPLER RADAR WEATHER STATION - LOT 1997 EDAWA ROAD WATHEROO

FILE REFERENCE: TP/PA36/1516

REPORT DATE: 2 June 2016

APPLICANT/PROPONENT: Department of Agriculture and Food WA

OFFICER DISCLOSURE OF INTEREST: Nil

PREVIOUS MEETING REFERENCES: Nil

AUTHOR: Peter Williams, Manager Development Services

ATTACHMENTS: Plans

PURPOSE OF REPORT:

Shire of Moora is in receipt of a Town Planning Application from proponent Department of Agriculture and Food WA on behalf of the owner of the land Mrs Angela Keamy to construct a Doppler Weather Station on Mrs Keamy's land at Lot 1997 Edawa Road, Watheroo.

BACKGROUND:

The State Government is going to invest \$23 Million through the Royalties for Regions program in Doppler Radar Technology to help transform the way Western Australian farmers do business. This investment will provide much needed radar coverage with more precise weather information for farm businesses and rural communities across the agricultural regions. In addition to technology, weather is seen as the most important factor contributing to the success of our agricultural farming businesses. The Doppler Radar is proposed to be installed on Angela Keamy's property. Lot 1997 Edawa Road, Watheroo is located in the General Agriculture Zone and the objectives of which are:

Objectives

- (a) to ensure the continuation of broad-hectare 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 or the environment.
- (c) to allow for facilities for tourists and travellers, and for recreation uses.

Site Requirements:

The following minimum building setbacks shall apply:

Front: 20.0m

Rear: 15.0m

Side: 15.0m

COMMENT:

The Doppler Radar Weather Station allows farmers in the region to log onto the site and look at weather predictions to enable them to perform best practice on their farms in relation to planning for seeding, shearing and so forth.

The weather station will be subject to a building application.

POLICY REQUIREMENTS:

There are no known policy requirements for this proposal.

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

RECOMMENDATION

That Council approve the application by the Department of Agriculture and Food WA on behalf of Mrs Angela Keamy for the construction of a Doppler weather station at Lot 1997 Edawa Road Watheroo in accordance with the plans submitted to the Shire of Moora.

9.2.3 LOT 30/31 BERKSHIRE VALLEY ROAD, MOORA - JUNCTION HOTEL PATIO

FILE REFERENCE: TP/PA38/1516

REPORT DATE: 9 June 2016

APPLICANT/PROPONENT: Lily Stephens

OFFICER DISCLOSURE OF INTEREST: Nil

PREVIOUS MEETING REFERENCES: Nil

AUTHOR: Peter Williams, Manager Development Services

ATTACHMENTS: Plans

PURPOSE OF REPORT:

Council is in receipt of an application from Mrs Lily Stephens of Lot 39/31 Hn 18 Berkshire Valley Road of the Junction Hotel to construct a steel framed and clad 16.3m x 5m patio attached to the Hotel Sports Bar.

BACKGROUND:

Lot 30/31 Hn 18 Berkshire Valley Road is at the junction of Gardiner Street and Berkshire Valley Road, it is located in the Town Centre Zone which requires Council discretion due to a "D" Classification in the Shire of Moora Town Planning Scheme No 4 Zoning Table.

Objectives

- (a) to ensure the town centre remains the principal place for retail, commercial, civic, and administrative functions within the district.
- (b) to encourage development will not adversely affect local amenities, and will enhance the character of the town centre.
- (c) to provide sufficient parking spaces for vehicles without compromising pedestrian movements through the town centre.
- (d) to provide an increased level of public amenities including public toilets, shaded areas, and street furniture.

Development Requirements

- (a) Development shall not exceed 2 storeys in height except where the local government considers that particular circumstances may warrant an exception being made and provided the local government's objectives are not compromised.
- (b) In considering an application for planning approval for a proposed development (including additions and alterations to existing development) the local government shall have regard to:
 - (i) the colour and texture of external building materials; the local government may require the building facade and side walls to be constructed in masonry;
 - (ii) building size, height, bulk, roof pitch;
 - (iii) setback and location of the building on its lot;
 - (iv) architectural style and design details of the building;
 - (v) function of the building;
 - (vi) relationship to surrounding development; and
 - (vii) other characteristics considered by the local government to be relevant.
- (c) Landscaping shall be provided to complement the appearance of the proposed development and the town centre.
- (d) The layout of car parking shall have regard for traffic circulation in existing car parking areas and shall be integrated with any existing and adjoining car park.

COMMENT:

The Patio is for the purpose of customer comfort to protect them from inclement weather it also needs to be included in the Hotel License as a licenced area.

As the patio is attached to the Hotel and is enclosed it is not considered to be necessary to comply with Flood provisions requirements. It is recommended that the Patio is constructed of colorbond material.

POLICY REQUIREMENTS:

No known policy requirements for this development.

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

RECOMMENDATION

That Council approve the application by Lily Stephens on behalf of Proprietors Wayne and Nicole Stephens to construct a 16.3m x 5m steel framed and clad patio which is attached to the Junction Hotel Sports Bar of which is located at Lots 30/31 Hn 18 Berkshire Valley Road and is subject to the following conditions:

- 1. No second hand materials are to be used in the construction of the patio;*
- 2. Area is included in the Hotel Liquor Licence;*
- 3. Patrons from the Bar area can escape if necessary to an area outside the hotel in case of fire;*
- 4. The development shall be consistent or complementary in colour with the existing building to the approval of the local government;*
- 5. Should any change in plans be necessary, a meeting is to be arranged with the Shire's Manager Development Services to discuss changes.*

9.2.4 COOMBERDALE HOUSE NUMBERING

FILE REFERENCE:

REPORT DATE: 9 June 2016

APPLICANT/PROPONENT: Shire of Moora

OFFICER DISCLOSURE OF INTEREST: Nil

PREVIOUS MEETING REFERENCES: Nil

AUTHOR: Peter Williams, Manager Development Services

ATTACHMENTS: Map

PURPOSE OF REPORT:

Council is in receipt of an application for a residential address from Mr Marco Jovic for his property located in Lot 15 Pryre Street, Coomberdale.

BACKGROUND:

Mr Jovic applied to Western Power for electricity to his property and a temporary power pole was installed by his electrician at the front of his property in Kiaka Street. With his address on the Shire Synergy System being Lot 15 Pryre Street Western Power was reluctant to connect the power unless they had a verifiable address on their system.

A request was made to Landgate to change the address from Lot 15 Pryre Street to Lot 15/House No 4 Kiaka Street. Landgate have accepted the request and in looking at the plan of the Townsite have requested Council to look at the Street Names in Coomberdale, including the possible confusion between Kiaka Street and further South Kiaka Road.

Landgate has identified a number of issues with the design of the Townsite and the road naming is one issue that needs to be addressed. They are happy to number all the houses in Kiaka Street and register those numbers in their system which links into the likes of St John's Ambulance, DFES, Police, Western Power and Water Authority basically all the Services including Centrelink.

Lot 15 Pryre Street is located in the Rural Town Zone in Coomberdale and is the second last lot at the North end of Pryre Street which runs along the Railway line.

Lot 15 Pryre Street is a gazetted road in Coomberdale but is at the rear of all the houses in Kiaka Street, whereas all the houses face Kiaka Street and the expectation of the residents is that Kiaka Street is the residential street name for their address.

COMMENT:

Council is recommended to agree to the numbering system as displayed on the map attached. Landgate has also agreed to assisting in renumbering the Moora Town Site at a later date so as to integrate with State Services i.e. Police, DFES, St John's Ambulance etc.

POLICY REQUIREMENTS:

No policy as yet but is in construction

LEGISLATIVE REQUIREMENTS:

There are no known legislative requirements related to this item.

STRATEGIC IMPLICATIONS:

There could be implications of a positive note with the State Services to have house numbering system that is integrated with their own mapping system in their vehicles.

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

RECOMMENDATION

That Council agree to Landgate's proposed house numbering of Kiaka Street, Coomberdale as per the attached map.

10. REPORTS OF COMMITTEES**GENERAL PURPOSE COMMITTEE MEETING – 1 JUNE 2016****10.1 TRADING IN PUBLIC PLACES – DIRECT SEAFOOD NT**

FILE REFERENCE: H/TPPI

REPORT DATE: 26 May 2016

APPLICANT/PROPONENT: Catherine Mew

OFFICER DISCLOSURE OF INTEREST: Nil

PREVIOUS MEETING REFERENCES: Nil

AUTHOR: Peter Williams, Manager Development Services

ATTACHMENTS: Certificate of Currency

PURPOSE OF REPORT:

Council is in receipt of an application from Ms Catherine Mew who trades as Direct Seafood NT and wishes to sell seafood from her vehicle 1-2 days per month depending on public interest from an area opposite the Pioneer Bakery.

BACKGROUND:

Ms Mew has a 4 tonne 2002 model freezer truck Registration IBFUS73 from which she sells wild caught Australian Seafood including fish fillets, Morton Bay Bugs & Prawns.

Ms Mew travels up through the Mid-west visiting a number of Towns from Perth and wishes to include Moora in her program.

The Shire of Moora has instigated the Gazetting of Local Laws relating to Trading in Public Places, yet to be gazetted however fees have been established due to a prior instance with an Ice Cream vendor that chose not to pay the Shire's fees to trade.

Ms Mew is registered as a food vendor with the City of Wanneroo whose registration is current and Insurances are current. Ms Mew is happy to pay the necessary fees required as she is used to having to pay fees to trade in the various Shires that she trades in.

COMMENT:

It is recommended that Council approve Ms Mew for a two month trial period of 1-2 days per month trading from the car park opposite the Pioneer Bakery, as these types of vendors will and do frequent Moora and at least Ms Mew is prepared to do what is required.

POLICY REQUIREMENTS:

There are no known policy implications for this item.

LEGISLATIVE REQUIREMENTS:

There are no known legislative implications for this item.

STRATEGIC IMPLICATIONS:

There are no known strategic implications for this item.

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 schedule of Fees set by the Shire are \$52.00 for an application fee, \$312.20 per day trading fee, \$322.70 weekly trading fee and \$625.00 annual trading fee.

VOTING REQUIREMENTS

Simple Majority Required

COMMITTEE RECOMMENDATION

That Council approve Ms Catherine Louise Mew t/as Direct Seafood NT for a two month trial trading period of 1-2 days per month from the car park opposite the Pioneer Bakery.

10.2 PLANNING APPLICATION – LOT 15 PRYRE STREET COOMBERDALE

FILE REFERENCE: TP/PA40/1516
REPORT DATE: 31 May 2016
APPLICANT/PROPONENT: Marco Jocic
OFFICER DISCLOSURE OF INTEREST: Nil
PREVIOUS MEETING REFERENCES: Nil
AUTHOR: Peter Williams Manager Development Services
ATTACHMENTS: Plans

PURPOSE OF REPORT:

Council is in receipt of a Town Planning Application from Mr Marco Jocic who requests Council permission to locate a second hand transportable dwelling to Lot 15 Pryre Street Coomberdale.

BACKGROUND:

Lot 15 Pryre Street Coomberdale is located in a Rural Townsite Zone and has a “D” classification under the Zoning Table of the Shire of Moora Town Planning Scheme No 4 (Amendment 11), requiring Councils permission.

This is a lot sold to Mr Jocic by the Shire of Moora, which was claimed by the Shire for unpaid rates from a previous owner. Council assisted Mr Jocic with the location of the dwelling as a temporary measure due to him having to move the transportable unit from its location in Perth as a result of urgency of the sale of the property.

The objectives of the Rural Zone are as follows:

Objectives

To allow for a wide range of land uses such as may be found in a small country town, but subject to preservation of local amenities.

Site Requirements

In accordance with the Residential Design Codes.

COMMENT:

The second hand transportable dwelling will be required to conform to a standard acceptable to Council.

Coomberdale is becoming recognised by the public community as a cheap place to live due to a possible relaxation of standards therefore Council needs to ensure that a standard is maintained to avoid future issues from owners in the area relating to Planning and Building.

The area of the lot is clay soil so a grading of the lot to Kiaka Street is necessary to ensure storm water flows off the block to the roadway. Council, in order to assist Mr Jovic, placed some gravel from the road to the house in the form of a driveway to assist with deposition of the House. The proponent will need to place a culvert in where the driveway is to be to facilitate the removal of storm water.

POLICY REQUIREMENTS:

No known policy requirements related to this item.

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

COMMITTEE RECOMMENDATION

That Council approve the Planning application by Mr Marco Jovic to locate a second hand transportable dwelling on his property located at Lot 15 Pryre Street Coomberdale subject to the following conditions:

- 1. A Septic Tank application is provided to the Shire requiring 1 x 1500mm diameter septic tank, 1 x 1200mm septic tank for disposal of solids and a 1 x 1200mm pump and sump tank to transfer liquids through a diversion pit to 2 x 13 metres leach drains which are to be fully inverted and covered with sand.*
- 2. The second hand dwelling is to be brought up to a standard of finish acceptable by the Shire and the Building Code of Australia;*
- 3. Proponent is to apply to the Shire of Moora for a house number;*
- 4. The Proponent is to make application to the Shire for a crossover that includes a culvert to facilitate removal of storm water;*
- 5. Fencing is required to screen off neighbours, this can be colour bond or cement corrugated fencing sheets.*

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

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

13. MATTERS FOR WHICH THE MEETING MAY BE CLOSED

RECOMMENDATION

That the meeting move behind closed doors to discuss item 13.1, 'Contract Extensions – Chief Executive Officer and Deputy Chief Executive Officer' as it is a matter affecting an employee pursuant to Section 5.23(2)(a) of the Local Government Act 1995.

13.1 CONTRACT EXTENSIONS – CHIEF EXECUTIVE OFFICER AND DEPUTY CHIEF EXECUTIVE OFFICER

Provided to Councillors under confidential cover.

14. CLOSURE OF MEETING