



Ordinary Council Meeting Minutes

Date: 18 August 2010

Please Note: These minutes and the decisions recorded therein have not as yet been confirmed by Council as a true and accurate record of the meeting.

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
MINUTES OF THE ORDINARY MEETING OF COUNCIL
HELD IN THE COUNCIL CHAMBERS, MOORA
18 AUGUST 2010

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1. DECLARATION OF OPENING & WELCOME OF VISITORS

The Shire President declared the meeting open at 3.35pm, welcomed visitors and announced:

"Acknowledgment of Country"

I would like to show my respect and acknowledge to 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

The Shire President read the following disclaimer:

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

SA Bryan	-	Shire President
CE Gardiner	-	Councillor
SJ Pond	-	Councillor
AR Tonkin	-	Councillor
CD Hawkins	-	Councillor
R Keamy	-	Councillor
OC Cocking	-	Councillor
DV Clydesdale-Gebert	(from 3.37pm)-	Councillor
JW McLagan	(from 4.02pm) -	Councillor
R L McCall	(until 6.30pm) -	Acting Chief Executive Officer
JL Greay	(until 6.03pm) -	Manager Engineering Services
L J Parola	(until 6.03pm) -	Manager Finance & Corporate Services

APOLOGIES:

LM O'Reilly	-	Chief Executive Officer
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PUBLIC:

Mr John Stone	(until 3.45pm) -	Principal, Central Midlands Senior High School
Ms Helen Trlin	(until 4.20pm) -	Communications Officer, Bauxite Resources Ltd

4. DECLARATIONS OF INTEREST

Nil

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

Nil

6. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Nil

At 3.37pm Cr Clydesdale-Gebert joined the meeting and handed to the Shire President her written declaration of interest in item 11.4.4 'Town Planning Scheme No 4 – DG Cabinets Proposed Showroom & Workshop at Lot 2 Padbury Street, Moora', as she owns the Wheatbelt Gallery which is a picture framing business at 68 Padbury Street, Moora.

7. APPLICATIONS FOR LEAVE OF ABSENCE

Nil

8. PETITIONS AND MEMORIALS

The Shire President presented Mr John Stone, Principal of the Central Midlands Senior High School with a book prize for the school and congratulated him, the Art teacher Ms Sally Hill and the students on the fantastic job that was done winning 'Best Secondary School' category at this years state wide WALGA Banners in the Terrace.

At the invitation of Council Ms Helen Trlin, Communications Officer from Bauxite Resources Ltd provided a presentation on the company's future plans in the area and then answered questions from Councillors.

At 4.02pm Cr McLagan joined the meeting.

The Shire President thanked Ms Trlin for her presentation to Council and Ms Trlin then retired from the meeting at 4.20pm.

9. ANNOUNCEMENTS BY THE SHIRE PRESIDENT

- 10th August, participated in the LEMC Dangerous Goods Exercise run by the Water Corporation at Kolburn. It was very professionally run.
- 17th August, the early payment of rates draw was undertaken, and won by Liz Longman from Watheroo
- 17th August, attended the Crime & Safety meeting – CCTV's will be installed soon
- 17th August, attended the Youth Stakeholders meeting – the grant application for a youth worker is still being considered

Cr Pond

- 5-7th August - attended Local Government Week Conference
- 13th August – attended the Graduation Ceremony at CY O'Connor Tafe for the participants that successfully completed their Certificate IV in Local Government

Cr McLagan

- Advised that he had been on the judging panel for the 2010 Rural Ambassador Awards. The winner being Chad Smith who is from Northampton representing as the Midwest Rural Ambassador.

Cr Hawkins

- Advised that Moora was a 'hot spot' for Fruit Fly – there is a plan to attempt to control the fruit fly to be implemented in September 2010.

Cr Clydesdale-Gebert

- 4-7th August - attended Local Government Conference
- Received feedback from the public regarding the poor condition of sections of the Great Northern Hwy specifically between Bindi Bindi & Miling and from New Norcia to Walebing. Asked whether a letter could be sent to Main Roads WA with copies to politicians that represent our region.

Cr Tonkin

- The Moora RSL hosted the commemoration of the battle of Long Tan. The RSL congratulates the staff on the presentation of the War Memorial as it looks great. The local cadets were also involved in the commemoration.

10. CONFIRMATION OF MINUTES OF THE PREVIOUS MEETING**10.1 ORDINARY COUNCIL MEETING - 21 JULY 2010****COUNCIL RESOLUTION**

83/10 Moved Cr Keamy, seconded Cr McLagan that the Minutes of the Ordinary Meeting of Council held on 21 July 2010, be confirmed as a true and correct record of the meeting.

CARRIED 9/0

11. REPORTS OF OFFICERS**11.1 ADMINISTRATION****11.1.1 REGIONAL WASTE LANDFILL SITE – CMVROC**

FILE REFERENCE: AD/CMVI
REPORT DATE: 11 August 2010
APPLICANT/PROponent: N/A
OFFICER DISCLOSURE OF INTEREST: Nil
PREVIOUS MEETING REFERENCES: 16/6/10 (66/10)
AUTHOR: Lynnette O'Reilly, Chief Executive Officer
ATTACHMENTS: Nil

PURPOSE OF REPORT:

To report on the regional waste landfill site a project of the Central Midlands Voluntary Regional Organisation of Councils (CMVROC) to confirm Moora Shire Council's ongoing commitment to the project.

BACKGROUND:

An initial meeting was held on the 28th May 2010 to discuss the potential and interest of a number of surrounding Shires to discuss and gain direction for a future joint waste project with a follow up meeting held on the 30th July. The Shires of Chittering, Dalwallinu, Moora, Victoria Plains and Wongan-Ballidu constitute the original regional group included in the grant funding to undertake a study into regional waste management and eventually a study into a regional waste facility. The Shires of Toodyay, Northam, Dowerin and Goomalling have expressed an interest in participating as members of a regional waste facility.

There was unanimous agreement from the eight Shires that an Establishment Committee should be formed to oversee the research into potential waste management sites, the cost of establishing a site, the viability of a regional site and potential for receiving waste from the metropolitan area. It was then resolved:

That this meeting of the Shires of Dalwallinu, Moora, Wongan-Ballidu, Victoria Plains, Chittering, Goomalling, Northam and Toodyay held on 30 July 2010 –

(1) agree to take back to their individual Councils a request to fund an equal contribution of \$10,000 for the purpose of facilitating the development of a regional waste management facility including but limited to –

- Potential sites
- Potential competition
- Potential customers
- Requirements of individual participating Shires

(2) use existing technical reports for respective Shires as base information to progress the identification of potential sites.

Wongan-Ballidu/Chittering

8/0

Following on from the meeting of the eight Shires, a meeting of the CMVROC was held and resolved;

That CMVROC Council endorse the decision of the joint meeting of the Shires of Dalwallinu, Moora, Wongan-Ballidu, Chittering, Victoria Plains, Goomalling, Northam and Toodyay held on 30 July 2010.

Cr Nixon/Mr Taylor

3/0

COMMENT:

A number of the participating Shires are in need of short to medium term landfill options as existing sites are reaching their maximum capacity. There was general discussion on the intended administration and management in the form of a corporate entity to own and manage the regional landfill site under the provisions of the Local Government Act 1995 for the sole purpose of regional waste management. The regional local government would be the legal entity to purchase the required land for the regional waste facility.

There is a requirement to establish a greater business case and the group of eight Councils willing to be included require the commitment of their Council to contribute \$10,000 to further establish the business case and site options and requirements.

POLICY REQUIREMENTS:

A joint policy would be required between all member councils to cover operational and budget allocations to support the proposed regional council.

LEGISLATIVE REQUIREMENTS:

Environmental Protection Act 1986 and the Environmental Protection (Controlled Waste) Regulations 2004.

STRATEGIC IMPLICATIONS:

There are no known strategic implications associated with this proposal.

SUSTAINABILITY IMPLICATIONS:➤ **Environment**

There may be significant environmental implications associated with this proposal including flora, fauna, soil, water, noise and odour issues; all to be addressed in an environmental impact statement.

➤ **Economic**

There would be on-going contributions required for environmental, operational and management costs associated with this proposal dependent on how many Local Governments participate in the project. This could potentially be \$3 – 400,000 as Moora's contribution in the first instance. It is envisaged that in the medium to long term the project would generate an income stream back to all participating councils.

➤ **Social**

This is yet to be determined as no site has been confirmed.

FINANCIAL IMPLICATIONS:

Each member Council would need to make a percentage contribution towards the establishment of this regional council, its operation, remuneration of staff, land purchase, preliminary site tests and reports. This excludes any statutory licence fees, headworks, capital expenditure, plant and labour operational costs (including insurances) and any potential funding that may be able to be attracted through the regional group.

VOTING REQUIREMENTS

Simple Majority Required

**COUNCIL RESOLUTION
(OFFICER RECOMMENDATIONS)**

84/10 Moved Cr Pond, seconded Cr Hawkins that Council

1. ***approve the allocation of \$10,000 for the purpose of facilitating the development of a regional waste management facility including but limited to***
 - ● ***Potential sites***
 - ***Potential competition***
 - ***Potential customers***
 - ***Requirements of individual participating Shires***
 - ***Providing at least six out of eight Councils remain committed***
2. ***use existing technical reports for respective Shires as base information to progress the identification of potential sites.***

CARRIED 5/4

Note: A fifth dot point was added to the bottom of point 1 as Council didn't want to bear additional costs if less local governments were involved.

At 4.43pm the Manager Finance & Corporate Services left the meeting and returned at 4.46pm

11.2 FINANCIAL DEVELOPMENT

11.2.1 LIST OF PAYMENTS AUTHORISED UNDER DELEGATION 1.31

REPORT DATE: 11 August 2010

OFFICER DISCLOSURE OF INTEREST: Nil

AUTHOR: Leanne Parola, Manager Finance & Corporate Services

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 (MANEX RECOMMENDATION)
--

85/10 Moved Cr Hawkins, seconded Cr Bryan that Council notes and endorses the Payments from the Municipal and Trust Funds made under delegation 1.31

Municipal Fund	Chqs 59919 to 59972	\$108,673.62
	EFT 4693 to 4828	237,004.16
	Credit Card Expenditure	3,629.48
	Net Pays PPE 21/7/10	79,316.89
	Net Pays PPE 4/8/10	83,400.46
Trust Fund	Cheque 4609	<u>\$500.00</u>
Total		\$512,524.61

CARRIED 9/0

11.2.2 STATEMENT OF FINANCIAL ACTIVITY FOR PERIOD ENDED 31 JULY 2010

REPORT DATE: 11 August 2010

OFFICER DISCLOSURE OF INTEREST: Nil

PREVIOUS MEETING REFERENCES: Nil

AUTHOR: Leanne Parola, Manager Finance & Corporate Services

ATTACHMENTS: Statement of Financial Activity for the Period Ended 31 July 2010

PURPOSE OF REPORT:

To note and receive the Statement of Financial Activity for the period ended 31 July 2010.

BACKGROUND:

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

COMMENT:

A new format for the monthly reports is being trialled to provide more detailed information to Councillors and the community. The report includes a Statement of Financial Activity by Nature or Type and by Program, a copy of the significant accounting policies adopted by Council in the budget and more specific information including graphs, net funding position, cash and investments, major variances, budget amendments, receivables, grants and contributions, cash backed reserves, capital disposals and acquisitions and trust items.

POLICY REQUIREMENTS:

Council has adopted accounting policies which are shown in the attached report.

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.

At 5.28pm Cr Cocking left the meeting.

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 2010/11 adopted budget.

VOTING REQUIREMENTS

Simple Majority Required

**COUNCIL RESOLUTION
(MANEX RECOMMENDATION)**

86/10 Moved Cr Tonkin, seconded Cr Hawkins that Council notes and receives the Statement of Financial Activity for the period ended 31 July 2010.

CARRIED 8/0

At 5.30pm Cr Cocking rejoined the meeting

11.3 OPERATIONAL DEVELOPMENT

11.3.1 TENDER No. 9/10 SUPPLY AND DELIVERY OF ROAD SEALING AGGREGATE and TENDER No 8/10 SUPPLY AND SPRAY OF BITUMEN PRODUCTS

FILE REFERENCE: S/TERI
REPORT DATE: 4 August 2010
OFFICER DISCLOSURE OF INTEREST: Nil
PREVIOUS MEETING REFERENCES: 12/8/10 (106/09)
AUTHOR: John Greay, Operational Development Manager
ATTACHMENTS: Nil

BACKGROUND

Tenders are called throughout the year for various commodities etc using historic documentation. It is important to develop a set of criteria that is consistent with current requirements.

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

COMMENT

It is considered desirable for Council to conform to the WALGA tender proforma when calling tenders for various requirements throughout the year for a value greater than \$100,000 including GST.

Council at the moment needs to call tenders for the supply and delivery of road sealing aggregate and the supply and spray of bitumen products.

The suggested qualitative criteria, which will form part of the tender documentation, will remain in place for future repeat tenders as outlined in the recommendation.

Road Sealing Aggregate

Council will require approximately 3900 tonne of road sealing aggregate for their road programme this year. The qualitative criteria to address these requirements are listed in the recommendation.

Supply and Spray of Bitumen Products

To carry out the road-sealing programme this year Council requires approximately 250,000 litres of bitumen supplied and sprayed.

In calling tenders council needs to develop a set of qualitative criteria to assist with the compiling of tenders. This is contained in the recommendation to council.

STATUTORY ENVIRONMENT

Section 3.57 of the Local Government Act 1995
Regulations 11 (1) & 18 of the Local Government (Functions & General) Regulations 1996

POLICY IMPLICATIONS

Nil

BUDGET IMPLICATIONS

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

STRATEGIC IMPLICATIONS

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

PRECEDENT

Council calls tenders in accordance with the requirements of the Local Government Act and Regulations

VOTING REQUIREMENTS

Absolute Majority Required

COUNCIL RESOLUTION (MANEX RECOMMENDATION)
--

87/10 Moved Cr McLagan, seconded Cr Hawkins that pursuant to Regulation 11(1) Local Government (Functions & General) Regulations 1996, Council authorises the calling of tenders for the supply and delivery of road sealing aggregate, supply and spray of bitumen products which are budgeted for in the 2010-11 financial year, based on the WALGA Proforma Tender documentation and adopts the following qualitative criteria.

Description of Qualitative Criteria	Weighting
a) Demonstrated ability to display conformance with the technical specification	15%
b) Demonstrated Safety Management: <ul style="list-style-type: none"> • The provision of a Safety Policy /Management Plan • Confirmation to attend a Council Occupational Safety & Health Induction 	10%
c) Delivery Response Times: Ability to provide the services at the specified/requested times in addition to any existing or future contracts obligated to. Tenderer to supply any previous written contract delivery performance references to other clients.	20%
d) Quality Assurance: Preference will be given to tenderers demonstrating the achievement of, or progress towards, Quality Assurance Certification.	5%
e) References: Supplied references from other organizations the tenderer is or has been contracted to which attest to competent standards of performance.	10%
f) Insurances: Evidence of certificates of currency for public liability, product liability, workers compensation and motor vehicle insurances.	5%
Price Considerations	
Weighted Cost Criteria	Weighting
Tendered Price	35%

CARRIED BY ABSOLUTE MAJORITY 9/0

11.4 COMMUNITY DEVELOPMENT

11.4.1 TOWN PLANNING SCHEME NO 4 – DELEGATION OF POWERS

FILE REFERENCE: TP/PTMO3
REPORT DATE: 12 August 2010
APPLICANT/PROPONENT: Various
OFFICER DISCLOSURE OF INTEREST: Nil
PREVIOUS MEETING REFERENCES: Nil
AUTHOR: Wolfgang Zadavec, Manager Health, Building & Planning Services
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 31 July 2010.

- 1. Penelope Aitken for a new shed totalling 144m² at Lot 175 Ferguson Street Moora to store caravan, boat, workshop, car and art studio;*
- 2. Phillip Bashford for a new shed totalling 108m² at Lot 201 Long Street, Moora for storage of equipment;*
- 3. Vaughn Franklin for a second-hand shed totalling 648m² at Lot 3 Ferguson Street, Moora for storing farm machinery/hay;*
- 4. Peter Johns for a new shed totalling 144.5m² at Lot 500 Long Street, Moora to store vehicles and other storage.*

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

Simple Majority Required

**COUNCIL RESOLUTION
(MANEX RECOMMENDATION)**

88/10 Moved Cr Hawkins, seconded Cr Pond that Council note the town planning applications approved under delegated authority.

CARRIED 9/0

11.4.2 SALE OF ROUND HILL HALL

FILE REFERENCE: B/ROHI
REPORT DATE: 12 August 2010
APPLICANT/PROPONENT: Nil
OFFICER DISCLOSURE OF INTEREST: Nil
PREVIOUS MEETING REFERENCES: 19/5/10 (Item 11.4.1)
AUTHOR: Wolfgang Zadavec, Manager Health, Building & Planning Services
ATTACHMENTS: Property Map

PURPOSE OF REPORT:

To advise Council of the current market value of both the building and property for a potential sale.

BACKGROUND:

Council felt any further maintenance costs towards the Hall could not be justified in relation to the limited number of events held at the venue. An appraisal was sought for Council consideration towards a sell-off.

COMMENT:

Harcourts have now completed a preliminary market evaluation to the best of their ability with \$25,000 for the building(s) and \$10,000 for the property. Council is aware that recent years of nil funding has contributed towards the current building condition and a purchase price between \$35,000 and \$40,000 would seem reasonable to a prospective buyer. It is also possible that the building and land could be sold separately.

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 can now progress and advertise the sale of the Round Hill Hall as is and that it be kept closed indefinitely until sold or further funds are allocated towards its maintenance and repairs.

VOTING REQUIREMENTS

Simple Majority Required

MANEX RECOMMENDATIONS

That Council

1. *advertise the sale of the Round Hill Hall by private treaty for a reserve value of \$35,000;*
2. *offer the building and land as either a combined sale or separate; and*
3. *ensure the building is kept closed from the public until sold.*

COUNCIL RESOLUTION

89/10 Moved Cr Hawkins, seconded Cr Clydesdale-Gebert that Council

1. **advertise the sale of the Round Hill Hall by private treaty; and**
2. **ensure the building is kept closed from the public until sold.**

CARRIED 9/0

Note: Council felt that a reserve price was not necessary; and that it was a preference that the building and land be disposed of as a package.

11.4.3 TOWN PLANNING SCHEME NO 4 – PROPOSED OPTUS MOBILE PHONE BASE STATION AT LOT 25 (3339) MILING-MOORA ROAD, MOORA

FILE REFERENCE: TP/PTM03
REPORT DATE: 12 August 2010
APPLICANT/PROPONENT: Optus Mobile Pty Ltd
OFFICER DISCLOSURE OF INTEREST: Nil
PREVIOUS MEETING REFERENCES: Item 11.4.2 19 May 2010
AUTHOR: Wolfgang Zadavec, Manager Health, Building & Planning Services
ATTACHMENTS: Nil

PURPOSE OF REPORT:

To report to Council on public comments received regarding the tower installation.

BACKGROUND:

Council was previously advised of this application and a public notice and letter drop-off within 500m radius was carried out under Council's Town Planning Scheme No.4. The public were given twenty-one days to make submissions for Council's consideration.

COMMENT:

Council received no comments against the proposal and only 2 comments in favour of it. The application can now proceed and be approved for planning consent which will include a development application to be submitted for a building licence.

POLICY REQUIREMENTS:

Nil.

LEGISLATIVE REQUIREMENTS:

Shire of Moora Town Planning Scheme No.4.

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
(MANEX RECOMMENDATION)**

90/10 Moved Cr Clydesdale-Gebert, seconded Cr Tonkin that Council

- 1. grant planning consent to Optus Pty Ltd for the installation of a mobile phone base station at Lot 25 (3339) Miling-Moora Road, Moora; and**
- 2. require a development application be submitted.**

CARRIED 9/0

Note: Point 2 of the recommendation was amended by substituting the word 'request' with 'require' as Council believed it is a requirement to have a development application submitted.

Cr Clydesdale-Gebert declared a financial interest in item 11.4.4 'Town Planning Scheme No 4 – DG Cabinets Proposed Showroom & Workshop at Lot 2 Padbury Street, Moora', as she owns the Wheatbelt Gallery which is a picture framing business at 68 Padbury Street, Moora and left the meeting at 5.43pm.

11.4.4 TOWN PLANNING SCHEME NO 4 – DG CABINETS PROPOSED SHOWROOM & WORKSHOP AT LOT 2 PADBURY STREET, MOORA

FILE REFERENCE: PT/MO3
REPORT DATE: 13 August 2010
APPLICANT/PROPONENT: D & A Gibsone
OFFICER DISCLOSURE OF INTEREST: Nil
PREVIOUS MEETING REFERENCES: Nil
AUTHOR: Wolfgang Zadavec, Manager Health, Building & Planning Services
ATTACHMENTS: Nil

PURPOSE OF REPORT:

Application received for the construction of a steel shed at the rear of an existing office (previously WA Pumppower) at Lot 2 Padbury Street, Moora.

BACKGROUND:

Applicants D & A Gibsone have had to leave the premises at the corner Gardiner and Dargai Streets and are currently seeking to relocate to Padbury Street (zoned Town Centre).

COMMENTS:

The proposal is to convert the existing building at the front to a showroom and build a new 450m² factory workshop to the rear utilising existing toilets in-between.

The proposal is for cabinet making in the new shed and picture-framing at the showroom for orders and sales. The number of staff total 4 including two apprentices.

Under the current zoning there is no scope for a light industry in the Town Centre however with the inclusion of a sales office the category can be classified as a light industry-service; this now can be approved by Council with the caution that it will interfere with the future planning of the town centre.

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

Simple Majority Required

**COUNCIL RESOLUTION
(MANEX RECOMMENDATIONS)**

91/10 Moved Cr Pond, seconded Cr Tonkin that Council –

- 1. give planning consent to DG Cabinets to set up a new workshop and showroom at Lot 2 Padbury Street, Moora;*
- 2. include standard conditions for landscaping, noise, odour and waste pollution restrictions; and*
- 3. request a development application be submitted.*

CARRIED 7/1

At 5.55pm Cr Clydesdale-Gebert rejoined the meeting.

11.5 ENVIRONMENTAL DEVELOPMENT

Nil

11.6 ECONOMIC DEVELOPMENT

Nil

11.7 SPORT AND RECREATION

Nil

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

Nil

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

The Acting Chief Executive Officer tabled a late item dealing with the “Moora Caravan Park Fees” for Council’s consideration.

COUNCIL RESOLUTION

92/10 Moved Cr Tonkin, seconded Cr Clydesdale-Gebert that Council consider the late item as tabled by the Acting Chief Executive Officer titled “Moora Caravan Park Fees”.

CARRIED 9/0

13.1 MOORA CARAVAN PARK FEES

FILE REFERENCE: F/BUAI
REPORT DATE: 16 August 2010
OFFICER DISCLOSURE OF INTEREST: Nil
PREVIOUS MEETING REFERENCES: 21 July 2010 (77/10)
AUTHOR: Leanne Parola, Manager Finance & Corporate Services
ATTACHMENTS: Fee complaints

PURPOSE OF REPORT:

To consider an amendment to the Moora Caravan Park fees.

BACKGROUND:

Council adopted increased fees for the Moora Caravan Park in its 2010/11 budget which included an additional fee for more than one person staying in a caravan or tent. Two written complaints have been received in relation to this additional fee.

COMMENT:

In the past, fees for the Moora Caravan Park were set at a fixed amount, no matter how many people were staying on a site. In adopting the 2010/11 Budget, Council increased its fees for the Moora Caravan Park and Chalets as follows:

	2009/10	2010/11
Caravan Site per day – first person	22	25
Caravan Site per week	133	150
Long Term Caravan Site per week (more than 3 months)	125	130
Tent Site per day – first person	16.50	18
Per additional person	0	6

Single Chalet per night	89	100
Single Chalet per night (1-4 weeks)	82	95
Single Chalet per night (4-8 weeks)	72	90
Single Chalet per night (8+ weeks)	62	85
Double Chalet per night	120	150
Double Chalet per night (1-4 weeks)	110	140
Double Chalet per night (4-8 weeks)	100	135
Double Chalet per night (8+ weeks)	90	130
Use of showers and/or laundry	16.50	18
Laundry fee for RV people using their own amenities	N/A	6

Some criticism has been received as a result of charging for each additional person using the caravan park, whereas some caravan parks allow two people per site before additional charges are incurred.

A survey of other caravan parks has shown that the fees charged by Moora are not unreasonable when the free laundry is taken into account. Other caravan parks surveyed have coin operated machines, whereas Moora provides free washing machines and dryers.

Some caravan parks charge a higher rate in 'peak' times, and a surcharge if they only stay one night, however Moora's fees remain the same throughout the year.

For example, if a couple stayed in a caravan site for one night in Moora during the July school holidays, they would be charged \$31.

The same couple could not stay in Jurien Bay for only one night at this time, so would be required to stay for a minimum of two nights at \$35 per night. During 'off peak' season they would be able to stay for one night, at a cost of \$36.

Inland caravan parks such as Wongan Hills, Dalwallinu and Kellerberrin would be cheaper at \$22, \$21 and \$22 for the first two people per night respectively, however do not offer free laundry facilities.

The attached complaints received since the new fees have been implemented indicate that people expect that the first two people are included in the overnight price, and that the change in fees has meant some people who would have stayed in the caravan park have gone elsewhere.

POLICY REQUIREMENTS:

Nil

LEGISLATIVE REQUIREMENTS:

Section 6.16 of the Local Government Act 1995 allows fees and charges to be amended from time to time during a financial year by an absolute majority of Council. If the fees adopted as part of the budget process are changed, they do not have to be advertised, this requirement only applies to any new fees.

STRATEGIC IMPLICATIONS:

The draft Strategic Plan includes tourism as one of its minor priorities. One of the projects being considered in the five year Forward Capital Works Plan is an overflow for the Moora Caravan Park, at an estimated cost of \$100,000. If the number of caravans staying in Moora is reduced, this capital outlay and associated operating/maintenance costs may not be required.

SUSTAINABILITY IMPLICATIONS:➤ **Environment**

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

➤ **Economic**

A reduction in the number of tourists staying in the caravan park may have a financial impact on some local businesses, eg service station, takeaway shop and/or supermarket.

➤ **Social**

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

FINANCIAL IMPLICATIONS:

The budget includes income of \$58,000 from the Caravan Park. At the time of writing this report, only \$3,400 has been received, however the busiest period for the caravan park has yet to commence (usually September to October).

It is unknown at this stage what impact the change of fees will have on the overall budget, and if any changes in income will be offset by a corresponding amount of expenditure (i.e. more/less power, water, consumables and maintenance).

VOTING REQUIREMENTS

Absolute Majority Required

**COUNCIL RESOLUTION
(OFFICER RECOMMENDATION)**

93/10 Moved Cr Pond, seconded Cr Cocking that the fees for caravan and tent sites at the Moora Caravan Park be amended to reflect the first two people, instead of first person, ie.

	2010/11
Caravan Site per day – (2 people)	25
Caravan Site per week – (2 people)	150
Long Term Caravan Site per week (more than 3 months - 2 people)	130
Tent Site per day – (2 people)	18
Per additional person	6

CARRIED BY ABSOLUTE MAJORITY 8/1

14. NOTICE OF MOTIONS FOR THE NEXT COUNCIL MEETING

Nil

15. MATTERS BEHIND CLOSED DOORS**COUNCIL RESOLUTION**

94/10 Moved Cr Hawkins, seconded Cr McLagan that the meeting move behind closed doors to discuss Item 15.1, 'Appointment of Manager Health, Building and Planning Services' as it is a matter affecting employees pursuant to Section 5.23(2)(a) of the Local Government Act 1995.

CARRIED 9/0

At 6.03pm the Manager Engineering Services and Manager Finance & Corporate Services retired from the meeting and the meeting moved behind closed doors.

15.1 Appointment of Manager Health, Building and Planning Services

Provided to Councillors under confidential cover.

At 6.30pm the Acting Chief Executive Officer retired from the meeting.

**COUNCIL RESOLUTION
CEO's RECOMMENDATION**

95/10 Moved Cr Pond, seconded Cr Hawkins that Council Endorse the appointment of Mr Ewen Ross on an initial five month contract as Manager Health, Building and Planning Services effective from 26 August 2010 until 22 January 2011 subject to acceptance by the WA Department of Health; and meeting all other Council requirements.

CARRIED 6/3

REOPENING OF MEETING**COUNCIL RESOLUTION**

96/10 Moved Cr Hawkins, seconded Cr McLagan that Council the meeting move out from behind closed doors and re-open to the public.

CARRIED 9/0

The meeting reopened to the public at 6.45pm.

On reopening the meeting, there were no public present therefore the Shire President did not read aloud the decision made behind closed doors.

16. CLOSURE OF MEETING

There being no further business, the Shire President declared the meeting closed at 6.46pm.

CONFIRMED

PRESIDING MEMBER