

**Shire of Moora
Ordinary Council Meeting
18th April 2018**

NOTICE OF MEETING

Dear Elected Member

The next Ordinary Council Meeting of the Shire of Moora
will be held on **Wednesday 18th April 2018**
in the Council Chambers, 34 Padbury Street, Moora
commencing at **5.30 pm**



AJ Leeson
Chief Executive Officer

13th April 2018

The Shire of Moora Vision and Mission Statement

Vision

Our vision is that:

The Moora region will be a place of brilliant opportunity over the next twenty years. Sustainable growth will result in a vibrant, healthy, wealthy and diverse community.

Mission

Our mission is:

To identify and stimulate growth through creative leadership and a willingness to get things done.

SHIRE OF MOORA**WRITTEN DECLARATION OF INTEREST IN MATTER BEFORE COUNCIL**

Chief Executive Officer
 Shire of Moora
 PO Box 211
 MOORA WA 6510

Dear Sir/Madam,

Re: Written Declaration of Interest in Matter Before Council

I, ⁽¹⁾ _____ wish to declare
 an interest in the following item to be considered by Council at its meeting to be held on ⁽²⁾
 _____ .

Agenda Item ⁽³⁾ _____

The type of interest I wish to declare is: ⁽⁴⁾

- Financial pursuant to Section 5.60A of the Local Government Act 1995
- Proximity pursuant to Section 5.60B of the Local Government Act 1995
- Indirect Financial pursuant to Section 5.61 of the Local Government Act 1995
- Impartiality pursuant to Regulation 11 of the Local Government (Rules of Conduct) Regulations 2007.

The nature of my interest is ⁽⁵⁾

The extent of my interest is ⁽⁶⁾

I understand that the above information will be recorded in the Minutes of the meeting and recorded by the Chief Executive Officer in an appropriate Register.

Yours faithfully,

 Signed

 Date

1. Insert your name.
2. Insert the date of the Council Meeting at which the item is to be considered.
3. Insert the Agenda Item Number and Title.
4. Tick box to indicate type of interest.
5. Describe the nature of your interest.
6. Describe the extent of your interest (if seeking to participate in the matter under S. 5.68 of the Act).

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SHIRE OF MOORA
ORDINARY COUNCIL MEETING AGENDA
18 APRIL 2018
COMMENCING AT 5.30PM

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- * Separate Attachments
 - 9.1.1 *List of Payments Authorised Under Delegation 1.31*
 - 9.1.2 *Statement of Financial Activity for Period Ended 31 March 2018*
 - 9.2.1 *Plans*
 - 9.2.2 *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**APOLOGIES**

DV Clydesdale-Gebert - Councillor

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 - 21 MARCH 2018**

That the Minutes of the Ordinary Meeting of Council held on 21 March 2018 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: 12 April 2018

OFFICER DISCLOSURE OF INTEREST: Nil

AUTHOR: David Trevaskis, Deputy Chief Executive Officer

SCHEDULE PREPARED BY: Alida Fitzpatrick, Finance 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 62333 to 62339</i>	<i>\$10,620.67</i>
	<i>EFT 19080 to 19292</i>	<i>\$1,031,819.43</i>
	<i>Credit Card 05/02/2018 to 04/03/2018</i>	<i>\$11,548.38</i>
	<i>Net Pays – PPE 06/03/2018</i>	<i>\$100,030.65</i>
	<i>Net Pays – PPE 20/03/2018</i>	<i>\$104,061.35</i>
	<i>Direct Debit Payments</i>	<i>\$51,535.56</i>
<i>Trust Fund</i>	<i>Cheques 5344 to 5350</i>	<i>\$3,529.66</i>
<i>Total</i>		<i><u>\$1,313,145.70</u></i>

9.1.2 STATEMENT OF FINANCIAL ACTIVITY FOR PERIOD ENDED 31 MARCH 2018

REPORT DATE: 12 April 2018

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 March 2018

PURPOSE OF REPORT:

To note and receive the Statement of Financial Activity for the period ended 31 March 2018.

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 2017/18 adopted budget.

VOTING REQUIREMENTS

Simple Majority Required

RECOMMENDATION

That Council notes and receives the Statement of Financial Activity for the period ended 31 March 2018.

9.1.3 NATIONAL GENERAL ASSEMBLY – CANBERRA – 17-20 JUNE 2018

FILE REFERENCE: EM/SUCI & GA/ALGI

REPORT DATE: 12 April 2018

OFFICER DISCLOSURE OF INTEREST: Nil

PREVIOUS MEETING REFERENCES: Nil

AUTHOR: Alan Leeson, Chief Executive Officer

ATTACHMENTS: Nil

PURPOSE OF REPORT:

For Council to consider authorising Shire President Cr K Seymour and Chief Executive Officer A Leeson to attend the Australian Local Government Association 2018 National General Assembly (NGA) in Canberra from the 17-20 June 2018.

BACKGROUND:

The 2018 National General Assembly of Local Government (NGA) is an opportunity for attendees to deliver the views and concerns of Council as well as contribute your own experience and knowledge to debate on a broad set of national issues. The theme for this year's NGA is "Australia's Future: Make It Local". It reflects not only the dominant debate being pursued by the Australian Government, but also an opportunity to dig much deeper to discuss and debate the role of local government not just in the larger Federation, but in our communities.

Link to program; http://www.conferenceco.com.au/ALGA_NGA/NGA2018_Regbro.pdf

This is also an opportunity to contribute to policy discussions at a national level and a key opportunity to engage with key decision makers, such as the Prime Minister, the Leader of the Opposition, the Deputy Prime Minister and a range of politicians.

COMMENT:

Representation at such conventions/congresses is advantageous to the Shire of Moora as a local government. The opportunity to network and share ideas amongst fellow congress delegates cannot be underestimated.

POLICY REQUIREMENTS:

Council does not have a policy in relation to attendance at the NGA. It is considered annually on merit by Council. Attendance fits within Strategy 5.1.2, which is in place to promote representation at regional, state and national forums.

LEGISLATIVE REQUIREMENTS:

There are no known legislative requirements related to this item.

STRATEGIC IMPLICATIONS:

Outcome 5.1: Good governance and leadership.

Strategy 5.1.1: Strengthen the governance role of Councillors by informing, resourcing, skilling and supporting their role.

Strategy 5.1.2: Represent and promote the Shire in Regional, State and National forums.

Strategy 5.1.3: Promote collaboration with other Councils on a local and regional level.

Strategy 5.1.4: Support strategic alliances, stakeholder forums and advisory committees that assist the Shire in policy development and service planning.

Strategy 5.1.5: Develop and implement a community engagement and communication strategy.

SUSTAINABILITY IMPLICATIONS:

- **Environment**
There are no known significant economic 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:

Flights	\$2,000 approx.
Accommodation/meals	\$3,500 approx.
Registrations	<u>\$1,938</u>
	\$7,438

Council has a budget of \$37,000 for annual conference expenses of which there is an allowance for the National General Assembly in Canberra; for the YTD \$21,205 has been expended.

VOTING REQUIREMENTS

Simple Majority

RECOMMENDATION

Council authorise the Shire President and Chief Executive Officer to attend the Australian Local Government Association National General Assembly to be convened in Canberra from the 17th – 20th June 2018.

9.1.4 TOYOTA COASTER COMMUNITY BUS – 2003 MODEL – 18 SEATER

FILE REFERENCE: AD/MCBI

REPORT DATE: 12 April 2018

OFFICER DISCLOSURE OF INTEREST: Nil

PREVIOUS MEETING REFERENCES: Nil

AUTHOR: Alan Leeson, Chief Executive Officer

ATTACHMENTS: Nil

PURPOSE OF REPORT:

Council to consider gifting/transferring ownership of the ex-Moorra Community Bus (2003 Model Toyota Coaster) to the Moorra Mens Shed.

BACKGROUND:

Council in 2017 downsized the Community Bus from a Toyota Coaster to a Toyota Hiace. Council in 2017/2018 has budgeted the sell the Toyota Coaster for \$20,000.

COMMENT:

Over the past few months the Moorra Mens Shed have utilised the Toyota Coaster several times. It is fitted with a disabled access and ramp at the rear of the bus. The Moorra Mens Shed have a number of members who are elderly/and or disabled whom have utilised the disabled access functions of the bus.

The author is of the view that the bus would be a good asset to the Moorra Mens Shed in that they could provide good service and access for their membership whilst also enabling them to hire the bus out and create a revenue stream to support their activities.



POLICY REQUIREMENTS:

Nil

LEGISLATIVE REQUIREMENTS:

Local Government Act 1995

STRATEGIC IMPLICATIONS:

Nil

SUSTAINABILITY IMPLICATIONS:

- **Environment**
There are no known significant economic 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 budgeted \$20,000 for the sale of the Toyota Coaster. The latest valuation (wholesale) indicates a value of \$7,000 - \$10,000.

VOTING REQUIREMENTS:

Absolute Majority Required

OFFICER RECOMMENDATION

Council gift and transfer ownership of the 2003 Toyota Coaster Bus Engine Number 15B1724403 to the Moora Mens Shed to support the services, activities and needs of their membership, further that the 2017/2018 budget be amended accordingly.

9.1.5 LEASE OF LAND – MILING RECREATION GROUNDS – WATPAC: SITE OFFICE FACILITY

FILE REFERENCE:

REPORT DATE: 12 April 2018

OFFICER DISCLOSURE OF INTEREST: Nil

PREVIOUS MEETING REFERENCES: Nil

AUTHOR: Alan Leeson, Chief Executive Officer

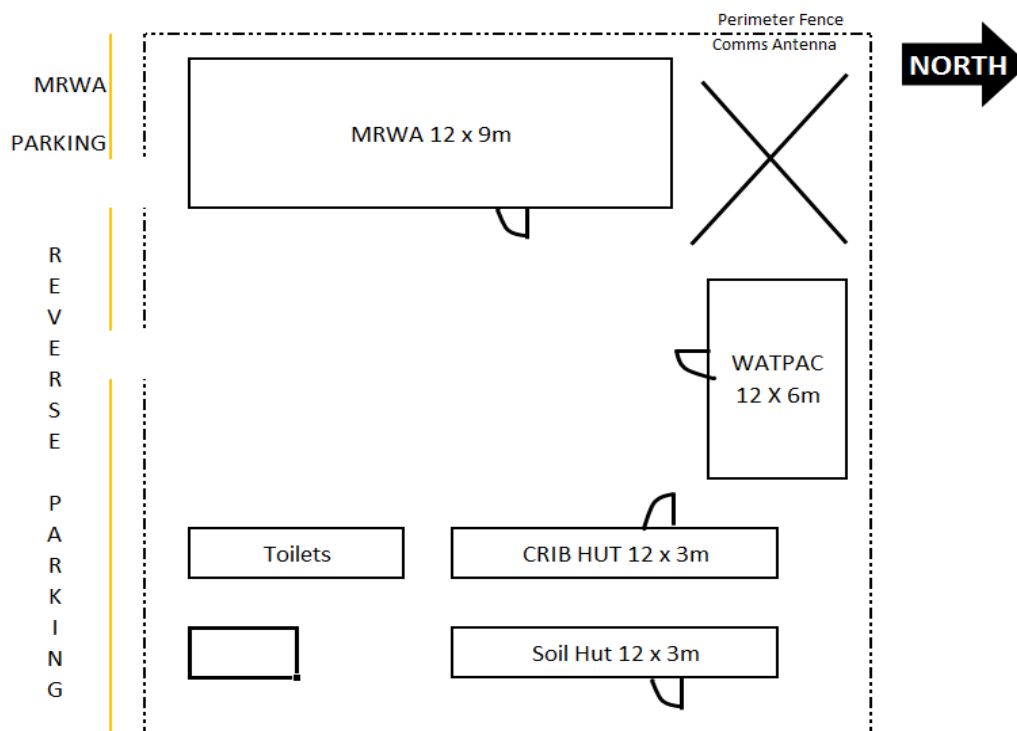
ATTACHMENTS: Layout of Worksite

PURPOSE OF REPORT:

Council to consider formally leasing portion of the Miling Recreation Grounds to WATPAC for the purpose of operating the Site office associated with the Miling Bypass Roadworks.

BACKGROUND:

WATPAC are the successful contractor engaged by Main Roads W.A to construct the Miling Bypass. Part of this is the operation of a Site Office Facility in Miling. WATPAC expressed an interest in establishing the Site Office in Miling at the Recreation Grounds. They have now established the Site Office at the Recreation Grounds. This has been done in consultation with the Shire and the Miling Progress Association.



COMMENT:

The area of land required is 30x32 metres. The land rental value has been assessed at \$155.00 per week plus GST.

POLICY REQUIREMENTS:

Nil

LEGISLATIVE REQUIREMENTS:

Local Government Act 1995 – Section 3.58

3.58. Disposing of property

- (1) In this section —
dispose includes to sell, lease, or otherwise dispose of, whether absolutely or not;
property includes the whole or any part of the interest of a local government in property, but does not include money.
- (2) Except as stated in this section, a local government can only dispose of property to —
- (a) the highest bidder at public auction; or
 - (b) the person who at public tender called by the local government makes what is, in the opinion of the local government, the most acceptable tender, whether or not it is the highest tender.
- (3) A local government can dispose of property other than under subsection (2) if, before agreeing to dispose of the property —
- (a) it gives local public notice of the proposed disposition —
 - (i) describing the property concerned; and
 - (ii) giving details of the proposed disposition; and
 - (iii) inviting submissions to be made to the local government before a date to be specified in the notice, being a date not less than 2 weeks after the notice is first given;and
 - (b) it considers any submissions made to it before the date specified in the notice and, if its decision is made by the council or a committee, the decision and the reasons for it are recorded in the minutes of the meeting at which the decision was made.
- (4) The details of a proposed disposition that are required by subsection (3)(a)(ii) include —
- (a) the names of all other parties concerned; and
 - (b) the consideration to be received by the local government for the disposition; and
 - (c) the market value of the disposition —
 - (i) as ascertained by a valuation carried out not more than 6 months before the proposed disposition; or
 - (ii) as declared by a resolution of the local government on the basis of a valuation carried out more than 6 months before the proposed disposition that the local government believes to be a true indication of the value at the time of the proposed disposition.
- (5) This section does not apply to —
- (a) a disposition of an interest in land under the *Land Administration Act 1997* section 189 or 190; or
 - (b) a disposition of property in the course of carrying on a trading undertaking as defined in section 3.59; or
 - (c) anything that the local government provides to a particular person, for a fee or otherwise, in the performance of a function that it has under any written law; or
 - (d) any other disposition that is excluded by regulations from the application of this section.

STRATEGIC IMPLICATIONS:

Nil

SUSTAINABILITY IMPLICATIONS:

- **Environment**
There are no known significant economic 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 cost implications for Council associated with this matter. Council will receive \$155.00 per week plus GST.

VOTING REQUIREMENTS:

Simple Majority Required

OFFICER RECOMMENDATION

Council lease a 30 x 32 metre portion of the Miling Recreation Grounds to WATPAC for the establishment of a Site Office (Great Northern Highway Miling Bypass Works) by means of Private Treaty in accordance with Section 3.58 of the Local Government Act 1995; in accordance with the following conditions;

- *Rental Value \$155.00 per week plus GST for duration of occupation of site;*
- *All site establishment costs/connections to be met by WATPAC;*
- *Site to be left as found on closure of Site Office.*

9.2 DEVELOPMENT SERVICES

9.2.1 ADVERTISING SIGN LOT 203 GT NORTHERN HWY BINDI BINDI

FILE REFERENCE: TP/PA22/1718

REPORT DATE: 12 April 2018

APPLICANT/PROPONENT: Pinnacle Planning on behalf of Colin & Maureen Georgy

OFFICER DISCLOSURE OF INTEREST: Nil

PREVIOUS MEETING REFERENCES: Nil

AUTHOR: Peter Williams, Manager Development Services

ATTACHMENTS: Plans

PURPOSE OF REPORT:

The Shire's Department of Development Services is in receipt of a development application by the proponent Pinnacle Planning acting on behalf of their clients Colin and Maureen Georgy who own the property at Lot 203 Great Northern Highway in the Locality of Bindi Bindi are seeking Council permission to construct a road side Hoarding Advertising Sign.

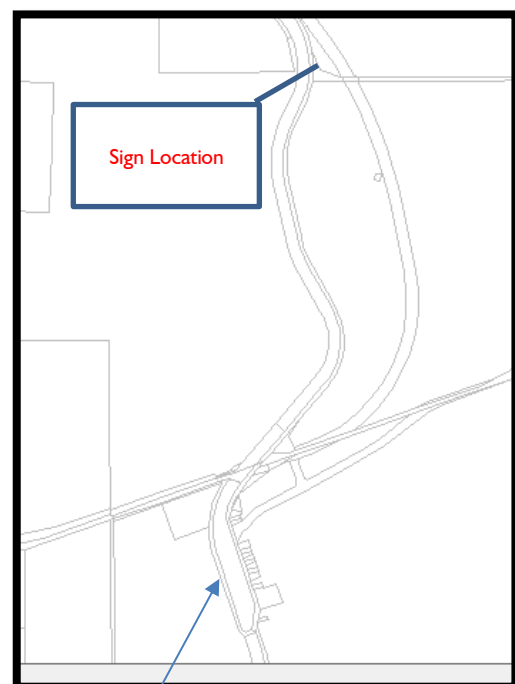
BACKGROUND:

The proposal is for the development of one (1) advertising sign, comprised of a double "V shaped" advertising sign atop a single supporting pylon. It is static and non-illuminated. The proposed structure is 8.2 metres high with a clearance from the ground of 4.0m it is comprised of two signage panels of 41.58m² each side.

The proposed sign is considered to conform to commonly accepted safety measures with respect to advertising signs. The proposed sign does not incorporate any moving parts or mechanisms or illuminations. The proposed sign will be set back 3.0m to the west of Great Northern Highway, which runs through the site. It will be located in a clearly visible section of the subject site so as to avoid any concerns relating to vehicle safety. It is proposed to position the sign perpendicular to the road reservation, so that the sign would not be difficult to view, thus avoiding the potential for traffic hazards. The subject site is advised as being unfit for farming.

The subject lot of land is in the General Agriculture Zone for which the objectives are:

- (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.



Bindi Bindi townsite

Site Requirements:

The following minimum building setbacks shall apply:

Front: 20.0m

Rear: 15.0m

Side: 15.0m

The proponent is seeking a reduction in the setback requirement from 20m to 3 metres so the sign is easily visible from the road. It is advised that the sign will not impede the agricultural purposes of the area. The proponent requests a reduced setback to the side boundary which is 15 metres to a three (3) metre setback for visual purposes of the sign.

Council Advertising Devices (Signage) Policy**Objectives**

- To enable businesses and community groups to effectively advertise goods, services and events in a way that safeguards the visual amenity of the district and meets the safety and amenity needs of the public.
- To ensure that the display of advertisements does not adversely impact on the amenity of surrounding land;
- To avoid a proliferation of signs on individual sites and buildings;
- To improve the streetscape of major roads;
- Encourage the rationalisation of advertising signs on individual premises;
- Encourage the consideration of advertising signs as part of the design of buildings;
- To ensure that signs are not discriminatory or offensive; and
- To provide valuable information for travellers and tourists that will be easily understood while ensuring the safety of all road users is maintained.

STANDARDS COMMON TO ALL SIGNS

All signage within the Shire of Moora must consider the following general requirements.

Design and Amenity

- A sign shall be designed and located so as to not significantly obstruct or impede all or part of a view of a river, or other place or feature which in Council's opinion is of significance to the district.
- Every sign attached to buildings shall be incorporated into the architectural features of the building in placement, style, proportions, materials and finish and shall be designed, constructed, finished, installed and professionally maintained.
- The design, number or variety of signs within an area shall not be injurious to the amenity or natural beauty of the locality.
- All signs shall be simple and provide for instant recognition.
- A sign shall not contain any discriminatory or offensive material.
- All signs shall have sign writing, design work, lettering and colouring carried out in a professional and competent manner.
- Materials of construction and placement should bear consideration of long term maintenance and repairs.

- All signs shall be maintained in good order and clean condition.
- Every sign shall be designed to utilise colour schemes and materials that fit in with the overall style of the surrounding development and/or precinct. (size, placement / location and style)

Safety

A sign shall:

- a) be securely fixed to the structure by which it is supported, without affecting the stability of the building or structure to which it is affixed. Alternatively, a sign must be designed such that it maintains structural integrity in its own right;
- b) be structurally sound and capable of withstanding any forces to which it would be reasonably subjected to without collapsing, deforming or moving from the position on which it was erected or displayed.
- c) Be constructed and erected to the satisfaction of the Shire of Moora
- d) not obstruct the passage of or so as to create a hazard for vehicles or pedestrians;
- e) not be located such that it obscures or is likely to be confused with traffic signals or signs;

Council reserves the right to refuse any sign in which the content of the advertisement:

- a) could harm or cause detriment to the State;
- b) refer to a product which is unsafe, or is otherwise unsuitable to be referred to in the advertisement;
- c) contains confusing, misleading, political, religious, offensive or objectionable information; and
- d) would breach any provision of the Trade Practices Act or any other State or Commonwealth legislation.

Hoarding Sign

DEFINITION:

Detached or detachable structure other than a pylon sign that is erected for the sole purpose of displaying a sign or signs and includes a poster panel or an illuminated panel.

REQUIREMENTS:

The applicant is required to provide adequate justification for the use of a hoarding sign.

APPLICATION:

Requires Planning Approval (Council approval).

Siting

The proposal is in an agricultural zone on land that is not used for agricultural purposes. It is noted that the proposed signage would display goods and services not provided on site and therefore represents a variation. It is advised that the proposed signage can provide a benefit to tourists and the community, by displaying a range of advertising content including road safety and community messages, local businesses, the Shire of Moora services and events.



COMMENT:

The main issue is whether Council wants hoarding signs creating a visual pollution of the Moora Shire country side. Once agreed to then this leaves an opening for others. If Council does not want these hoarding signs, then it has to change its signage policy.

The hoarding sign is in an area (see above photo) that is of no commercial use for farming purposes. The sign meets the requirements of the Shire's policy on advertising signs. The application has been sent off to the Main Roads and is waiting their reply for road safety issues and distraction from driving.

POLICY REQUIREMENTS:

Shire of Moora Advertising Devices (Signage) Policy

LEGISLATIVE REQUIREMENTS:

Shire of Moora Town Planning Scheme

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

OFFICER RECOMMENDATION

That Council approve the application by proponent Pinnacle Planning acting on behalf of property owners Brian and Maureen Georgy to install a roadside hoarding advertising sign at Lot 203 Great Northern Highway Bindi Bindi, comprised of a double “V shaped” advertising sign atop a single supporting pylon; 8.2 metres high with a clearance from the ground of 4.0m comprised of two signage panels of 41.58m² each side, subject to the following conditions:

- 1. The development being in accordance with the approved plans.*
- 2. The sign license application being submitted to and approved by the Shire Building Surveyor.*
- 3. The signage being maintained to the satisfaction of the Local Government; Should the sign fall into disrepair or become unsightly, the Local Government may require its replacement or removal.*
- 4. Sign shall not contain any discriminatory or offensive material,*
- 5. All signs shall have sign writing, design work, lettering and colouring carried out in a professional and competent manner.*
- 6. Materials of construction and placement should bear consideration of long term maintenance and repairs.*
- 7. Council grant a reduced setback to 3 metres subject to sign not being a traffic hazard and it not blocking sight lines from any existing driveways entering Great Northern Highway.*
- 8. The proposal being subject to a building application to be submitted with a structural Engineers Certificate, certifying that the structure is in all respects of sufficient strength and integrity to support the sign under all conditions, and that the sign is itself of structurally sound design with its construction meeting BCA for Class 10B construction.*
- 9. Erection of the sign is subject to the approval of Main Roads.*

9.2.2 NEW DWELLING - LOT 171 STAFFORD STREET MOORA

FILE REFERENCE: TP/PA22/1718

REPORT DATE: 10 April 2018

APPLICANT/PROPONENT: ML (Len) Humphrey & KL (Kym) Reilly

OFFICER DISCLOSURE OF INTEREST: Nil

PREVIOUS MEETING REFERENCES: Nil

AUTHOR: Peter Williams, Manager Development Services

ATTACHMENTS: Plans

PURPOSE OF REPORT:

Proponents Len Humphrey and Kym Reilly are seeking Council permission to construct a 4 bedroom 2 bathroom steel framed brick veneer clad dwelling on their property located at Lot 171 Stafford Street in Moora.

BACKGROUND:

Lot 171 Stafford Street is located in the Residential Zone and is coded as R2.5 under the residential Design Codes and has an area of 3.6422 hectares encompassing two lots, 171 & 172 which are larger than normal residential blocks. The proponents have been given delegated authority to live in an approved shed whilst the building is being constructed as per the Shire Policy Manual. This will be monitored by the Shire's Manager Development Services and the Shire Building Surveyor. This approval is only for a two-year period similar to Building license.

COMMENT:

This building is in the Moora Flood Zone and is subject to standard flood provisions, the Finished Floor Level is required to be at least 300mm above the highest known flood level for that area for the 1999 May flood. The building meets all criteria for setbacks and complies with the Residential Design Code. The building is not in an area able to be connected to the sewerage system and therefore requires its own effluent disposal system.

POLICY REQUIREMENTS:

Shire of Moora Policy Manual – 7.6 Temporary Accommodation Policy

LEGISLATIVE REQUIREMENTS:

Shire of Moora Town Planning Scheme & Residential Design Code

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:

All fees have been paid by the proponent

VOTING REQUIREMENTS

Simple Majority Required

OFFICER RECOMMENDATION

That Council approve the application submitted by proponents ML (Len) Humphrey and KL (Kym) Reilly to construct a 4 bedroom 2-bathroom steel framed and brick veneer clad dwelling on their property located at Lot 171 Stafford Street Moora subject to the following conditions:

- 1. Finished Floor Level is required to be at least 300mm above the highest known 1999 May flood level for the area. This information is provided by the Department of Water.*
- 2. A Health Department approved effluent disposal system to be provided for the property, contact the Shire's Manager Development Services for the required dimensions.*
- 3. This is not a Building Approval a separate Building application is required to be submitted to the Shire's Building Surveyor for approval of the building.*

10. ELECTED MEMBER MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**11. NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF COUNCIL****12. MATTERS FOR WHICH THE MEETING MAY BE CLOSED****13. CLOSURE OF MEETING**