



**SHIRE**  
*of*  
**DANDARAGAN**

**MINUTES**  
**of the**  
**ORDINARY COUNCIL MEETING**  
**held at the**  
**COUNCIL CHAMBERS JURIEBAY**  
**on**  
**THURSDAY 23 JULY 2015**  
**COMMENCING AT 5.02 PM**

*(THIS DOCUMENT IS AVAILABLE IN LARGER PRINT ON REQUEST)*

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<b>MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 23 JULY 2015</b>
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## 1 DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

### 1.1 DECLARATION OF OPENING

The presiding member declared the meeting open at 5.02pm and welcomed those present.

### 1.2 DISCLAIMER READING

The disclaimer was read aloud.

*“No responsibility whatsoever is implied or accepted by the Shire of Dandaragan 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 RECORD OF ATTENDANCE / APOLOGIES / APPROVED LEAVE OF ABSENCE

### Members

Councillor W Gibson	(President)
Councillor K McGlew	(Deputy President)
Councillor L Short	
Councillor J Kulisa	
Councillor D Kent	
Councillor T Bailey	
Councillor M Sheppard	
Councillor L Holmes	
Councillor D Slyns	

### Staff

Mr T Nottle	(Chief Executive Officer)
Mr I Rennie	(Deputy Chief Executive Officer)
Mr S Clayton	(Executive Manager Corporate & Community Services)
Mr G Yandle	(Executive Manager Infrastructure)
Mr D Chidlow	(Manager Planning)
Mrs D Yandle	(Council Secretary & PA)

### Apologies

Nil

### Approved Leave of Absence

Nil

### Observers

Nil

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**3 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE**

Nil

**4 PUBLIC QUESTION TIME**

Nil

**5 APPLICATIONS FOR LEAVE OF ABSENCE**

Nil

**6 CONFIRMATION OF MINUTES**

**6.1 MINUTES OF ORDINARY MEETING HELD 25 JUNE 2015**

**COUNCIL DECISION**

**Moved Cr Short, seconded Cr Sheppard**

**That the minutes of the Ordinary Meeting of Council held 25 June 2015 be confirmed.**

**CARRIED 9 / 0**

**7 ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION**

**8 PETITIONS / DEPUTATIONS / PRESENTATIONS / SUBMISSIONS**

Nil

**9 REPORTS OF COMMITTEES AND OFFICERS**

**9.1 CORPORATE & COMMUNITY SERVICES**

**9.1.1 ACCOUNTS FOR PAYMENT – JUNE 2015**

Location:	Shire of Dandaragan
Applicant:	N/A
Folder Path:	Business Classification Scheme / Financial Management / Creditors / Expenditure
Disclosure of Interest:	None
Date:	7 July 2015
Author:	Scott Clayton, Executive Manager Corporate &

<p><b>MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 23 JULY 2015</b></p>
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Signature of Author: Community Services  
  
 Senior Officer: Tony Nottle, Chief Executive Officer  
 Signature of Senior Officer: 

**PROPOSAL**

To accept the cheque and direct debit listing for the month of June 2015.

**BACKGROUND**

As part of the Local Government Act 1995, Financial Management Regulations 1996, a list of expenditure payments is required to be presented to Council.

**COMMENT**

The cheque, electronic funds transfer (EFT) and direct debit payments for June 2015 totalled \$2,242,998.68 for the Municipal Fund.

**CONSULTATION**

- Chief Executive Officer

**STATUTORY ENVIRONMENT**

- Regulation 13 of the Local Government Financial Management Regulations 1997.

**POLICY IMPLICATIONS**

There are no policy implications relevant to this item.

**FINANCIAL IMPLICATIONS**

There are no adverse trends to report at this time.

**STRATEGIC IMPLICATIONS**

There are no strategic implications relevant to this item.

**ATTACHMENTS**

Circulated with the agenda are the following items relevant to this report:

- Cheque, EFT and direct debit listings for June 2015 (Doc Id: 53696)

**(Marked 9.1.1)**

**VOTING REQUIREMENT**

Simple majority

**OFFICER RECOMMENDATION / COUNCIL DECISION**

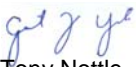

**Moved Cr Holmes, seconded Cr Kulisa**

**That the Municipal Fund cheque and EFT listing for the period ending 30 June 2015 totalling \$2,242,998.68 for the Municipal Fund be accepted.**

**CARRIED 9 / 0**

## 9.2 INFRASTRUCTURE SERVICES

### 9.2.1 BADGINGARRA COMMUNITY ASSOCIATION – REVIEWED CONTRACT FOR PARTIAL TOWN MAINTENANCE SERVICES

Location:	Badgingarra Community Centre
Applicant:	Badgingarra Community Association
Folder Path:	Business Classification Scheme / Parks and Reserves / Maintenance / Facilities
Disclosure of Interest:	None
Date:	10 July 2015
Author:	Garrick Yandle, Executive Manager Infrastructure
Signature of Author:	
Senior Officer:	Tony Nottle, Chief Executive Officer
Signature of Senior Officer:	

#### PROPOSAL

The Executive Manager Infrastructure wishes to renew the Contract for Partial Town Maintenance Services of Badgingarra currently being undertaken by the Badgingarra Community Association for 3 years commencing at the beginning of the 2015/16 Financial Year. The performance of this contract is to be assessed following this extension period in relation to its success both financially and practically.

#### BACKGROUND

In the 2013/14 Financial Year the Shire of Dandaragan developed an agreement with Badgingarra Community Association to undertake Partial Town Maintenance Services on behalf of the Shire. This involved undertaking various maintenance activities on key Shire infrastructure within the community of Badgingarra. These activities included:

- Lawn, gardening and maintenance of the Badgingarra Community Centre area.
- Maintenance of the Badgingarra outdoor BBQ area.
- Maintenance of the Badgingarra Information Bay area.
- Maintenance of the Badgingarra Cemetery.
- Cleaning of the Badgingarra Community Centre Outdoor Toilets.

The Contract was for an initial 12 month period with the performance to be assessed following the initial period in relation to its success both financially and practically.

The Contract was renewed in October 2014 up until 30 June 2015 as per Council resolution at the October 2014 Council Meeting.

*That Council endorses the CEO to negotiate with the Badgingarra Community Association the renewal of the Contract for Partial Town Maintenance Services with conditions as follows:*

1. Annual Contract Fee of \$35,000 ex GST for the Financial Year 2014/15.
2. Contract term to be for the remainder of the 2014/15



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*Financial Year and reviewed prior to 2015/16 Financial Year.*

**COMMENT**

Details regarding the Contract were discussed at Council Forum on 25 June 2015 in Badgingarra. This included a brief discussion with the BCA President, Jonathan Nelson.

Following the latest contract period the Executive Manager Infrastructure has reviewed the Contract including scope and budget. Discussions have been held with BCA regarding minor issues associated with clarification of the scope of the Contract. The EMI recommends an a renewal of the Contract for a 3 year period based upon a revised 2015/16 Contract figure of \$36,000 per annum exclusive of GST with an annual CPI increase.

The performance of this contract is to be assessed following this extension period in relation to its success both financially and practically.

The scope of the Contract will remain as per the initial Contract. Specific queries regarding the scope will be clarified by EMI with representatives from the BCA.

**CONSULTATION**

- Chief Executive Officer
- Jurien Bay Operations Supervisor
- Badgingarra Community Association

**STATUTORY ENVIRONMENT**

- Section 3.57 of the Local Government Act 1995.
- Part 4 of the Local Government (Functions and General) Regulations 1996.
- Local Government (Functions and General) Amendment Regulations 2007.
- The Trade Practices Act (Cth) 1974

**POLICY IMPLICATIONS**

- Shire of Dandaragan Policy Number 1.15 Shire of Dandaragan Purchasing Policy and Tender Guide.

**FINANCIAL IMPLICATIONS**

The revised Contract proposal is to increase the annual payment from \$35,000 to \$36,000 exclusive of GST with an annual CPI increase. Of the costs associated with this Contract, there are sufficient funds allocated in the "Parks and Gardens" and "Toilet Cleaning" budgets to cover the total of the revised Contract.

**STRATEGIC IMPLICATIONS**

- Shire of Dandaragan Integrated Strategic Community Plan

GOAL NUMBER THREE: Focus on community

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OBJECTIVE 1: Develop strong and supportive community social services					
CODE	STRATEGIES	LINKS	TIME FRAME	SCOPE	PARTNERS
G3-O1-A5	Investigate self-management of community resources in each location.	Community workshops	Short	District	Community groups
OBJECTIVE 2: Develop civic leadership and build community engagement					
CODE	STRATEGIES	LINKS	TIME FRAME	SCOPE	PARTNERS
G3-O2-A2	Partner with local community groups to hold events that celebrate community volunteerism.		Ongoing	District	Community groups

### ATTACHMENTS

Nil

### VOTING REQUIREMENT

Absolute majority

### OFFICER RECOMMENDATION / COUNCIL DECISION

**Moved Cr Kent, seconded Cr Short**


**That Council authorise the renewal of the *Contract for Partial Town Maintenance Services* with conditions as follows:**

- 1. Annual Contract Fee of \$36,000 ex GST for the Financial Year 2015/16.**
- 2. Contract term to be for 3 years up to 30 June 2018 with an Annual CPI increase on 1 July each year.**
- 3. The performance of this contract is to be assessed following this extension period in relation to its success both financially and practically.**

**CARRIED 9 / 0**

## 9.3 GOVERNANCE & ADMINISTRATION

### 9.3.1 APPLICATION OF COMMON SEAL

Location:	N/A
Applicant:	Shire of Dandaragan
Folder Path:	Business Classification Scheme / Governance / Authorisations / Council Seal
Disclosure of Interest:	None
Date:	2 July 2015
Senior Officer:	Tony Nottle, Chief Executive Officer
Signature of Senior Officer:	

### PROPOSAL

To seek Council's endorsement for the application of the Shire of Dandaragan's common seal to the Lease Agreement between the Jurien Bay Motor Cycle Club and the Shire of Dandaragan for a term of five years.

**MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 23 JULY 2015****BACKGROUND**

The Shire of Dandaragan's common seal is applied in circumstances where the Shire enters into a legal agreement, lease or undertakes the disposal or acquisition of land.

Application of the seal is accompanied by the signatures of the President and Chief Executive Officer.

A register is maintained to record all occasions on which the seal is applied.

Generally, the common seal is only applied in circumstances where the Council has specifically resolved to enter into an agreement, lease or dispose of or acquire land. There are however, occasions where the seal is required to be applied urgently and Council's endorsement is sought retrospectively.

**COMMENT**

Not applicable.

**CONSULTATION**

Not applicable

**STATUTORY ENVIRONMENT**

There are no statutory implications relevant to this item.

**POLICY IMPLICATIONS**

There are no policy implications relevant to this item.

**FINANCIAL IMPLICATIONS**

There are no financial implications relevant to this item.

**STRATEGIC IMPLICATIONS**

There are no strategic implications relevant to this item.

**ATTACHMENTS**

Nil

**VOTING REQUIREMENT**

Simple majority

**OFFICER RECOMMENDATION / COUNCIL DECISION**


**Moved Cr Kulisa, seconded Cr Sheppard**

**That Council authorise the President and Chief Executive Officer to execute the relevant documentation and endorse the affixing of the Shire of Dandaragan's common seal to the Lease Agreement between the Jurien Bay Motor Cycle Club and the Shire of Dandaragan for a term of five years.**

**CARRIED 9 / 0**

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**9.3.2 LANDING FEES AT THE JURIEBAY AIRSTRIP**

Location:	Jurien Bay Airstrip – Reserve 35408, Jurien Bay
Applicant:	N/A
Folder Path:	Business Classification Scheme / Financial Management / Fees and Charges / Fee Structures
Disclosure of Interest:	Nil
Date:	15 June 2015
Author:	Tony Nottle, Chief Executive Officer
Signature of Author:	

**PROPOSAL**

For Council to consider implementing a landing fee in relation to the Jurien Bay Airstrip (JBA) in order to partially recover costs associated with maintenance and operation of the facility.

**BACKGROUND**

Council has previously discussed over a number of years the possibility of introducing landing fees at the JBA.

In 2014, Council endorsed the implementation of landing fees following many discussions. It was resolved at Council's ordinary meeting held in July 2014 that the following charges apply:

\$5.70 – general rate  
 \$4.00 – discounted rate  
 RFDS – exempt from charge

Following the adoption of the Council's budget (which included the fees and charges as listed above) Council further considered the implications of establishing this fee and charge, as well as the impact on the aviation and tourism industry in the area. As such Council resolved at its meeting held on the 28 August 2014:

*Moved Cr Bailey, seconded Cr Sheppard  
 That Council agree to provide a 100% concession for the 2014/15 financial year to all users of the Jurien Bay Airstrip as an economic development incentive to assist growth and establish tourism and aviation business within Jurien Bay and the surrounding district, and that the value of the concession be recorded in note 21 of the Annual Financial Report for the 2014/15 financial year.*

**CARRIED BY ABSOLUTE MAJORITY 6 / 3**

Council felt that such a concession would provide an economic development incentive to users of the airstrip.

Council also requested staff to review the JBA asset management plan and the fees and charges, and refer back to Council.

The review was carried out in 2014/15 and was presented to Council at a forum held in June 2015.

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COMMENT

Council currently has a landing fee structure for the JBA, however it currently provides a 100% discount.

As part of the review process, all current users of the airstrip were written to, to request feedback on a proposed fee structure for the JBA. A copy of these responses are attached.

The subsequent review of the asset management plan indicated that there had been minimal change to the number of plane movements since the Plan was originally formulated, however over this time more accurate maintenance cost data had been collected.

At all times during the discussions about landing fees, it has been indicated that Council support the recovery of maintenance and operational costs of the airstrip.

Council is responsible for the long term viability of the airstrip and increased use has seen more of a requirement to maintain and consider renewal costs in the short to medium term.

During Council's discussions, it has been clearly demonstrated that the preference is to continue to encourage the "casual users" of the JBA to continue to visit Jurien Bay which has both a tourism and economic development benefit to the town. As such it is proposed that any fee proposals consider "free landings" for up to 4 landings per month for any one operator.

It has also been considered that while there may be more frequent users, that an annual cap on fees for any 1 provider should also be considered.

The most recent analysis of landing data and operational costs for the twelve months to March 2015 is as follows;

Operating Costs	\$2,829.31
Maintenance Costs	\$30,148.89
Total landings	2394
Cost per landing	\$13.78

It is therefore proposed that the fees for the Jurien Bay Airstrip be \$13.78 per landing.

Further, that the maximum landing fees for any one financial year be \$5,000 per annum for any single customer as individually identified by "customerID" recorded by Avdata.

Finally, that the RFDS be exempt from charges.

It is important to note that the implementation of the suggested fee structure will not fully recover operational and maintenance costs

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and does not recover any renewal costs for the JBA. Therefore, the implementation of such fees act to partially recover costs already being incurred at the airstrip and will not result in a higher level of service than what is already provided.

**CONSULTATION**

- Council via Council Forum
- Jurien Bay Airstrip users
- Executive Manager of Corporate and Community Services

**STATUTORY ENVIRONMENT**

There are no statutory implications relevant to this item.

**POLICY IMPLICATIONS**

There are no policy implications relevant to this item.

**FINANCIAL IMPLICATIONS**

The implementation of fees for landing at the Jurien Bay Airstrip will collect an additional \$5,000 in income in the 2015/16 budget.

**STRATEGIC IMPLICATIONS**

- Shire of Dandaragan Integrated Strategic Community Plan

OBJECTIVE 2: Implement integrated strategic planning, and asset management planning to generate high level of sustainability of Council services					
CODE	STRATEGIES	LINKS	TIME FRAME	SCOPE	PARTNERS
G5-O2-A4	Develop asset management plan (AMP), link planning to AMP annually and assess financial sustainability and strategies to address.	IPRAS	Short	Organisation	

**ATTACHMENTS**

Circulated with the agenda is the following item relevant to this report:

- Correspondence objecting to proposed fees (Doc Id: 34425 and 30143)

***(Marked 9.3.2)***

**VOTING REQUIREMENT**

Simple majority

**OFFICER RECOMMENDATION**

That Council:

1. include in its fees and charges within the 2015/2016 budget landing fees for the Jurien Bay Airstrip at \$13.78 ex GST per landing;
2. provide a concession of 100% of the landing fees at the Jurien Bay Airstrip for the first four landings each calendar month for each customer. Each customer is individually identified by the "customerID" held by Avdata;

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3. cap the maximum any one customer as individually identified by the "customerID" held by Avdata will pay in any one financial year towards landing fees at \$5,000 ex GST per year, and;
4. provide a 100% concession to the Royal Flying Doctors Service for all landings at the Jurien Bay Airstrip.

**COUNCIL DECISION**

**Moved Cr Short, seconded Cr Bailey**


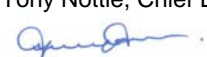
**That Council:**

1. **include in its fees and charges within the 2015/2016 budget landing fees for the Jurien Bay Airstrip at \$13.78 ex GST per landing;**
2. **provide a concession of 100% of the landing fees at the Jurien Bay Airstrip for the first four landings each calendar month for each customer. Each customer is individually identified by the "customerID" held by Avdata;**
3. **cap the maximum any one customer as individually identified by the "customerID" held by Avdata will pay in any one financial year towards landing fees at \$5,000 ex GST per year, and;**
4. **provide a 100% concession to the Royal Flying Doctors Service and student pilots for all landings at the Jurien Bay Airstrip.**

**CARRIED 8 / 1**

*The Officer Recommendation was not adopted due to the additional words "and students pilots" being including in point number 4.*

**9.3.3 COUNCIL TO ENDORSE LOCAL EMERGENCY MANAGEMENT ARRANGEMENTS 2015 & LOCAL RECOVERY MANAGEMENT ARRANGEMENTS 2015**

Location:	Shire of Dandaragan
Applicant:	Shires of Dandaragan LEMC Committee.
Folder Path:	Business Classification Scheme / Emergency Services / Planning / Management Plans
Disclosure of Interest:	None
Date:	14 July 2015
Author:	Matthew Dadd, Community Emergency Services Coordinator
Signature of Author:	
Senior Officer:	Tony Nottle, Chief Executive Officer
Signature of Senior Officer:	

**PROPOSAL**

Council to endorse the Local Emergency Management Arrangements 2015 & Local Recovery Management Arrangements 2015 for a period of five years as per legislated requirements.

**BACKGROUND**

Council endorsed the Local Recovery Management Arrangements

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and Local Emergency Management Arrangements in 2009 for a period of five years; both are now due to be endorsed by Council for a further five years as per statutory requirements under the *Emergency Management Act 2005*.

Over the last two years Cr. Darren Slyns in consultation with the CESC, have been preparing these documents for endorsement as per the legislative requirements. Both documents are now finalised following a meeting held 3 July 2015 with the CEO Tony Nottle, Cr. Wayne Gibson, Cr. Darren Slyns and the CESC. On the 8 July a special meeting of LEMC was held to discuss and accept the Local Emergency Management Arrangements 2015 & the Local Recovery Management Arrangement 2015.

#### COMMENT

The Local Emergency Management Committee agreed to accept both documents and recommend that Council endorse the two documents for a further five years.

#### CONSULTATION

- Mr. Anthony Nottle, Chief Executive Officer Shire of Dandaragan
- Cr. Wayne Gibson, Shire of Dandaragan
- Cr. Darren Slyns, Shire of Dandaragan
- Mrs. Yvette Griggs, Community Emergency Management Officer –State Emergency Management Committee
- Mr. Mark Marriott, Officer- In Charge Jurien Bay Police
- Shire of Dandaragan Local Emergency Management Committee

#### STATUTORY ENVIRONMENT

- *Emergency Management Act 2005*
- State Emergency Management Policy 2.5
- State Emergency Management Policy 2.6
- State Emergency Management Policy 2.9
- State Emergency Management Policy 3.1
- State Emergency Management Policy 4.4

It is a legislative requirement that Local Government maintain and endorse their Local Emergency Management Arrangements and Local Recovery Management Arrangements under the *Emergency Management Act 2005*. Both documents must then be provided for endorsement by the District Emergency Management Committee before being accepted by the State Emergency Management Committee.

#### POLICY IMPLICATIONS

- Shire of Dandaragan's Local Emergency Management Arrangements
- Shire of Dandaragan's Recovery Management Arrangements

#### FINANCIAL IMPLICATIONS



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There are no financial implications relevant to this item.

**STRATEGIC IMPLICATIONS**

By endorsing these documents, Council will be meeting their statutory requirements under the *Emergency Management Act 2005*.

**ATTACHMENTS**

Circulated with the agenda are the following items relevant to this report:

- Local Emergency Management Arrangements (Doc Id: 53838)
- Local Recovery Management Arrangements 2015 (Doc Id: 53841)
- Minutes from the Special Meeting of LEMC 8 July 2015 (Doc Id: 53843)

**(Marked 9.3.3)**

**VOTING REQUIREMENT**

Simple majority

**OFFICER RECOMMENDATION / COUNCIL DECISION**



**Moved Cr Slyns, seconded Cr Kulisa**

**That Council endorse the Local Emergency Management Arrangements & Local Recovery Management Arrangements 2015 as recommended by the Shire of Dandaragan's Local Emergency Management Committee.**

**CARRIED 9 / 0**

**9.4 DEVELOPMENT SERVICES**

**9.4.1 PLANNING APPROVAL – PROPOSED OUTBUILDING – LOT 164 JURIE BAY VISTA, JURIE BAY HEIGHTS**

Location:	Lot 164 Jurie Bay Vista, Jurie Bay Heights
Applicant:	Leon Murdock
Folder Path:	Development Services App / Development Application / 2015 / 15
Disclosure of Interest:	None
Date:	10 July 2015
Author:	David Chidlow, Manager Planning
Signature of Author:	
Senior Officer:	Ian Rennie, Deputy Chief Executive Officer
Signature of Senior Officer:	

**PROPOSAL**

The applicant seeks planning approval for a 79.44m<sup>2</sup> outbuilding. There is an existing outbuilding of 144m<sup>2</sup> on the property bringing the total area of outbuildings to 223.44 m<sup>2</sup> exceeding the permitted area of outbuilding without Council approval.

**BACKGROUND**

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The subject lot is zoned Special Use. Under the Shire of Dandaragan's Outbuildings and Temporary Accommodation in Rural Residential and Special Use-Rural Development Zones Policy ( the Policy), an outbuilding is permitted to a maximum floor area of 162m<sup>2</sup> (if objections received) or 216m<sup>2</sup> (if no neighbour objections are received). Under the Policy Council may approve outbuildings with a floor area up to 300 m<sup>2</sup> in aggregate if justified.

The following justification is provided in support of the application:

*The proposed additional outbuilding will be situated adjacent to the proposed new dwelling and will provide additional roof catchment for rainwater. The size of the outbuilding will be similar to a residential garage.*

The proposed wall height of 3m and the proposed ridge height of 3.928m comply with the Policy.

The proposed outbuilding complies with the setback provisions of the Jurien Bay Heights Design Guidelines and is setback 47.15m from the front boundary, 71.13m from the rear boundary and 96.06m and 89m from the east and west boundaries respectively.

An application for a dwelling on the subject lot has been submitted but can be approved under delegated authority by the Manager of Planning. The proposed dwelling is larger in scale than the outbuilding and will be located in front of the outbuilding.

#### COMMENT

The proposal is consistent with previous approvals granted by Council up to 300m<sup>2</sup> and there is sufficient justification for the proposal.

Shire planning staff inspected the site and observed that there were existing outbuildings of similar size in the area.

It is recommended the proposal be approved subject to conditions.

#### CONSULTATION

Notice of the proposed development was advertised to adjoining and potentially impacted neighbouring landowners. The advertising period was from 09 July 2015 and closed on the 23 July 2015.

No objections have been received.

#### STATUTORY ENVIRONMENT

- Local Planning Scheme No 7

#### POLICY IMPLICATIONS

- Outbuildings and Temporary Accommodation in Rural Residential and Special Use-Rural Development Zones Policy

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12. The following approval processes apply to the related area and height specifications for outbuildings in Rural Residential and Special Use-Rural Development zones:

External Cladding	Floor Area (In Aggregate)	Wall Height	Ridge Height	Neighbour Consultation	Determination by Council
Zincalume, White Colorbond and Off White Colorbond	Up to 12m <sup>2</sup>	Up to 2.4m	Up to 4.2m	Not required	Not required
Non-Reflective Material	Up to 162m <sup>2</sup>	Up to 4.0m	Up to 5.5m	Not required	Not required
	> 162m <sup>2</sup> – 216m <sup>2</sup>	> 4.0m – 4.2m	Up to 5.5m	Required	Only required if objections received from adjoining landowners
Non-Reflective Material  Hill River Heights	Up to 120m <sup>2</sup>	Up to 3.6m	Up to 4.5m	Not required	Not required

13. The Council shall not approve outbuildings with a floor area greater than 300 m<sup>2</sup> in aggregate.

14. Any application for an outbuilding proposing to exceed 216m<sup>2</sup> in size and a wall/ridge height exceeding the above will need to be supported by information justifying a larger outbuilding and evidence demonstrating to Council's satisfaction that:

- the outbuilding will be compatible with the setting;
- the amenity of the locality will not be adversely affected; and
- the height, bulk, scale, orientation and appearance of the outbuilding is acceptable in relation to development on adjoining land or on other land in the locality.

#### FINANCIAL IMPLICATIONS

The applicant has paid a standard planning application fee of \$147.

#### STRATEGIC IMPLICATIONS

There are no strategic implications relevant to this item.

#### ATTACHMENTS

Circulated with the agenda are the following Items relevant to this report:

- Elevation and Floor Plans (Doc Id:53777)
- Location Plan (Doc Id: 53776)

**(Marked 9.4.1)**

#### VOTING REQUIREMENT

Simple majority

#### **OFFICER RECOMMENDATION / COUNCIL DECISION**

**Moved Cr Short, seconded Cr Sheppard**

**That Council grant approval to Leon Murdock for a proposed**

outbuilding in accordance with the attached approved plans date stamped 1 July 2015 on Lot 164 Jurien Bay Vista subject to the following conditions:

1. all development shall be in accordance with the attached plans date stamped 1 July 2015 subject to any modifications required as a consequence of any conditions of this approval and shall not be altered without the prior written approval of the local government;
2. the outbuilding not to be used for habitable purposes unless separate time limited approval has been granted for temporary accommodation in accordance with any Council Policy;
3. each dwelling shall be provided with a supply of potable water comprising of not less than 120,000 litres of storage directly connected to the necessary roof catchment area to provide this supply. Outbuildings roof area may be used to supplement this supply;
4. all buildings in category 3 shall be located within a building envelope not exceeding 3000m<sup>2</sup>;
5. buildings shall be designed and constructed of materials which allow them to blend into the landscape of the site. No materials or colours shall be used which the Council considers will have an undue impact on the visual amenity of the adjoining sites or the surrounding locality;
6. no clearing of trees or vegetation shall occur without the approval of Council, and where appropriate, Agriculture Western Australia, except for:
  - a. clearing to comply with the requirements of the Bush Fires Act 1954 (as amended);
  - b. clearing as may reasonably be required to construct an approved building and curtilage, including fences and on-site effluent disposal systems;
  - c. clearing to gain vehicular access to an approved development on the land;
  - d. trees which are dead, diseased or in a dangerous condition;
  - e. clearing required to establish and maintain a low fuel buffer.
7. low fuel buffers, at least 20 metres wide shall be established and maintained around each building.

**ADVICE NOTES:**

**Note 1:** The applicant be advised this is planning approval only and not a building permit. A building permit must be obtained for this development.

**Note 2:** If the development the subject of this approval is not substantially commenced within a period of 2 years, or such other period as specified in the approval after the date of the determination, the approval shall lapse and be of no further effect.

**Note 3:** Where an approval has so lapsed, no development shall be carried out without the further approval of

the local government having first been sought and obtained.



**Note 4:** This development is subject to conditions in Town Planning Scheme No.7 SCHEDULE 13 - SPECIFIC CONDITIONS FOR RURAL DEVELOPMENT ON VICTORIA LOCATION 10751

**Note 5:** The applicant be advised that “should you be aggrieved by this decision, or any conditions imposed, there is a Right of Review under the Planning and Development Act 2005. An application for Review must be submitted in accordance with Part XIV of the Planning and Development Act within 28 days of the date of this decision to:

**The State Administrative Tribunal  
GPO Box U1991  
PERTH WA 6845”**

**CARRIED 9 / 0**

#### **9.4.2 PLANNING APPROVAL – PROPOSED OUTBUILDING (GARAGE AND LEAN-TO) – LOT 229 WHITFIELD ROAD, JURIE BAY**

Location:	Lot 229 Whitfield Road, Jurie Bay
Applicant:	Swan Aussie Sheds on behalf of D & N Taylor
Folder Path:	Development Services App / Development Application / 2015 / 47
Disclosure of Interest:	None
Date:	14 July 2015
Author:	David Chidlow, Manager Planning
Signature of Author:	
Senior Officer:	Ian Rennie, Deputy Chief Executive Officer
Signature of Senior Officer:	

#### **PROPOSAL**

The applicant seeks planning approval for an outbuilding and lean-to with a wall height of 3.9m on one side, a ridge height of 4.357m.

#### **BACKGROUND**

The proposal is for an outbuilding (69.55m<sup>2</sup>) and an attached lean-to (40m<sup>2</sup>). The outbuilding has a proposed wall height of 3.9m along the southern boundary and 3.6m along the north and west boundaries. The reason for the different heights is that two of the adjoining boundaries have a higher natural ground (NGL) level. Heights of walls are measured from the boundary at the NGL.

The proposed ridge height of the outbuilding is 4.357m. Council's policy sets a maximum height of 4.5m or the ridge height of the dwelling whichever is lesser. The ridge height of the dwelling at the boundary is approximately 4.0m.

The proposed attached lean-to complies with the Outbuildings

policy.

In summary the proposal exceeds the wall height along one boundary by 30 cm and the ridge height of the existing dwelling by approximately 36cm.

The remainder of the dimensions comply with the Outbuildings Policy.

In accordance with clause 10 of the Council's Local Planning Policy 8.6 – Outbuildings 'Residential Areas' (the Policy).

A wall height in excess of 3.6m (to a max. of 3.9m) to the top of a skillion or curved type of roof construction may be permitted at the discretion of the Shire Building department where the following criteria can be achieved:

- the higher end of the sloping wall is adequately screened from the roadside;
- the higher wall is orientated away from the closest common boundary/s;
- the skillion roof is pitched between the lesser wall span; and
- boundary setbacks are as per clause 7.

#### COMMENT

Where a proposal does not meet the provisions of any Local Planning Policy or the R-Codes the decision maker is to exercise its judgement to consider the merits of the proposal in accordance with the Design Principles of the R-Codes. Clause 5.4.3 P3 of the R-Codes state:

*Outbuildings that do not detract from the streetscape or the visual amenity of residents or neighbouring properties.*

Further to the R-Codes Design Principles, any variation to Council Policy is required to obtain affected adjoining property owners comment and the proposal is to be determined by Council. The adjoining neighbours have been contacted and have no objection to the proposal.

Thus the two issues to be considered are:

1. Does the proposal detract from the Streetscape?
2. Does the proposal affect the visual amenity of neighbouring properties or neighbouring properties?

The proposed outbuilding is located at the rear of the property and will be adequately screened from the side boundaries by the establishment of mature trees on the adjoining properties. In addition the proposed structure will comply with the height requirements of the policy along two of the three boundaries. Due to these circumstances the proposal is recommended for approval as it is considered the proposal will not impact negatively on the streetscape or the visual amenity of the adjoining neighbours.

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**CONSULTATION**

Notice of the proposed development was advertised to adjoining and potentially impacted neighbouring landowners. One letter of support was received.

**STATUTORY ENVIRONMENT**

- Local Planning Scheme No 7
- Residential Design Codes

**POLICY IMPLICATIONS**

- Local Planning Policy 8.6 – Outbuildings ‘Residential Areas

**Outbuildings**

1. An outbuilding within a Residential area shall be deemed as meeting the performance criteria of Clause 5.4.3 of the Residential Design Codes where the following area and height requirements can be achieved:

<b>Outbuilding External Appearance</b>	<b>Permitted Area of Outbuilding</b>	<b>Permitted Wall Height</b>	<b>Permitted Ridge Height</b>
Reflective Cladding	12m <sup>2</sup>	2.4m *	4.2m *
Non-Reflective Cladding or Masonry	80m <sup>2</sup> , or 10% of the site area, whichever is the lesser	3.6m *	4.5m or the highest point of the roof cladding of the residence whichever is lesser *
* Note that total wall / ridge heights are measured from the ground level at the closest common boundary			

2. When giving consideration to an application for an outbuilding, the Shire of Dandaragan shall have regard to the performance criterion contained in section 5.4.3 P3 of the Residential Design Codes, namely that outbuildings do not detract from the streetscape or the amenity of residents or neighbouring properties.
3. All outbuildings are to otherwise maintain a minimum rear / side setback in accordance with the Residential Design Codes Tables 2a and 2b. Any variation to these setback requirements will require the submission of a Planning Application with adjoining property owner comment for a council decision.
4. Where a parapet/boundary wall is proposed (ie a wall within 750mm of a boundary), a maximum wall height of 3.0m and length of 9m will apply. Any variation to this requires comment from the affected adjoining property owner/s for a Council decision
5. This policy does not exempt compliance with all other requirements of the Residential Design Codes (2002) and any other policy of Council.
6. A wall height in excess of 3.6m (to a max. of 3.9m) to the top of a skillion or curved type of roof construction may be permitted at the discretion of the Shire Building department where the following criteria can be achieved:
  - the higher end of the sloping wall is adequately screened

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- from the roadside;
- the higher wall is orientated away from the closest common boundary/s;
  - the skillion roof is pitched between the lesser wall span; and
  - boundary setbacks are as per clause 7.

FINANCIAL IMPLICATIONS

The applicant has paid a standard planning application fee of \$147.

STRATEGIC IMPLICATIONS

There are no strategic implications relevant to this item.

ATTACHMENTS

Circulated with the agenda are the following Items relevant to this report:

- Location Plan (Doc Id: 53842 )
- Site and Elevation Plan (Doc Id: 53842)

**(Marked 9.4.2)**

VOTING REQUIREMENT

Simple majority

**OFFICER RECOMMENDATION / COUNCIL DECISION**

**Moved Cr McGlew, seconded Cr Kulisa**

**That Council grant planning approval for the proposed Outbuilding and attached lean-to in accordance with the attached approved plans date stamped 7 July 2015 on Lot 229 Whitfield Road, Jurien Bay subject to:**

- 1. all development shall be in accordance with the attached plans date stamped 7 July 2015 subject to any modifications required as a consequence of any conditions of this approval and shall not be altered without the prior written approval of the local government;**
- 2. the roof and wall material being of non reflective nature and colour; and**
- 3. the storm water run-off on the property to be managed on site or directed to a suitable disposal system to the satisfaction of the Shire's Manager of Building Services.**

**ADVICE NOTES:**

**Note 1: The applicant be advised this is planning approval only and not a building permit. A building permit must be obtained for this development.**

**Note 2: If the development the subject of this approval is not substantially commenced within a period of 2 years, or such other period as specified in the approval after the date of the determination, the approval shall lapse and be of no further effect.**

**Note 3: Where an approval has so lapsed, no development shall be carried out without the further approval of the local government having first been sought and**



obtained.

**Note 4:** The applicant be advised that this approval has been granted special dispensation for reduced heights by Council due to being adequately screened by the existing development and mature trees.

**Note 5:** The applicant be advised that “should you be aggrieved by this decision, or any conditions imposed, there is a Right of Review under the Planning and Development Act 2005. An application for Review must be submitted in accordance with Part XIV of the Planning and Development Act within 28 days of the date of this decision to:

The State Administrative Tribunal  
GPO Box U1991  
PERTH WA 6845”

CARRIED 9 / 0

## 9.5 COUNCILLOR INFORMATION BULLETIN

### 9.5.1 SHIRE OF DANDARAGAN – JUNE 2015 COUNCIL STATUS REPORT

Document ID: 53532

Attached to the agenda is a copy of the Shire’s status report from the Council Meeting held 25 June 2015. **(Marked 9.5.1)**

### 9.5.2 SHIRE OF DANDARAGAN – EXECUTIVE MANAGER INFRASTRUCTURE REPORT – JULY 2015

Document ID: 53759

Attached to the agenda is a copy of the Shire of Dandaragan’s Executive Manager Infrastructure Report for July 2015. **(Marked 9.5.2)**

### 9.5.3 SHIRE OF DANDARAGAN – BUILDING STATISTICS – JUNE 2015

Document ID: 53798

Attached to the agenda is a copy of the Shire of Dandaragan Building Statistics for June 2015. **(Marked 9.5.3)**

### 9.5.4 SHIRE OF DANDARAGAN – PLANNING STATISTICS – JUNE 2015

Document ID: 53795

Attached to the agenda is a copy of the Shire of Dandaragan Planning Statistics for June 2015. **(Marked 9.5.4)**

### 9.5.5 JURIE BAY YOUTH GROUP – FINANCIAL ASSISTANCE

Document ID: 52736

*“The Jurie Bay Youth Group Committee is seeking financial assistance from the Shire of Dandaragan to the value of \$10,000.00 which is essential for it to develop further and continue to provide a safe environment for youth to visit after school on the*

*days it is in operation.”*

Attached to the agenda is a copy of the above mentioned correspondence. **(Marked 9.5.5)**

**9.5.6 SOLUTIONS 4 BUSINESS – ADVISORY SERVICES FOR THE BUSINESS LOCAL WA PROGRAM (FORMALLY SMALL BUSINESS PROGRAM)**

Document ID: 52812

*“As a result of the recent review into the Small Business Program and the subsequent emergence of a new program, Business Local WA, which went out to public tender, we wish to inform you that our tender was unsuccessful and that RSM Bird Cameron were the success tenders for the Wheatbelt region.”*

Attached to the agenda is a copy of the above mentioned correspondence. **(Marked 9.5.6)**

**9.5.7 DEPARTMENT OF EDUCATION – 2015 WA EDUCATION AWARDS**

Document ID: 52903

The 2015 WA Education Awards are now open.

The awards recognise remarkable schools and the inspiring people who work in them across Western Australia. This recognition reflects the important role of education to the future of our State.

Further information and nomination templates are on the website at [www.education.wa.edu.au](http://www.education.wa.edu.au). Nominations close Friday, 21 August 2015.

**9.5.8 WARREN TRUSS – DEPUTY PRIME MINISTER – MEDIA STATEMENT – FUEL EXCISE CHANGE A BOOST FOR LOCAL ROADS**

Document ID:

*“COUNCILS across Australia will receive an extra \$1.105 billion over the next two years from the Australian Government for local road and street works following the reintroduction of Consumer Price Index-linked fuel excise.”*

Attached to the agenda is a copy of the above mentioned correspondence. **(Marked 9.5.8)**

**9.5.9 DEPARTMENT OF REGIONAL DEVELOPMENT – IN YOUR REGION EDITION 15 – 2015**

Document ID:

Inside this issue:

- Monkey Mia locals and visitors make the most of new jetty
- Director General Message
- Albany’s new hospice to reduce waitlist
- Bigger, better airport for Busselton
- Solar lights at Gibb River Station support RFDS

- Culture and arts in regional WA
- Regional residents get opportunity to view metro theatrical performance
- New complex combines Carnarvon's court and police services
- Perenjori plans for future through early childcare centre
- A new era for agricultural communities
- Fresh new look for Jurien Bay
- South Hedland's youth get empowered
- Briefing sessions helping regional businesses grow
- Morowa's town centre revitalisation revealed
- York Cup back on track after almost five years

Attached to the agenda is a copy of the above mentioned newsletter. **(Marked 9.5.9)**

**9.5.10 DEPARTMENT OF THE PREMIER AND CABINET – JOINT MEDIA STATEMENT - \$118M TO FIX WA'S MOBILE BLACK SPOTS**

Document ID:

*"Mobile black spots across regional and remote areas in Western Australia will be fixed as part of the most significant increase in mobile network coverage in the history of mobile communications in Australia."*

Attached to the agenda is a copy of the above mentioned correspondence. **(Marked 9.5.10)**

**9.5.11 SHANE LOVE MLA – MEMBER FOR MOORE – MEDIA RELEASE – ROYALTIES FOR REGIONS INVESTMENT IN TELECOMMUNICATIONS GETS FEDERAL BOOST**

Document ID:

*"More than \$118 million for 130 new or upgraded mobile base stations in WA has been jointly announced as part of the Mobile Black Spot Program by the Prime Minister along with State Regional Development Minister Terry Redman and State Commerce Minister Michael Mischin."*

Attached to the agenda is a copy of the above mentioned correspondence. **(Marked 9.5.11)**

**9.5.12 SENATOR DEAN SMITH – MEDIA RELEASE – SMITH WELCOMES EXTRA FUNDING FOR WHEATBELT LOCAL ROADS**

Document ID:

*"Local streets and roads throughout the Wheatbelt will receive a major boost with an extra \$1.105 billion being made available to Councils for vital road upgrades through the Abbott Government's Roads to Recovery Programme over the next two years."*

Attached to the agenda is a copy of the above mentioned correspondence. **(Marked 9.5.12)**

**9.5.13 SHIRE OF DANDARAGAN – RANGER SERVICES REPORT –**

<b>MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 23 JULY 2015</b>
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**MAY / JUNE 2015**

Document ID:

Attached to the agenda is a copy of the Shire of Dandaragan's Ranger Services Report for May / June 2015. **(Marked 9.5.13)**

**9.5.14 AVON MIDLAND COUNTRY ZONE OF THE WA LOCAL GOVERNMENT ASSOCIATION – MINUTES OF THE ZONE MEETING HELD 19 JUNE 2015**

Document ID:

Attached to the agenda is a copy of the above mentioned minutes. **(Marked 9.5.14)**

**9.5.15 MEDIA STATEMENT – A-CAMPING WE WILL GO AND CARAVANNING TOO**

Document ID:

*People travelling through the State's Mid-West will soon be able to enjoy new and upgraded site works, facilities and wayfinding for caravan and camping grounds in the region, thanks to State Government funding of \$1.5 million.*

Attached to the agenda is a copy of the above mentioned Media Statement. **(Marked 9.5.15)**

**9.5.16 WALGA – LOCAL GOVERNMENT NEWS – ISSUE 23**

Document ID: 52892

Inside this issue:

- Human Resources Seminar for Local Government Officers
- WA Local Government Convention
- Bridges Renewal Program – Round 2
- Public Library Research Findings and Future Directions Forum
- Directions 2031 – Are We There Yet?
- Regulations for Digital Legal Deposit
- Willing to Work: Inquiry into Employment Discrimination Against Older People and People with Disability
- Training

**9.5.17 WALGA – LOCAL GOVERNMENT NEWS – ISSUE 24**

Document ID: 53165

Inside this issue:

- WALGA Governance Review – Discussion Paper
- Salaries and Allowances Tribunal Determination – CEOs and Elected Members
- Construction Training Fund 2014/15
- Additional Roads to Recovery Funding
- Persuasive Presenting Workshop
- WA Local Government Convention – Registrations Closing
- Human Resources Seminar for Local Government Officers
- 2015 WALGA Marketplace
- Training

**9.5.18 WALGA – LOCAL GOVERNMENT NEWS – ISSUE 25**

Document ID: 53555

Inside this issue:

<b>MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 23 JULY 2015</b>
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- New President for WALGA
- Group Advertising Service
- Local Government Tax Service
- Final Call – WA Local Government Convention
- WALGA’s Local Government and Tourism Discussion Paper
- Procurement Compliance Checklist - Closing Date Extended
- Vacancies on Boards and Committees
- WALGA Supports Plastic Free July
- Training

#### 9.5.19 WALGA – LOCAL GOVERNMENT NEWS – ISSUE 26

Document ID:

Inside this issue:

- WA Pastoral Leases Renewed
- Resilient Landscapes and Living Wetlands Grants
- Human Resources Seminar for Local Government Officers
- 2015 WALGA Marketplace and Breakfasts
- Vacancies on Boards and Committees
- Balloon Bothers
- Procurement Training

#### 9.5.20 CARERS AUSTRALIA – ORGANISATION MEMBERSHIP 2015-2016

Document ID: 53780

*“We would like to invite your organisation to become a member of Carers WA. Carers WA supports the estimated 310,000 family carers in Western Australia providing unpaid care and support to family members and friends who have a disability, mental illness, chronic condition, terminal illness, an alcohol or other drug issue, or who are frail aged.”*

Attached to the agenda is a copy of the above mentioned correspondence. **(Marked 9.5.20)**

#### 9.5.21 WALGA – FINANCIAL ASSISTANCE GRANTS TO LOCAL GOVERNMENT

Document ID: 53783

*“The Australian Local Government Association (ALGA) is conducting a national campaign to highlight the importance of Financial Assistance Grants (FAG) to Australian Local Governments. The campaign aims to reverse the damaging three year indexation freeze on FAGs payments that was implemented in the 2014-15 Federal Budget.”*

Attached to the agenda is a copy of the above mentioned correspondence. **(Marked 9.5.21)**

#### 9.5.22 REGIONAL ACHIEVEMENT & COMMUNITY AWARDS

Document ID: 53788

The Western Australian Regional Achievement and Community Awards have been launched for 2015.

Nominations are being sort in the following categories:

- Insurance Commission of Western Australia Regional Safety Award
- LandCorp Sustainability Award
- Perth Airport Events and Tourism Award
- Prime Super Community Group of the Year Award
- Horizon Power Leadership and Innovation Award
- Rinehart Development of Northern Regional WA Award
- Curtin University Teaching Excellence Award
- Worldwide Printing Solutions Sports Award

All category winners will receive \$2,000 thanks to the Commonwealth Bank.

You can nominate online at [www.awardsaustralia.com](http://www.awardsaustralia.com)  
Nominations close on Friday 7 August 2015.

**9.5.23 DEPARTMENT OF HUMAN SERVICES – DROUGHT CO-ORDINATOR ROLE – JUNE BELL**

Document ID: 53770

*“I am writing to introduce myself as the newly appointed Drought Co-ordinator for WA and I will be responsible for ensuring that support services for farm families and their communities are co-ordinated and support is accessible to those who need it.”*

Attached to the agenda is a copy of the above mentioned correspondence. **(Marked 9.5.23)**

**9.5.24 MEDIA RELEASE – DEPARTMENT OF LOCAL GOVERNMENT AND COMMUNITIES – LOCAL GOVERNMENT ELECTIONS 2015**

Document ID: 53765

*“The Department of Local Government and Communities (DLGC) is providing local governments with a regular series of information bulletins in the lead up to the ordinary local government elections in October 2015.”*

Attached to the agenda is a copy of the above mentioned media release. **(Marked 9.5.24)**

**9.5.25 WALGA MEDIA RELEASE – NEW PRESIDENT FOR WALGA**

Document ID: 53513

*“For the first time a woman has been elected as President of the peak body representing Local Government in Western Australia.*

*Shire of East Pilbara President Cr Lynne Craigie has been elected President of the WA Local Government Association after President Mayor Troy Pickard stepped down yesterday to head to national ALGA.”*

Attached to the agenda is a copy of the above mentioned media release. **(Marked 9.5.25)**

**9.5.26 WALGA ENVIRO NEWS – ISSUE 3**

Document ID: 53122

Inside this issue:

- Shire of East Pilbara – Proud of its Recycled Water
- City of Joondalup Environmental Resources
- Switch Your Thinking – Young Re-inventor of the Year
- EMRC – Understanding and Managing Flood Risk in Perth's Eastern Region
- Plastic Free Morning Tea for Plastic Free July
- Eco May Reserve Clean Up
- Site Contamination Practitioners Australia
- Local Government Officers' Day

**9.5.27 MEDIA RELEASE – DEPARTMENT OF LOCAL GOVERNMENT AND COMMUNITIES – THE ECONOMIC, SOCIAL AND CULTURAL VALUE OF VOLUNTEERING TO WESTERN AUSTRALIA**

Document ID: 52948

*“The Economic, Social and Cultural Value of Volunteering to WA’ report was launched on 13 May 2015, as part of National Volunteer Week on 11-17 May 2015. The new research and a report were commissioned by Volunteering WA and supported by the State Government.”*

Attached to the agenda is a copy of the above mentioned media release. **(Marked 9.5.27)**

**9.5.28 WALGA MEDIA RELEASE – BIG PICTURE MISSES SMALL DETAIL ON SPORT**

Document ID: 53106

*“The State Government’s Bigger Picture for sport in Western Australia includes a new \$700 million stadium for elite athletes but has slashed funding for grassroots facilities.”*

Attached to the agenda is a copy of the above mentioned media release. **(Marked 9.5.28)**

**COUNCIL DECISION**

**Moved Cr McGlew, seconded Cr Bailey  
That the meeting be adjourned at 5.13pm.**

**CARRIED 9 / 0****COUNCIL DECISION**

**Moved Cr Bailey, seconded Cr Holmes  
That the meeting resume at 5.30pm.**

**CARRIED 9 / 0**

<p><b>MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 23 JULY 2015</b></p>
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**10 NEW BUSINESS OF AN URGENT NATURE – INTRODUCED BY RESOLUTION OF THE MEETING**

**10.1 CORPORATE AND COMMUNITY SERVICES**

Any new business of an urgent nature requires a resolution of Council in order to be considered.

The following item requires urgent consideration by Council:

To consider and adopt the Shire of Dandaragan's Budget for the 2015/2016 financial year together with supporting schedules, including striking of the municipal fund rates, adoption of fees and charges, setting of elected members fees for the year and other consequential matters arising from the budget papers.

**OFFICER RECOMMENDATION / COUNCIL DECISION**

**Moved Short, seconded Cr Holmes**

**That the following new business of an urgent nature be considered by Council:**

**To consider and adopt the Shire of Dandaragan's Budget for the 2015/2016 financial year together with supporting schedules, including striking of the municipal fund rates, adoption of fees and charges, setting of elected members fees for the year and other consequential matters arising from the budget papers.**

**CARRIED 9 / 0**

**10.1.1 SHIRE OF DANDARAGAN 2015 / 2016 ANNUAL MUNICIPAL BUDGET**

Location:	N/A
Applicant:	None
Folder Path:	Business Classification Scheme / Financial Management / Budgeting / Allocations
Disclosure of Interest:	None
Date:	23 July 2015
Author:	Scott Clayton, Executive Manager Corporate & Community Services

Signature of Author:



Senior Officer:

Tony Nottle, Chief Executive Officer

Signature of Senior Officer:



**PROPOSAL**

To consider and adopt the Shire of Dandaragan's Budget for the 2015/2016 financial year together with supporting schedules, including striking of the municipal fund rates, adoption of fees and charges, setting of elected members fees for the year and other consequential matters arising from the budget papers.

**BACKGROUND**

The 2015/2016 draft budget has been prepared in accordance



**MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 23 JULY 2015**

with the presentations made to Councillors at the budget workshops held between May and July 2015.

Proposed differential rates were advertised in The West Australian on 10 June 2015 for public comment. No submissions were received by 2 July 2015 when the public comment period closed.

**COMMENT**

The budget has been prepared to include information required by the Local Government Act 1995, Local Government (Financial Management) Regulations 1996 and Australian Accounting Standards. The main features of the draft budget include:

- The budget has been prepared with a 5.0% rate increase.
- A capital works programme totalling \$13.74m for investment in infrastructure and buildings is planned. Including significant progress of the SuperTowns and R4R sewer project and the extension of the Jurien Bay Foreshore to Cook Street funded partially by Royalties for Regions. Also included is a major upgrade to Sandy Cape.
- An estimated surplus of \$3.6m is anticipated to be brought forward from 30 June 2015. However this is unaudited and may change. Any change will be addressed as part of a future budget review.

**CONSULTATION**

- Chief Executive Officer
- Deputy Chief Executive Officer
- Executive Manager Infrastructure

**STATUTORY ENVIRONMENT**

Section 6.2 of the Local Government Act 1995 requires that not later than 31 August in each financial year, or such extended time as the Minister allows, each local government is to prepare and adopt, (Absolute Majority required) in the form and manner prescribed, a budget for its municipal fund for the financial year ending on the next following 30 June.

Divisions 5 and 6 of the Local Government Act 1995 refer to the setting of budgets and raising of rates and charges. The Local Government (Financial Management) Regulations 1996 details the form and content of the budget. The draft 2015/2016 budget as presented is considered to meet statutory requirements.

Section 6.2 of the Local Government Act 1995 deals with the waiving of debts.

**POLICY IMPLICATIONS**

The budget is based on the principles contained in the Strategic Community Plan.

**FINANCIAL IMPLICATIONS**

Specific financial implications are itemised in the draft 2015/16

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budget attached for adoption.

#### STRATEGIC IMPLICATIONS

The draft 2015/2016 budget has been developed based on the Strategic Community Plan.

#### ATTACHMENTS

Circulated with the agenda is the following item relevant to this report:

- Shire of Dandaragan Draft 2015 / 2016 Annual Municipal Budget (Doc Id: 54404)

**(Marked 10.1.1)**

#### VOTING REQUIREMENT

Officer Recommendation 1 – Absolute majority

Officer Recommendation 2 – Absolute majority

Officer Recommendation 3 – Simple majority

#### **OFFICER RECOMMENDATION 1 / COUNCIL DECISION**

**Moved Cr Holmes, seconded Cr Short**

#### **PART A – MUNICIPAL FUND BUDGET FOR 2015/2016**

Pursuant to the provisions of Section 6.2 of the Local Government Act 1995 and Part 3 of the Local Government (Financial Management) Regulations 1996, the Council adopt the Budget as contained in Attachment 10.1.1 of this agenda and the minutes, for the Shire of Dandaragan for the 2015 / 2016 financial year which includes the following:

- Statement of Comprehensive Income by Nature and Type showing a net result for that year of \$930,204.
- Statement of Comprehensive Income by Department showing a net result for that year of \$930,204.
- Statement of Cash Flows.
- Rate Setting Statement showing an amount required to be raised from rates of \$5,430,153.
- Notes to and Forming Part of the Budget.
- Budget Program Schedules.
- Transfers to / from Reserve Accounts.

#### **PART B – GENERAL AND MINIMUM RATES, INSTALMENT PAYMENT ARRANGEMENTS**

1. For the purpose of yielding the deficiency disclosed by the Budget adopted at Part A above, Council pursuant to sections 6.32, 6.33, 6.34 and 6.35 of the Local Government Act 1995 impose the following differential general and minimum rates on Gross Rental Values and general and minimum rates on Unimproved Values.

##### **1.1 General Rates**

- General (GRV) 7.56 cents in the dollar.
- Vacant Residential (GRV) 19.14 cents in the dollar.

- **General (UV) 0.7477 cents in the dollar.**
- **Mining (UV) 0.7477 cents in the dollar.**

### **1.2 Minimum Rates**

- **General (GRV) \$627.**
- **Vacant Residential (GRV) \$627.**
- **General (UV) \$627.**
- **Mining (UV) \$785.**

**2. Pursuant to section 6.45 of the Local Government Act 1995 and regulation 64(2) of the Local Government (Financial Management) Regulations 1996, Council nominates the following due dates for the payment in full or by instalments:**

- **Full payment and 1<sup>st</sup> instalment due date 25 September 2015.**
- **2<sup>nd</sup> instalment due date 25 November 2015.**
- **3<sup>rd</sup> instalment due date 25 January 2016.**
- **4<sup>th</sup> and final instalment due date 29 March 2016.**

**3. Pursuant to Section 6.46 of the Local Government Act 1995, Council offers a discount of 5% to ratepayers who have paid their rates in full, including arrears and service charges, on or before 25 September 2015 or 35 days after the date of service appearing on the rate notice, whichever is the later.**

**4. Pursuant to section 6.45 of the Local Government Act 1995 and regulation 67 of the Local Government (Financial Management) Regulations 1996, Council adopts an instalment administration charge where the owner has elected to pay rates (and service charges) through an instalment option of \$6.67 (\$20 total) for each instalment after the initial instalment is paid.**

**5. Pursuant to section 6.45 of the Local Government Act 1995 and regulation 68 of the Local Government (Financial Management) Regulations 1996, Council adopts an interest rate of 5% where the owner has elected to pay rates and service charges through an instalment option.**

**6. Pursuant to section 6.51(1) and subject to section 6.51(4) of the Local Government Act 1995 and regulation 70 of the Local Government (Financial Management) Regulations 1996, Council adopts an interest rate of 10% for rates (and service charges) and costs of proceedings to recover such charges that remains unpaid after becoming due and payable.**

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**PART C – FEES AND CHARGES FOR 2015/2016**

1. Pursuant to section 6.16 of the Local Government Act 1995, council adopts the Fees and Charges included in the draft 2015/2016 budget included as Attachment 10.1.1 of this agenda and minutes.
  
2. Pursuant to section 67 of the Waste Avoidance and Resources Recovery Act 2007, Council adopt the following charges for the removal and deposit of domestic and commercial waste:

<b>Name</b>	<b>Description of Service</b>	<b>Rubbish Rate</b>	<b>Pensioner Rubbish Rate</b>
<b>Rubbish Service Level 1</b>	<b>Collection of one rubbish bin weekly and one recycling bin fortnightly</b>	<b>\$337</b>	<b>\$293</b>
<b>Rubbish Service Level 2</b>	<b>Collection of one rubbish bin weekly and two recycling bin fortnightly</b>	<b>\$460</b>	<b>\$418</b>
<b>Rubbish Service Level 3</b>	<b>Collection of one rubbish bin weekly and three recycling bin fortnightly</b>	<b>\$528</b>	<b>\$486</b>
<b>Rubbish Service Level 4</b>	<b>Collection of one rubbish bin weekly and four recycling bin fortnightly</b>	<b>\$596</b>	<b>\$554</b>
<b>Rubbish Service Level 5</b>	<b>Collection of one rubbish bin weekly and five recycling bin fortnightly</b>	<b>\$664</b>	<b>\$622</b>

3. Pursuant to section 67 of the Waste Avoidance and Resources Recovery Act 2007, and section 6.16 of the Local Government Act 1995 Council adopt the following charges for the deposit of domestic and commercial waste:

<b>General refuse (per cubic meter)</b>	<b>\$26.00</b>
<b>Separated recyclables</b>	<b>Free</b>
<b>Clean fill</b>	<b>Free</b>
<b>Scrap metal</b>	<b>Free</b>
<b>Car Tyres without rims (each)</b>	<b>\$3.60</b>
<b>4x4 Tyres without rims (each)</b>	<b>\$4.80</b>
<b>Truck Tyres without rims (each)</b>	<b>\$12.00</b>
<b>4x4 &amp; Car tyres with rims (each)</b>	<b>\$12.00</b>
<b>Truck Tyres with rims (each)</b>	<b>\$33.00</b>
<b>Asbestos (per cubic meter)</b>	<b>\$72.00</b>
<b>Asbestos – Minimum Charge</b>	<b>\$72.00</b>
<b>Freezers, Fridges, Air conditioners (each)</b>	<b>\$15.00</b>
<b>Used Oil (per litre)</b>	<b>\$0.30</b>
<b>Oil Filters (each)</b>	<b>\$1.00</b>
<b>Uncontaminated green waste i.e. No weeds</b>	<b>Free</b>
<b>Uncontaminated concrete/ bricks</b>	<b>Free</b>

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<b>Problematic wastes (per cubic meter)#</b>	<b>\$72.00</b>
<b>Emergency opening fee (per hour)</b>	<b>\$72.00</b>

**PART E – ELECTED MEMBERS’ FEES AND ALLOWANCES FOR 2015 / 2016**

1. Pursuant to section 5.99 of the Local Government Act 1995 and regulation 34 of the Local Government (Administration) Regulations 1996, Council adopts the following annual fees for payment of elected members in lieu of individual meeting attendance fees:

President	\$ 24,720
Councillors	\$ 15,965

2. Pursuant to section 5.99A of the Local Government Act 1995 and regulations 34A and 34AA of the Local Government (Administration) Regulations 1996, Council adopts the following annual allowances for elected members:

Telecommunications Allowance	\$ 500
Information Technology Allowance	\$ 1,000

3. Pursuant to section 5.98(5) of the Local Government Act 1995 and regulation 33 of the Local Government (Administration) Regulations 1996, Council adopts the following annual local government allowance to be paid in addition to the annual meeting fee:

President	\$ 12,000
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4. Pursuant to section 5.98A of the Local Government Act 1995 and regulations 33A of the Local Government (Administration) Regulations 1996, Council adopts the following annual local government allowance to be paid in addition of the annual meeting allowance:

Deputy President	\$ 3,000
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**PART F – MATERIAL VARIANCE REPORTING FOR 2015/16**

In accordance with regulation 34(5) of the Local Government (Financial Management) Regulations 1996, and AASB 1031 Materiality, the level to be used in statements of financial activity in 2015 / 2016 for reporting material variances shall be 10% or \$10,000, whichever is the greater.

**CARRIED BY ABSOLUTE MAJORITY 9 / 0**

**OFFICER RECOMMENDATION 2**

In accordance with Section 6.12 of the Local Government Act 1995, Council:

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1. waive 100% of the Jurien Bay Airstrip / Aerodrome Landing Fee for the first four landings each calendar month for each customer as individually identified by the "customerID" held by Avdata;
2. cap (by way of a waiver) the maximum any one customer ,as individually identified by the "customerID" held by Avdata, will pay in any one financial year towards the Jurien Bay Airstrip / Aerodrome Landing Fee at \$5,000 ex GST per year, and;
3. waive 100% of the Jurien Bay Airstrip / Aerodrome Landing Fee for landings undertaken by the Royal Flying Doctors Service.

**COUNCIL DECISION**

**Moved Cr Bailey, seconded Cr Short**

**In accordance with Section 6.12 of the Local Government Act 1995, Council:**

1. **wave 100% of the Jurien Bay Airstrip / Aerodrome Landing Fee for the first four landings each calendar month for each customer as individually identified by the "customerID" held by Avdata;**
2. **cap (by way of a waiver) the maximum any one customer ,as individually identified by the "customerID" held by Avdata, will pay in any one financial year towards the Jurien Bay Airstrip / Aerodrome Landing Fee at \$5,000 ex GST per year, and;**
3. **wave 100% of the Jurien Bay Airstrip / Aerodrome Landing Fee for landings undertaken by the Royal Flying Doctors Service and student pilots.**

**CARRIED BY ABSOLUTE MAJORITY 9 / 0**

*The Officer Recommendation 2 was not adopted due to the additional words "and students pilots" being including in point number 3.*

**OFFICER RECOMMENDATION 3 / COUNCIL DECISION**

**Moved Cr McGlew, seconded Cr Holmes**

**That Council authorises the Shire of Dandaragan to pay identified landholders a gravel royalty of \$2.50 per cubic metre for the procurement of gravel for the 2015/2016 financial year.**

**CARRIED 9 / 0**

**11 CONFIDENTIAL ITEMS FOR WHICH MEETING IS CLOSED TO THE PUBLIC**

**12 ELECTED MEMBERS MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**

**MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 23 JULY 2015**

**13 CLOSURE OF MEETING**

The presiding member declared the meeting closed at 5.50pm.

These minutes were confirmed at a meeting on .....

Signed .....

Presiding person at the meeting at which the minutes were confirmed

Date .....