



Minutes

*Ordinary Meeting of
Council*

*April
2016*

MINUTES
ORDINARY MEETING OF COUNCIL
 Thursday 21st April 2016

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1. OFFICIAL OPENING

The Presiding Member declared the meeting open at 4pm

2. RECORD OF ATTENDANCE

PRESENT

Presiding Member President-Cr O Truran

Members Deputy President- Cr W Della Bosca
Cr K Chrisp
Cr J Della Bosca
Cr P Nolan
Cr D Pasini

Council Officers B Jones, Chief Executive Officer
J Bingham, Deputy Chief Executive Officer
R Bosenberg, Executive Manager
Infrastructure
N Warren Manager Regulatory Services
L Della Bosca, Minute Taker

Apologies: Cr B Close

Leave of Absence: Nil

Observers: Nil

3. DISCLOSURE OF FINANCIAL/IMPARTIALITY INTEREST

Nil

4. PUBLIC QUESTION TIME

Nil

5. CONFIRMATION OF MINUTES

5.1 Ordinary Meeting of Council Thursday 17th March 2016

Voting Requirements: Simple Majority

35/2016

Moved Cr Nolan/Seconded Cr W Della Bosca

*That the minutes from the Ordinary Council Meeting held on the 17th March 2016
be confirmed as a true record of proceedings*

Carried (6/0)

5.2 Ordinary Council Meeting Thursday 17th March 2016 Action Sheet

Voting Requirements: Simple Majority

36/2016

Moved Cr Nolan/Seconded Cr Pasini

*That the Action Sheet for the Council Meeting held on Thursday 17th March 2016
be received*

Carried (6/0)

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6. ANNOUNCEMENTS BY THE PRESIDNG MEMBER AND COUNCILLORS

Cr Truran announce the following

1. Tiffany from Localise will present the Community Strategic Plan After the next Council meeting to be held on the 19th May 2016
2. On the 5th April attended the Senior Games in Southern Cross
3. Attended both afternoon and evening Community Strategic Plan Workshops on the 6th April
4. Attended the Community Strategic Planning Workshop briefly on 7th April
5. Attended the District Health Advisory Committee meeting in Merredin on the 10th April

Cr W Della Bosca announced the following

1. Attended the Bush Fire Advisory Committee Meeting on the 6th April
2. Attended the LAG Committee meeting on the 13th April
3. Attended the Community Strategic Planning Workshop on the 6th April

Cr Nolan announced the following

1. Attended the Community Strategic Planning Workshop on the 7th April

Cr Pasini announced the following

1. Attended the Seniors Games on the 5th April

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DEPUTY CHIEF EXECUTIVE OFFICER

Submission to:	Ordinary Meeting of Council – Thurs. 21 st April 2016
Agenda Reference:	8.1
Subject:	Financial Reports
File Reference:	8.2.3.2
Author:	John Bingham – Deputy Chief Executive Officer
Disclosure of Interest:	Nil
Date of Report	Friday 15 April 2016

Background:

Enclosed for Council's information are various financial reports that illustrate the progressive position of Council financially on a month-by-month basis.

The following reports are attached and have been prepared as at the 31st March, 2016:

- Rates Receipt Statement
- Statement of Investments
- Monthly Statement of Financial Activity
- Own Source Revenue Ratio

Councillors will be aware that it is normal practice for all financial reports to be indicative of Council's current Financial Position as at the end of each month.

During the 2012/2013 audit it was noted by the Shire's Auditors that the own source revenue was below acceptable. Council asked for the ratio to be monitored and is therefore included as part of this report.

Statutory Environment

Local Government (Financial Management) Regulations 1996 Regulation 34(i)(a) and Regulation 17.

Policy Implications

Nil

Financial Implications

Nil

Recommendation

That Council endorse the various Financial Reports as presented for the period ending 31st March, 2016.

Voting Requirements Simple Majority

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37/2016

Moved Cr Pasini Seconded Cr Chrisp

That Council endorse the various Financial Reports as presented for the period ending 31st March, 2016.

Carried (6/0)

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Submission to:	Ordinary Meeting of Council – Thurs. 21 st April 2016
Agenda Reference:	8.2
Subject:	Accounts for Payment
File Reference:	8.2.1.2
Author:	John Bingham – Deputy Chief Executive Officer
Disclosure of Interest:	Nil
Date of Report:	Friday 15 April 2016

Background:

Municipal Fund – Cheque Numbers 40092 to 40110 totalling \$24,827.74, Municipal Fund-EFT numbers 4751 to 4843 totalling \$486,284.01, Municipal Fund – Cheque Numbers 1264 to 1267 totalling \$205,459.99, Municipal Fund Direct Debit numbers 10511.1 to 10558.12 totalling \$40,649.88, Trust Fund 402177 to 402180 totalling \$1,554.70 and Trust Fund – Cheque Numbers 5996 to 6001 (DPI Licensing), totalling \$77,942.20 are presented for endorsement as per the submitted list.

Statutory Environment

Sections 5.42 and 5.44 of the Local Government Act 1995 and Local Government (Financial Management) Regulations 1996, Regulation No 12 and 13

Policy Implications

Council has provided delegation to the Chief Executive Officer, Deputy Chief Executive Officer, and Finance Manager, Manager for Works and Manager of Environmental Health and Building Services to make payments from the Shire of Yilgarn Municipal, Trust or other Fund.

Financial Implications

Drawdown of Bank funds

Recommendation

Municipal Fund – Cheque Numbers 40092 to 40110 totalling \$24,827.74, Municipal Fund-EFT numbers 4751 to 4843 totalling \$486,284.01, Municipal Fund – Cheque Numbers 1264 to 1267 totalling \$205,459.99, Municipal Fund Direct Debit numbers 10511.1 to 10558.12 totalling \$40,649.88, Trust Fund 402177 to 402180 totalling \$1,554.70 and Trust Fund – Cheque Numbers 5996 to 6001 (DPI Licensing), totalling \$77,942.20 are presented for endorsement as per the submitted list.

Voting Requirements Simple Majority

38/2016

Moved Cr Nolan/Seconded Cr Chrisp

Municipal Fund – Cheque Numbers 40092 to 40110 totalling \$24,827.74, Municipal Fund- EFT numbers 4751 to 4843 totalling \$486,284.01, Municipal Fund – Cheque Numbers 1264 to 1267 totalling \$205,459.99, Municipal Fund Direct Debit numbers 10511.1 to 10558.12 totalling \$40,649.88, Trust Fund 402177 to 402180 totalling \$1,554.70 and Trust Fund – Cheque Numbers 5996 to 6001 (DPI Licensing), totalling \$77,942.20 are presented for endorsement as per the submitted list.

Carried (6/0)

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Submission to:	Ordinary Meeting of Council – Thursday 21 st April 2016
Agenda Reference:	8.3
Subject:	2016/2017 Schedule of Fees and Charges
File Reference:	8.1.1.5
Author:	John Bingham – Deputy Chief Executive Officer
Disclosure of Interest:	Not applicable
Date of Report:	Friday 15 April 2016

Background

The Local Government Act 1995 requires fees and charges that are to be imposed during a financial year be adopted with the annual Budget. However as the Budget will not be adopted until after 1st July 2016 and the majority of fees and charges will be applied from 1 July 2016 this report has been brought forward for Council's consideration.

Section 6.16 of the Local Government Act 1995 states:

“Fees and charges are to be imposed when adopting the annual budget but may be –

- (a) imposed during a financial year; and
- (b) amended from time to time during a financial year.”

In determining the amount of a fee or charge for a service or for goods a local government is required to take into consideration the following factors:

- (a) The cost to the local government of providing the service or goods;
- (b) The importance of the service or goods to the community; and
- (c) The price at which the service or goods could be provided by an alternative provider.

Statutory Environment

Section 6.16 of the Local Government Act 1995

Financial Implications

As specified in Appendix 8.5.1A attached.

Recommendation

That Council adopts the 2016/2017 Schedule of Fees and Charges as presented.

Voting Requirements Absolute majority

39/2016

*Moved Cr J Della Bosca/Seconded Cr W Della Bosca
That Council defers this item to the next meeting.*

Carried (6/0)

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EXECUTIVE MANAGER INFRASTRUCTURE

Submission to:	Ordinary Meeting of Council - Thursday 21 st April 2016
Agenda Reference:	9.1
Subject:	Shire of Yilgarn Plant Replacement Program – 2016/2017 – 2025/2026
Location/Address:	N.A.
Name of Applicant:	N.A.
File reference:	
Author:	Robert Bosenberg - Manager of Works
Disclosure of Interest:	N.A.
Date of Report:	11 th April 2016

Background

A review of Councils plant replacement is carried out on an annual basis, with the attached Plant Replacement Program being for a ten year period. The proposed Plant Replacement Program is expected to provide council with a Strategic Plant Replacement Program that will result in optimum return on both operating and change over costs of Councils Plant and Equipment.

In the past Council has used the following life cycles for the replacement of equipment and plant. This has resulted in Council achieving minimal costly down time and optimum trade prices of the respected plant items.

Graders/ Construction Loader	8 years or 9,000 hours
Multi Tyred Rollers	8 years or 9,000 hours
Steel Drum Rollers	10 years or 10,000 hours
Prime Movers/Tip Trucks	8 years or 200,000km
Small Loader/Backhoe	10 years or 9,000 hours
Light Tip Trucks/Personal Carries	5 years or 150,000kms
Utilities	3-4 years or 100,000kms
Executive Type Vehicles (sedans)	2 years
Community Bus	80,000km

Comments

In the 2016/2017 Plant Replacement Program it is proposed to replace a John Deere grader, Iveco prime mover, light tip truck, hilux utility, Works Supervisors landcruiser and two executive vehicles.

The grader that is proposed to be replaced in the 2016/2017 Plant Replacement Program is a John Deere 670 Grader. The grader was purchase by council in 2008 and has completed 9,900 machine hours. This grader is currently being utilised by council staff for gravel sheeting programs and maintaining council's gravel road network.

Also included in 2016/17 Plant Replacement Program is council's current Iveco prime mover. This vehicle was purchase in 2009 and has a speedometer reading of 190,000 kilometres. The Iveco prime mover is currently being utilized by council staff for gravel carting when coupled to roadtrain trailers, as well as a prime mover/float transporting council's road building plant to road construction programs been carried out during the course of the year.

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It is also proposed to replace a hilux utility, and a light tip truck. These vehicles are currently been utilised for the transporting of staff, materials and tools required for parks and gardens maintenance and road maintenance.

Executive type vehicles that are proposed to be replaced in the 2016/2017 Financial Year are Chief Executive Officer vehicle and Manager Regulatory Service's vehicle.

Statutory Environment: Nil

Policy Implications: *"Staff Policy N° 7.12 Motor Vehicle Replacement and Vehicle Standard and Accessories"*

Financial Implications: Ten Year Plant Replacement Programs will form the basis of Capital Plant Replacement Purchases in future Budgets. Initial indications show the Plant Replacement Programme for 2016/2017 will cost (net) \$699,300.

Strategic Implications: Ten-Year Plan will provide Council with a Strategic Plant Replacement Program that will result in optimum return on investment of Plant and Equipment.

Recommendation

That the Ten Year Plant Replacement Program for the period 1st July 2016 to 30th June 2026 as attached, be adopted

and

That all vehicles listed for replacement in the 2016/2017 Financial Year Plant Replacement Program be included in 2016/2017 Financial Year Budget deliberations.

Voting Requirements Simple Majority

40/2016

Moved Cr Pasini/Seconded Cr Chrisp

That the Ten Year Plant Replacement Program for the period 1st July 2016 to 30th June 2026 as attached, be adopted

and

That all vehicles listed for replacement in the 2016/2017 Financial Year Plant Replacement Program be included in 2016/2017 Financial Year Budget deliberations.

Carried (5/1)

Cr Nolan requested to be noted as against the motion

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MANAGER FOR REGULATORY SERVICES

Submission to:	Ordinary Meeting of Council – Thursday, 21 st April 2016
Agenda Reference:	10.1
Subject:	Planning Application – Amendment to Pet Meat Deboning and Butchery Premises – Lot 64 Nicholls Street, Bullfinch
File Reference:	3.1.3.6 & 3.1.7.2
Author:	Nic Warren – Manager Regulatory Services
Disclosure of Interest:	Nil
Date of Report:	31/03/2016

Background:

Mr Andrew Parker, owner of Lot 64 Nicholls Street, Bullfinch made application to the Shire on the 24 March 2016, requesting an amendment to council decision 189/2014 to allow the skinning of kangaroos at his approved pet meat deboning and butchery premises.

Mr Parker has previously been granted Council approval on the 17 October 2014 to establish a deboning and butchery premises on Lot 64 Nicholls Street, Bullfinch on the following conditions:

- Carcasses are skinned out on the station country where the animals are shot and are disposed in an appropriate manner;
- The bones after the deboning process are taken to a processing plant in or near the Perth metropolitan area;
- Mr Parker must apply to the Department of Health for a pet meat branding stamp for these premises;
- Mr Parker must be licensed by the Department of Agriculture and Food for the taking of camels, donkeys and kangaroos for processing for pet food; and
- Mr Parker must meet all health requirements under the Health Act 1911 and associated regulations

Mr Parker holds an offensive trade licence for a knackery in addition to a pet meat production licence under the Food Regulations 2009 with the Shire for his current operations.

Mr Parker has recently lodged an application with the Department of Parks and Wildlife (DPAW) to sell kangaroo skins, however DPAW conditions requires the animals to be tagged and transported with skins on to the knackery at Lot 64 Nicholls Street, Bullfinch. In order to comply with DPAW conditions, Mr Parker seeks an amendment to his current approval from the Shire; to remove the need to skin kangaroo's out on the station country where they are shot. All other animals will continue to be skinned out on the station country.

Comment:

Manager Regulatory Services Nic Warren visited the site on 23 March 2016 in accompaniment with Adrian Chesson from DPAW. Mr Chesson advised he was happy to issue the licence but required council endorsement.

The site visit indicated the operation was clean with no detectable odours or fly activity at the time. Records do not indicate any complaints being received since operations began in 2014.

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The addition of skinning kangaroos at the site is not envisaged to increase the risk of odours or fly activity as the number of kangaroos will not increase from what is currently processed, being around 10-20 per week depending on demand.

It is my understanding that the condition originally placed on Mr Parker prohibiting animal skins on the premises was to avoid these going to landfill. As all kangaroo skins brought back to the premises will be sold, Mr Parker will not need to dispose of any skins at landfill.

Statutory Environment

Shire of Yilgarn Town Planning Scheme No 2;
Health Act 1911 as amended; and
Food Regulations 2009.

Strategic Implications

Community Business Plan – Theme –
3.7 Encourage and support local businesses to ‘think outside the square’ and to improve business opportunities in the region

Policy Implications

Nil

Financial Implications

Nil

Recommendation

That Council grants Mr Parker planning approval to allow skinning of kangaroos at the approved deboning and butchery premises located at Lot 64 Nicholls Street, Bullfinch on the following conditions –

- All kangaroo skins transported to the premises are sold and no skins are disposed of via landfill;
- Carcasses, other than kangaroos, are skinned out on the station country where the animals are shot and are disposed in an appropriate manner;
- Bones are processed or are taken to an approved processing plant and are not to be disposed of in landfill;
- Mr Parker must receive approval from Department of Parks and Wildlife to sell kangaroo skins;
- Mr Parker must maintain all existing DPAW licenses; and
- Mr Parker must meet all health requirements under the Health Act 1911 and associated regulations and Food Regulations 2009.

Voting Requirements Simple Majority

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41/2016

Moved Cr W Della Bosca/Seconded Cr Pasini

That Council grants Mr Parker planning approval to allow skinning of kangaroos at the approved deboning and butchery premises located at Lot 64 Nicholls Street, Bullfinch on the following conditions –

- ***All kangaroo skins transported to the premises are sold and no skins are disposed of via landfill;***
- ***Carcasses, other than kangaroos, are skinned out on the station country where the animals are shot and are disposed in an appropriate manner;***
- ***Bones are processed or are taken to an approved processing plant and are not to be disposed of in landfill;***
- ***Mr Parker must receive approval from Department of Parks and Wildlife to sell kangaroo skins;***
- ***Mr Parker must maintain all existing DPAW licenses; and***

Mr Parker must meet all health requirements under the Health Act 1911 and associated regulations and Food Regulations 2009.

Carried (6/0)

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Submission to:	Ordinary Meeting of Council – Thursday, 21 st April 2016
Agenda Reference:	10.2
Subject:	Planning Application – Proposed New Shed – Oversized – Lot 859 Scorpio Street, Southern Cross
File Reference:	3.1.3.6
Author:	Nic Warren – Manager Regulatory Services
Disclosure of Interest:	Nil
Date of Report:	1 st April 2016

Background:

A planning application has been received to construct a new storage shed on Lot 859 Scorpio Street, Southern Cross. The shed's main use would be for vehicle storage. The shed would be 16m long x 9m wide (144m²) with a 3.4m wall height and 4.2m pitch; constructed of steel frame, steel sheeting walls and roof, and concrete floor. The shed is proposed to be located in the rear yard; setback 2m from the rear boundary and 1m from the east side boundary. See attached proposed site plan.

A building application was submitted on the 23 February 2016 for the shed, however due to the size of the shed and requirement for the matter to go through council, an agreement was made between applicants and then Manager of Health Services and Building to split the shed into two individual structures; separated by four metres. Approval was issued on 9 March 2016. The applicants have now decided the four metre separation will restrict future use of their lot for further developments and as such wish to seek approval for the original oversized shed.

Comment:

Lot 859 Scorpio Street is zoned "Residential" with a density of R10 equivalent. A domestic shed is a permitted use for this zoning. Council Policy 4.7 Outbuildings in Residential and Townsite Zoned Areas has agreed to a maximum size for a shed on a residential lot of this size to be 90.0m² with a maximum wall height of 3m and pitch height of 3.6m.

The area of the subject lot is 1000m². Currently there exists a dwelling, garden shed with attached pergola and a sea container. The sea container is to be removed. With the addition of the proposed 144m² shed the open area of the lot will remain greater than the minimum open space area for a R10 lot of 60%.

The proposed shed will be setback 1m from the side (Antares St) boundary and 2m from the rear boundary. The shed will be visible from Antares street boundary. The main visual impact and over-shadowing will affect Lot 873 Omega Street who will face the 16m width from their rear yard. Neighbours at Lot 858 Scorpio Street and Lot 874 Omega Street will have some visual impact but will be of the narrow width of the structure.

The walls and roof are to be iron sheeting which could create a glare reflection from the sun at times during the day. Most sheds in Southern Cross are Zinalume or corrugated iron rather than being clad in Colorbond sheeting.

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In the past Council has approved similar sized sheds:-

- October 2008 Council granted approval to Mr Phil Rafferty to construct a 145.140m² shed at the rear of his duplex buildings on Lot 183 Spica Street;
- April 2011 Council granted approval to Mr & Mrs Gary & Josie Kent to erect a 90.0m² garage/shed on their property of Lot 10 Leo Street;
- December 2013 Council granted approval to Mr Fredo Pedrin to erect a 270.0m² shed with rear lean-to on Lot 706 corner Castor & Polaris Streets; and
- January 2014 Council granted approval to Mr Rodney Taylor to erect a 135.0m² storage shed on Lot 713 corner Arcturus Street, Southern Cross-Koorda Road and Draconis Street, Southern Cross.
- January 2016 Council granted approval to Ian Christie to erect a 112.8 m² storage shed on Lot 157 Altair Street.

Statutory Environment

Shire of Yilgarn Town Planning Scheme No 2,
Planning and Development Act 2005,
Residential Design Codes of Western Australia 2010.

Strategic Implications

Nil

Policy Implications

Council Policy 4.7 Outbuildings in Residential and Townsite Zoned Areas.

Financial Implications

Nil

Recommendation:

That Council grant approval to build a new 144m² shed at Lot 859, 1 Scorpio Street, Southern Cross.

Voting Requirements Simple Majority

42/2016

Moved Cr Nolan/Seconded Cr Pasini

That Council grant approval to build a new 144m² shed at Lot 859, 1 Scorpio Street, Southern Cross.

Carried (4/3)

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Submission to:	Ordinary Meeting of Council – 21 st April 2016
Agenda Reference:	10.3
Subject:	Western Australian Planning Commission - Request for Comments - Subdivision Lot129 & 131 Ivey Road, South Bodallin
File Reference:	3.1.4.2
Author:	Nic Warren – Manager Regulatory Services
Disclosure of Interest:	Nil
Date of Report:	11 th April 2016

Background:

The Western Australian Planning Commission (WAPC) has written to the Shire of Yilgarn advising that application has been made to subdivide Lot 129 and 131 Ivey Road, South Bodallin. The WAPC has requested comments from the Shire in relation to the application so they can undertake a determination.

The application seeks to subdivide 2 rural lots into 3. Currently lot 129 is 583 hectares and contains 3 dwellings and 2 sheds with Lot 131 being 729 hectares with no structures.

The applicants seek to create one 1243 hectare broadacre lot (Lot 2), and 2 homestead lots, one being 50 hectares with one dwelling (Lot 1) and another being 20 hectares with 2 dwellings and a shed (Lot 3).

The land is zoned rural/mining.

Comment:

The Development Control Policy 3.4 - Subdivision of rural land, published by the Western Australian Planning Commission (WAPC) sets out the principles that are used in determining applications for the subdivision of rural land.

Section 6.6 of the document talks about “Homestead Lots” and states:

The creation of Homestead lots is intended to allow primary producers to continue to occupy their dwelling when they cease to farm, and provide settlement opportunities in areas where land fragmentation is limited and unlikely to increase. Homestead lots are to be created in a manner that is consistent with the rural character and landscape of a locality. Homestead lots may be facilitated through boundary rationalisation or the creation of a new lot. Homestead lots may therefore be created to enable an approved existing house on a rural lot to continue to be occupied.

In relation to homestead lot sizing it conditions that:

The homestead lot has an area between one and four hectares, or up to 20 hectares to respond to the landform and include features such as existing outbuildings, services or water sources;

In relation to multiple homestead lots it states:

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Where there are a number of existing approved dwellings on a rural lot, more than one homestead lot may be considered as a one-off application.

Whilst provision is made for the creation of multiple homestead lots, the WAPC policy states these lots should be no larger than 20 hectares.

Statutory Environment

Western Australian Planning Commission - Development Control Policy 3.4 - Subdivision of rural land,
Shire of Yilgarn Town Planning Scheme 2

Strategic Implications

Nil

Policy Implications

Nil

Financial Implications

Nil

Recommendation:

That Council provide the following comments to the Western Australian Planning Commission:

- The Shire of Yilgarn does not object to the subdivision of Lot 129 and 131 Ivey Road, South Bodallin; with the creation of Lot 2 for broad acre farming and Lot 1 and 3 as homestead lots in accordance with the Western Australian Planning Commission Development Control Policy 3.4: Subdivision of rural land;

However:

- The Shire of Yilgarn raises the issue that the lot sizing for the proposed homestead lot, Lot 1, is greater than permitted under the Western Australian Planning Commission Development Control Policy 3.4: Subdivision of rural land; and should be addressed by the WAPC in their final determination.

Voting Requirements Simple Majority

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43/2016

Moved Cr Pasini/Seconded Cr Chrisp

That Council provide the following comments to the Western Australian Planning Commission:

- ***The Shire of Yilgarn does not object to the subdivision of Lot 129 and 131 Ivey Road, South Bodallin; with the creation of Lot 2 for broad acre farming and Lot 1 and 3 as homestead lots in accordance with the Western Australian Planning Commission Development Control Policy 3.4: Subdivision of rural land;***

However:

The Shire of Yilgarn raises the issue that the lot sizing for the proposed homestead lot, Lot 1, is greater than permitted under the Western Australian Planning Commission Development Control Policy 3.4: Subdivision of rural land; and should be addressed by the WAPC in their final determination.

Carried (5/1)

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Submission to:	Ordinary Meeting of Council – Thursday, 21 st April 2016
Agenda Reference:	10.4
Subject:	Planning Application – Co-operative Bulk Handling Limited – Staff Accommodation and Amenities – Dulyalbin Grain Receival Site - Lot 101 Moorine South Road, Dallyalbin
File Reference:	3.1.3.2
Author:	Nic Warren – Manager Regulatory Services
Disclosure of Interest:	Nil
Date of Report:	8 April 2016

Background:

Cooperative Bulk Handling has made application, seeking planning approval to install additional staff accommodation at the Dulyalbin Grain Receival Site, located at Lot 101, Moorine South Road, Dulyalbin.

There is existing staff accommodation onsite built in 1973 which houses 3 persons. The proposed development adjoins the existing accommodation and includes installation of two accommodation buildings and an amenities building with verandahs. Existing sewage treatment system will be decommissioned and a new upgraded system installed.

The proposed buildings will be finished with sandwich panel walls with a colorbond finish; the roof sheeting being Zinalume.

The development enables existing staff accommodation to be renovated or demolished and ensures accommodation availability during grain receival, out loading and maintenance activities.

Comment:

Lot 101 Moorine South Road is zoned Rural/Mining under the Town Planning Scheme 2 (TPS2), with the proposed deemed “ancillary accommodation”.

An “ancillary use” is defined as one which is incidental to the predominant use of the land and buildings.

Under the TPS2, “ancillary accommodation” is an AA use for Rural/Mining zones, which means the use is not permitted unless Council has granted planning approval.

As per Section 41 (1) of the Building Regulations 2012, the development is not required to obtain a building permit from the Shire, being the permit authority as it is located outside of the townsite, however approval for the Sewage Treatment system will be required prior to use as per the Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974.

Accommodation currently exists onsite, this application proposes to increase the number of staff that can stay onsite and upgrade the amenities available.

There are no setback issues pertaining to the proposal.

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Statutory Environment

Shire of Yilgarn Town Planning Scheme 2;
Building Act 2011, Building Regulations 2012; and
Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974.

Strategic Implications

Nil

Policy Implications

Nil

Financial Implications

Nil

Recommendation:

That Council approve the addition of two accommodation buildings and an amenities building with verandahs by Coopertaive Bulk Handling Limited at Lot 101 Moorine South Road, Dulyalbin; on the following conditions:

- Despite no requirement to obtain building permit, development is to comply with the requirements of the National Construction Code and relevant Australian Standards;
- Applicant submits with applicable fees, an Application to Construct or Install an Apparatus for the Treatment of Sewage and gains approval prior to installation.
- Applicant receives a “Permit to Use” for the sewage treatment system prior to occupying the development.

Voting Requirements Simple Majority

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44/2016

Moved Cr Nolan/Seconded Cr Chrisp

That Council approve the addition of two accommodation buildings and an amenities building with verandas by Cooperative Bulk Handling Limited at Lot 101 Moorine South Road, Dulyalbin; on the following conditions:

- ***Despite no requirement to obtain building permit, development is to comply with the requirements of the National Construction Code and relevant Australian Standards;***
- ***Applicant submits with applicable fees, an Application to Construct or Install an Apparatus for the Treatment of Sewage and gains approval prior to installation.***

Carried (6/0)

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Submission to:	Ordinary Council Meeting – Thursday, 21 st April 2016
Agenda Reference:	7.1
Subject:	Ranger Services
File Reference:	
Author:	Brian Jones – Chief Executive Officer
Disclosure of Interest:	Nil
Date of Report:	Friday 15 April 2016

Recommendation

That the meeting be closed to members of the public in accordance with section 5.23(2)(a) of the local government act.

Voting Requirements Simple Majority

45/2016

Moved Cr Chrisp/Seconded Cr Pasini

That the meeting be closed to members of the public in accordance with section 5.23(2)(a) of the local government act.

Carried (6/0)

Recommendation

That Council authorise the CEO to accept the proposal received from WA Contract Ranger Services for the provision of Ranger services to the Shire of Yilgarn.

Voting Requirements Absolute Majority

46/2016

Moved Cr Chrisp/Seconded Cr Pasini

That Council authorise the CEO to accept the proposal received from WA Contract Ranger Services for the provision of Ranger services to the Shire of Yilgarn.

Carried (4/2)

Cr Nolan requested to be recorded as being against the motion

Recommendation:

That the meeting be open to members of the public

Voting requirements Simple Majority

47/2016

Moved Cr J Della Bosca/Seconded Cr W Della Bosca

That the meeting be open to members of the public

Carried (6/0)

MINUTES
ORDINARY MEETING OF COUNCIL
Thursday 21st April 2016

- 11 **INFORMATION BOOK ITEMS**
- 12 **NOTICE FOR MOTIONS FOR WHICH PRIOR NOTICE HAS BEEN
GIVEN**
- 13 **URGENT BUSINESS APPROVED BY THE PRESIDING MEMBER OR
BY DECISION**
- 14 **COFIDENTIAL ITEMS**
7.1
- 15 **CLOSURE OF MEETING**

As there was no further business to discuss, the Shire President declared the meeting closed at **4.32pm**

I, Onida T Truran confirm the above Minutes of the Meeting held on Thursday, 21st April 2016, were confirmed on Thursday, 19th May 2016 as a true and correct record of the April Ordinary Meeting of Council.

Cr Onida Truran
SHIRE PRESIDENT