



**MINUTES
OF THE
ORDINARY MEETING
OF COUNCIL
HELD ON
THURSDAY 18 May 2023**

**Council Chambers
Honour Avenue
Wyalkatchem**

**Commencement: 4:08pm
Closure: 6:44pm**

Preface

When the Chief Executive Officer approved these Minutes for distribution they are in essence "Unconfirmed" until the following Ordinary Meeting of Council, where the minutes will be confirmed subject to any amendments.

The "Confirmed" Minutes are then signed off by the Presiding Member.

Unconfirmed Minutes

These minutes were approved for distribution on 29 May 2023.

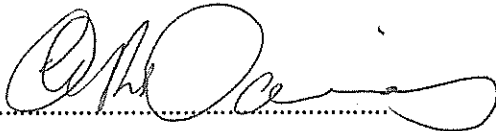


Peter Klein
Chief Executive Officer

Confirmed Minutes

These minutes were confirmed at the Ordinary Meeting of Council held 15 June 2023.

Signed:



Cr Davies, Shire President and Presiding Member
Shire of Wyalkatchem

Note: The Presiding Member at the meeting at which the minutes were confirmed is the person who signs above

DISCLAIMER

No responsibility whatsoever is implied or accepted by the Shire of Wyalkatchem 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 decisions, which will be provided within ten days of this meeting.

DISCLOSURE OF INTEREST

Councillors and staff are reminded of the requirements of section 5.65 of the *Local Government Act 1995*, to disclose any interest or perceived interest in any matter to be discussed during a meeting, and also the requirement to disclose any item affecting impartiality.

Financial Interest:

Under section 5.60A of the *Local Government Act 1995*, a person is said to have a financial interest in a matter if it is reasonable to expect that the matter will, if dealt with by the Local Government in a particular way, result in a financial gain, loss, benefit or detriment for the person.

Proximity Interest:

Under section 5.60B of the *Local Government Act 1995*, a person is said to have a proximity interest in a matter if the matter concerns a proposed change to a planning scheme affecting land that adjoins the person's land; a proposed change to the zoning or use of land that adjoins the person's land; or a proposed development of land that adjoins the person's land.

Impartiality Interest:

To maintain transparency, it is important to disclose all interests, including impartiality interests which include interests arising from kinship, friendship and membership of associations. If it is possible that your vote on a matter may be perceived as impartial, you should disclose your interest.

Disclosing an Interest:

Disclosures must be made, in writing, to the Chief Executive Officer prior to the meeting at which the matter in which you have an interest is to be discussed.

If you disclose a Financial or Proximity Interest, you must leave the room while the matter is discussed and voted on. Only after a decision has been reached may you return to the meeting, at which time the Presiding Person will inform you of Council's decision on the matter.

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1. DECLARATION OF OPENING

Shire President, Cr Davies, declared the meeting open at 4:08pm.

2. PUBLIC QUESTION TIME

2.1. Response to Public Questions Previously Taken on Notice

Nil

2.2. Declaration of Public Question Time opened

Public Question Time opened at 4:08pm.

There weren't any members of the public.

2.3. Declaration of Public Question Time closed

Public Question Time closed at 4:08pm.

3. ATTENDANCE, APOLOGIES, LEAVE OF ABSENCE

3.1. Attendance

Members:	Cr. Quentin Davies	Shire President
	Cr. Owen Garner	Deputy president
	Cr. Emma Holdsworth	
	Cr. Mischa Stratford	
	Cr. Christy Petchell	
Staff:	Peter Klein	Chief Executive Officer
	Terence Delane	Manager of Works
	Stephanie Elvidge	Governance Executive Officer
Visitors:	Nil	

3.2. Apologies.

Claire Trenorden Manager of Corporate Services

3.3. Approved Leave of Absence

Nil

3.4. Applications for Leave of Absence

Cr Christopher Loton – OMC 18 May 2023

OFFICER'S RECOMMENDATION/ COUNCIL RESOLUTION

(43/2023) Moved: Cr Stratford

Seconded: Cr Petchell

That the leave request submitted by Cr Loton for today's meeting be approved.

CARRIED 6/0

4. OBITUARIES

Nil

5. PETITIONS, DEPUTATIONS, PRESENTATIONS

5.1. Petitions

Nil

5.2. Deputations

Nil

5.3. Presentations

Nil

6. DECLARATIONS OF INTEREST

6.1. Financial and Proximity Interest

Cr Owen Garner declared a Financial Interest in Item 10.4.1 RESOLUTION TO AMEND LOCAL PLANNING SCHEME No 4, AMMENDMENT No 1. The extent of his interest is that approval may have a beneficial financial impact - he wouldn't need to go through the process of resurveying locations.

6.2. Impartiality Interests

Nil

7. CONFIRMATION AND RECEIPT OF MINUTES

7.1. Confirmation of Minutes

7.1.1. Ordinary Meeting of Council – Thursday 20 April 2023

Minutes of the Shire of Wyalkatchem Ordinary Meeting held on Thursday 20 April 2023 (Attachment 7.1.1).

OFFICER'S RECOMMENDATION/ COUNCIL RESOLUTION

(44/2023) Moved: Cr Stratford

Seconded: Cr Holdsworth

That the minutes of the Shire of Wyalkatchem Ordinary Meeting of Council of Thursday 20 April 2023 (Attachment 7.1.1) be confirmed as a true and correct record.

CARRIED 6/0

7.2. Receipt of Minutes

7.2.1. NEWROC Council Meeting – 20 February 2023

Minutes of the Shire of the NEWROC Council Meeting held on Thursday 27 April 2023 (Attachment 7.2.1).

OFFICER'S RECOMMENDATION/ COUNCIL RESOLUTION

(45/2023) Moved: Cr Petchell

Seconded: Cr Garner

That the minutes of the NEWROC Council Meeting held on Thursday 27 April 2023 (Attachment 7.2.1) be received.

CARRIED 6/0

8. ANNOUNCEMENTS BY THE PRESIDING PERSON WITHOUT DISCUSSION

Cr Davies wished Cr Garner a Happy Birthday and expressed his condolences to Cr Gamble on the passing of his Mother, Eileen Gamble.

Cr Davies acknowledged the amount of effort that the staff have put into the preparation of the FY 23/24 budget.

Cr Davies made comment that the Mayors and Presidents Forum has been cancelled. The focus remains on the Local Government Convention.

On Monday, Councillors are invited to attend a meeting with Misty and Helen to discuss the Aged Care 'Staying in Place' model.

9. MATTERS FOR WHICH THE MEETING MAY BE CLOSED

Nil

10. REPORTS

10.1. CORPORATE AND COMMUNITY SERVICES

10.1.1. ACCOUNTS FOR PAYMENT – APRIL 2023

Applicant:	Shire of Wyalkatchem
Location:	Shire of Wyalkatchem
Date:	03 May 2023
Reporting Officer:	Parul Begum
Disclosure of Interest:	No interest to disclose
File Number:	12.10.02
Attachment Reference:	Attachment 10.1.1 – Accounts for Payment – April 2023

SUMMARY

To provide Council with a list of accounts paid by the Chief Executive Officer in accordance with his delegated authority and for Council to endorse the payments made for the prior month.

BACKGROUND

The *Local Government (Financial Management) Regulations 1996, s13(1)*, requires that if a local government has delegated to the CEO its power to make payments from the municipal fund or the trust fund, a list of accounts paid by the CEO is to be prepared each month showing all payments since the last such list was prepared.

Council has delegated to the CEO (delegation number 1.2.17) the power to make payments from the municipal fund or trust fund.

COMMENT

The payment listing for March 2023 is presented to Council for endorsement.

Bank Account	Payment Type	Last Number	First Number in the report
Municipal and Trust	EFT	EFT 2656	EFT 2616
DD	DD	DD 2558.10	DD 2519.10

STATUTORY ENVIRONMENT

Local Government (Financial Management) Regulations, S13.1

POLICY IMPLICATIONS

There are no direct policy implications in relation to this item.

FINANCIAL IMPLICATIONS

Expenditure in accordance with the 2022/2023 Annual Budget.

COMMUNITY and STRATEGIC OBJECTIVES

The matter before Council generally accords with the following Shire desired outcome as expressed in the revised Shire of Wyalkatchem Strategic Community Plan.

Goal No.	Strategies		Actions
Goal 10	Transparent, accountable and effective governance	10.1	<ul style="list-style-type: none"> Ensuring a well-informed Council makes good decisions for the community
		10.2	<ul style="list-style-type: none"> Ensuring sound financial management and plans for the Shire’s long-term financial sustainability
		10.3	<ul style="list-style-type: none"> High quality corporate governance, accountability and compliance
		10.4	<ul style="list-style-type: none"> Maintaining Integrated Strategic and Operational plans

VOTING REQUIREMENT

Simple Majority

OFFICER’S RECOMMENDATION/ COUNCIL RESOLUTION

(46/2023) Moved: Cr Petchell

Seconded: Cr Stratford

That Council endorse the total payments for April 2023 being \$500,942.56 which comprised of:

- 1. Electronic Funds Transfer (EFT) payments from the Municipal Fund totalling \$464,671.95;*
- 2. Direct Debit (DD) payments from the Municipal Fund totalling \$36,270.61.*

CARRIED 6/0

10.1.2. ACCOUNTS FOR PAYMENT – CREDIT CARD – MARCH 2023

Applicant:	Shire of Wyalkatchem
Location:	Shire of Wyalkatchem
Date:	03 May 2023
Reporting Officer:	Parul Begum, Finance Officer
Disclosure of Interest:	No interest to disclose
File Number:	File Ref: 12.10.02
Attachment Reference:	Attachment 10.1.2 – Credit Card – March2023

BACKGROUND

Council governance procedures require the endorsement of credit card payments at each OMC. The attached credit card payment report has been reviewed by the Manager of Corporate Services and the CEO.

STATUTORY ENVIRONMENT

Local Government Act 1995, Part 6 – Financial Management s.6.4
Local Government (Financial Management) Regulations 1996, R34

POLICY IMPLICATIONS

Policy Number 2.1 – Purchasing Policy.
 Policy Number 2.3 – Credit Card Policy.

FINANCIAL IMPLICATIONS

Nil. Reported expenditure is assessed by management as being consistent with the FY22/23 Annual Budget.

COMMUNITY & STRATEGIC OBJECTIVES

This matter is consistent with the following Strategic Community Plan goal.

Goal - Transparent, accountable and effective governance.

Goal No.	Strategies		Actions
Goal 10	Transparent, accountable, and effective governance	10.1	<ul style="list-style-type: none"> Ensuring a well-informed Council makes good decisions for the community
		10.2	<ul style="list-style-type: none"> Ensuring sound financial management and plans for the Shire’s long-term financial sustainability
		10.3	<ul style="list-style-type: none"> High-quality corporate governance, accountability, and compliance
		10.4	<ul style="list-style-type: none"> Maintaining Integrated Strategic and Operational plans.

VOTING REQUIREMENT

Simple Majority

OFFICER'S RECOMMENDATION/ COUNCIL RESOLUTION

(47/2023) Moved: Cr Holdsworth

Seconded: Cr Stratford

That Council endorses credit card payments for the period 1 – 28th March 2023 totalling \$418.28 (refer to attachment 10.1.2).

CARRIED 6/0

10.1.3. MONTHLY FINANCIAL REPORT – APRIL 2023

Applicant:	Shire of Wyalkatchem
Location:	Shire of Wyalkatchem
Date:	10 May 2023
Reporting Officer:	Claire Trenorden, MCS and Megan Shirt, Consultant
Disclosure of Interest:	No interest to disclose
File Number:	25.08
Attachment Reference:	Attachment 10.1.3 – Monthly Financial Report April 2023

BACKGROUND

The *Local Government (Financial Management) Regulations 34* requires a local government to prepare a monthly financial statement that reports on actual revenue and expenditure against the annual budget prepared under regulation 22(1) (d).

Council has adopted a material variance of 10% or \$10,000 whichever is the greater.

COMMENT

The attached reports include:

- Statement of Financial Activity by Program (p.3)
- Statement of Financial Activity by Nature and Type (p.4)

The statements provide details of the Shire's operations on an actual year to date basis.

These statements and Notes 1 (p.5) and 2 (p.6) are statutory requirements and must be presented to Council.

The remaining notes all relate to the Statements of Financial Activity.

STATUTORY ENVIRONMENT

Local Government Act 1995, Part 6 – Financial Management S6.4
Local Government (Financial Management) Regulations, R34

POLICY IMPLICATIONS

There are no direct policy implications in relation to this item.

FINANCIAL IMPLICATIONS

Total Cash Available as at 30 April 2023 is \$4,247,828;

- cash available is made up of unrestricted cash \$1,257,959 (29.61%) and
- restricted cash \$2,989,869 (70.39%).

Rates Debtors balance as at 30 April 2023 is \$71,887 and Rates Notices for 2022-23 were issued in August 2022. Rates collected as at end of April 2023 was \$1,375,366 - 95%.

April 2023: Operating Revenue – Operating revenue of \$2,348,245 is made up of Rates - 60%, Grants - 26%, Fees and Charges - 10%, Interest earnings – 3% and other – 1%.

Operating Expenses – Operating expenses of \$3,234,230 is made of Employee Costs – 34%, Materials and Contracts – 27%, Depreciation – 29%, Insurance – 5% and Utility – 4% and Other Charges – 1%.

COMMUNITY and STRATEGIC OBJECTIVES

The matter before Council generally accords with the following Shire desired outcome as expressed in the revised Shire of Wyalkatchem Strategic Community Plan.

Goal: Transparent, accountable and effective governance.

Goal No.	Strategies		Actions
Goal 10	Transparent, accountable and effective governance	10.1	<ul style="list-style-type: none"> Ensuring a well-informed Council makes good decisions for the community
		10.2	<ul style="list-style-type: none"> Ensuring sound financial management and plans for the Shire’s long-term financial sustainability
		10.3	<ul style="list-style-type: none"> High quality corporate governance, accountability and compliance
		10.4	<ul style="list-style-type: none"> Maintaining Integrated Strategic and Operational plans.

VOTING REQUIREMENT

Simple Majority

OFFICER’S RECOMMENDATION/ COUNCIL RESOLUTION

(48/2023) Moved: Cr Holdsworth

Seconded: Cr Stratford

That Council accepts the Statements of Financial Activity for the month ending 30 April 2023 (refer attachment 10.1.3.)

CARRIED 6/0

10.2. GOVERNANCE AND COMPLIANCE

10.2.1. CHIEF EXECUTIVE OFFICER'S REPORT MAY 2023

Applicant:	Shire of Wyalkatchem
Location:	Shire of Wyalkatchem
Date:	08 May 2023
Reporting Officer:	Peter Klein, Chief Executive Officer
Disclosure of Interest:	No interest to disclose
File Number:	13.05.01
Attachment Reference:	Nil

SUMMARY

This report is prepared by the CEO to provide Council and the Wyalkatchem community, some insight into CEO activities and Council operations.

COMMENT

Since the last report the CEO has attended the following substantial meetings and events to progress community and Council's interests;

- Stuart Herring – Redfish Technologies re CCTV design
- Local Government Act reform – Webinar re optional preferential voting
- NEWROC Council meeting & strategic planning session with Wheatbelt Development Commission
- Chris Gilmore – LGIS re contractor inductions & pre-starts
- Wheatbelt Business Network – Futures Forum, Muresk
- Samantha Cornthwaite – DLGSC re Wyalkatchem swimming pool upgrade

STATUTORY ENVIRONMENT

There are no direct statutory implications in relation to this item.

POLICY IMPLICATIONS

There are no direct policy implications in relation to this item.

FINANCIAL IMPLICATIONS

There are no financial implications in relation to this item.

COMMUNITY & STRATEGIC OBJECTIVES

The CEO's activity promotes the Strategic Community Plan as follows;

Goal 10: Transparent, accountable and effective governance, and Goal 12: Form strategic partnerships and advocate for the Community.

Goal No.	Action No.	Actions
10 Transparent, accountable and effective governance	10.1	Ensuring a well-informed Council makes good decisions for the community
	10.4	Maintaining Integrated Strategic and Operational plans
12 Form strategic partnerships & advocate for the community	12.1	Developing strategic partnerships with regional, State & Federal governments
	12.2	Ensuring that the Shire of Wyalkatchem is well positioned to meet future needs

VOTING REQUIREMENT

Simple Majority

OFFICER'S RECOMMENDATION/ COUNCIL RESOLUTION

(49/2023) Moved: Cr Garner

Seconded: Cr Holdsworth

That Council accepts the Chief Executive Officer's report.

CARRIED 6/0

10.2.2. REPLACEMENT OF LIGHT VEHICLES

Applicant:	Shire of Wyalkatchem
Location:	Shire of Wyalkatchem
Date:	08 May 2023
Reporting Officer:	Peter Klein, Chief Executive Officer
Disclosure of Interest:	The Chief Executive Officer and Manager of Works have an interest in this item, as it relates to matters concerning their allocated vehicles.
File Number:	13.05.01
Attachment Reference:	Nil

COMMENT

The following light vehicle replacements are proposed;

	Prado	Hilux (MOW)
Cost	\$72,718	\$53,474
Trade-in	\$72,727	\$50,909
Net cost	\$9.00	-\$2,565

The Prado and Manager of Work's Hilux are scheduled for replacement in FY24 and as such approval for their replacement is on-track to be granted by Council with acceptance of the FY24 budget in June this year.

The combined changeover cost for these vehicles is currently quoted at just **-\$2,556**, due to the strong demand for second hand Toyota vehicles.

If orders for these vehicles are placed now, delivery of either vehicle is not expected until well into next financial year.

Given the long lead times for the replacement vehicles and the favourable current quotes, it is appropriate that Council consider granting approval for the purchase of these vehicles prior to the acceptance of the FY24 budget to enable orders to be placed now. This will ensure the minimal changeover cost is locked in and will improve the likelihood that the vehicles will be delivered during FY24.

If approved, the changeover expense will be allocated against the Council's FY24's municipal funds account.

STATUTORY ENVIRONMENT

There are no direct statutory implications in relation to this item.

POLICY IMPLICATIONS

Policy 7.6 – Plant & Vehicle Replacement Policy

FINANCIAL IMPLICATIONS

This expenditure will be incurred during FY24 and will be recognised in the budget as an expense with a value of \$2,556.

COMMUNITY & STRATEGIC OBJECTIVES

The resolution is consistent with the Community Strategic Plan Goal 10, as outlined below;

Goal No.	Action No.	Actions
10 Transparent, accountable and effective governance	10.1	Ensuring a well-informed Council makes good decisions for the community Ensuring that the Shire of Wyalkatchem is well positioned to meet future needs

VOTING REQUIREMENT

Absolute Majority

OFFICER'S RECOMMENDATION/ COUNCIL RESOLUTION

(50/2023) Moved: Cr Petchell

Seconded: Cr Stratford

That Council approves the ordering of replacements for the Council's Prado & Hilux 4x4 for a total changeover cost of \$2,565, subject to FY 24 delivery and therefore the expense being incurred against the FY24 budget.

CARRIED 6/0

10.2.3. PLANT REPLACEMENT - TRUCK

Applicant:	Shire of Wyalkatchem
Location:	Shire of Wyalkatchem
Date:	08 May 2023
Reporting Officer:	Peter Klein, Chief Executive Officer
Disclosure of Interest:	No interest to disclose
File Number:	13.05.01
Attachment Reference:	Nil

COMMENT

In the recent budget review, the purchase of a replacement truck was pushed into next financial year.

However, following the Council's in-principle decision to purchase a prime mover, support has emerged for the purchase of a second-hand, not a new prime mover. This is based on the relatively low annual kilometres travelled by the Shire's truck and to reduce the capital outlay in light of the significant plant replacement program over the next 5 years which includes replacing the grader in 2026/27 and the FEL in 2027/28.

The second-hand prime mover market is tight and it could take some time to find the right truck. The truck we are looking for will be about 5 years old, travelled about 500,000km, have a complete service history and will be assessed as sound by a third-party assessor.

It is proposed that the Council spend up to \$220,000 on an appropriate second-hand prime mover and up to \$80,000 on a second-hand side tipper subject to, this equipment meeting the criteria listed above.

It is further proposed that the funds to purchase the truck and trailer be drawn in full from the plant reserve.

As at 31 March 2022, the plant reserve held \$460,485. The purpose of this reserve is stated as, "To be used for the continual purchase of major plant items".

A discounted cash flow analysis has been completed which confirms the purchase of a second hand prime mover and trailer is the best value for money truck option to pursue.

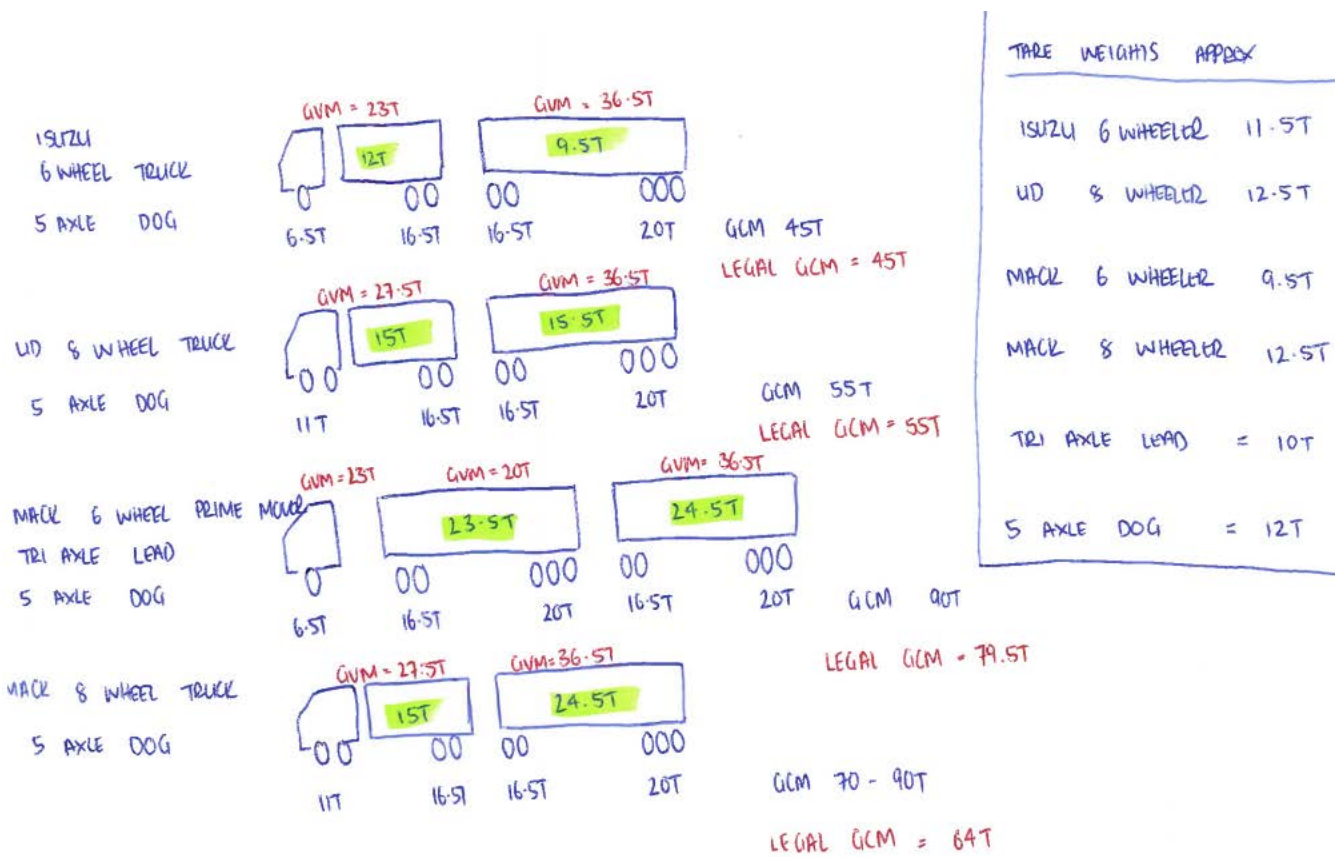
This analysis is summarised in the following pages.

Dealers have provided truck quotes (ex GST) as follows;

Minutes of the Ordinary Meeting of Council held in the Shire of Wyalkatchem Council Chambers on the 18 May 2023

	6-Wheel Truck 45 GCM	8-Wheel Truck 55 GCM	Prime Mover 90 GCM	2nd Hand Prime Mover 90 GCM
Truck	\$233,000	\$305,000	\$319,000	\$220,000
Tri axle dog	-	-	-	
Trailer	-	-	\$115,000	\$80,000
Total	\$233,000	\$305,000	\$434,000	\$300,000

The following diagram shows the payload capacities for each truck;



Overview of Truck Options Assessment

The delivery rate of gravel determines job duration. Faster gravel delivery enables capital road works to be finished faster and will improve road crew productivity.

This assessment of truck options firstly estimates days saved in delivering forecast capital road projects by progressively increasing truck size and then converts the estimated days into a total annual dollar saving.

The net present value (NPV) of those savings is then calculated. If the value of the discounted savings is greater than the difference in the capital cost of the trucks, then the Shire is financially better off by purchasing the larger truck.

The accuracy of days saved is of course, dependent on the assumptions included in the calculation. The key assumptions are;

Gravel Carted/Year	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
WSFN	0	0	24,500	11,929	16,143	17,143	21,429	11,929	0	0	0	0	0	0	0
Standard	17,000	17,000	17,000	17,000	17,000	17,000	17,000	17,000	17,000	17,000	17,000	17,000	17,000	17,000	17,000
Cartage Task/Yr (m ³)	17,000	17,000	41,500	28,929	33,143	34,143	38,429	28,929	17,000	17,000	17,000	17,000	17,000	17,000	17,000
Cartage Task/Yr (t)	23,800	23,800	58,100	40,500	46,400	47,800	53,800	40,500	23,800	23,800	23,800	23,800	23,800	23,800	23,800
Shire Task/Yr (t)	11,900	11,900	29,050	20,250	23,200	23,900	26,900	20,250	11,900	11,900	11,900	11,900	11,900	11,900	11,900

Note: the shire's task is 50% of the total gravel cartage task with the remaining 50% delivered by a contractor.

Some Specifications of the trucks under consideration follows;

	Current 43k GCM	New Isuzu 45k GCM	New UD 55k GCM	Prime Mover 90kGCM
Horse power	453	350	430	500
Tray	12t	12t	15t	-
Tri Axle dog	22t	9.5t	15.5t	23.5t
Trailer 2	n/a	n/a	n/a	24.5t
Total	34	21.5	30.5	48

Three scenarios are included in the assessment & each has a different travelling distance between gravel pit & work site. These are 5, 9 & 16km from pit. Average travelling speeds increase as distance to work site increases.

Internal Plant & Labour Charges (2023)

Plant	Cost/hr
Grader	\$101.00
FEL	\$121.00
Bomag roller	\$146.00
Amaan multi tyre roller	\$37.00
Isuzu	\$93.00
Plant Cost - ave/hr	\$99.60

Labour cost per day	
Staff/day (capital projects only)	4
Hourly rate	\$42.50
Total labour/day	\$1,275
No plant deployed/day	4
Dry plant cost/hr	\$99.60
Total plant/day	\$2,988
Total cost/day	\$4,263

An annual labour cost increase of 3.0% over the recovery period, is assumed.

This inflation rate is applied to the above costs annually. By year 15, the daily cost of labour is \$6,448.

The discount rate used in the NPV calculation is 5%, which is below a standard commercial rate but commensurate with WATC borrowing terms.

The labour cost also assumes just four staff. During this year's capital program, our four full time road staff & a casual were deployed whenever the casual was available. This is likely to continue to apply in future for capital programs and if so will increase the assumed savings and strengthen the value for money presented by purchasing the prime mover.

Quoted Isuzu 6 -Wheeler Vs 2nd Hand Prime Mover & Side Tipping Trailer Assessment

6-Wheeler VS 2nd Hand Prime Mover & Trailer																
Days saved	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Standard		7	7	7	7	7	7	7	7	7	7	7	7	7	7	7
WSFN		0	10	5	6	7	9	5	0	0	0	0	0	0	0	0
Total days saved		7	17	12	13	14	16	12	7	7	7	7	7	7	7	7
Cost /day		\$4,263	\$4,348	\$4,435	\$4,524	\$4,614	\$4,707	\$4,801	\$4,897	\$4,995	\$5,095	\$5,197	\$5,301	\$5,407	\$5,515	\$5,625
Total \$ saved		\$20,270	\$64,803	\$44,521	\$50,489	\$56,622	\$67,634	\$50,207	\$27,111	\$27,999	\$28,870	\$36,376	\$37,104	\$37,846	\$38,603	\$39,375
Standard only		\$20,270	\$21,320	\$29,545	\$30,545	\$31,521	\$32,473	\$33,403	\$34,311	\$35,199	\$36,070	\$36,876	\$37,604	\$38,346	\$39,103	\$39,875

Note: Depreciation and interest difference is deducted from the savings for 10 years.

The difference in the cost of buying the second-hand prime mover over the 6-wheeler is \$67,000

If the NPV of the savings from operating the prime mover over the 6-wheeler is greater than \$67,000 the Shire is better off buying the prime mover.

NPV (15yrs)	\$391,497	WSFN Proceeds	NPV (10yrs)	\$298,118	WSFN Proceeds
NPV (15yrs)	\$272,644	WSFN does not proceed	NPV (10yrs)	\$189,016	WSFN does not proceed

In all scenarios the Council is significantly better off buying the second-hand prime mover over the quoted six-wheeler.

Quoted UD 8 -Wheeler Vs 2nd Hand Prime Mover & Side tipping Trailer

8-Wheeler VS 2nd Hand Prime Mover & Trailer																
Days saved	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Standard		6	7	7	7	7	7	7	7	7	7	7	7	7	7	7
WSFN		0	10	5	6	7	9	5	0	0	0	0	0	0	0	0
Total days saved		6	17	12	13	14	16	12	7	7	7	7	7	7	7	7
Cost /day		\$4,263	\$4,348	\$4,435	\$4,524	\$4,614	\$4,707	\$4,801	\$4,897	\$4,995	\$5,095	\$5,197	\$5,301	\$5,407	\$5,515	\$5,625
Total \$ saved		\$26,292	\$67,401	\$46,672	\$52,232	\$57,997	\$68,680	\$50,962	\$27,613	\$28,283	\$28,970	\$36,376	\$37,104	\$37,846	\$38,603	\$39,375
Standard only		\$18,664	\$23,557	\$31,397	\$32,046	\$32,705	\$33,520	\$34,158	\$34,813	\$35,483	\$36,170	\$36,876	\$37,604	\$38,346	\$39,103	\$39,875

Note: Depreciation and interest difference is deducted from the savings for 10 years.

The difference in the cost of buying the second-hand prime mover over the 8-wheeler is **-\$5,000**.

In addition to the \$5,000 saving from purchasing the second-hand prime mover, the following additional savings, discounted to today's dollar terms will be captured by the Council if it purchases the second-hand prime mover & trailer.

NPV (15yrs)	\$405,126	WSFN Proceeds	NPV (10yrs)	\$311,696	WSFN Proceeds
NPV (15yrs)	\$278,264	WSFN does not proceed	NPV (10yrs)	\$194,584	WSFN does not proceed

Again, in all scenarios the Council is significantly better off purchasing a second-hand prime mover and trailer for up to \$300,000, over the purchase of the quoted 8-wheeler.

STATUTORY ENVIRONMENT

There are no direct statutory implications in relation to this item.

POLICY IMPLICATIONS

Policy 7.6 – Plant & Vehicle Replacement Policy.

FINANCIAL IMPLICATIONS

This expenditure will be incurred subject to sourcing a second-hand truck and trailer that meet the purchase criteria.

COMMUNITY & STRATEGIC OBJECTIVES

The resolution is consistent with the Community Strategic Plan Goal 10, as outlined below;

Goal No.	Action No.	Actions
10 Transparent, accountable and effective governance	10.1	Ensuring a well-informed Council makes good decisions for the community Ensuring that the Shire of Wyalkatchem is well positioned to meet future needs

VOTING REQUIREMENT

Absolute Majority

OFFICER'S RECOMMENDATION/ COUNCIL RESOLUTION

(51/2023) Moved: Cr Holdsworth

Seconded: Cr Stratford

That Council approves a FY23 budget amendment for the withdrawal of up to \$300,000 from the Plant Reserve to purchase a second-hand prime mover and side tipping trailer, both with a complete service history and assessed by a third-party as having no obvious defects.

CARRIED 6/0

10.2.4. BOTTOM DEPOT LEASE PROPOSAL

Applicant:	Shire of Wyalkatchem
Location:	Shire of Wyalkatchem
Date:	10 May 2023
Reporting Officer:	Peter Klein – Chief Executive Officer
Disclosure of Interest:	No interest to disclose
File Number:	13.05.01
Attachment Reference:	Nil

DISCUSSION

The Bottom Depot is located at 73 Wilson St and was valued by Urban & Rural Valuations in February 2022.

For the purpose of this valuation the property was deemed to comprise a site area of 1,657m² and Improvements of:

- Shed - Steel frame and iron clad circa 350 sqm
- Detached toilet (inclusive of wash basin)
- Hardstand
- Security mesh fence (3 sides)
- Corrugated iron fence (1 side)

The dongar which is attached to power & water was excluded from this valuation as it was to be relocated to establish an office at the new depot. This dongar was ultimately, not relocated and consequently the value of this property will today be \$3,000 to \$5,000 higher than that specified in the valuation report due to the combined effect of changes to land valuations and the additional value of the dongar.

For the purpose of determining a rental valuation it is therefore assumed the property has a sale value as \$40,000 and a rental value of approximately \$6,000/annum (exclusive of GST) as of 10 May 2023.

The site has been assessed internally for environmental damage and no suspicion of damage was found to exist.

The site is zoned residential but as its current use is non-conforming it may continue to be used for the storage of equipment subject to its future use not detracting from the amenity of the area.

The permitted purpose, to be stated in the lease document, will be – The site may be used for the incidental storage of plant and equipment subject to there being no adverse impact on the quiet enjoyment and wellbeing of residents living in the vicinity of the site. The Tenant or its associates must not over-night in the dongar at any time.

Management wishes to recommend that the site be offered for lease, with a listed rental fee of \$115.38/week.

The sale of the site has not been recommended as serviced residential blocks are in short supply and might one day provide a greater service to the Council by being deployed for residential development.

STATUTORY ENVIRONMENT

The *Local Government Act (1995)*, clause 3.58 makes prescription regarding the methods to determine the valuation of property leased by a local government. In presenting a valuation for this property the Council has relied on Clause 3.58(4)(c)(ii).

POLICY IMPLICATIONS

There are no direct policy implications in relation to this item.

FINANCIAL IMPLICATIONS

Subject to the EOI outcome, some lease revenue may need to be reported.

COMMUNITY & STRATEGIC OBJECTIVES

This initiative promotes the following Strategic Community Plan objectives;

Goal No.	Action No.	Actions
5 - Growth in business opportunity	5.2	Support new industry while encouraging the growth in local businesses.
10 – transparent accountable & effective governance	10.1	A well-informed Council makes decisions that benefit the community.

VOTING REQUIREMENT

Simple Majority

OFFICER'S RECOMMENDATION/ COUNCIL RESOLUTION

(52/2023) Moved: Cr Gamble

Seconded: Cr Stratford

That Council,

- 1. Offer Lot 210 Wilson St (the 'Bottom Depot') for lease by expression of interest.***
- 2. The tenancy will be offered to the party presenting the best value for money proposal and this proposal may not be the proposal that offers to pay the highest rent.***
- 3. Resolves that the rental valuation for this property is \$115.38/week.***

CARRIED 6/0

10.2.5. WATER CART ASSESSMENT

Applicant:	Shire of Wyalkatchem
Location:	Shire of Wyalkatchem
Date:	11 May 2023
Reporting Officer:	Peter Klein, Chief Executive Officer
Disclosure of Interest:	No interest to disclose
File Number:	13.05.01
Attachment Reference:	Nil

COMMENT

The Council's Isuzu truck, was purchased in 2015 and has travelled approximately 123,000 kms - averaging about 16,000kms per year.

In accordance with the Council's plant replacement schedule, the truck is currently scheduled for replacement.

Instead of selling the truck, it has been alternatively proposed that the truck be held and converted into a water cart.

In response, the 10-year cost of hiring a water cart, has been assessed against the cost of converting the current truck into a water cart. This conversion involves;

- purchasing a drop-in 15,000 litre water tank;
- installing the required pipes & pumps; and
- providing a cab mounted control switch.

Coerco Dalwallinu, has given a budget estimate for this fit out of \$46,000.

The cost of hire vs buy over a 10-year period has been assessed and discounted to today's dollar terms to provide a point of comparison.

Discount rate	6%	Maintenance (% of value)	5.5%
Inflation	3.50%	Water cart wet hire/hr	\$147.00
Labour - hourly rate	\$34.25	Wet hire (hrs used 22/23)	195
Labour - overhead factor	1.5		

The following summarises the discounted cash flow analysis comparing converting the 6-wheeler to a water cart Vs continuing to hire a water cart when required;

Cost of Hire	Year	1	2	3	4	5	6	7	8	9	10
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Hours of hiring	195	195	195	195	195	195	195	195	195	195	195
Wet Hire Cost	\$28,665	\$29,668	\$30,707	\$31,781	\$32,894	\$34,045	\$35,237	\$36,470	\$37,746	\$39,067	\$40,435
	NPV	\$251,977									

The cumulative cost, in today's dollars, of hiring a water cart to perform 195 hours of service each year for a 10-year period totals \$251,977. If the cumulative cost of holding the truck and converting it into a water cart is less than \$251,977, the Council is better off converting the truck.

Cost of Converting the Truck to a Water Cart											
Truck Depreciation	\$80,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000
Drop in tank (deprn)	\$46,000	\$4,600	\$4,600	\$4,600	\$4,600	\$4,600	\$4,600	\$4,600	\$4,600	\$4,600	\$4,600
Operating costs											
Lic & service cost	\$6,930	\$7,173	\$7,424	\$7,683	\$7,952	\$8,231	\$8,519	\$8,817	\$9,125	\$9,445	\$9,775
Insurance	\$1,200	\$1,242	\$1,285	\$1,330	\$1,377	\$1,425	\$1,475	\$1,527	\$1,580	\$1,635	\$1,693
Council labour cost	\$16,697	\$17,281	\$17,886	\$18,512	\$19,160	\$19,831	\$20,525	\$21,243	\$21,987	\$22,756	\$23,553
Total annual cost		\$38,296	\$39,195	\$40,126	\$41,089	\$42,087	\$43,119	\$44,187	\$45,292	\$46,436	\$47,621
	NPV	\$310,976	\$58,998								

Based on this assessment the cost of owning & operating the water cart for 195 hours/year, in today's dollars is \$310,976, \$58,998 more than the cost of hiring the water cart to perform 195 service hours/year.

However, this benefit reduces as the number of service hours increases above 195hours/year but service hours would need to increase by 56% to more than 300 hours per year, for 10 years before the cost of ownership is favoured.

However, other factors as outlined below will legitimately influence the decision as to whether to proceed or not;

<u>Benefits of Owning the Water Cart</u>	<u>Threats to Achieving these Benefits</u>
Convenience – the water truck is available when required meaning capital works will not be delayed if a water cart becomes difficult to source.	The 6-wheeler has been unreliable and maintenance costs could escalate beyond the budgeted \$4,400 in 2023. In 2034, when the truck is earmarked by this analysis for replacement, the truck will be 19 years old.
The 6-wheel truck is available to do smaller jobs around town that the prime mover might be too large to perform.	Replacing the water cart will be more expensive in future as a surplus truck will not be available meaning that the full depreciation value must be invested in the plant reserve to plan for future replacement.
Is available to support maintenance grading operations, when required.	Staff might not always be available to operate the water cart. The road crew has 4 FTEs & capital works require drivers for the FEL, truck, grader & roller. A fifth crew member will be required to operate it and may not always be available.
Can support local firefighting efforts.	The water tank capacity is just 15,000li and is less efficient than a hired 30,000li tanker.
As usage increases beyond 300hrs/yr (eg with the WSN), it becomes financially beneficial to own the tanker.	The water cart/truck might need to be scrapped before the 10-year period is completed.
The truck could be retired in 2031 (post WSN), at which point the Council could revert to hiring a water cart, when required.	

Management considers that the risk to receiving the benefits from holding and converting the current truck combined with the expected higher cost of this option justifies a recommendation to sell the current truck and rely on hired water cart/s for the FY24 capital road program.

Management however, recommends that consideration be given to the relevant benefits of purchasing a water tanker and either hiring in a prime mover or utilising the Shire’s prime mover, if available.

STATUTORY ENVIRONMENT

Clause 3.58 of the *Local Government Act (1995)* prescribes arrangements for the disposal of property.

POLICY IMPLICATIONS

Policy 7.6 – Plant & Vehicle Replacement Policy.

FINANCIAL IMPLICATIONS

Revenue will be incurred on sale of Council’s current 6-wheel truck and this will be invested in the plant reserve.

COMMUNITY & STRATEGIC OBJECTIVES

The resolution is consistent with the Community Strategic Plan Goal 10, as outlined below;

Goal No.	Action No.	Actions
10 Transparent, accountable and effective governance	10.1	Ensuring a well-informed Council makes good decisions for the community Ensuring that the Shire of Wyalkatchem is well positioned to meet future needs

VOTING REQUIREMENT

Absolute Majority

OFFICER’S RECOMMENDATION/ COUNCIL RESOLUTION

(53/2023) Moved: Cr Stratford

Seconded: Cr Garner

That Council approves the sale of the current 6-wheel Isuzu truck with proceeds, estimated at \$80,000, to be allocated to plant reserve and that management prepare to hire water carts for completion of Council’s planned FY24 capital roadworks.

CARRIED 6/0

10.3. WORKS AND SERVICES

10.3.1. MANAGER OF WORKS OFFICER'S REPORT APRIL/MAY2023

Applicant:	Not Applicable
Location:	Shire of Wyalkatchem
Date:	11 May 2023
Reporting Officer:	Terry Delane – Manager of Works
Disclosure of Interest:	No interest to disclose
File Number:	13.05.01
Attachment Reference:	Nil

BACKGROUND

To inform Council of the activities of the works and services team during the period prior to the 16 May 2023 meeting.

SAFETY / INCIDENTS

LGIS Depot Audit.

Recreation Centre break in

Pickets from fence damaged at Railway Building

ROADS – MAJOR PROJECTS

- **Regional Road Group. (RRG)**
 - i. Wylie North Road
 - 1. Project completed
 - 2. Some Signage and guide posts still to go in when stock arrives
- **Wheatbelt Secondary Freight Network (WSFN)**
 - i. Approval not expected until 2024
- **Roads 2 Recovery (R2R)**
 - Project(s) require nominating
- **Roads Advisory Group (RAG)**
 - i. Separate information to be provided
- **Black Spot Projects (BSP)**
 - i. Quotes received from consultants
 - ii. Exploring possibilities to do them in alliance with a Main Roads Engineer

ROAD MAINTENANCE PROGRAM

- I. Maintenance grading underway
- II. Repairs to be done in middle stages
- III. Verge clearing to be done in latter stages

PRIVATE WORKS

- Nil

PARKS / TOWN SERVICES CREW

- General maintenance
- Staff strategy pending
- Cemetery upgrades ongoing

BUILDING MAINTENANCE

- Upgrades to Lady Novar taking priority.
- Gary on leave 2 weeks – May.

SWIMMING POOL RENOVATION

- No further progress

ASHELFORD PARK

- Block laying commenced

GAMBLE ST UPGRADE – Thurston St Variation

- Modifications still pending

WYLIE WATERPROOFING - NATIONAL GRID CONNECTION PROJECT

- Power install expected mid-June

RUBBISH TIP

- Clean up complete, recyclers expected end May

HUMAN RESOURCES

- An update will be provided

VEHICLE/PLANT

1. Isuzu 6-wheeler diagnosis and repair at Major Motors estimated at \$15K
2. Valuation requested
3. Skid steer ordered
4. Kluger back in service

STATUTORY ENVIRONMENT

There are no statutory environment implications in relation to this item.

POLICY IMPLICATIONS

There are no direct policy implications in relation to this item.

FINANCIAL IMPLICATIONS

There are some financial implications in relation to this item.

COMMUNITY & STRATEGIC OBJECTIVES

The list before Council is generally in accordance with the desired outcome as expressed in the Shire of Wyalkatchem Strategic Community Plan.

Goal: Our built environment responds to the accessibility and connectivity needs of all.

Outcome No.	Action No.	Actions
Our built environment responds to the accessibility and connectivity needs of all.	8.1	Improving safety on road, cycle and footpath networks
	8.2	Developing and planning community infrastructure to improve use and social interaction
	8.3	
	8.4	Implement Aged Friendly Plan Implement the Disability Access and Inclusion Plan (DAIP)

VOTING REQUIREMENT

Simple Majority

OFFICER'S RECOMMENDATION/ COUNCIL RESOLUTION

(54/2023) Moved: Cr Holdsworth

Seconded: Cr Petchell

That Council accepts the Manager of Works report for April/ May 2023.

CARRIED 6/0

Cr Garner disclosed a Financial interest in the Item 10.4.1 – see 6.1

Cr Garner left the meeting at 6:23pm and did not discuss or vote on the matter.

10.4. PLANNING AND BUILDING

10.4.1. RESOLUTION TO AMEND LOCAL PLANNING SCHEME No 4, AMMENDMENT No 1

Applicant:	Shire of Wyalkatchem
Location:	Shire of Wyalkatchem
Date:	12 April 2023
Reporting Officer:	Peter Klein, CEO via Paul Bashall, Planning Consultant
Disclosure of Interest:	No interest to disclose
File Number:	7.10
Attachment Reference:	Attachment 10.4.1.1 – Final Approval Report for The Minister of Planning Attachment 10.4.1.2 – Notice of Advertising Attachment 10.4.1.3 – Schedule of Submissions and copies.

INTRODUCTION

The Shire of Wyalkatchem seeks the WA Planning Commission's support and the Hon. Minister's approval to a Scheme Amendment to change the permissibility of a Grouped dwelling in a Rural zone from an 'X' use to a 'D' use (discretionary). The Amendment will be supported by the adoption of a Local Planning Policy (LPP) outlining the application of the Council's discretion.

BACKGROUND

The Wyalkatchem Shire Council is experiencing an increased demand for a second dwelling on rural properties. The demand reflects the aging demographic of farmers in the region.

The need for the second dwelling is twofold; firstly, to provide for relatives that may be responsible for taking over the farm management without the need for the retiring farmer to vacate the property, and secondly, to provide for farm workers to reside on site.

The Council is aware of the implications of allowing increased number of dwellings in the rural areas of the Shire, and as a result, has prepared a LPP to address these issues.

These implications include the possibility of an increased demand for urban services like rubbish collection and road upgrades – none of which the Council is keen to comply with. It is also possible that the residents of the additional dwelling may be less likely to use the townsite retail outlets, amenities, services and facilities. Following this latter point, the Council considers it appropriate that grouped dwellings in close proximity to a townsite, should be encouraged to locate in the townsite.

It has been shown that an increased grouping of dwellings in a rural area is likely to increase the demand for its own community and recreational facilities that the Council will want to avoid where possible.

Currently, Table 1 – Zoning Table of the Council’s Scheme designates a Grouped dwelling as an ‘X’ use in a Rural zone. This means that the Council cannot approve more than one dwelling on a rural property – even if it was minded to support such a proposal.

PROPOSAL

This Amendment seeks to change the permissibility of a ‘Grouped dwelling’ in a ‘Rural’ zone from an ‘X’ use to a ‘D’ use. The Council will only support a Grouped dwelling in the ‘Rural’ zone where it is designed to house a family member or a station worker. The Council has prepared a LPP to more clearly outline its discretion in determining such Development Approval (DA) applications (**Attachment 10.4.1.1**).

STRATEGIC IMPLICATIONS

The Wyalkatchem Local Planning Strategy (the Strategy) was endorsed by the WA Planning Commission on 23 March 2011. This Amendment has no implications on the Strategy.

ADVERTISING

The Amendment was advertised from 17th March 2023 to 21st April 2023. The Notice was published on the local government Website, Facebook, CRC Library Notice Board, Shire Notice Board and Local Magazine – Wylie Weekly.

Attachment 10.4.1.2 provides a copy of the Council’s Notice of advertising.

SUBMISSIONS

During the advertising period, the Council received 3 submissions. One from a private resident, one from the Water Corporation and one from an adjoining local government (Shire of Koorda).

Attachment 10.4.1.3 provides a Schedule of the submissions.

None of these submissions opposed the Amendment.

Attachment 10.4.1.3 provides a copy of each submission.

CONCLUSION

The Council notes the submissions and the Amendment and can now proceed to adopt the proposed Local Planning Policy.

The draft LPP should now be advertised as the Amendment heads towards final approval as it refers to the Scheme as adopting the Amendment proposals.

CONSULTATION

- Council
- Paul Bashall – Planwest, Town Planning Consultant

STATUTORY ENVIRONMENT

Planning and Development Act 2005

Shire of Wyalkatchem Local Planning Scheme No 4

POLICY IMPLICATIONS

Nil.

FINANCIAL IMPLICATIONS

There are small advertising financial implications in relation to this item.

STRATEGIC/RISK IMPLICATIONS

There are no strategic or risk implications applicable to this item.

COMMUNITY & STRATEGIC OBJECTIVES

This item is consistent with the Council's objective, outlined in its Corporate Plan (objective 2) to deliver Council services that support & facilitate local business activity.

Goal No.	Action No.	Actions
5 Growth in business opportunity	5.5	Town planning strategies support industry growth
10 Transparent, accountable and effective governance	10.1	Ensuring a well-informed Council makes good decisions for the community
	10.4	Maintaining Integrated Strategic and Operational plans
12 Form strategic partnerships & advocate for the community	12.2	Ensuring that the Shire of Wyalkatchem is well positioned to meet future needs

VOTING REQUIREMENT

Absolute Majority

OFFICER'S RECOMMENDATION/ COUNCIL RESOLUTION

(55/2023) Moved: Cr Stratford

Seconded: Cr Petchell

That Council adopt the Report for Final Approval subject to Council having full discretion to approve a 'Grouped Dwelling within a Rural Zone', and forward the report and recommendations to the WA Planning Commission requesting its recommendation for the Minister for Planning's Final Approval.

CARRIED 5/0

Cr Garner returned to the meeting at 6:36pm.

10.4.2. DEVELOPMENT APPROVAL LOT 9984 TAMMIN-WYALKATCHEM RD

Applicant:	Owner
Location:	Shire of Wyalkatchem
Date:	11 May 2023. Application received 23 March 2023
Reporting Officer:	Peter Klein, CEO via Paul Bashall, Planning Consultant
Disclosure of Interest:	No interest to disclose
File Number:	7.10
Attachment Reference:	Nil

EXECUTIVE SUMMARY

This report considers a proposal to build a new single storey residential home on a farming property 8 kilometres due south of Wyalkatchem townsite and about 8 kilometres southwest of Korrelocking townsite.

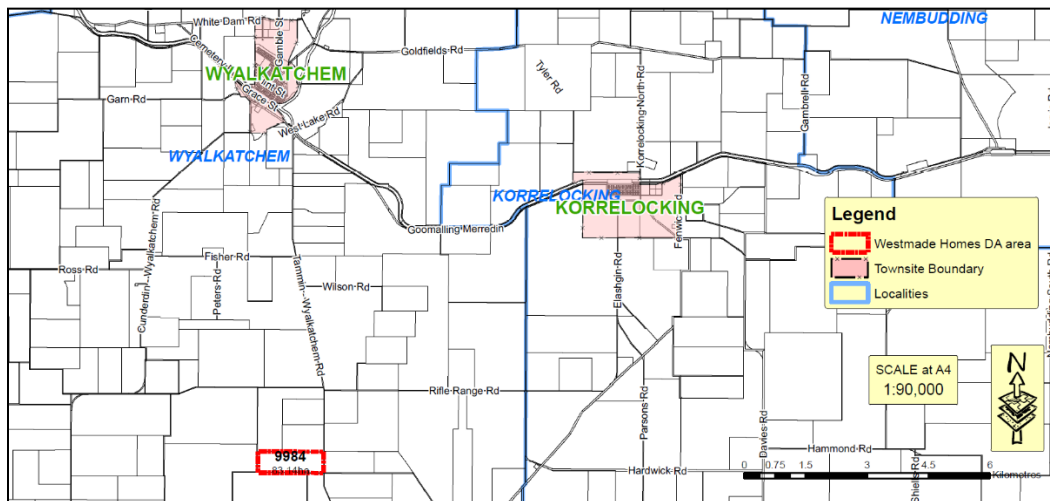
BACKGROUND

On 23rd March 2023 a Development Approval (DA) application was submitted by Westmade Homes on behalf of the owner. The DA was accompanied by several documents specifying building standards, siting information, design compliance and an energy compliance report. There is no information about the existing development on the site.

LOCATION

The property is used for farming and is surrounded by other farming properties. **Figure 1** provides a location plan of the site showing its relationship with Wyalkatchem and Korrelocking.

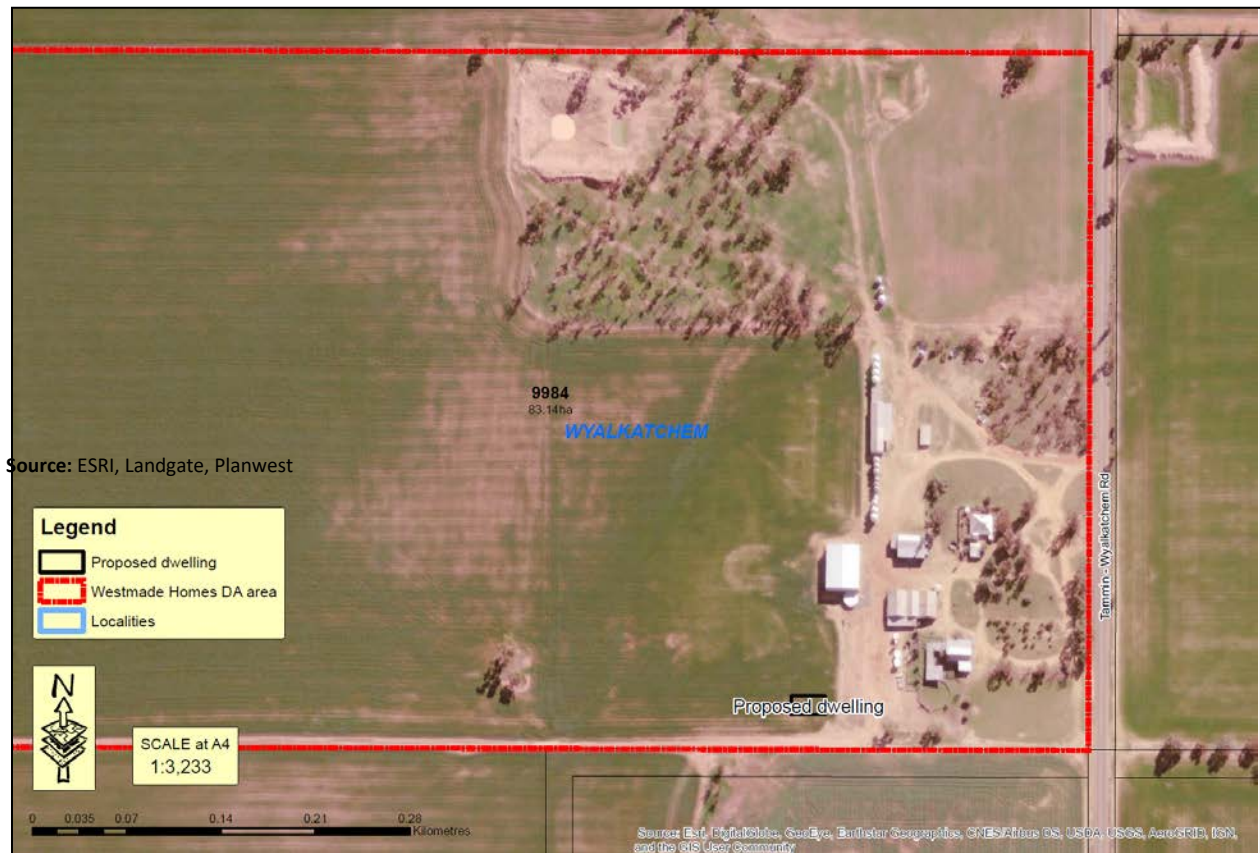
FIGURE 1 – LOCATION PLAN



Source: Landgate, Planwest

Figure 2 shows an enlargement of the eastern end of the property showing and the location of the proposed dwelling. The location is 26 metres off the southern boundary and 195 metres from the Tammin-Wyalkatchem Road.

FIGURE 2 – ENLARGEMENT OF PROPERTY



The Lot is nearly 83 hectares in area with the majority of the infrastructure located on the eastern end of the property providing easy access to the Tammin-Wyalkatchem Road.

As can be seen from the aerial photograph in **Figure 2**, there are several buildings including farming sheds, silos and two dwellings.

LOCAL PLANNING SCHEME

The land is zoned 'Rural' in the Local Planning Scheme No 4 (the Scheme). **Figure 3** shows the zoning of the property and surrounding land. The Scheme was gazetted on 24 June 2013.

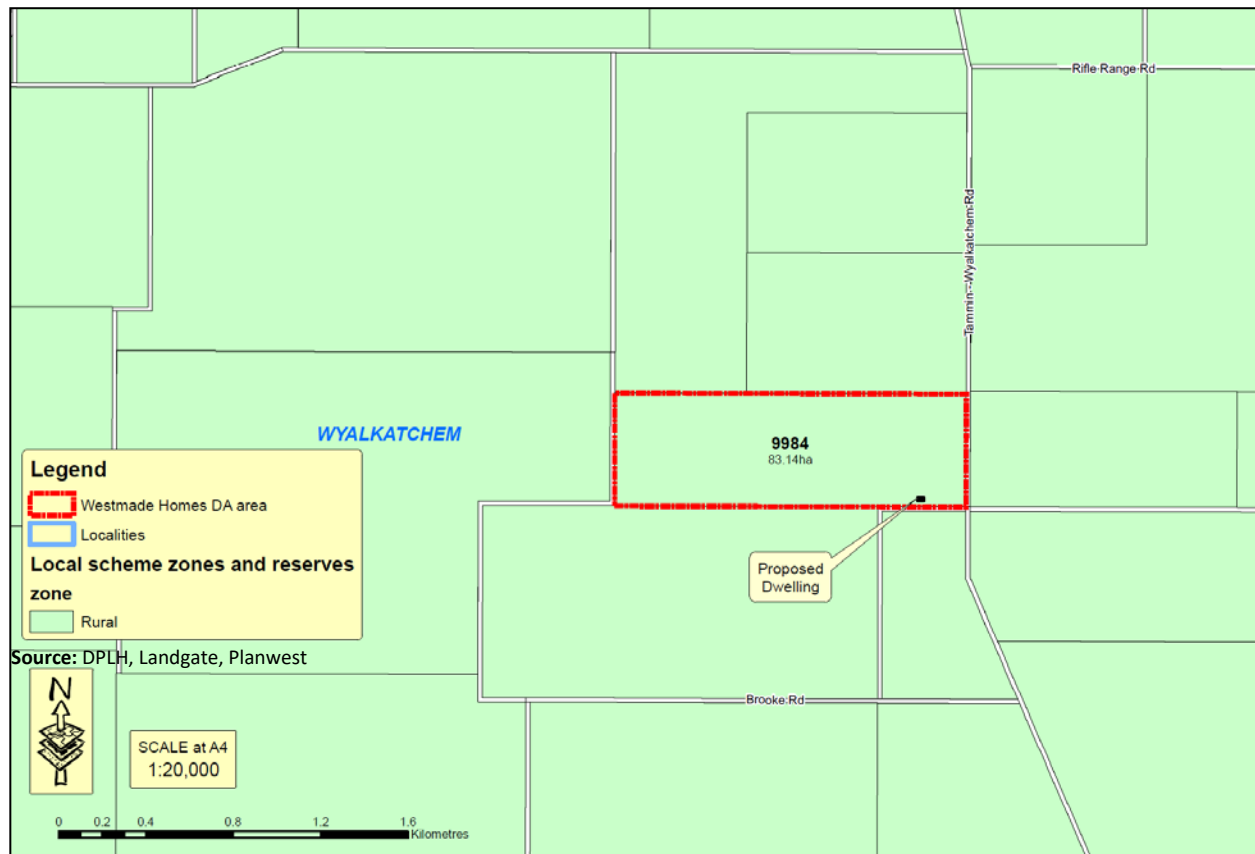
All the surrounding properties are also zoned 'Rural' and appear to be cropped as well.

When a dwelling is the only dwelling on a lot, it is termed a 'Single House'. However, when there is more than a single house on a lot, the houses are termed 'Grouped houses'.

Table 1 – Zoning Table (of the Scheme) outlines the permissibility of various use classes in each zone. A Grouped dwelling in a Rural zone is currently an 'X' use.

An 'X' use means a use that is not permitted by the Scheme. The Council is not able to approve this development under the existing provisions of the Scheme.

FIGURE 3 – SCHEME MAP EXTRACT



In December 2022 the Council prepared and adopted a Scheme amendment to modify a Grouped dwelling in a Rural zone from an 'X' use to a 'D' use.

'D' means that the use is not permitted unless the local government has exercised its discretion by granting planning approval. The Council will adopt a Local Planning Policy relating to guidance for the Council in using its discretion in these circumstances.

PROPOSED DEVELOPMENT

The proposed development is a 4-bedroom, 2-bathroom house with an approximate cost of \$600,000 and is estimated to be completed by April 2024. There is no indication of who will be occupying the house, nevertheless, as the Scheme currently stands, the Council is not currently able to support the development of the proposed dwelling.

CONSULTATION

Paul Bashall – Planwest, Town Planning Consultant

STATUTORY ENVIRONMENT

Planning and Development Act 2005

Shire of Wyalkatchem Local Planning Scheme No 4.

POLICY IMPLICATIONS

On approval of the proposed amendment to modify a Grouped dwelling in a Rural zone from an 'X' use to a 'D' use, the Council will adopt a new Local Planning Policy (LPP).

As the draft LPP stands, the support for Grouped dwellings in a Rural zone will only be supported where;

- The land is more than 5 kilometres from an urban centre or an operational townsite.
- The grouped dwelling will be for family members of the farm operator or owner.
- The grouped dwelling is to be used for workers that operate on the land the subject of the DA application.
- The Council considers that the grouped dwelling can be provided with essential services.

Under these circumstances the Council will be able to support the proposed Grouped dwelling.

FINANCIAL IMPLICATIONS

There are small financial implications applicable to this item.

STRATEGIC/RISK IMPLICATIONS

There are no strategic or risk implications applicable to this item.

COMMUNITY & STRATEGIC OBJECTIVES

This item is consistent with the Council's objective, outlined in its Corporate Plan (objective 2) to deliver Council services that support & facilitate local business activity.

Goal No.	Action No.	Actions
5 Growth in business opportunity	5.5	Town planning strategies support industry growth
10 Transparent, accountable and effective governance	10.1	Ensuring a well-informed Council makes good decisions for the community
	10.4	Maintaining Integrated Strategic and Operational plans
12 Form strategic partnerships & advocate for the community	12.2	Ensuring that the Shire of Wyalkatchem is well positioned to meet future needs

VOTING REQUIREMENT

Simple Majority

OFFICER'S RECOMMENDATION/ COUNCIL RESOLUTION

(56/2023) Moved: Cr Garner

Seconded: Cr Holdsworth

That Council,

- 1. Currently refuse to approve the proposed dwelling because a 'Grouped dwelling' is currently a use that is not permitted in a 'Rural' zone.***
- 2. On the Minister for Planning's Final Approval of the Amended Local Planning Scheme No 4, Amendment No 1, the development application be approved without further consideration.***

CARRIED 6/0

11. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

12. QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN

Nil

13. URGENT BUSINESS APPROVED BY THE PERSON PRESIDING OR BY DECISION

Nil

14. MATTERS BEHIND CLOSED DOORS

Nil

15. INFORMATION BULLETIN

15.1. Information Bulletin

The information bulletin has been provided as an attachment (Attachment 15.1)

15.2. Business Arising from the Information Bulletin

<https://www.doublebarrelentertainment.com.au/>

16. CLOSURE OF THE MEETING

There being no further business to discuss, the Chairperson thanked everyone for their attendance and closed the meeting at 6:44pm.