


8.3.1 DEVELOPMENT AND BUILDING CONTROLS – BUILDING AND DEVELOPMENT APPLICATIONS - INDEPENDENT LIVING UNITS – CEACA – LOT 298 WILSON ST WYALKATCHEM

FILE REFERENCE:	7.2
AUTHOR'S NAME AND POSITION:	Ian McCabe Chief Executive Officer
AUTHOR'S SIGNATURE:	
NAME OF APPLICANT/RESPONDENT/LOCATION:	Location is Lot 298 Wilson Street; Owner: Wyalkatchem Senior Citizens' Homes Trust Inc.; Applicant: Edgefield Projects on behalf of Access Housing and CEACA.
NOTIFICATION TO APPLICANT:	Required to all parties.
DATE REPORT WRITTEN:	12 May 2017
DISCLOSURE OF INTEREST:	The author has no financial interest in this matter.
STRATEGIC COMMUNITY PLAN REFERENCES	1. Healthy, strong and connected communities; 2. A prosperous and dynamic district; 4. An effective voice.

SUMMARY: That Council resolve the following:

1. That Council grant development approval for the construction of four independent living units by CEACA Inc. at Lot 298 Wilson Street Wyalkatchem;
2. That the Shire of Merredin, as custodian of CEACA funds, be invoiced for the amount of \$2,959.78, in payment of the Development Application fee;
3. That this approval is conditional on the applicants' construction of a sealed access road through the complex from Swan Street to Wilson Street, as per the Master Plan Concept agreed to by all stakeholders 13 April 2017;
4. That this application is conditional in the applicant meeting Council's requirement that the access footpath from Flint Street and adjacent to the drainage channel be a width of 1500mm;
5. That the Applicant and other parties to this application be informed in writing of Council's Decision;
6. That, subject to Council's budget resolutions, Council delegate authority to the Chief Executive Officer to make all other decisions to implement this resolution.

Appendices:

1. Certificate of title, lot 298 Wilson Street;

2. Development Plans;
3. Landscape Concept;
4. Services and Drainage;
5. Site Feature Survey;
6. CEACA Planning Report;
7. Development Application (with Owner's Consent);
8. Emailed Motion, CEACA; subject: planning fees.

Background:

Council is a founding member of the Central East Aged Care Alliance (CEACA), a collaboration of eleven local governments across the Wheatbelt. CEACA has its origins in research conducted with the Wheatbelt Development Commission in 2012 that found there was significant under-resourcing of housing, health beds and other aged related resources across the region. The primary object of CEACA is to provide services to the aged. To pursue this aim, CEACA has become an incorporated body and recruited an independent Chair and is working toward being a provider of housing and services to the aged, independent of local government resources.

Between 2013 and the present, CEACA has pursued state and federal funding to facilitate large scale construction of independent living units. Two tranches of Royalties for Regions grants amounting to \$23 million will fund the construction of 75 two bedroom units, including four in Wyalkatchem.

The Wyalkatchem Senior Citizens' Homes Trust Inc. is the owner of the proposed site. The co-operation and support of the Trust is gratefully acknowledged as they will make available four lots for the construction of the CEACA units. The intention is to prepare strata titles for the entire site and for the Trust to retain the majority, with four transferring to the CEACA consortium.

Comment:

In the period 2013 to the present, Council consulted the Wyalkatchem Senior Citizens Homes Trust Inc. in relation to four independent living units that were jointly constructed and completed December 2016. In addition, strategic issues around housing for the aged, including the CEACA project, were discussed and an approach agreed upon.

The Trust agreed to make land available for the project. Recently, in-principle agreement has been reached to strata title the land and transfer four lots to CEACA. Master planning for the Wilson Street site has seen upgraded services installed and a vision for up to 20 units.

Independent of the joint project with WSCHTI, as well as the CEACA project, Council has a strategy of developing independent living for the aged – to address housing for residents but also provide a counter to population decline by attracting new residents in retirement. It is believed this will provide economic support for services and other commerce in the region.

CEACA has appointed Access Housing as Project Manager, which has in turn appointed Edgefield Projects to prepare land use documentation, including this development application.

The proposal is to construct four independent living units, each of two bedrooms, one bathroom, adjacent to the recently completed builds. The proposed construction method is modular and this will be in keeping with existing structures and the area amenity. The attached drawings are illustrative and construction detail is subject to tender and final engineering specifications.

The development application contextualises the four unit build with future construction planning, as well as consideration of drainage issues and the integration with services (particularly waste management). Council and administration have conducted site consultations with the developer and owner and these have proceeded satisfactorily.

The comments within the CEACA Planning Report (Appendix 6) at section one in regard to planning fees is in error; CEACA accepts that it must pay application fees as they are statutory. An emailed motion to this effect is at Appendix 8. The Master Plan as presented at section four re-configures the previous master plan for the site to accommodate agreed works for drainage and access for waste services on the eastern boundary. This also anticipates the possible resumption of a section of the Police Reserve by facilitating road access to that possible future site (which is intended to have an aged-related facility). The intended works are at units 1-4 on this drawing. Future development at units 5 and 6 would be Shire initiated construction, currently planned for 2019/20.

The reference to services at section 9 of the Planning Document indicates that the future proofing of the site by Council has adequately provided services for this development.

This project has real social and economic benefit for the community; the project has the support of the owner; and the project integrates with Council's Strategic Planning. There is every indication that the local government and the Project Manager are in agreement on how the project should be delivered to ensure construction is in harmony with the site and the needs of the community.

The development application is recommended for Council's approval.

Consultation:

Jeff Thierfelder, Principal, Edgefield Projects; Applicant;

Ralton Benn, Project Manager, Access Housing;

Membership, CEACA;

Helen Westcott, Executive Officer, CEACA;

Quentin Davies, delegate, CEACA;

Don Eaton, Chair, Wyalkatchem Senior Citizens' Homes Trust Inc.

Statutory Environment:

Shire of Wyalkatchem TPS 4
Building Act 2011

Policy Implications:

There is no Council Policy relative to this item.

Financial Implications:

Development Application Fee of \$2,959.78 applicable.

The Shire of Wyalkatchem Long Term Financial Plan includes a provision in 2017/18 of \$120,000 as a contribution to this development.

There is no direct financial implication attached to this decision.

Strategic Plan/Risk Implications:

Housing for the aged is an element of Council's Long Term Financial Plan and the Strategic Community Plan.

Council has agreed that regional co-operation in projects of social and infrastructure value is necessary to preserve the well-being and quality of life for the people of this District.

Voting Requirements:

Simple Majority

Council Decision Number: 3453

Moved: Cr Jones

Seconded: Cr Gawley

Officer Recommendation:

That Council resolve the following:

1. That Council grant development approval for the construction of four independent living units by CEACA Inc. at Lots 298 Wilson Street Wyalkatchem;
2. That the Shire of Merredin, as custodian of CEACA funds, be invoiced for the amount of \$2,959.78, in payment of the Development Application fee;

3. That this approval is conditional on the applicants' construction of a sealed access road through the complex from Swan Street to Wilson Street, as per the Master Plan Concept agreed to by all stakeholders 13 April 2017;
4. That Council require the access footpath from Flint Street and adjacent to the drainage channel be a width of 1500mm;
5. That the Applicant and other parties to this application be informed in writing of Council's Decision;
6. That, subject to Council's budget resolutions, Council delegate authority to the Chief Executive Officer to make all other decisions to implement this resolution.

Debate by Council:

There was debate on this issue resulting in an amendment to the Officer Recommendation. Cr Garner raised a concern over the road access way not being shown in the plans as complete – some part of the road would be left as gravel rather than being sealed in complete as previously discussed. It was agreed that Council would stipulate that having the road completed as originally presented 13 April 2017 and that the road be sealed.

Cr Holdsworth raised a concern in regards to the width of the access footpaths from Flint Street. The drawings presented indicated 900mm width and this is not an optimal width for gophers. As many residents of the existing units use gophers, it would be fair to assume future residents would also use gophers. It was agreed that Council would stipulate having the footpaths widened to 1500mm.

Subdivision and strata title of the lot(s) is anticipated but not subject to this application.

Cr Davies confirmed with Mover Cr Jones and Seconder Cr Gawley they were happy with the amendments to the recommendation and both confirmed they were.

Vote: 7/0

ATT: CAROLINE

WESTERN



AUSTRALIA

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893REGISTER NUMBER
298/DP180377DUPLICATE
EDITION
N/ADATE DUPLICATE ISSUED
N/AVOLUME
1410FOLIO
263

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

RG Roberts
REGISTRAR OF TITLES**LAND DESCRIPTION:**

LOT 298 ON DEPOSITED PLAN 180377

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)WYALKATCHEM SENIOR CITIZENS' HOMES TRUST INC OF CARE OF WYALKATCHEM SHIRE COUNCIL OF
POST OFFICE BOX 42, WYALKATCHEM

(XE A000001A) REGISTERED 1 JANUARY 0001

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. CROWN GRANT IN TRUST. SEE CROWN GRANT FOR CONDITIONS.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.

* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.

Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1410-263.
PREVIOUS TITLE: This Title.
PROPERTY STREET ADDRESS: LOT 298 WILSON ST. WYALKATCHEM.
LOCAL GOVERNMENT AREA: SHIRE OF WYALKATCHEM.

NOTE 1: A000001A LAND PARCEL IDENTIFIER OF WYALKATCHEM TOWN LOT/LOT 298 (OR THE PART THEREOF) ON SUPERSEDED PAPER CERTIFICATE OF TITLE CHANGED TO LOT 298 ON DEPOSITED PLAN 180377 ON 10-JUL-02 TO ENABLE ISSUE OF A DIGITAL CERTIFICATE OF TITLE.

NOTE 2: THE ABOVE NOTE MAY NOT BE SHOWN ON THE SUPERSEDED PAPER CERTIFICATE OF TITLE OR ON THE CURRENT EDITION OF DUPLICATE CERTIFICATE OF TITLE.

ORIGINAL — NOT TO BE REMOVED FROM OFFICE OF T

CT 1410 0263 F

LANDS	L.T.O.
Land	Permit
Lease	Name

WESTERN

AUSTRALIA

CROWN GRANT IN TRUST

Crown Grant

1410 263

Elizabeth the Second, by the Grace of God, Queen of Australia and Her other Realms and Territories, Head of the Commonwealth, Do hereby Give and Grant unto

Wyalkatchem Senior Citizens' Homes Trust (Inc.) of care of Wyalkatchem Shire Council of Post Office Box 42 Wyalkatchem

land as is below the natural surface to a depth of 12.19 metres of ALL THAT Tract or Parcel of Land situate and being in the Town of Wyalkatchem, in Our said State, containing 8459 square metres or less, and marked and distinguished in the Maps and Books of the Department of Lands and Surveys of Our said State as Wyalkatchem Lot 298

and as the same is delineated and coloured green in the plan drawn in the first schedule; TOGETHER with all Appurtenances thereto belonging or in anywise appertaining; TO HAVE AND TO HOLD the said Piece or Parcel of Land to the heirs and assigns of the Grantee, with their appurtenances, unto the Grantee, in fee simple; Yielding and Paying for the same to Us, Our heirs and successors, one penny per annum on the twenty-fifth day of March in each year, or so soon thereafter as the same shall be lawfully demanded; PROVIDED NEVERTHELESS that subject to section 141 of the Land Act, 1933, it shall (at any time within twenty-one years from the date of these Presents) be lawful for Us, Our heirs and successors, or for any person or persons acting in that behalf by Our or their authority, to resume and enjoy upon possession of any part of the said Piece or Parcel of Land, which it may at any time by Us, Our heirs and successors, be deemed necessary to resume for roads, tramways, railways, and railway stations, canals, bridges, towing paths, harbour or river improvement works, drainage or irrigation works, quarries, and generally for any other works or purposes of public use, utility or convenience, and for the purpose of exercising the power to search for minerals hereinafter reserved, and such Land so resumed to hold to Us, Our heirs and successors as of Our or their former estate without making to the Grantee, or any person claiming under him, any compensation in respect thereof; provided, that no such resumption be made without compensation of any part of the said Piece or Parcel of Land upon which any expenditure or improvements shall have been made by the said Grantee, or any person claiming under him; and we do hereby save and reserve to Us, Our heirs and successors, all Mines of Gold, Silver, Copper, Tin, or other Metals, Ore and Minerals, or other substances containing Metals, and all Gems or Precious Stones and Coal or Mineral Oil, and all Phosphoric Substances in or under the said Piece or Parcel of land hereby granted, with full liberty at all times to search and dig for and carry away the same; and for that purpose to enter upon the said Piece or Parcel of land or any part thereof; and we do hereby save and reserve to Us, Our heirs and successors all petroleum (as defined in the Petroleum Act, 1967 and all amendments thereof) for the time being in force) on or below the surface of the said Land with the right reserved to Us, Our heirs and successors and persons authorised by Us, Our heirs and successors to have access to the said land for the purpose of searching for and for the operations of obtaining petroleum in any part of the said land subject to and in accordance with the provisions contained in the Petroleum Act, 1967, and all the amendments thereof for the time being in force.

IN WITNESS whereof We have caused Our trusty and well-beloved HIS EXCELLENCY COMMODORE JAMES MAXWELL RAMSAY, Commander of the Most Excellent Order of the British Empire, Distinguished Service Cross, Lieutenant-Governor and Administrator in and over the State of Western Australia and its Dependencies in the Commonwealth of Australia, to affix to these Presents the Public Seal of the said State.

Sealed this 30th day of June, One thousand nine hundred and Seventy five

Grant under the Land Act, 1933 as amended

Lieutenant-Governor and Administrator

Minister for Lands.

CERTIFICATE OF TITLE UNDER THE "TRANSFER OF LAND ACT, 1893" AS AMENDED

The abovenamed Grantee is now the registered proprietor of an estate in fee simple in all the land described in this Grant subject to the easements and encumbrances shown in the Second Schedule hereto.

DATED THE 15th DAY OF July 1975

REGISTRAR OF TITLES



FOR ENCUMBRANCES AND OTHER MATTERS AFFECTING THE LAND SEE SECOND SCHEDULE

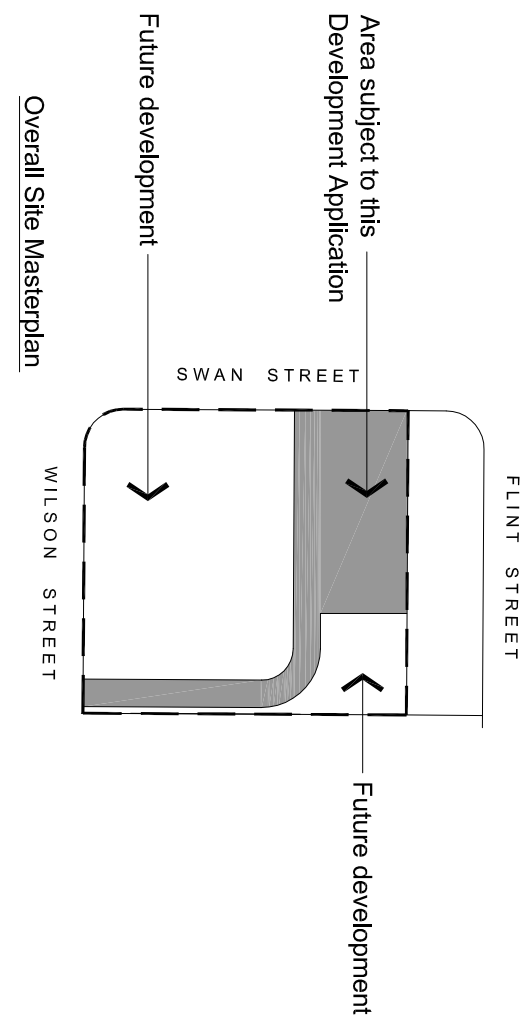
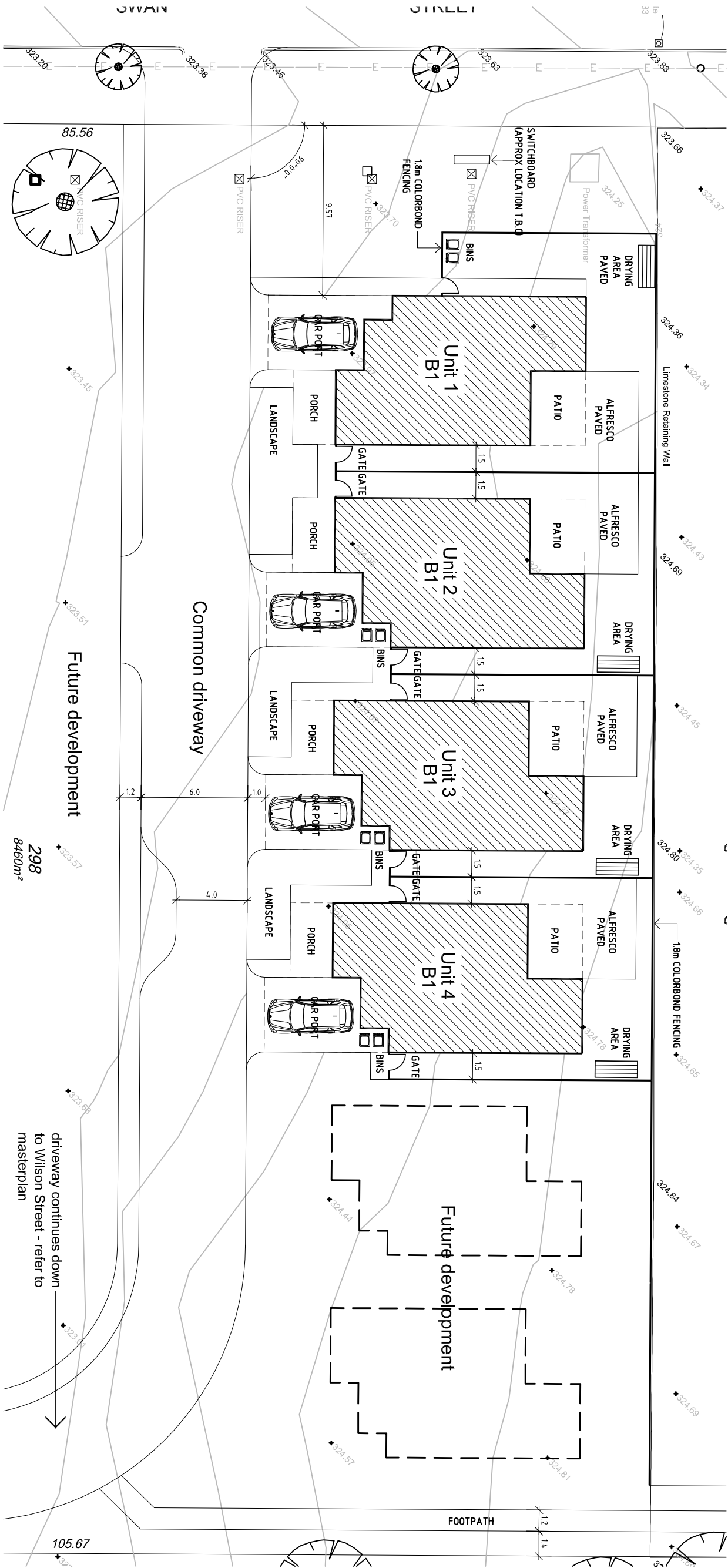
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Version 10 of 1 Superseded by SmartRegister Page 1 of 2 pages

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION

INITIALS:

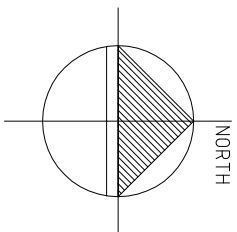
CERTIFICATE OF TITLE VOL 1410 263



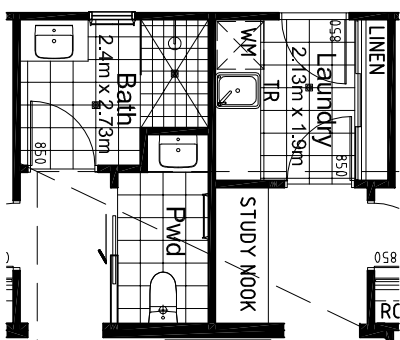
SITE DETAILS
 Lot details - Lot 298 Wilson Street
 Lot area - 8460m²
 Local Authority - Shire of Wyalkatchem

CAR PARKING
 1 per unit

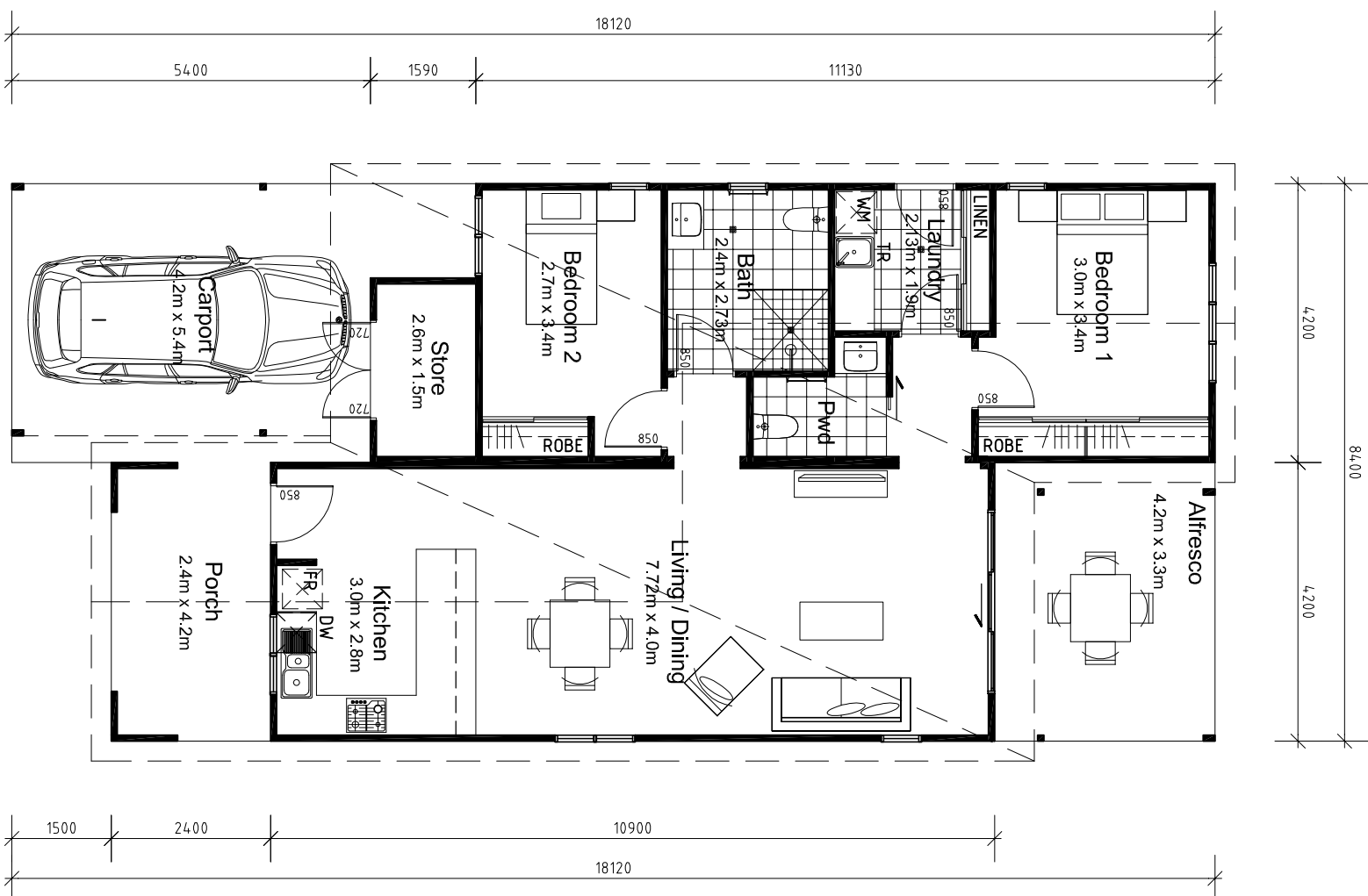
NOTES
 Building footprints are indicative,
 please refer to floor plans for more
 detailed layouts.
 - Refer to Landscape and Civil drawing
 for further details.



Issue	Date	Amendment	By	Project	Title	Job No.	Date	Scale
A	10/5/17	ISSUED FOR DEVELOPMENT APPROVAL	sqb	SENIORS HOUSING DEV. Lot 298 WILSON STREET WYALKATCHEM	SITE PLAN	.	APR17	(@ A3)
 				 				

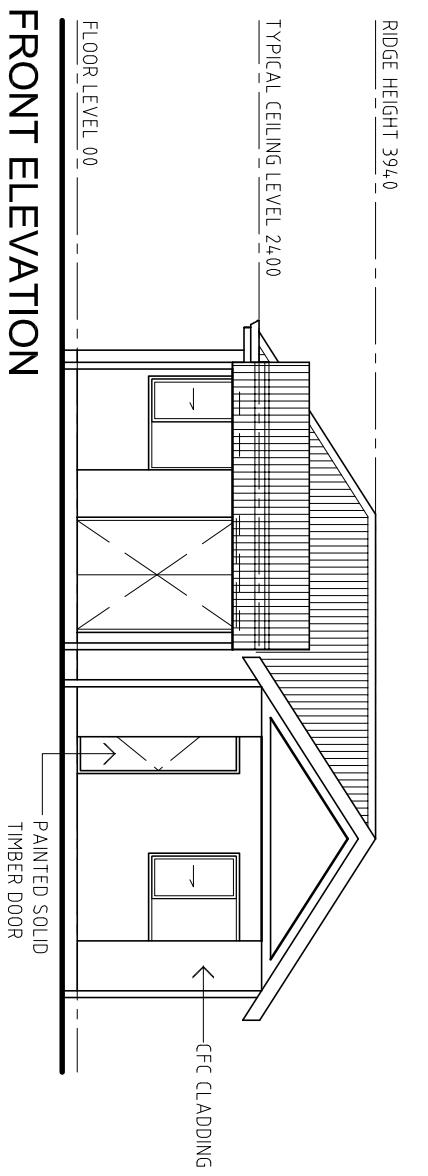


Alternative layout with study nook

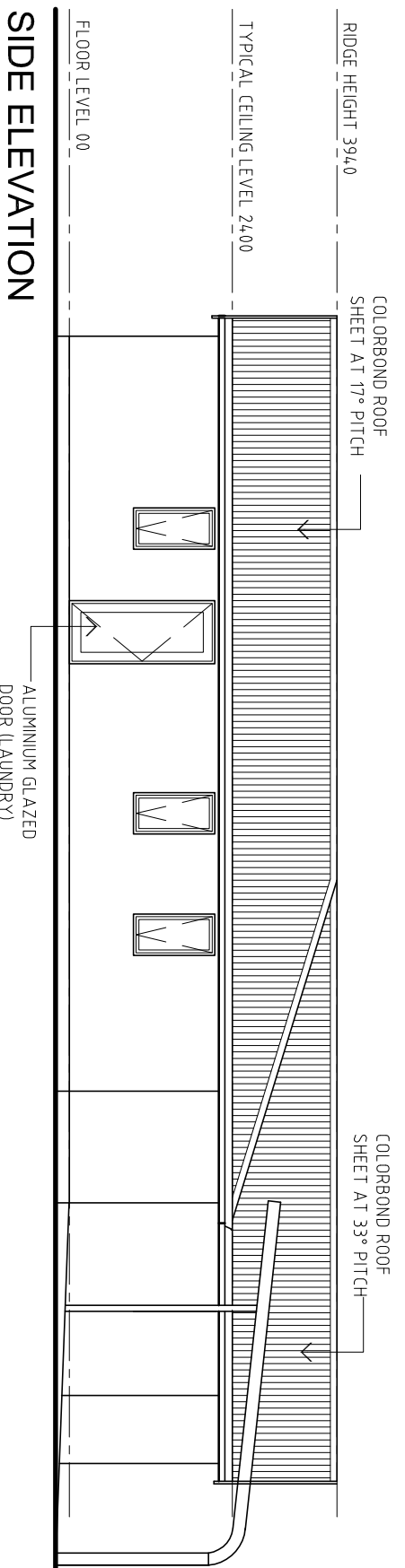


TYPE B1_R - floor plan
Scale 1:100

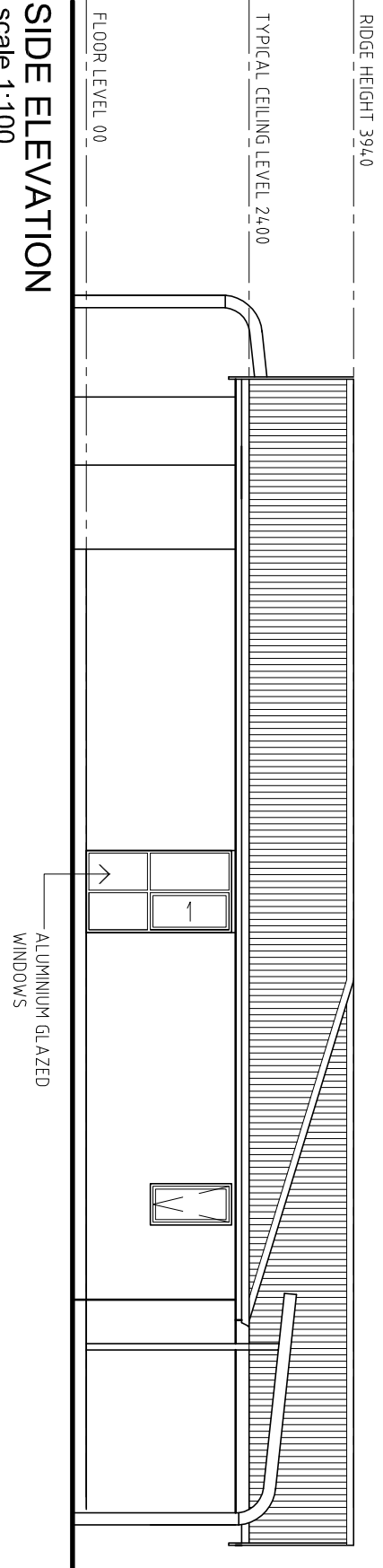
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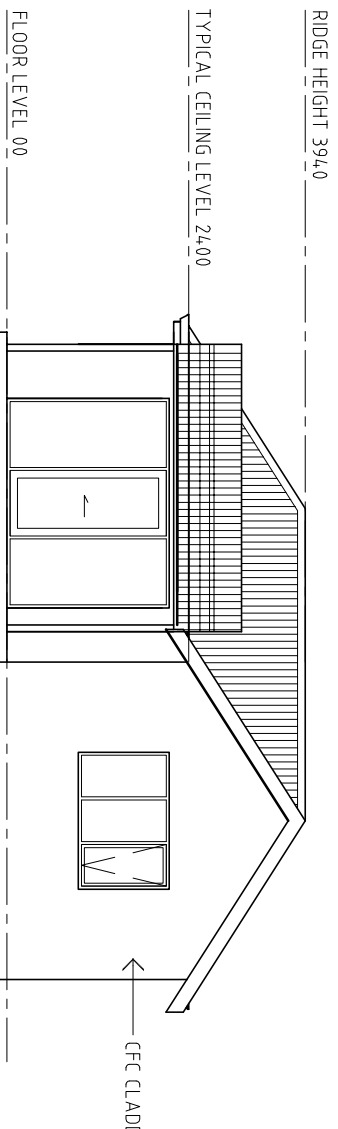
FRONT ELEVATION
scale 1:100



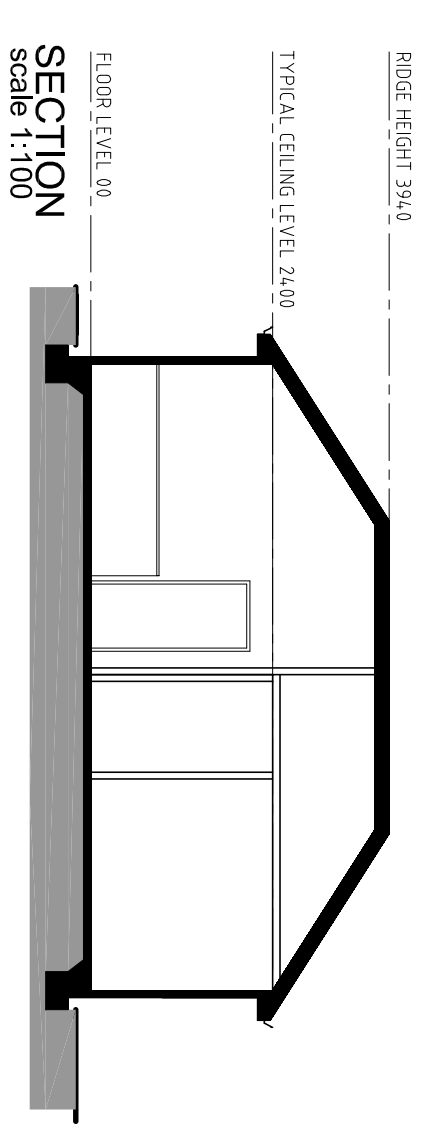
SIDE ELEVATION
scale 1:100



SIDE ELEVATION
scale 1:100



REAR ELEVATION
scale 1:100

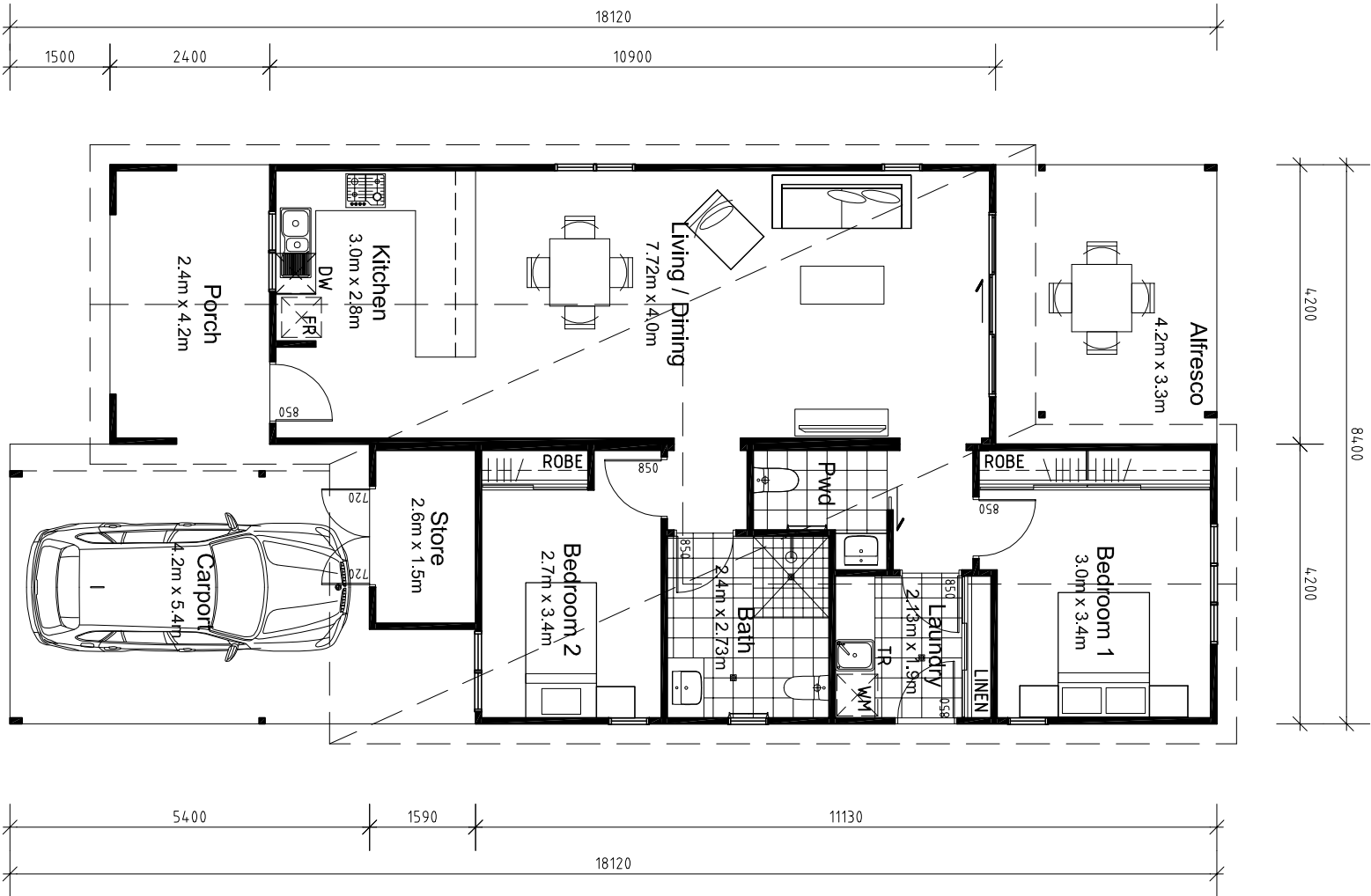


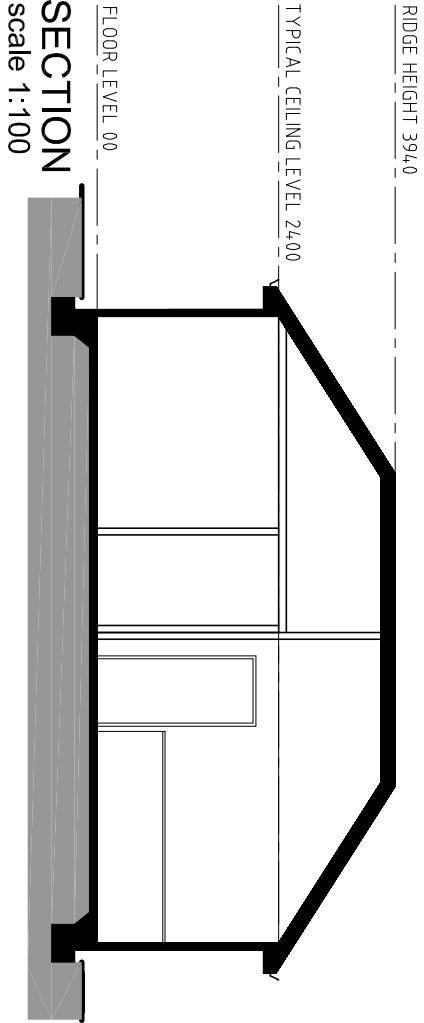
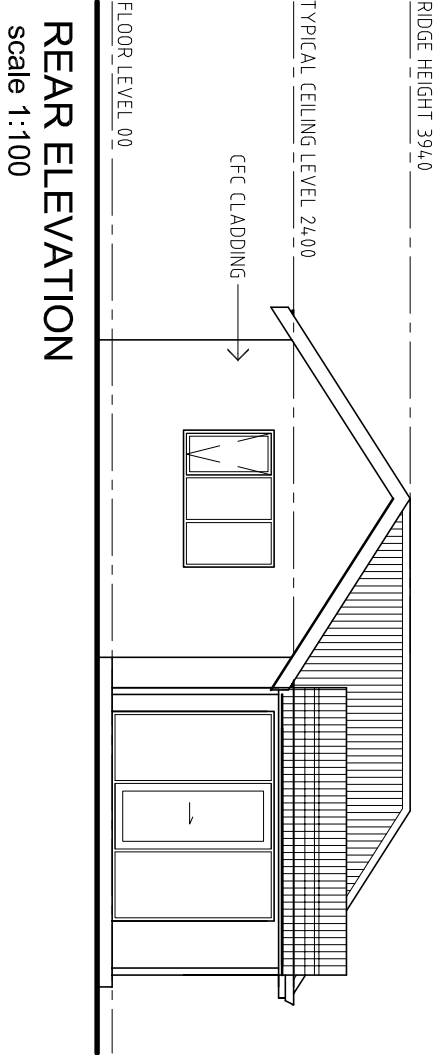
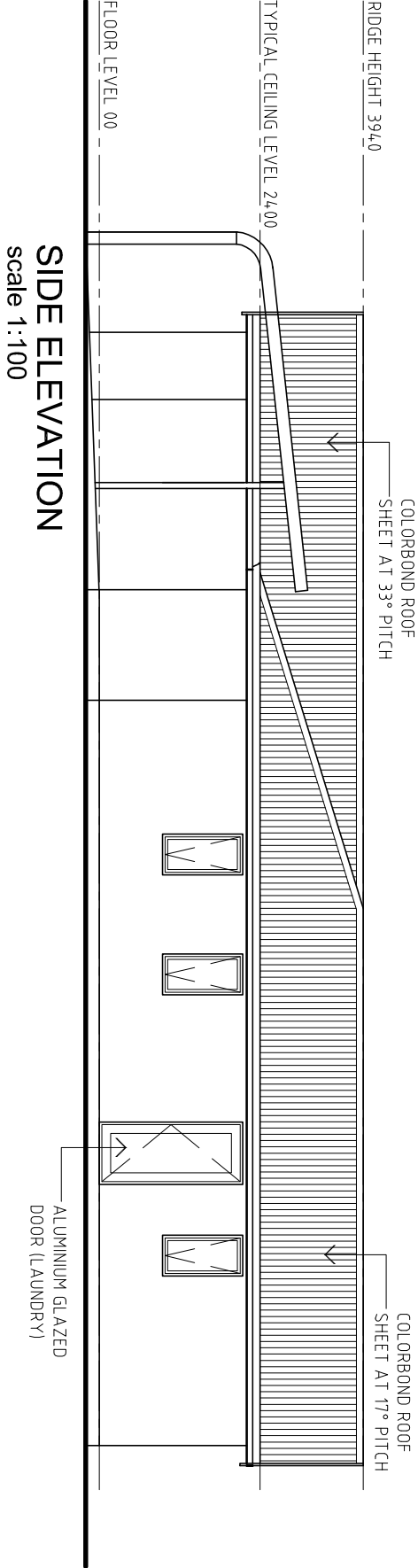
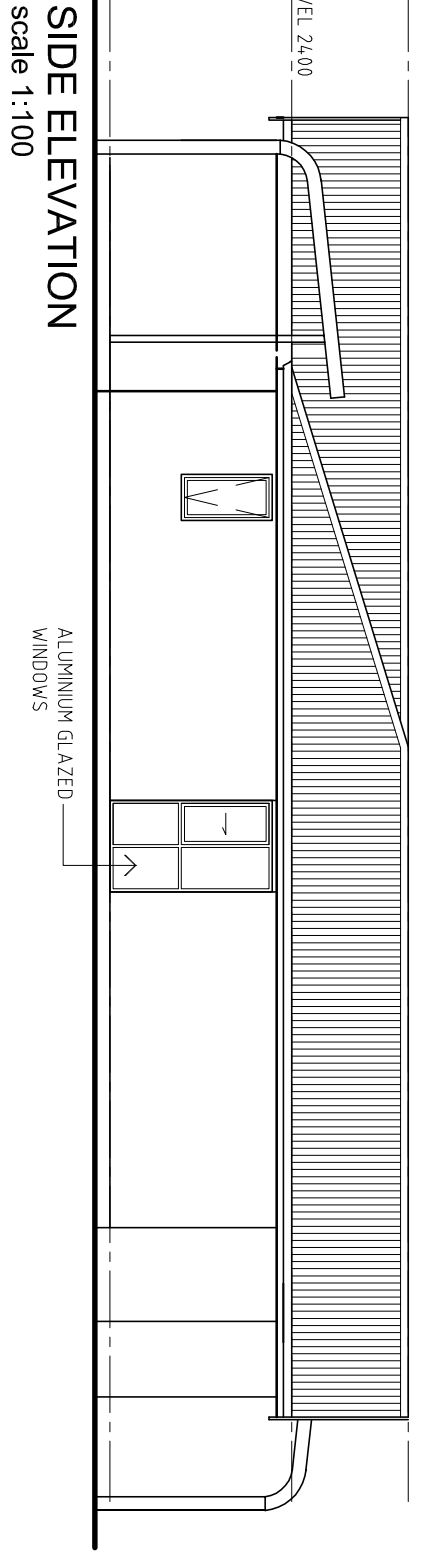
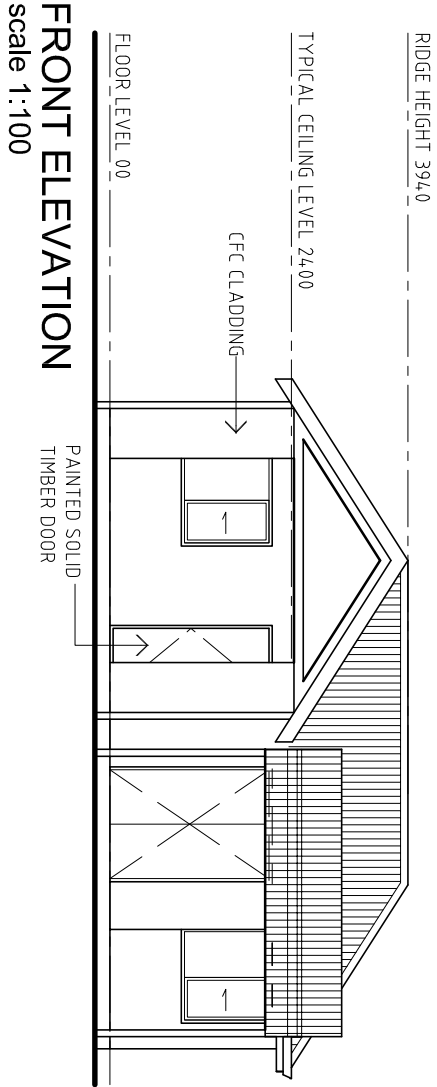
SECTION
scale 1:100

NOTE - CLADDING MATERIAL AND COLOUR PACKAGES WILL VARY AND BE ALLOCATED AROUND THE SITE. SEE DRAWING NUMBER DA06 FOR FURTHER DETAILS

Issue	Date	Amendment	By	Project	Title	Job No.	Date	Scale
A	10/5/17	ISSUED FOR DEVELOPMENT APPROVAL	sgb	SENIORS HOUSING DEV. Lot 298 WILSON STREET WYALKATCHEM	UNIT 1 ELEVATIONS (TYPE B1_R)	.	APR17	(@ A3) 1:100
				Edgefield PROJECTS		Drawn	Drawing No.	Issue
				CEACA			DA03	A

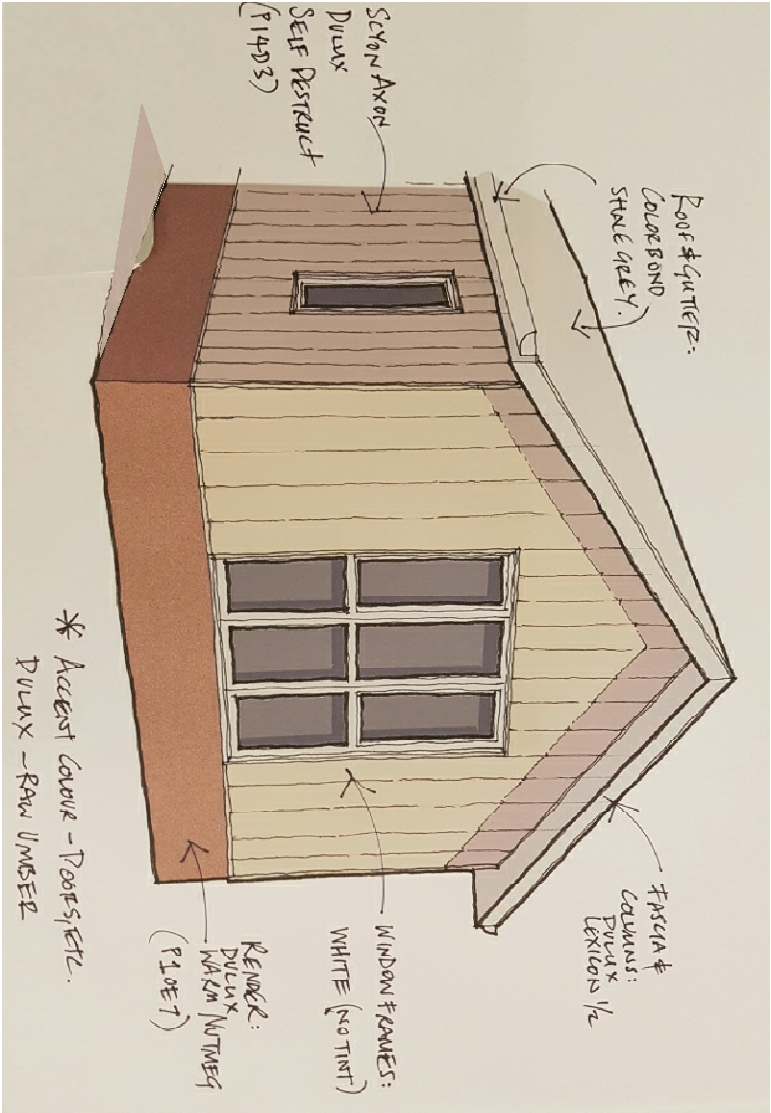
TYPE B1_L - floor plan
Scale 1:100



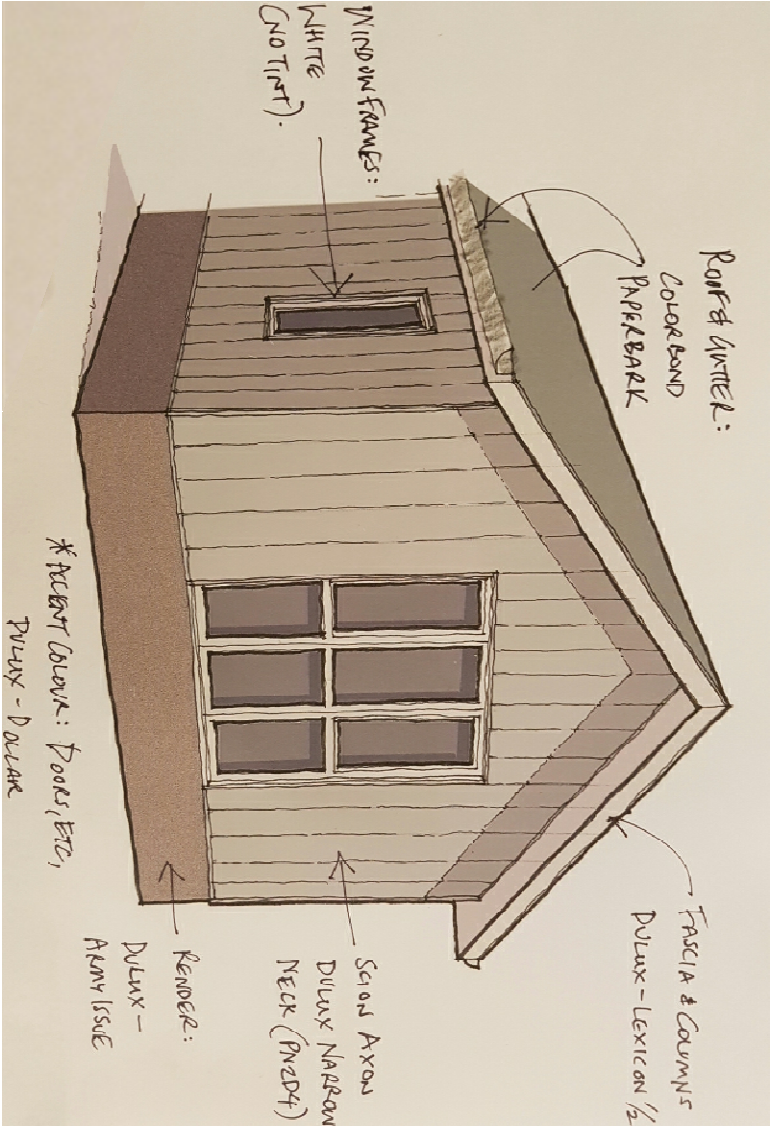


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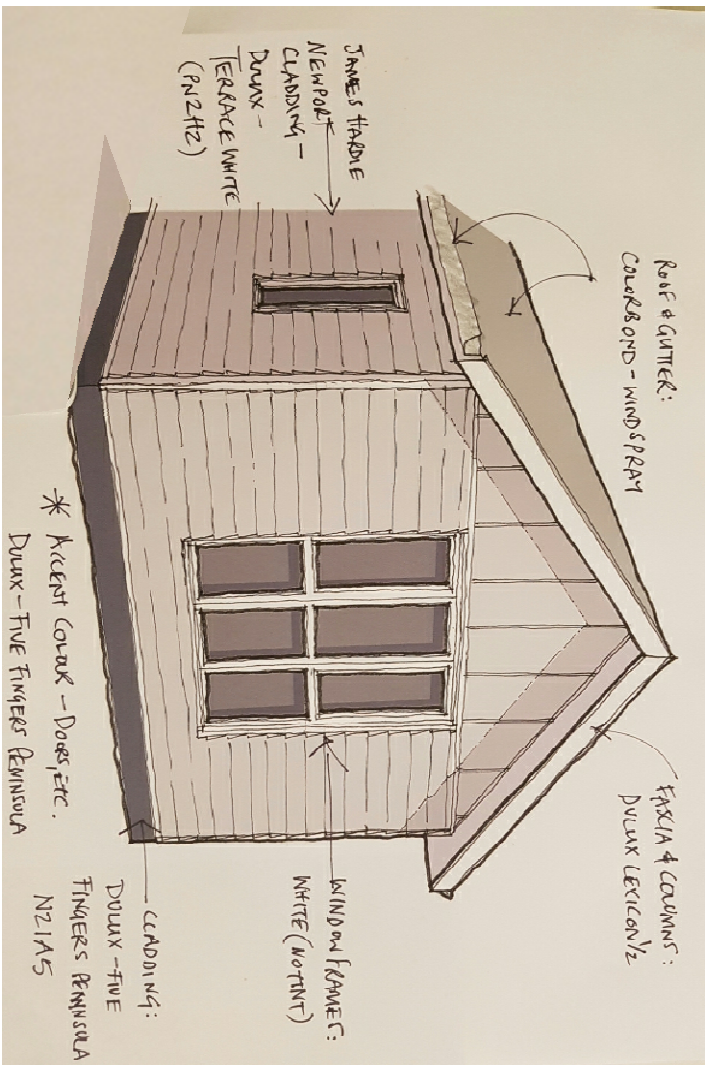
Issue	Date	Amendment	By	Project	Title	Job No.	Date	Scale
A	10/5/17	ISSUED FOR DEVELOPMENT APPROVAL	sgb	SENIORS HOUSING DEV. Lot 298 WILSON STREET WYALKATCHEM	UNITS 2, 3 AND 4 ELEVATIONS (TYPE B1_L)	.	APR17	(@ A3)
						Drawn	Drawing No.	Issue
							DA05	A



Dust



Eucalypt



Smoke

Issue	Date	Amendment	By	Project	Title	Job No.	Date	Scale
A	10/5/17	ISSUED FOR DEVELOPMENT APPROVAL	sgb	SENIORS HOUSING DEV. Lot 298 WILSON STREET WYALKATCHEM	TYPICAL COLOUR SCHEMES	.	APR17	(@ A3)
			 			Drawn		NTS
								A

DRAFT
PROPOSED MATERIALS

PRINICIPLES

- Allow for areas for privacy and open areas for visual porosity.
- Selecting materials and finishes that offer lower maintenance requirements over life cycle.

SUGGESTED FENCING / SCREENING TYPES



Treated pine lap fence for privacy.



Pine post and wire, open areas, and keeping pets in.



Treated pine post and rail fence with planting to be pruned as required to achieve final height.



Planting as screening to houses. Prune as required to achieve final height.

PRINICIPLES

- Readily available and doesn't require specialist skills or machinery to install or maintain.

PROPOSED MATERIAL EDGING TYPES



'Formboss' Steel edging (suggest Corten rusted look).



Steel edge to turf and compacted fines path.



Compacted fines paths and hardstand.

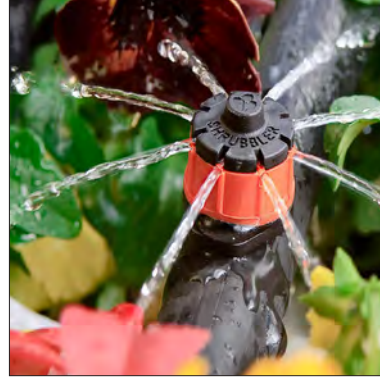
PRINICIPLES

- Selecting materials and finishes that offer lower maintenance requirements over life cycle.

SUGGESTED IRRIGATION TYPES



Pop up irrigation to turf and larger garden beds



Bubblers in garden beds for shrub watering



Bubblers connected to spaghetti tube in garden beds for shrub watering.



UDLA suggest to avoid the use of dripline to minimise ongoing maintenance.

PLANT SPECIES

PRINCIPLES

- Use of deciduous trees for summer shade and cooling, and winter sun and light.
- Seasonal change and colour.
- Tested, durable, readily available and lower maintenance.

PROPOSED SMALL TO MEDIUM DECIDUOUS TREES



Pyrus 'Capital'

Flowering Pear

4 h X 2.5-3 m w



Triadica sebifera

Chinese Tallow

5m h X 5m w

PROPOSED LARGE DECIDUOUS TREES



Jacaranda mimiosifolia

Jacaranda

6-8m h X 4-6m w



Ulmus parvifolia

Chinese Elm

6-8 m h X 6m w



Erythrina sykesii

Coral Tree

6-8m h X 6m w

PRINCIPLES

- Use of evergreen native trees for summer shade and screening.
- New plantings amongst existing native trees.
- Tested, durable, readily available and lower maintenance.

PROPOSED MEDIUM EVERGREEN NATIVE TREES



Eucalyptus torquata

Coral Gum

4m h X 3m w



Eucalyptus victrix

Little Ghost Gum

4m h X 3m w

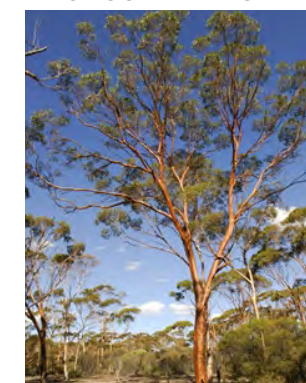


Eucalyptus caesia

Silver Princess

4m h X 3m w

PROPOSED LARGE EVERGREEN TREES



Eucalyptus salubris

Fluted Gum

8-10m h X 4-6m w



Eucalyptus sideroxylon

Ironbark

8-10m h X 4-6m w

PRINCIPLES

- Feature tree planting in courtyards and private spaces.
- Opportunities to meet and share produce with neighbours in social spaces.

PROPOSED FRUITING + FEATURE TREES



Citrus sp. various)

Citrus species (various)

3m h X 3m w



Punica granatum

Pomegranate

4 h X 3 w



Olea europea

Olive Tree

5 h X 3 w

Note: The plant and tree list provided will be further refined toward the tender period. The aim is to offer a selection of readily available trees that will work together, but can be readily interchanged if specific species are not available.

DRAFT

PLANT SPECIES

PROPOSED GROUNDCOVERS + SMALL SHRUBS



Grevillea obtusifolia
Gin Gin Gem
0.3m h X 1.0m w



Lavendula sp.
Lavender
0.6m h X 0.6m w



Rosmarinus (prostrate)
Rosemary prostrate
0.2m h X 1.0m w



Westringia sp.
Native Rosemary
0.5m h X 0.5m w



Juniper conferta
Coastal Juniper
0.2m h X 1.0m w



Eremophila nivea
Silky Eremophila
0.6m h X 0.6m w



Convolvulus cneorum
Convolvulus
0.4 h X 0.6m w

PROPOSED GRASSES + FLAX LEAVED



Lomandra sp.
Lomandra
0.6m h X 0.8m w



Dianella sp.
Flax Lilly
0.3m h X 0.3mm w



Anigozanthos flavidus
Kangaroo Paws
0.7m h X 0.7m w

PROPOSED FEATURE PLANTS



Agave attenuata
Century Plant
1m h X 1m w



Strelitzia reginae
Bird of Paradise
1.5 h X 1.5 w



Yucca elephantipes
Yucca
3m h X 1m w

PROPOSED LARGE SHRUBS



Raphiolepis indica
Indian Hawthorne
1- 3m h X 1-3m w



Murraya paniculata
Orange Jessamine
1-4 h X 1-2 w



Alyogyne huegelii
Native Hibiscus
2m h X 2-3m w

Note: The plant and tree list provided will be further refined toward the tender period. The aim is to offer a selection of readily available plants that will work together, but can be readily interchanged if specific species are not available.

DRAFT

WYALKATCHEM LOT 298 WILSON ST


LEGEND

- - - Extent of Works
-  Existing tree to be retained
-  Large Evergreen Tree
-  Small to Medium Evergreen Tree
-  Large Deciduous Tree
-  Small to Medium Deciduous Tree
-  Fruiting Tree
-  Large Shrub
-  Turf
-  Small shrubs & Groundcovers
-  Grasses and Flax leaved plants
-  100mm deep Compacted Gravel Fines Paths
-  Organic Mulch (75mm deep)

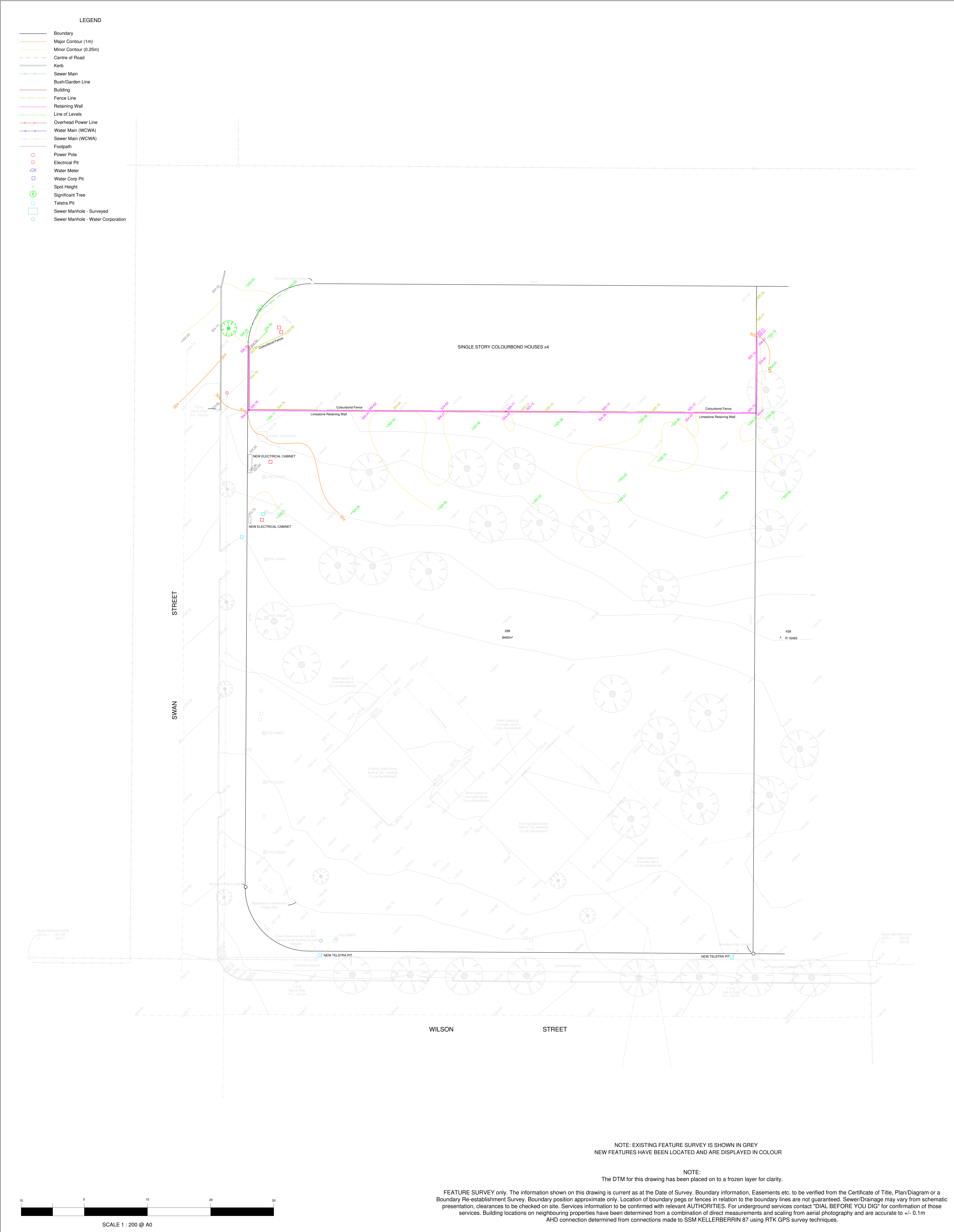


Notes:

- All turf, garden beds, and proposed trees to be irrigated.
- Steel edging between all turf and garden beds, and between compacted fines pathways and garden beds.

 Scale 1:250 @ A3

[illegible]



SURVEYOR:	NP
SURVEY DATE:	27/04/2017
FILE:	67065 - FLINT ST.see
DATUM:	LOCAL / AHD
DRAWN:	NP
CHECKED:	GJ

**JUROVICH
SURVEYING**

ABN 60 146 230 944
3/47 MONASH AVE COMO, WA 6152
PO BOX 3066 SHELLEY, WA 6148
Phone (08) 6189 5060 & (08) 9368 6225
admin@jurovichsurveying.com.au
www.jurovichsurveying.com.au

FEATURE AND LEVEL SURVEY LOT 298 WILSON STREET, WYALKATCHEM SHIRE OF WYALKATCHEM			
CLIENT : CENTRAL EASTERN AGED CARE ALLIANCE			
A0 SCALE : 1 : 200	JS JOB No : 67065	DWG Name : 67065-06	REV C

LEGEND

- Power Pole

Telstra Pit

Water Meter

Drainage Gully

Significant Tree

Downpipe Sump

Sewer IS

Sewer Line

Electric Box

Kerb Line

Fence

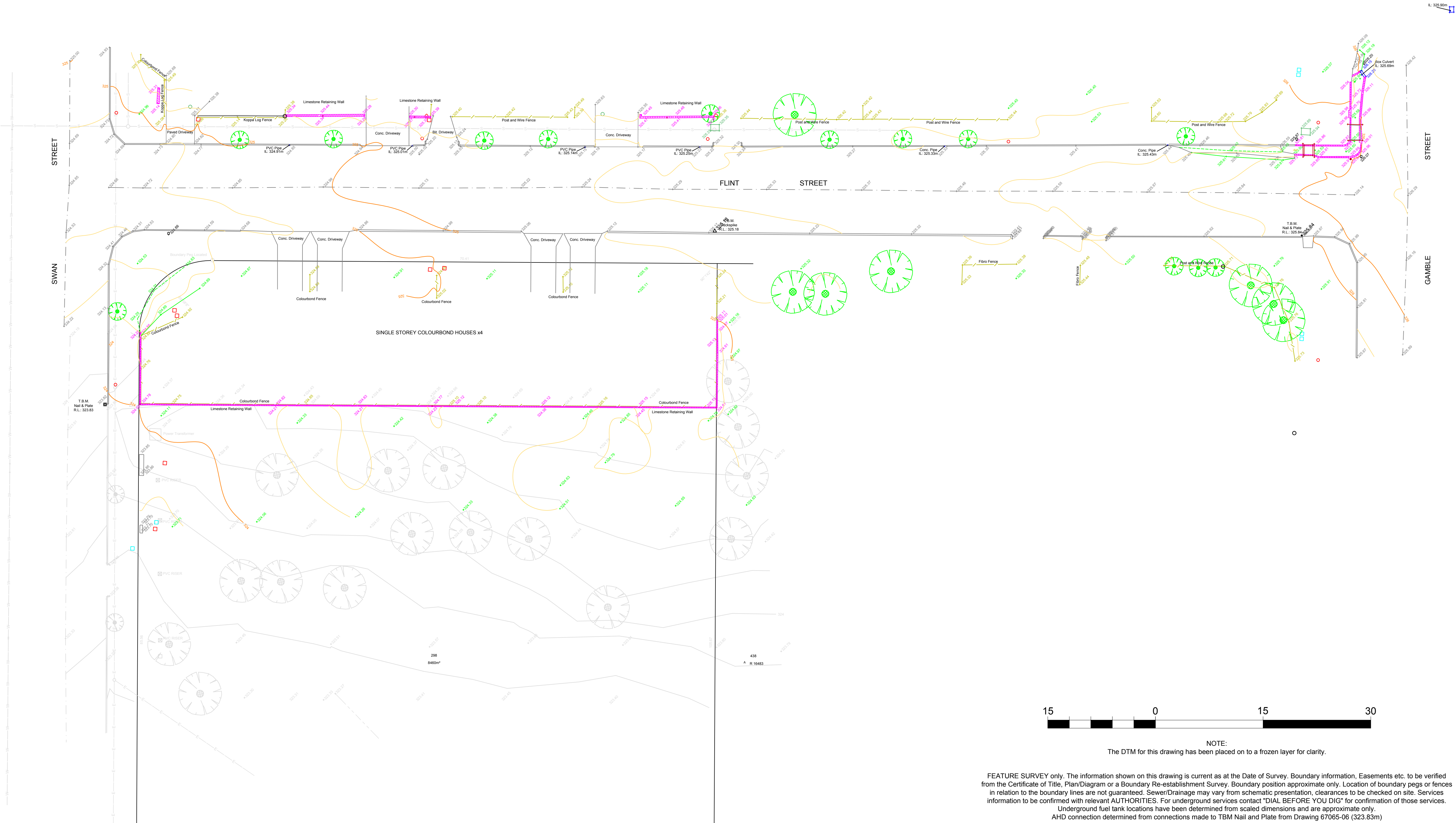
Overhead Power

Canopy

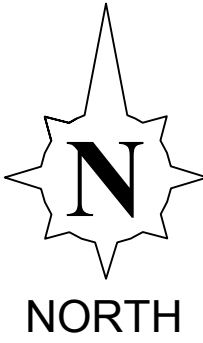
Brick Wall

Building

Boundary
-



A	Original Issue	NLP	09/05/17
ISSUE	REVISION	BY	DATE



SURVEYOR:	NLP
SURVEY DATE:	27/04/2017
FILE:	67065-FLINT ST.see
DATUM:	LOCAL/AHD
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CHECKED:	GJ



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FEATURE AND LEVEL SURVEY
FLINT STREET, WYALKATCHEM
SHIRE OF WYALKATCHEM

CLIENT:
CENTRAL EASTERN AGED CARE ALLIANCE

A1 SCALE : 1 : 300	JS JOB No : 67065	DWG Name : 67065-13	REV A
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Chief Executive Officer
Shire of Wyalkatchem
PO Box 224
Wyalkatchem WA 6485



38 Mundaring Weir Road
Mundaring WA 6073
Tel: 0409 770 316
www.edgefieldprojects.com.au

10 May 2017

RE: 298 WILSON STREET, WYALKATCHEM PROPOSED DEVELOPMENT APPLICATION FOR 4 AGED PERSONS' DWELLING UNITS (GROUPED DWELLINGS)

1. Introduction

Edgefield Projects (EP) acts on behalf of the registered proprietor in support of the aforementioned proposal at 298 Wilson Street in Wyalkatchem, WA (herein referred to as the 'subject site').

For submission purposes, we provide the following information:

- Copy of Certificate of Title pertaining to the subject site (Attachment 1)
- Proposed Development Plans (Attachment 2)
- Landscape Concept Plan (Attachment 3)
- Servicing and Drainage Plan (Attachment 4)
- Site Feature Survey (Attachment 5)

With regard to the application fee of **\$2,959.78**, we ask that the Shire follow the instructions outlined in the 8 May 2017 email from Helen Westcott, Executive Officer at CEACA (Central East Aged Care Alliance Inc) addressed to the Shire CEO. Any questions please contact her on 08 9328 1991 or by email on helen.westcott@ceaca.org.au.

2. CEACA Program Overview

The Shire of Merredin has been awarded Royalties for Regions funding on behalf of the Central Eastern Aged Care Alliance (CEACA) for land assembly, servicing, and construction of 75 Independent Living Units (ILUs) for seniors on 13 sites (11 different Wheatbelt Shires including Wyalkatchem). The purpose of the Stage 2 CEACA Seniors Housing Project is to construct aged-appropriate houses that will deliver the following outcomes:

- retention of older people in rural communities through the provision of appropriate and affordable housing options
- economic and employment growth via the construction and management of assets and provision of aged care services
- creation of an asset base and cash flow that can be leveraged for the ongoing growth of community housing in the region
- efficient delivery of health and support services to the ageing community

The purpose and outcomes are aligned with the objectives of Royalties for Regions funding and the Ageing in the Bush Initiative. This project will also deliver key recommendations of the CEACA Integrated Aged Care Solutions Report (Verso, 2012) and address market failure to meet this need. In a broader context, the project will enhance the Wheatbelt's growing reputation as a region of excellence for age-friendly communities, demonstrate an effective and appropriate model for ageing in community in rural WA, and deliver foundational infrastructure to grow the emerging aged care industry.

Edgefield Projects
Urban Design . Planning . Housing

Housing will be developed in accordance with the recommendation of the Central East Aged Care Report, the Wheatbelt Aged Support and Care Solution Report and the State Wide Ageing in the Bush Report, with all houses:

- developed in clusters that are centrally located near key services and facilities including health centres, shops and community services
- built to contemporary universal friendly design. All housing will meet the Gold or Platinum level requirements of the Liveable Housing Design Requirements (livablehousingaustralia.org.au/library/help/Livable_Housing_Design_Guidelines_Web1.pdf)
- built to feature Dementia Enabling Environment Principles (<http://www.enablingenvironments.com.au/principles/>)
- connected to the Town CBD (or Main Street) by age friendly pathways

3. Site Location + Context

The subject site is located within the Shire and townsite of Wyalkatchem, WA, approximately 190km east of Perth (refer Figure 1). The subject site comprises 1 lot totalling 8,460m², with the Second Stage of development - the subject of this Development Application - covering approximately 1,600m². Stage One of the project has been completed, resulting in the construction of 4 Aged Persons Dwellings along Flint Street. Future stages of the development will yield an additional 12 dwellings over the balance of the site if funding can be secured (see Master Plan in Fig.7).

The site is bounded by Flint Street (north), Swan Street (west), and Wilson Street (south). The site is within a 200m walk of the principal retail / services precinct of Wyalkatchem along Honour Avenue and Railway Terrace (refer Figure 2). The site sits within an existing single residential neighbourhood.

The site is currently zoned Residential R10 / R30. The site has a gentle fall to the south-west, and some central clumps of trees that have mostly been retained in the proposal. There are two older style Aged Persons dwellings situated along Wilson Street that will eventually be demolished in future project stages. Outside of this, the land is vacant and unused.

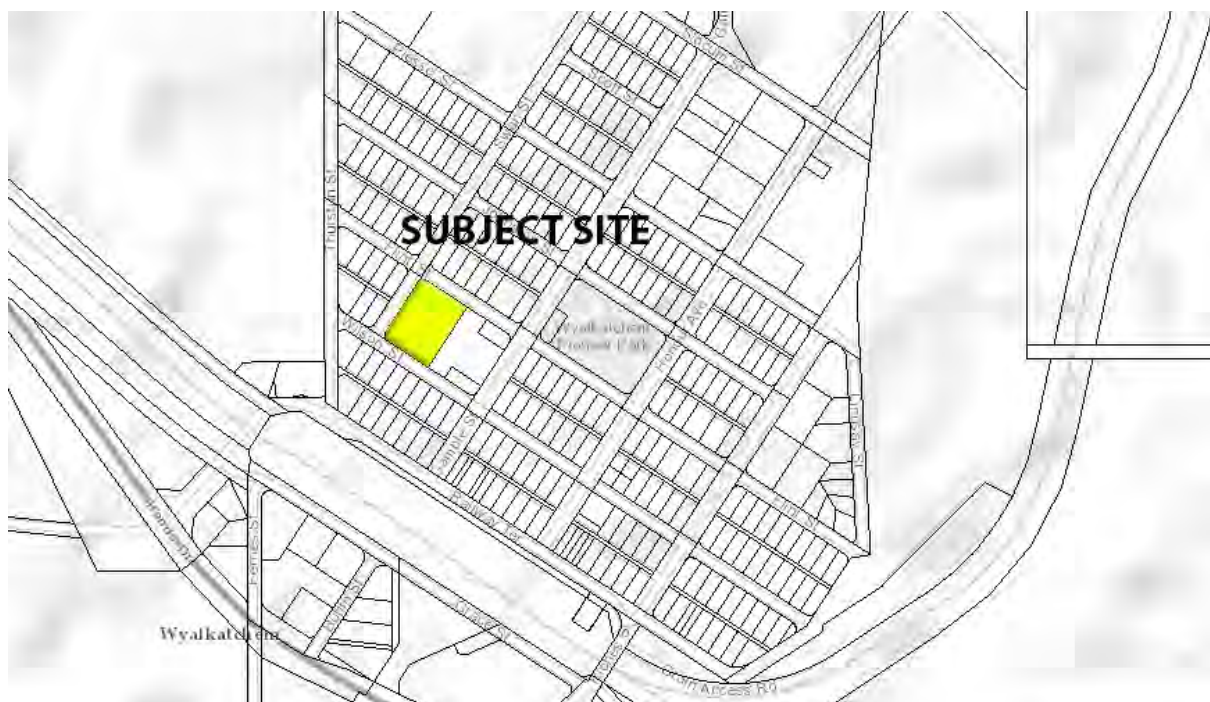


Figure 1. Site location within Wyalkatchem townsite



Figure 2. Detailed site aerial photo and surrounding context



Figure 3. Undeveloped portion of site



Figure 4. Existing residences across Flint Street from the site



Figure 5. Flow path of drainage that enters the site from Flint Street



Figure 6. Existing older-style residential units on site

4. Master Plan

In April 2017, we were engaged to undertake a master planning exercise over the site to revise the previous master plan completed by another consultant in 2015. The need for the new configuration was twofold: first, to accommodate the narrower but deeper standard CEACA units, and second, to address a drainage issue of stormwater traversing the site that was not accommodated by the original layout.

The current plan creates a driveway through the site that catches the surface drainage and channels it along the natural contours to Swan St and Wilson St. road reserves. It also creates a large community open space central to the site that can be used for the social activities of the future residents.

This master plan was the basis for further detailed design work leading up to the current proposal.



Figure 7. Master Plan Concept for the subject site

5. Development Proposal

For the current development proposal, please refer to Attachment 2 for a full set of plans including site plan, floor plans and elevations for each unit type, and an indication of materials and exterior colours for the dwellings.

Site Layout

The current development proposal relates to the Units 1-4 on the above Master Plan, as this is the extent of available funding at the moment. The entry driveway from Swan Street will be constructed as part of this Stage, connecting to a new gravel track that extends along the south-eastern boundary to connect with Wilson Street. This will allow for temporary rubbish truck access and collection without creating abortive works.

Unit Types

There are five distinct types designed to respond to four criteria: level of universal access, vehicle access direction, visitor entry direction, and north orientation of outdoor living area. The five unit types have been designed so that they can be used on all 13 CEACA sites (in 11 Shires), and not all types are used on each individual site. All dwellings are designed according to the universal access requirements contained within the Liveable Housing Design Guidelines, and achieve either Gold or Platinum standard. All dwellings are single storey and modest in size.

Below is a summary of the unit types and objectives, as well as the number proposed for the Wyalkatchem site:

Unit Type	FECA Size (m2)	Number Proposed	Universal Access	Vehicle Access	Front Door	Outdoor Living
A1	88.8	0	Gold	South	North	North
A2	90.7	0	Platinum	South	North	North
B1	88.4	4	Gold	South	South	North
B2	90.7	0	Platinum	South	South	North
D1	85.8	0	Gold	North	South	North
TOTAL		4				

Figure 8. Dwelling unit type matrix

All units are designed as 2 bedroom dwellings. The Gold standard units (A1, B1, D1) offer a full bathroom, a separate toilet room, and a full laundry room (see inset on floor plans for an alternative wet area configuration that includes a study nook, separate toilet room, laundry room, but no toilet in the main bathroom). The Platinum standard units (A2, B2) allow for a full bathroom plus an additional toilet in the laundry room.

The Gold standard units are designed to be able to attach to another like unit or be freestanding. The Platinum standard units are always freestanding. All units allow for a generous private courtyard accessed off of the lounge room, as well as a single carport and external store room. Where site conditions allow, the courtyards are oriented to the north to allow for natural light and passive winter heating. All units are afforded a fenced in private yard to screen clothes drying racks and bins.

Built Form, Materials and Colour Palettes

The proposed dwellings have been designed to fit in harmoniously with the surrounding site context, taking cues from the traditional residential buildings by using gable and hip roofs and street-facing verandahs. The detailing and colour palettes, however, offer a more contemporary and fresh approach that refer to more modern design trends.

The buildings have been designed as frame construction and have the ability to be produced via modular construction. As such, they are laid out on a standard 4.2m width and do not exceed 4.1m in height. Despite the height constraint, we have worked with the roof form to ensure that we can achieve an attractive proportion on the gable ends with sufficiently steep roof slopes. The roof slope on the gable ends is approximately 30 degrees while the main roof is approximately 14 degrees. Veranda roofs vary from 5-14 degrees.

The following front elevation massing studies (Figures 9-13) on the next page provide an indication of the intended built form for each unit type (though keep in mind that cladding materials and colours are not indicated). These should be viewed in conjunction with the relevant plans and elevations in Attachment 2.

The approach to exterior cladding materials and colour schemes is to create 4 separate palettes of materials / colour combinations and then apply them to different dwellings around the site. The intention is that certain trim colours will be repeated for each colour palette and roof colours will be a small range of similar colours to provide a cohesive community aesthetic. The main colour palettes then provide necessary variety along streetscapes to allow for individual taste and to facilitate wayfinding.

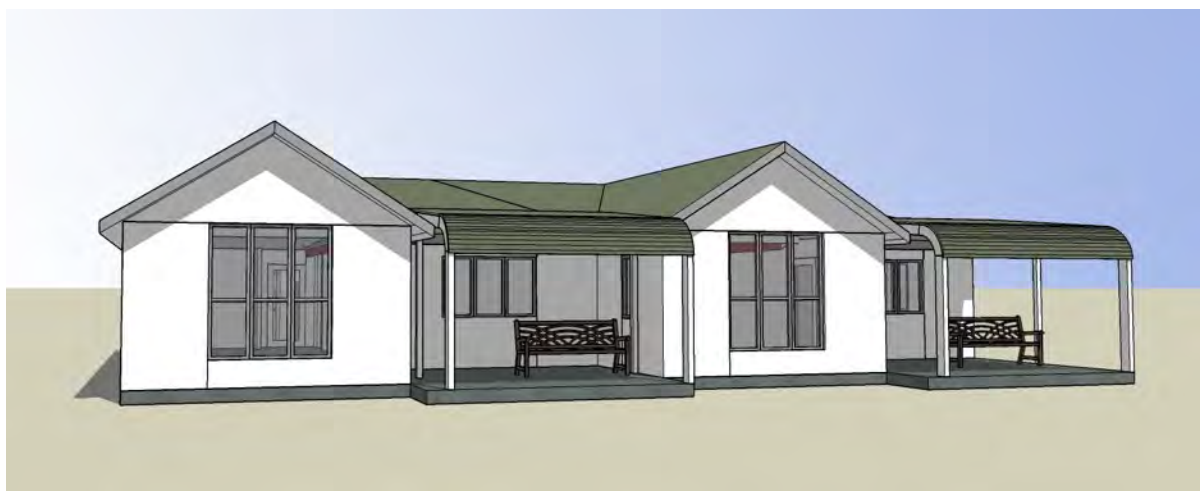


Figure 9. 3D massing study of front elevation of A1 duplex pair

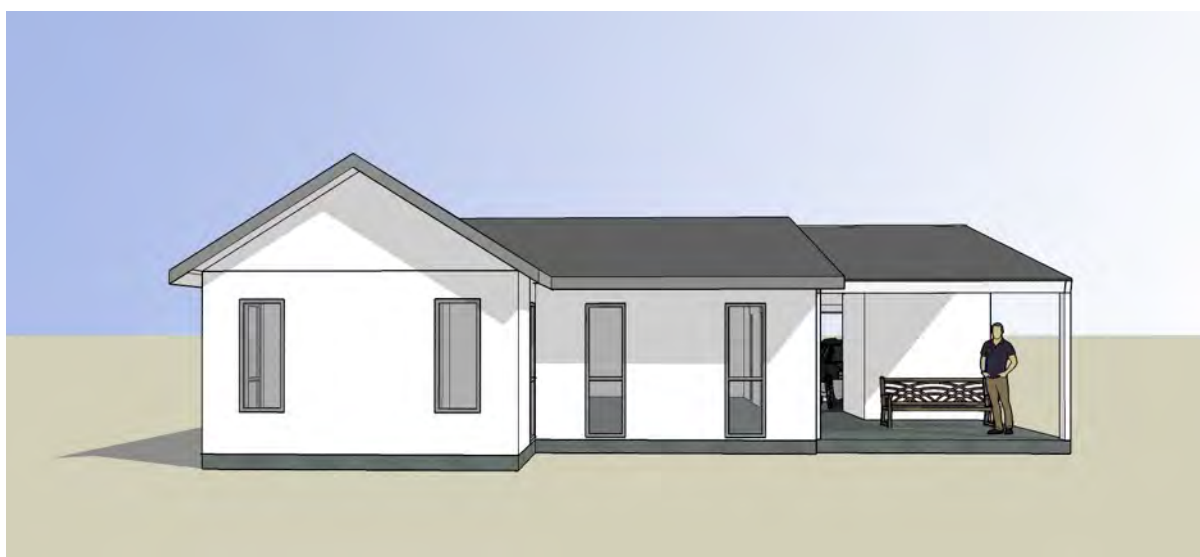


Figure 10. 3D massing study of front elevation of A2 detached unit



Figure 11. 3D massing study of front elevation of B1 duplex pair



Figure 12. 3D massing study of front elevation of B2 detached unit



Figure 13. 3D massing study of front elevation of D1 duplex pair

All roofs will use corrugated metal roofing, cementitious panelling, lap siding, and trim for cladding, render for base elements, and tile or engineered wood for decks and verandas. Windows will be aluminium frames and thermally efficient glazing. Roof eaves are set at 300mm, with verandas providing deep overhangs for large areas of glazing such as sliding glass doors.

The four colour palettes proposed for the project are illustrated on the next page (example gable end). These will be applied selectively over the five unit types to ensure appropriate variety and interest in the external and internal streetscapes.

Heating / Cooling

The design philosophy of the project is to consider solar orientation as a primary objective. As such, most courtyards and living spaces have direct access to winter sun penetration. This, combined with the thermal mass on the floors, should assist in passively heating the units in winter. The units will also be heavily insulated in walls and ceilings to create a strong thermal envelope, helping to keep heat in during winter and heat out during summer. Ceiling fans will be installed in each bedroom and key living spaces to assist with summer cooling, and most rooms have two operable windows which



Figure 14. 'Smoke' Palette - a cool colour palette featuring white, grey, and grey-blue. Cladding cottage-style horizontal lap siding with vertical panels on gable ends. Base is dark tile. Fascia board and trim is white.



Figure 15. 'Smoke' Palette (Reversed) - a cool colour palette featuring grey-blue, white, and grey. Cladding cottage-style horizontal lap siding with vertical panels on gable ends. Base is light grey tile. Fascia board and trim is white.



Figure 16. 'Dust' Palette - a warm colour palette featuring sand, off-white, and red-brown. Cladding vertical grooved siding extending the full height of the gable ends. Extended base is red-brown render. Fascia board and trim is off-white.



Figure 17. 'Eucalypt' Palette - a cool colour palette featuring pale green, off-white, green, and green-brown. Cladding vertical grooved siding extending the full height of the gable ends. Extended base is green-brown render. Fascia board and trim is off-white.

facilitates cooling through cross-ventilation. Each unit will achieve a minimum of 6 stars under the NatHERS thermal rating system.

Acknowledging the sometimes harsh climate in the Wheatbelt, it is understood that these passive approaches may not always be sufficient to keep residents thermally comfortable. As such, each unit will provide reverse cycle air conditioning units to keep the dwellings comfortable, with condensers located externally either within screened drying areas or behind appropriate landscaping. More detail of number of units and locations of condensers will be provided at Building Permit stage.

6. Land Use + Development Standards

Land Use Permissibility

The subject site is currently zoned R10 / R30 under the Shire of Wyalkatchem's Local Planning Scheme 4 (LPS4). The Residential zone allows for Aged and Dependent Persons Dwellings as-of-right indicated as a "P" use in the Scheme zoning table, though development of this use at the higher R30 density requires Council discretion and is considered a "D" use. As such the proposal is consistent with the intended land use for the zone and it can be approved by Council if it supports the development.

Density

The site area of the subject site is 8,460m², though the area of this proposed to be used for development under this application is approximately 1,600m². The proposal is for 4 Aged Persons' units on site, which translates into an average site area of 400m². This is more than required under the Residential R30 zoning which allows for a minimum average site area per dwelling of 300m². There is no current proposal to subdivide these dwellings off into separate titles.

Open Space

The R30 development standards require at least 45% of the site to be retained as open space. The current Stage 2 development proposes 1,215m² or 76% of open space, considerably exceeding the minimum set by SPP3.1 (Residential Design Codes) for this zone.

Setbacks and Building Height

The Residential R30 zone requires dwellings to be set back minimum 4m from the primary street and 1.5m from any secondary street. A 1.5m setback is required from any side or rear boundary for single storey development with major openings (windows). This proposal maintains a 9.5m setback from Swan Street, and 4m from the north-east internal boundary.

The R30 allows for buildings up to 6m in height (plate height) and 9m at the top of roof. The current application proposes all single level dwellings with a maximum height of 4.1m.

7. Parking

As per SPP3.1 (Residential Design Codes) section 5.3.3 C3.1, Aged Person's dwellings are required to provide 1 car bay per dwelling. In addition, there are a number of requirements under the Liveable Housing Design Guidelines relating to car parking. Visitor bays to be provided at a rate of 1 bay per 4 dwellings (in excess of 4 dwellings), which, because this proposal isn't exceeding 4 units, means that no visitor bays are required on-site. The proposed development allows for 1 car bay in a carport adjacent to each dwelling. There is significant space for visitor parking along the Swan Street verge sufficient to cater for the likely demand for visitor parking for these new dwellings.

8. Landscape

General Approach

The landscape response builds on the approach of "buildings within a landscape setting" with both the retention of many of the existing trees coupled with proposed extensive tree planting to the site to provide a shaded and comfortable living environment. To review the proposed landscape design, refer to the Landscape Concept Plan in Attachment 3.

Landscape Principles

The key principles of the landscape design focus on the following:

Solar orientation

- deciduous trees used predominately to the north and north west of buildings to shade summer sun and allow winter sun to penetrate
- evergreen trees and hedges to the east and west of buildings as a means to minimise the effect of hot winds and low angled sun

Fit for purpose

- Materials have been selected to be durable and low maintenance, readily available, and able to be installed and maintained locally

Planting selection and design

- A focus upon extensive tree planting to shade buildings and hard surfaces (including roads, driveways and pathways) as a means to mitigate heat loading to sites to create comfortable living environments for residents
- The water-wise and low-maintenance plant species indicated in the landscape plans have been selected from extensive experience of project work within the Wheatbelt, and cross referenced via the *Wheatbelt Waterwise = Saltwise : Gardening Guide* (Colwill, J and Roe, J. 2004)
- The use of both suitable fruit trees, shade trees and turf provides opportunities for residents to socialise with neighbours

9. Services

River Engineering has undertaken site investigations to determine the capacity and servicing needs to support the proposed development. Refer to Servicing and Drainage Plan (Attachment 4) for more information. They provide the following comments relating to site serviceability and drainage.

Water Supply

The existing DN100 S water main within Swan Street road reserve can be utilised to service the proposed new lots.

Wastewater Disposal

An existing DN150 sewer junction in Wilson Street is servicing the existing residences. Therefore with appropriate design of house pads and internal access roads it would be possible to service the site with the existing sewer junction.

Power Supply

The existing transformer within the site has been adequately designed to accommodate the ultimate development. Additionally the existing Master Switchboard has been designed for the ultimate development.

Telecommunications

There is an existing telecommunication service from Wilson Street servicing the proposed lot.

ATCO Gas

There is no ATCO Gas infrastructure available within the area.

Drainage

Disposal of stormwater drainage from the subject land will be in compliance with environmentally sensitive design and the local authority requirements. Stormwater run-off from the development site can discharge onto the existing roads adjacent to the proposed development site. Consequently construction of an overflow structure is proposed at the boundary of site adjacent to Swan St so that it can be inter connected to the internal access lane. Stormwater run-off from Flint Street traversing north east corner of the site will be considered at the detailed stage. Additional overflow structures would be required to accommodate the remaining portion of the internal access lanes.

10. Bushfire Risk

Given the location central to the townsite and the mapping for the site found on the SLIP website (<https://maps.slip.wa.gov.au/landgate/bushfireprone2016>), it does not appear that the subject site is within a 'bushfire prone' location. As such, it does not require a Bushfire Attack Level (BAL) assessment as part of the Development Application, according to SPP 3.7 Planning in Bushfire Prone Areas. Therefore no special design considerations relating to bushfire risk apply - either at the site planning or building design level.

11. Conclusion

In light of the above information, we believe the proposed development would make a positive contribution to the physical and social infrastructure of Wyalkatchem, and would warrant favourable consideration and approval for the following reasons:

- The proposal satisfies the need for Aged Persons housing identified by several strategic reports (Central East Aged Care Report, Wheatbelt Aged Support and Care Solution Report, State Wide Ageing in the Bush Report).
- The proposed development makes use of an under-utilised parcel of land.
- The proposed development meets the development requirements of the Residential R30 zone, and is therefore consistent with other such Aged Persons housing projects in Western Australia.
- The site is well serviced by all relevant services (power, water, sewer, telecom).
- The site is within easy walking distance of community services such as daily shopping, library, Council offices, restaurants.
- The increased population in the townsite will support the commercial viability of local businesses and increase the vitality of the town.

Given all the benefits and the lack of any compelling reason why this project should not proceed, we respectfully request that the Shire of Wyalkatchem grant conditional approval for the proposed development described in this report.

Should you have any queries or require clarification in regard to the matters raised, please do not hesitate to contact the undersigned on 0409 770 316.

Warm regards,



Jeff Thierfelder
Principal

ATTACHMENTS

1. Certificate of Title
2. Proposed Development Plans
3. Landscape Concept Plan
4. Servicing and Drainage Plan
5. Site Feature Survey

Planning and Development (Local Planning Schemes) Regulations 2015
Schedule 2 Deemed provisions for local planning schemes
Part 11 Forms referred to in this Scheme
cl. 84

- (2) A delegation under this clause must be in writing and may be general or as otherwise provided in the instrument of delegation.
- (3) Subject to any conditions imposed by the local government on its delegation to the local government CEO under clause 82, this clause extends to a power or duty the exercise or discharge of which has been delegated by the local government to the CEO under that clause.

84. Other matters relevant to delegations under this Division

The *Local Government Act 1995* sections 5.45 and 5.46 apply to a delegation made under this Division as if the delegation were a delegation under Part 5 Division 4 of that Act.

Division 3 — Miscellaneous

85. Agreement to use of material provided for Scheme purposes

The local government may refuse to accept an application made under this Scheme if the local government is not satisfied that there is in place an agreement for the local government to use any copyrighted material provided in support of the application —

- (a) for the purposes of advertising the application or implementing a decision on the application; and
- (b) for zero remuneration.

Part 11 — Forms referred to in this Scheme

86. Forms referred to in this Scheme

- (1) The form of an application for development approval referred to in clause 62(1)(a) is as follows —

Application for development approval

Owner details	
Name:	WYALKATCHEM SENIOR CITIZENS HOMES TRUST INC.
ABN (if applicable):	51 033 590 996
Address:	PO BOX 145 WYALKATCHEM
Postcode:	6485

Wyalkatchem

Phone:	Fax:	Email:
Work:	rmjonas@
Home: 96362156		bigpond.com
Mobile: 0428 392 156		
Contact person for correspondence: BEVINDA JONAS (Secretary).		
Signature: B. Eaton President		Date: 12/5/2017.
Signature:		Date:
The signature of the owner(s) is required on all applications. This application will not proceed without that signature. For the purposes of signing this application an owner includes the persons referred to in the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2 clause 62(2).		

Applicant details (if different from owner)		
Name: Jeff Thierfelder.		
Address: 38 Mundaring Weir Rd		
Mundaring		Postcode: 6073.
Phone:	Fax:	Email:
Work:	jeff@
Home:		edgefieldprojects.com.au
Mobile: 0409 770 316		
Contact person for correspondence: Jeff Thierfelder		
The information and plans provided with this application may be made available by the local government for public viewing in connection with the application. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Signature: [Signature]		Date: 9/5/17

Refer to certificate of title Planning Report.

Property details		
Lot No: 298	House/Street No: 298	Location No:
Diagram or Plan No: 180377	Certificate of Title Vol. No: 1410	Folio: 263
Title encumbrances (e.g. easements, restrictive covenants):		
Street name: Wilson St Suburb: Nyakatchem		
Nearest street intersection: FLINT		

Proposed development	
Nature of development:	<input checked="" type="checkbox"/> Works <input type="checkbox"/> Use <input type="checkbox"/> Works and use
Is an exemption from development claimed for part of the development?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, is the exemption for:	<input type="checkbox"/> Works <input type="checkbox"/> Use
Description of proposed works and/or land use: Aged care accommodation	
Description of exemption claimed (if relevant):	
Nature of any existing buildings and/or land use: Aged accommodation	
Approximate cost of proposed development: \$990,187.	
Estimated time of completion: 12 months	

OFFICE USE ONLY	
Acceptance Officer's initials: (M)	Date received: 12/05/17
Local government reference No:	

(The content of the form of application must conform with this form but minor variations may be permitted to the format.)

Ian McCabe

From: Ian McCabe
Sent: Thursday, 11 May 2017 4:47 PM
To: 'Helen Westcott'; stephenstrangecots@icloud.com; 'Kellerberrin Shire President'; 'Rick Storer'; kamahooper@merredin.net.au; rachel.kirby7@bigpond.com; garyshadbolt@yahoo.com.au; 'Tom & Eileen OConnell'; fredatarr1@bigpond.com; cr.geier@westonia.wa.gov.au; Cr Quentin Davies; bmmsx@bigpond.com
Cc: 'Graham Lovelock'; graham.lovelock@ceaca.org.au; 'Darren Mollenoyux'; Raymond Griffiths; 'David Burton'; Greg Powell; 'Tony Sachse'; 'Mt Marshall CEO'; ventris@bigpond.com; ceo@mukinbudin.wa.gov.au; 'G G & KL Dayman'; 'Bill Fensome'; an.woody@bigpond.com; 'Graham Merrick'; 'Jamie Criddle'; 'Brian Jones'; 'Melissa Schilling'; 'Natasha Giles'; 'Vanessa Green'; 'Nadine Richmond'; 'Belinda Taylor'; Bruce Wittber; Ralton Benn; Ella McDonald; Claire Trenorden; Ralton Benn (Ralton.Benn@accesshousing.org.au); Cr Campbell Jones; Cr Emma Holdsworth; Cr Fred Butt; Cr Lynsey Gawley; Cr Owen Garner; Cr Steve Gamble
Subject: RE: Payment of CEACA DAs
Importance: High

Good afternoon Helen.

Thank you for this email. I have spoken with Wyalkatchem delegate Quentin Davies and he is happy for me to respond on Wyalkatchem's behalf that this motion is acceptable to Wyalkatchem.

On behalf of the local government, I believe this is a good decision as it avoids perceptions of any entity prescribing the actions of the local government.

My thanks to Raymond for tabling the motion and to the committee for responding to the concerns of members.

Regards,

Ian McCabe
Chief Executive Officer
Shire of Wyalkatchem

PO Box 224
Wyalkatchem WA 6485

Phone: (08) 9681 1166
Mobile: 0427 811 166
Email: ceo@wyalkatchem.wa.gov.au
Web: www.wyalkatchem.wa.gov.au



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This notice should not be removed.



BEFORE PRINTING THIS E-MAIL
please consider the environment

From: Helen Westcott [mailto:helen.westcott@ceaca.org.au]
Sent: Thursday, 11 May 2017 11:42 AM
To: stephenstrangecots@icloud.com; 'Kellerberrin Shire President'; 'Rick Storer'; kamahooper@merredin.net.au; rachel.kirby7@bigpond.com; garyshadbolt@yahoo.com.au; "Tom & Eileen OConnell"; fredatarr1@bigpond.com; cr.geier@westonia.wa.gov.au; Cr Quentin Davies; bmmsx@bigpond.com
Cc: 'Graham Lovelock'; graham.lovelock@ceaca.org.au; 'Darren Mollenoyux'; Raymond Griffiths; "David Burton"; Greg Powell; 'Tony Sachse'; 'Mt Marshall CEO'; ventris@bigpond.com; ceo@mukinbudin.wa.gov.au; 'G G & KL Dayman'; 'Bill Fensome'; an.woody@bigpond.com; 'Graham Merrick'; 'Jamie Criddle'; Ian McCabe; 'Brian Jones'; 'Melissa Schilling'; 'Natasha Giles'; 'Vanessa Green'; 'Nadine Richmond'; 'Belinda Taylor'; Bruce Wittber; Ralton Benn
Subject: Payment of CEACA DAs
Importance: High

Good morning everyone

As you are aware the issue of whether CEACA or its Member Councils pays the fees associated with the lodgement of Development Application (DA) fees has been the topic for much discussion over the past 48 hours or so.

The CEACA Executive Committee held a special meeting this morning to discuss the options available to ensure that all DAs are properly lodged. The meeting resolved as follows:

RESOLUTION: **Moved: Raymond Griffiths** **Seconded: Rachel Kirby**

That:

1. ***The CEACA Executive Committee recommend to the CEACA Committee by way of "flying email" as permitted under Clause 20.1 of the Central East Aged Care Alliance Inc Constitution that CEACA through the Financial Assistance Agreement - CEACA Seniors Housing Project Stage 2 fund the development application fees associated with the CEACA Seniors Aged Housing Project; and***
2. ***All responses relating to the CEACA Executive Committee's recommendation be provided to the CEACA Executive Officer by close of business on Monday 15 May 2017.***

CARRIED

Please note that this resolution relates only the payment of fees associated with the lodgement of DAs. The payment of other fees will be considered at a future meeting of the CEACA Committee.

In line with the above resolution could each Committee Member provide, by email, their agreement (or rejection) to the recommendation from the Executive Committee by close of business on Monday 15 May 2017.

The CEACA Executive Committee has also requested that I draw your attention to the importance of your respective Councils considering the DAs associated with the CEACA Seniors Housing Project at the May round of Council meetings. Information on these have been sent to each CEACA CEO by Ralton Benn of Access Housing on Friday 5

May 2017. It is imperative that there are as few delays as possible. This point was highlighted by the CEACA Chair, Graham Lovelock, in an email distributed just prior to the Easter break. To quote from Graham's email:

CEACA Members should be aware that, as per the advice in the Briefing Paper attached, meeting each of the milestones as per the FAAs is imperative for CEACA to maintain the funding it has been allocated. The project plan must marry up with the milestones contained within the Stage 2 FAA. It is imperative that the project plan be adhered to. For example, work around completion of the DA's is underway. It is anticipated that the DAs will be available in early May. It is imperative that CEACA's Member Councils provide planning consent at their May round of Council meetings.

A copy of the FAA for Stage 2 of the CEACA Seniors Housing Project is attached for your information. As Graham's email notes it is imperative that the project plan be adhered to. The Executive Committee requests that you work with your respective Councils to ensure planning consent is provided at the May round of Council meetings.

Should you have any further questions please call/email me.

Take care

HW

Helen Westcott
Executive Officer
Central East Aged Care Alliance Inc (CEACA)

PO Box 6456
East Perth WA 6892

M: 0427 854 478
T: 08 9328 1991
F: 08 9228 0071
E: helen.westcott@ceaca.org.au

Chief Executive Officer
Shire of Wyalkatchem
PO Box 224
Wyalkatchem WA 6485



38 Mundaring Weir Road
Mundaring WA 6073
Tel: 0409 770 316
www.edgefieldprojects.com.au

10 May 2017

RE: 298 WILSON STREET, WYALKATCHEM PROPOSED DEVELOPMENT APPLICATION FOR 4 AGED PERSONS' DWELLING UNITS (GROUPED DWELLINGS)

1. Introduction

Edgefield Projects (EP) acts on behalf of the registered proprietor in support of the aforementioned proposal at 298 Wilson Street in Wyalkatchem, WA (herein referred to as the 'subject site').

For submission purposes, we provide the following information:

- Copy of Certificate of Title pertaining to the subject site (Attachment 1)
- Proposed Development Plans (Attachment 2)
- Landscape Concept Plan (Attachment 3)
- Servicing and Drainage Plan (Attachment 4)
- Site Feature Survey (Attachment 5)

With regard to the application fee of **\$2,959.78**, we ask that the Shire follow the instructions outlined in the 8 May 2017 email from Helen Westcott, Executive Officer at CEACA (Central East Aged Care Alliance Inc) addressed to the Shire CEO. Any questions please contact her on 08 9328 1991 or by email on helen.westcott@ceaca.org.au.

2. CEACA Program Overview

The Shire of Merredin has been awarded Royalties for Regions funding on behalf of the Central Eastern Aged Care Alliance (CEACA) for land assembly, servicing, and construction of 75 Independent Living Units (ILUs) for seniors on 13 sites (11 different Wheatbelt Shires including Wyalkatchem). The purpose of the Stage 2 CEACA Seniors Housing Project is to construct aged-appropriate houses that will deliver the following outcomes:

- retention of older people in rural communities through the provision of appropriate and affordable housing options
- economic and employment growth via the construction and management of assets and provision of aged care services
- creation of an asset base and cash flow that can be leveraged for the ongoing growth of community housing in the region
- efficient delivery of health and support services to the ageing community

The purpose and outcomes are aligned with the objectives of Royalties for Regions funding and the Ageing in the Bush Initiative. This project will also deliver key recommendations of the CEACA Integrated Aged Care Solutions Report (Verso, 2012) and address market failure to meet this need. In a broader context, the project will enhance the Wheatbelt's growing reputation as a region of excellence for age-friendly communities, demonstrate an effective and appropriate model for ageing in community in rural WA, and deliver foundational infrastructure to grow the emerging aged care industry.

Edgefield Projects
Urban Design . Planning . Housing

Housing will be developed in accordance with the recommendation of the Central East Aged Care Report, the Wheatbelt Aged Support and Care Solution Report and the State Wide Ageing in the Bush Report, with all houses:

- developed in clusters that are centrally located near key services and facilities including health centres, shops and community services
- built to contemporary universal friendly design. All housing will meet the Gold or Platinum level requirements of the Liveable Housing Design Requirements (livablehousingaustralia.org.au/library/help/Livable_Housing_Design_Guidelines_Web1.pdf)
- built to feature Dementia Enabling Environment Principles (<http://www.enablingenvironments.com.au/principles/>)
- connected to the Town CBD (or Main Street) by age friendly pathways

3. Site Location + Context

The subject site is located within the Shire and townsite of Wyalkatchem, WA, approximately 190km east of Perth (refer Figure 1). The subject site comprises 1 lot totalling 8,460m², with the Second Stage of development - the subject of this Development Application - covering approximately 1,600m². Stage One of the project has been completed, resulting in the construction of 4 Aged Persons Dwellings along Flint Street. Future stages of the development will yield an additional 12 dwellings over the balance of the site if funding can be secured (see Master Plan in Fig.7).

The site is bounded by Flint Street (north), Swan Street (west), and Wilson Street (south). The site is within a 200m walk of the principal retail / services precinct of Wyalkatchem along Honour Avenue and Railway Terrace (refer Figure 2). The site sits within an existing single residential neighbourhood.

The site is currently zoned Residential R10 / R30. The site has a gentle fall to the south-west, and some central clumps of trees that have mostly been retained in the proposal. There are two older style Aged Persons dwellings situated along Wilson Street that will eventually be demolished in future project stages. Outside of this, the land is vacant and unused.

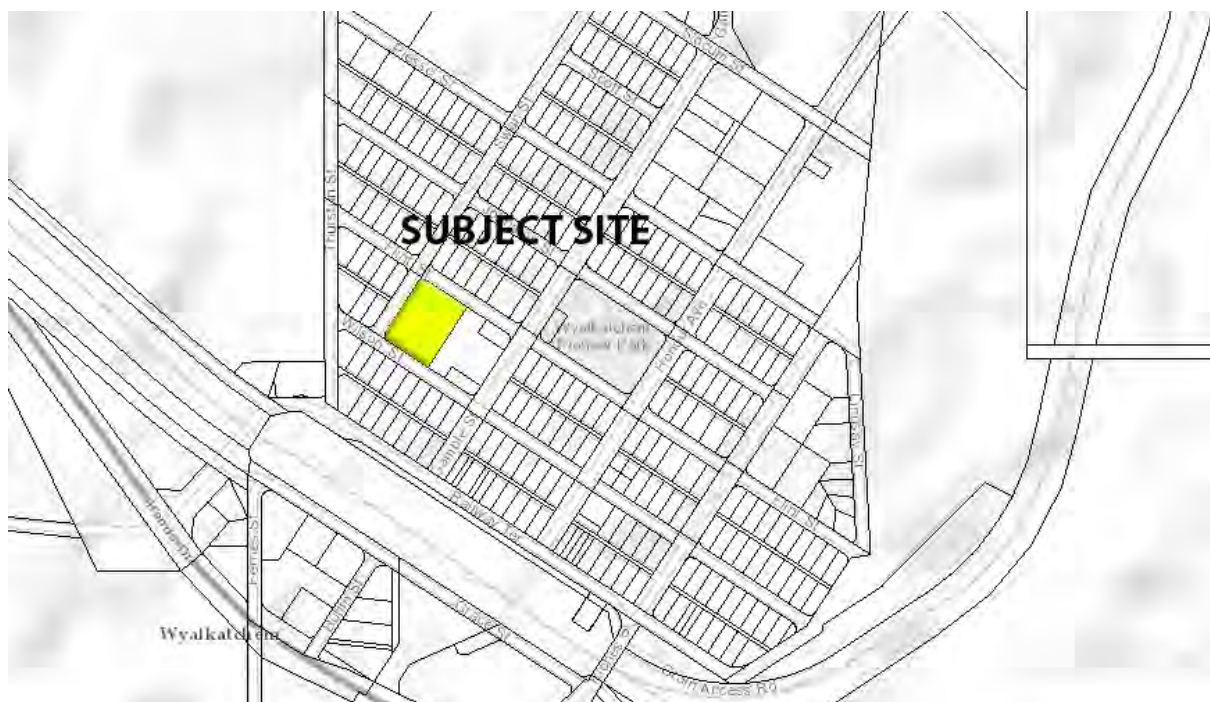


Figure 1. Site location within Wyalkatchem townsite



Figure 2. Detailed site aerial photo and surrounding context



Figure 3. Undeveloped portion of site



Figure 4. Existing residences across Flint Street from the site



Figure 5. Flow path of drainage that enters the site from Flint Street



Figure 6. Existing older-style residential units on site

4. Master Plan

In April 2017, we were engaged to undertake a master planning exercise over the site to revise the previous master plan completed by another consultant in 2015. The need for the new configuration was twofold: first, to accommodate the narrower but deeper standard CEACA units, and second, to address a drainage issue of stormwater traversing the site that was not accommodated by the original layout.

The current plan creates a driveway through the site that catches the surface drainage and channels it along the natural contours to Swan St and Wilson St. road reserves. It also creates a large community open space central to the site that can be used for the social activities of the future residents.

This master plan was the basis for further detailed design work leading up to the current proposal.



Figure 7. Master Plan Concept for the subject site

5. Development Proposal

For the current development proposal, please refer to Attachment 2 for a full set of plans including site plan, floor plans and elevations for each unit type, and an indication of materials and exterior colours for the dwellings.

Site Layout

The current development proposal relates to the Units 1-4 on the above Master Plan, as this is the extent of available funding at the moment. The entry driveway from Swan Street will be constructed as part of this Stage, connecting to a new gravel track that extends along the south-eastern boundary to connect with Wilson Street. This will allow for temporary rubbish truck access and collection without creating abortive works.

Unit Types

There are five distinct types designed to respond to four criteria: level of universal access, vehicle access direction, visitor entry direction, and north orientation of outdoor living area. The five unit types have been designed so that they can be used on all 13 CEACA sites (in 11 Shires), and not all types are used on each individual site. All dwellings are designed according to the universal access requirements contained within the Liveable Housing Design Guidelines, and achieve either Gold or Platinum standard. All dwellings are single storey and modest in size.

Below is a summary of the unit types and objectives, as well as the number proposed for the Wyalkatchem site:

Unit Type	FECA Size (m2)	Number Proposed	Universal Access	Vehicle Access	Front Door	Outdoor Living
A1	88.8	0	Gold	South	North	North
A2	90.7	0	Platinum	South	North	North
B1	88.4	4	Gold	South	South	North
B2	90.7	0	Platinum	South	South	North
D1	85.8	0	Gold	North	South	North
TOTAL		4				

Figure 8. Dwelling unit type matrix

All units are designed as 2 bedroom dwellings. The Gold standard units (A1, B1, D1) offer a full bathroom, a separate toilet room, and a full laundry room (see inset on floor plans for an alternative wet area configuration that includes a study nook, separate toilet room, laundry room, but no toilet in the main bathroom). The Platinum standard units (A2, B2) allow for a full bathroom plus an additional toilet in the laundry room.

The Gold standard units are designed to be able to attach to another like unit or be freestanding. The Platinum standard units are always freestanding. All units allow for a generous private courtyard accessed off of the lounge room, as well as a single carport and external store room. Where site conditions allow, the courtyards are oriented to the north to allow for natural light and passive winter heating. All units are afforded a fenced in private yard to screen clothes drying racks and bins.

Built Form, Materials and Colour Palettes

The proposed dwellings have been designed to fit in harmoniously with the surrounding site context, taking cues from the traditional residential buildings by using gable and hip roofs and street-facing verandahs. The detailing and colour palettes, however, offer a more contemporary and fresh approach that refer to more modern design trends.

The buildings have been designed as frame construction and have the ability to be produced via modular construction. As such, they are laid out on a standard 4.2m width and do not exceed 4.1m in height. Despite the height constraint, we have worked with the roof form to ensure that we can achieve an attractive proportion on the gable ends with sufficiently steep roof slopes. The roof slope on the gable ends is approximately 30 degrees while the main roof is approximately 14 degrees. Veranda roofs vary from 5-14 degrees.

The following front elevation massing studies (Figures 9-13) on the next page provide an indication of the intended built form for each unit type (though keep in mind that cladding materials and colours are not indicated). These should be viewed in conjunction with the relevant plans and elevations in Attachment 2.

The approach to exterior cladding materials and colour schemes is to create 4 separate palettes of materials / colour combinations and then apply them to different dwellings around the site. The intention is that certain trim colours will be repeated for each colour palette and roof colours will be a small range of similar colours to provide a cohesive community aesthetic. The main colour palettes then provide necessary variety along streetscapes to allow for individual taste and to facilitate wayfinding.

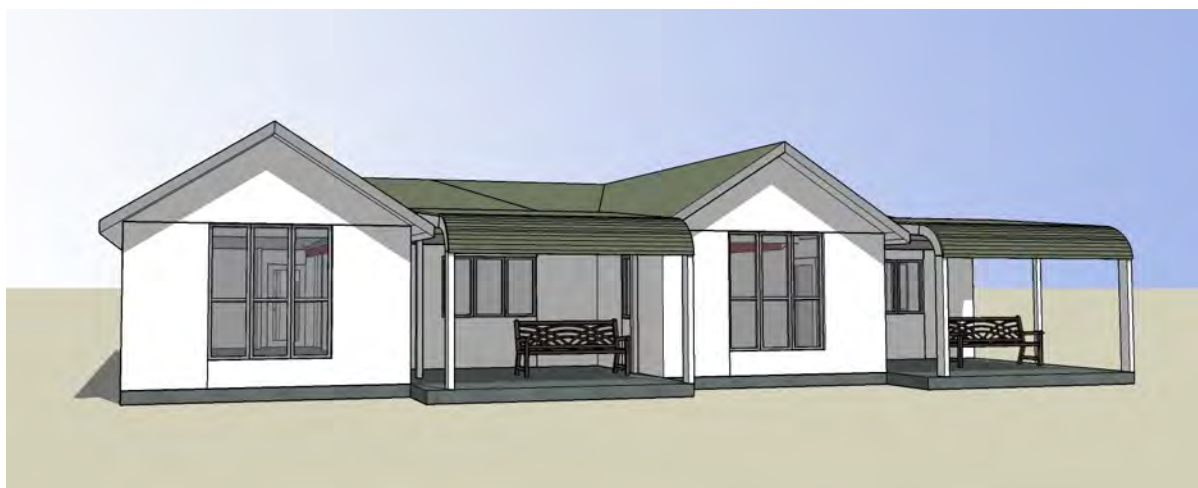


Figure 9. 3D massing study of front elevation of A1 duplex pair

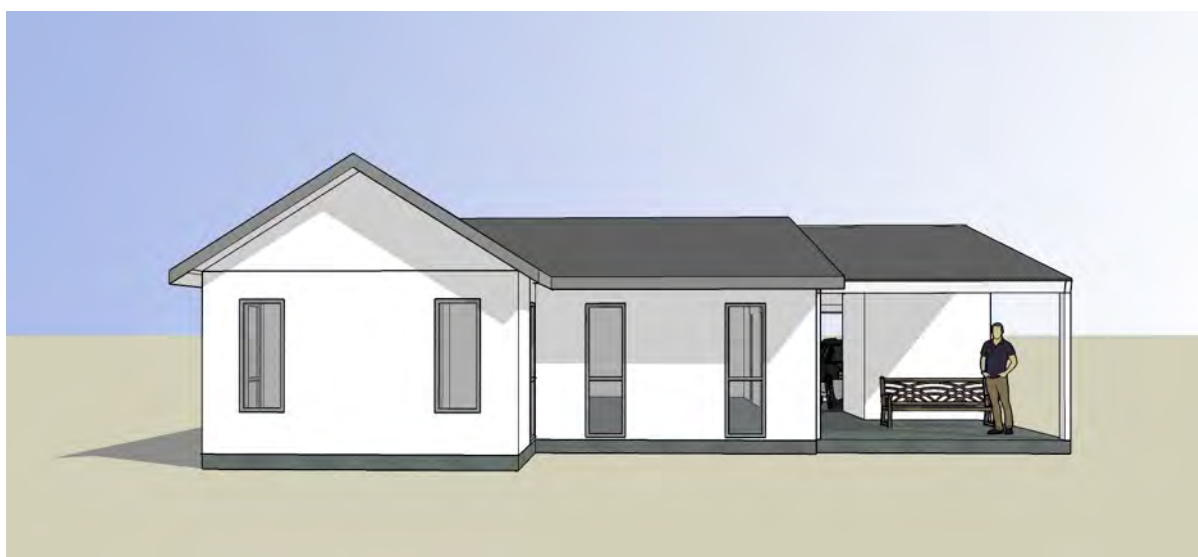


Figure 10. 3D massing study of front elevation of A2 detached unit



Figure 11. 3D massing study of front elevation of B1 duplex pair



Figure 12. 3D massing study of front elevation of B2 detached unit



Figure 13. 3D massing study of front elevation of D1 duplex pair

All roofs will use corrugated metal roofing, cementitious panelling, lap siding, and trim for cladding, render for base elements, and tile or engineered wood for decks and verandas. Windows will be aluminium frames and thermally efficient glazing. Roof eaves are set at 300mm, with verandas providing deep overhangs for large areas of glazing such as sliding glass doors.

The four colour palettes proposed for the project are illustrated on the next page (example gable end). These will be applied selectively over the five unit types to ensure appropriate variety and interest in the external and internal streetscapes.

Heating / Cooling

The design philosophy of the project is to consider solar orientation as a primary objective. As such, most courtyards and living spaces have direct access to winter sun penetration. This, combined with the thermal mass on the floors, should assist in passively heating the units in winter. The units will also be heavily insulated in walls and ceilings to create a strong thermal envelope, helping to keep heat in during winter and heat out during summer. Ceiling fans will be installed in each bedroom and key living spaces to assist with summer cooling, and most rooms have two operable windows which



Figure 14. 'Smoke' Palette - a cool colour palette featuring white, grey, and grey-blue. Cladding cottage-style horizontal lap siding with vertical panels on gable ends. Base is dark tile. Fascia board and trim is white.



Figure 15. 'Smoke' Palette (Reversed) - a cool colour palette featuring grey-blue, white, and grey. Cladding cottage-style horizontal lap siding with vertical panels on gable ends. Base is light grey tile. Fascia board and trim is white.



Figure 16. 'Dust' Palette - a warm colour palette featuring sand, off-white, and red-brown. Cladding vertical grooved siding extending the full height of the gable ends. Extended base is red-brown render. Fascia board and trim is off-white.



Figure 17. 'Eucalypt' Palette - a cool colour palette featuring pale green, off-white, green, and green-brown. Cladding vertical grooved siding extending the full height of the gable ends. Extended base is green-brown render. Fascia board and trim is off-white.

facilitates cooling through cross-ventilation. Each unit will achieve a minimum of 6 stars under the NatHERS thermal rating system.

Acknowledging the sometimes harsh climate in the Wheatbelt, it is understood that these passive approaches may not always be sufficient to keep residents thermally comfortable. As such, each unit will provide reverse cycle air conditioning units to keep the dwellings comfortable, with condensers located externally either within screened drying areas or behind appropriate landscaping. More detail of number of units and locations of condensers will be provided at Building Permit stage.

6. Land Use + Development Standards

Land Use Permissibility

The subject site is currently zoned R10 / R30 under the Shire of Wyalkatchem's Local Planning Scheme 4 (LPS4). The Residential zone allows for Aged and Dependent Persons Dwellings as-of-right indicated as a "P" use in the Scheme zoning table, though development of this use at the higher R30 density requires Council discretion and is considered a "D" use. As such the proposal is consistent with the intended land use for the zone and it can be approved by Council if it supports the development.

Density

The site area of the subject site is 8,460m², though the area of this proposed to be used for development under this application is approximately 1,600m². The proposal is for 4 Aged Persons' units on site, which translates into an average site area of 400m². This is more than required under the Residential R30 zoning which allows for a minimum average site area per dwelling of 300m². There is no current proposal to subdivide these dwellings off into separate titles.

Open Space

The R30 development standards require at least 45% of the site to be retained as open space. The current Stage 2 development proposes 1,215m² or 76% of open space, considerably exceeding the minimum set by SPP3.1 (Residential Design Codes) for this zone.

Setbacks and Building Height

The Residential R30 zone requires dwellings to be set back minimum 4m from the primary street and 1.5m from any secondary street. A 1.5m setback is required from any side or rear boundary for single storey development with major openings (windows). This proposal maintains a 9.5m setback from Swan Street, and 4m from the north-east internal boundary.

The R30 allows for buildings up to 6m in height (plate height) and 9m at the top of roof. The current application proposes all single level dwellings with a maximum height of 4.1m.

7. Parking

As per SPP3.1 (Residential Design Codes) section 5.3.3 C3.1, Aged Person's dwellings are required to provide 1 car bay per dwelling. In addition, there are a number of requirements under the Liveable Housing Design Guidelines relating to car parking. Visitor bays to be provided at a rate of 1 bay per 4 dwellings (in excess of 4 dwellings), which, because this proposal isn't exceeding 4 units, means that no visitor bays are required on-site. The proposed development allows for 1 car bay in a carport adjacent to each dwelling. There is significant space for visitor parking along the Swan Street verge sufficient to cater for the likely demand for visitor parking for these new dwellings.

8. Landscape

General Approach

The landscape response builds on the approach of "buildings within a landscape setting" with both the retention of many of the existing trees coupled with proposed extensive tree planting to the site to provide a shaded and comfortable living environment. To review the proposed landscape design, refer to the Landscape Concept Plan in Attachment 3.

Landscape Principles

The key principles of the landscape design focus on the following:

Solar orientation

- deciduous trees used predominately to the north and north west of buildings to shade summer sun and allow winter sun to penetrate
- evergreen trees and hedges to the east and west of buildings as a means to minimise the effect of hot winds and low angled sun

Fit for purpose

- Materials have been selected to be durable and low maintenance, readily available, and able to be installed and maintained locally

Planting selection and design

- A focus upon extensive tree planting to shade buildings and hard surfaces (including roads, driveways and pathways) as a means to mitigate heat loading to sites to create comfortable living environments for residents
- The water-wise and low-maintenance plant species indicated in the landscape plans have been selected from extensive experience of project work within the Wheatbelt, and cross referenced via the *Wheatbelt Waterwise = Saltwise : Gardening Guide* (Colwill, J and Roe, J. 2004)
- The use of both suitable fruit trees, shade trees and turf provides opportunities for residents to socialise with neighbours

9. Services

River Engineering has undertaken site investigations to determine the capacity and servicing needs to support the proposed development. Refer to Servicing and Drainage Plan (Attachment 4) for more information. They provide the following comments relating to site serviceability and drainage.

Water Supply

The existing DN100 S water main within Swan Street road reserve can be utilised to service the proposed new lots.

Wastewater Disposal

An existing DN150 sewer junction in Wilson Street is servicing the existing residences. Therefore with appropriate design of house pads and internal access roads it would be possible to service the site with the existing sewer junction.

Power Supply

The existing transformer within the site has been adequately designed to accommodate the ultimate development. Additionally the existing Master Switchboard has been designed for the ultimate development.

Telecommunications

There is an existing telecommunication service from Wilson Street servicing the proposed lot.

ATCO Gas

There is no ATCO Gas infrastructure available within the area.

Drainage

Disposal of stormwater drainage from the subject land will be in compliance with environmentally sensitive design and the local authority requirements. Stormwater run-off from the development site can discharge onto the existing roads adjacent to the proposed development site. Consequently construction of an overflow structure is proposed at the boundary of site adjacent to Swan St so that it can be inter connected to the internal access lane. Stormwater run-off from Flint Street traversing north east corner of the site will be considered at the detailed stage. Additional overflow structures would be required to accommodate the remaining portion of the internal access lanes.

10. Bushfire Risk

Given the location central to the townsite and the mapping for the site found on the SLIP website (<https://maps.slip.wa.gov.au/landgate/bushfireprone2016>), it does not appear that the subject site is within a 'bushfire prone' location. As such, it does not require a Bushfire Attack Level (BAL) assessment as part of the Development Application, according to SPP 3.7 Planning in Bushfire Prone Areas. Therefore no special design considerations relating to bushfire risk apply - either at the site planning or building design level.

11. Conclusion

In light of the above information, we believe the proposed development would make a positive contribution to the physical and social infrastructure of Wyalkatchem, and would warrant favourable consideration and approval for the following reasons:

- The proposal satisfies the need for Aged Persons housing identified by several strategic reports (Central East Aged Care Report, Wheatbelt Aged Support and Care Solution Report, State Wide Ageing in the Bush Report).
- The proposed development makes use of an under-utilised parcel of land.
- The proposed development meets the development requirements of the Residential R30 zone, and is therefore consistent with other such Aged Persons housing projects in Western Australia.
- The site is well serviced by all relevant services (power, water, sewer, telecom).
- The site is within easy walking distance of community services such as daily shopping, library, Council offices, restaurants.
- The increased population in the townsite will support the commercial viability of local businesses and increase the vitality of the town.

Given all the benefits and the lack of any compelling reason why this project should not proceed, we respectfully request that the Shire of Wyalkatchem grant conditional approval for the proposed development described in this report.

Should you have any queries or require clarification in regard to the matters raised, please do not hesitate to contact the undersigned on 0409 770 316.

Warm regards,



Jeff Thierfelder
Principal

ATTACHMENTS

1. Certificate of Title
2. Proposed Development Plans
3. Landscape Concept Plan
4. Servicing and Drainage Plan
5. Site Feature Survey

Cr Butt, Cr Davies, Cr Gamble and Cr Holdsworth all declared Indirect Financial interests in the item 8.3.2 Council Properties - Acquisition and Disposal - Leasing - White Dam. All Councillors agreed they may remain and vote on the item in question.

8.3.2 COUNCIL PROPERTIES – ACQUISITION AND DISPOSAL – LEASING – WHITE DAM

FILE REFERENCE:	5.2.3
AUTHOR'S NAME AND POSITION:	Ian McCabe Chief Executive Officer
AUTHOR'S SIGNATURE:	
NAME OF APPLICANT/RESPONDENT/LOCATION:	That part of Lot 29601, reserve 19014 White Dam Rd, known as White Dam Farm; the owner is the State of Western Australia, under management order to the Shire of Wyalkatchem; the Applicant is (jointly): the Wyalkatchem Bowling Club and the Wyalkatchem Football Club.
NOTIFICATION TO APPLICANT:	Required to all parties.
DATE REPORT WRITTEN:	12 May 2017
DISCLOSURE OF INTEREST:	The author has no financial interest in this matter.
STRATEGIC COMMUNITY PLAN REFERENCES	1. Healthy, Strong and Connected Communities; 2. A prosperous and dynamic district; 3. A sustainable natural and built environment; 5. A well-managed and effective Council organisation; 6. Well-utilised and effectively managed facilities and assets.

SUMMARY: That Council resolve the following:

1. Endorse the making of a conditional agreement with the Wyalkatchem Bowls Club and the Wyalkatchem Football Club jointly to permit community cropping at the White Dam site;
2. That the period of the agreement extends for up to five years from the date of signing;
3. That the amount paid annually by the Applicants equates to any direct costs incurred by the Shire of Wyalkatchem associated with the land management agreement;
4. That Council delegate authority to the CEO to take any actions required to give effect to this decision.

Appendices:

1. Letter, Expression of interest, Wyalkatchem Bowling Club;
2. Email, response, Shire of Wyalkatchem to applicants.

Background:

The Reserve known as White Dam is held on behalf of the State by the Department of Lands. A Management Order exercised by a financial lease is extended to the Shire of Wyalkatchem. The cost of this lease in 2017/18 to the Shire is approximately \$12,000. The Shire has disputed the amount and the State will not negotiate until the use of the land is resolved.

The land known as White Dam Farm has been used for community cropping for some years. The Wyalkatchem Bowls and Wyalkatchem Football Club jointly crop the land and use the funds for community benefit – to support junior sports, fund surface restoration and other capital intensive projects.

The clubs have sub-let the land and have paid the Shire the same amount it has cost for the primary lease. Until the most recent assessment, this has been \$500 per six month period (\$1,000 per year).

The clubs provide all labour and materials required to crop the land.

The clubs self-insure all plant and third parties who may intersect with farming activities. The Shire will require an indemnity within any sub-lease to release the Shire of insurance obligations to users of the land under any agreement for community cropping.

Comment:

The Shire of Wyalkatchem and the bowls and football sporting clubs have had ongoing arrangements to crop the area known as White Dam. This is in the form of a sub-lease that requires the clubs to pay the same amount that the Department of Lands charges the Shire. This has approximated \$1,000 per year.

The Department has had a land revaluation which put the annual fee at \$12,000, which the Shire disputed on the grounds of community use. The Department won't negotiate the amount until a sub-lease is in place and Council has approved the arrangement. The recommendation is to make an agreement that community cropping may continue but provide for the dollar amount of the sub-lease to be negotiated.

The sports clubs have sought an extended period for any agreement, rather than annual periods, so that planning for the land can be made and to have certainty over the arrangements. This is not unreasonable and the request for a five year period is supported, subject to recognising the right of the Department or Council varying that agreement.

The Shire advertised for expressions of interest over two parcels of land for the purpose of community cropping – White Dam and the aerodrome. As the land tenure of each differs, this item will address the White Dam site alone.

Consultation:

Wyalkatchem Weekly WE 27 January 2017;

Wyalkatchem Bowling Club
Wyalkatchem Football Club
Department of Lands

Statutory Environment:

Local Government Act 1995

Land Administration Act 1997

Environmental Protection Act 1986

It should be noted that this list is not exclusive and various legislation will be effective on this decision and subsequent actions.

Policy Implications:

There is no Council Policy relative to this item.

Financial Implications:

No immediate financial implication.

Strategic Plan/Risk Implications:

No immediate risk consideration provided an indemnity is given to Council by land users.

This recommendation is supportive of the self determination of community groups for the benefit of the community.

Voting Requirements:

Simple Majority

Council Decision Number: 3454

Moved: Cr Garner

Seconded: Cr Gawley

That Council resolve the following:

1. Endorse the making of a conditional agreement with the Wyalkatchem Bowls Club and the Wyalkatchem Football Club jointly to permit community cropping at the White Dam site;
2. That the period of the agreement extends for up to five years from the date of signing;
3. That the amount paid annually by the Applicants equates to any direct costs incurred by the Shire of Wyalkatchem associated with the land management agreement;
4. That Council delegate authority to the CEO to take any actions required to give effect to this decision

Vote: 7/0

Wyalkatchem Bowling Club
1 Grace Street
Wyalkatchem

CEO
PO Box 224
Wyalkatchem WA 6485

15 February 2017

Dear Ian,

On behalf of the Wyalkatchem Bowling Club and the Wyalkatchem Football Club, I would like to put in an Expression of Interest for a five year cropping lease at the White dam and Airport as per the advertisement in the Wylie Weekly 25 January 2017.

We understand fully the requirements of having good weed control, soil testing, maintaining fences and maintaining the land in good order to allow profitable farming opportunities for future generations (cropping or stock).

Accepted local farming methods combining cereals, legumes, oil seeds and stock pastures will be used. We will be using the services of the local agronomists Bernie Quade and Matt Willis. We will purchase all chemical for the lease locally to allow as much money as possible to remain in town.

If we are successful with our Expression of Interest we will undertake soil testing as soon as possible.

Funds gained from the lease will be used to finance the ongoing maintenance and replacement of the bowling surface, and the running of the junior and senior football clubs.

Should you need any further clarification as to the contents of this letter then please do not hesitate to contact me.

Yours sincerely,
President Wyalkatchem Bowling Club.



Bowling Club contacts, Russel Wood . 0428 939842
Darryl Stratford. 0427 681191

Russell.Wood@ejders.com.au
dstraty1@gmail.com

Football Club contacts, Brad Eaton. 0427996867.
Anthony Ryan 0429 815010

Bdkjeaton@gmail.com
taryan@westnet.com.au

Ian McCabe

From: Claire Trenorden
Sent: Monday, 13 March 2017 1:24 PM
To: 'russell.wood@elders.com.au'; 'dstraty1@gmail.com'; 'bdkjeaton@gmail.com'; 'taryan@westnet.com.au'
Subject: Cropping lease White dam and Airport

Good afternoon,

Thank you for your letter dated 15 February 2017 in regards to the cropping lease of white dam and the airport. In principal we agree to your request for a five year lease. This does need to be a Council decision, so I will start working on a draft lease document with the plan to put it to Council at the Ordinary Meeting of Council on 20 April 2017. We will then send onto the Department of Lands for their approval.

As I believe that the land does require spraying with some urgency, I hope our in principal agreement satisfies you so that you are able to complete this but if you require anything further please let me know.

Regards,

Claire Trenorden
Acting Chief Executive Officer
Shire of Wyalkatchem

PO Box 224
Wyalkatchem WA 6485

Phone: (08) 9681 1166
Fax: (08) 9681 1003
Email: sfo@wyalkatchem.wa.gov.au
Web: www.wyalkatchem.wa.gov.au



**ARE YOU
BUSHFIRE
READY?**




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This notice should not be removed.

Cr Butt, Cr Davies, Cr Gamble and Cr Holdsworth all declared Indirect Financial interests in the item 8.3.3 Council Properties - Acquisition and Disposal - Leasing - Wyalkatchem Aerodrome. All Councillors agreed they may remain and vote on the item in question.

8.3.3 COUNCIL PROPERTIES – ACQUISITION AND DISPOSAL – LEASING – WYALKATCHEM AERODROME

FILE REFERENCE:	5.2.3
AUTHOR'S NAME AND POSITION:	Ian McCabe Chief Executive Officer
AUTHOR'S SIGNATURE:	
NAME OF APPLICANT/RESPONDENT/LOCATION:	That part of Lot 500, on deposited plan 68673, Wyalkatchem Aerodrome, that is agreed for community cropping; the owner is the Shire of Wyalkatchem; the Applicant is (jointly): the Wyalkatchem Bowling Club and the Wyalkatchem Football Club.
NOTIFICATION TO APPLICANT:	Required to all parties.
DATE REPORT WRITTEN:	12 May 2017
DISCLOSURE OF INTEREST:	The author has no financial interest in this matter.
STRATEGIC COMMUNITY PLAN REFERENCES	1. Healthy, Strong and Connected Communities; 2. A prosperous and dynamic district; 3. A sustainable natural and built environment; 5. A well-managed and effective Council organisation; 6. Well-utilised and effectively managed facilities and assets.

SUMMARY: That Council resolve the following:

1. Endorse the making of a conditional agreement with the Wyalkatchem Bowls Club and the Wyalkatchem Football Club jointly to permit community cropping at the Wyalkatchem Aerodrome;
2. That the period of the agreement extends for up to five years from the date of signing;
3. That the amount paid annually by the Applicants be negotiated and be included in the annual budget of the Shire of Wyalkatchem;
4. Council reserves the right to vary or withdraw from any agreement at any time;
5. That Council delegate authority to the CEO to take any actions required to give effect to this decision.

Appendices:

1. Letter, Expression of interest, Wyalkatchem Bowling Club;

2. Email, response, Shire of Wyalkatchem to applicants.

Background:

The aerodrome land was purchased by the Shire of Wyalkatchem in November 2015. Purchases and negotiations to maximise ratepayer value for the aerodrome facility have been proceeding in the last six months. The Shire intends preparing a strategic plan for the site and providing options to council for attracting industry. This requires some flexibility over the entire aerodrome land area.

Accordingly, while community cropping is supported at this facility, it is recommended that any agreement provide for Council to make future decisions in regard to land use.

The clubs provide all labour and materials required to crop the land.

The clubs self-insure all plant and third parties who may intersect with farming activities. The Shire will require an indemnity within any sub-lease to release the Shire of insurance obligations to users of the land under any agreement for community cropping.

Comment:

The Shire of Wyalkatchem and the bowls and football sporting clubs have had ongoing arrangements to crop the area known as White Dam. The clubs seek to extend this arrangement to land at the aerodrome.

The sports clubs have sought an extended period for any agreement, rather than annual periods, so that planning for the land can be made and to have certainty over the arrangements. This is not unreasonable and the request for a five year period is supported, subject to recognising the right of Council to vary that agreement.

The Shire advertised for expressions of interest over two parcels of land for the purpose of community cropping – White Dam and the aerodrome. As the land tenure of each differs, this item will address the Aerodrome site alone.

Consultation:

Wyalkatchem Weekly WE 27 January 2017;
Wyalkatchem Bowling Club
Wyalkatchem Football Club

Statutory Environment:

Local Government Act 1995

Land Administration Act 1997

Environmental Protection Act 1986

It should be noted that this list is not exclusive and various legislation will be effective on this decision and subsequent actions.

Policy Implications:

There is no Council Policy relative to this item.

Financial Implications:

No immediate financial implication.

Strategic Plan/Risk Implications:

No immediate risk consideration provided an indemnity is given to Council by land users.

This recommendation is supportive of the self determination of community groups for the benefit of the community.

Voting Requirements:

Simple Majority

Council Decision Number: 3455

Moved: Cr Garner

Seconded: Cr Holdsworth

That Council resolve the following:

1. Endorse the making of a conditional agreement with the Wyalkatchem Bowls Club and the Wyalkatchem Football Club jointly to permit community cropping at the Wyalkatchem Aerodrome;
2. That the period of the agreement extends for up to five years from the date of signing;
3. That the amount paid annually by the Applicants be negotiated and be included in the annual budget of the Shire of Wyalkatchem;
4. Council reserves the right to vary or withdraw from any agreement at any time;
5. That Council delegate authority to the CEO to take any actions required to give effect to this decision.

Vote: 7/0

Wyalkatchem Bowling Club
1 Grace Street
Wyalkatchem

CEO
PO Box 224
Wyalkatchem WA 6485

15 February 2017

Dear Ian,

On behalf of the Wyalkatchem Bowling Club and the Wyalkatchem Football Club, I would like to put in an Expression of Interest for a five year cropping lease at the White dam and Airport as per the advertisement in the Wylie Weekly 25 January 2017.

We understand fully the requirements of having good weed control, soil testing, maintaining fences and maintaining the land in good order to allow profitable farming opportunities for future generations (cropping or stock).

Accepted local farming methods combining cereals, legumes, oil seeds and stock pastures will be used. We will be using the services of the local agronomists Bernie Quade and Matt Willis. We will purchase all chemical for the lease locally to allow as much money as possible to remain in town.

If we are successful with our Expression of Interest we will undertake soil testing as soon as possible.

Funds gained from the lease will be used to finance the ongoing maintenance and replacement of the bowling surface, and the running of the junior and senior football clubs.

Should you need any further clarification as to the contents of this letter then please do not hesitate to contact me.

Yours sincerely,
President Wyalkatchem Bowling Club.



Bowling Club contacts, Russel Wood . 0428 939842
Darryl Stratford. 0427 681191

Russell.Wood@ejders.com.au
dstraty1@gmail.com

Football Club contacts, Brad Eaton. 0427996867.
Anthony Ryan 0429 815010

Bdkjeaton@gmail.com
taryan@westnet.com.au

Ian McCabe

From: Claire Trenorden
Sent: Monday, 13 March 2017 1:24 PM
To: 'russell.wood@elders.com.au'; 'dstraty1@gmail.com'; 'bdkjeaton@gmail.com'; 'taryan@westnet.com.au'
Subject: Cropping lease White dam and Airport

Good afternoon,

Thank you for your letter dated 15 February 2017 in regards to the cropping lease of white dam and the airport. In principal we agree to your request for a five year lease. This does need to be a Council decision, so I will start working on a draft lease document with the plan to put it to Council at the Ordinary Meeting of Council on 20 April 2017. We will then send onto the Department of Lands for their approval.

As I believe that the land does require spraying with some urgency, I hope our in principal agreement satisfies you so that you are able to complete this but if you require anything further please let me know.

Regards,

Claire Trenorden
Acting Chief Executive Officer
Shire of Wyalkatchem

PO Box 224
Wyalkatchem WA 6485

Phone: (08) 9681 1166
Fax: (08) 9681 1003
Email: sfo@wyalkatchem.wa.gov.au
Web: www.wyalkatchem.wa.gov.au



**ARE YOU
BUSHFIRE
READY?**




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This notice should not be removed.

8.4 MONTHLY OFFICER REPORTS

8.4.1 GOVERNANCE – REPORTING – OFFICER REPORTS TO COUNCIL – CHIEF EXECUTIVE OFFICER – APRIL 2017

FILE REFERENCE:	13.09.01
AUTHOR'S NAME AND POSITION:	Ian McCabe Chief Executive Officer
AUTHOR'S SIGNATURE:	
DATE REPORT WRITTEN:	10 May 2017
DISCLOSURE OF INTEREST:	The author has no financial interest in this matter.
STRATEGIC COMMUNITY PLAN REFERENCE	All key indicators

SUMMARY:

That Council resolve the following:

1. Accept the Chief Executive Officer's Report for April 2017 as presented.

Appendix:

1. Project status summary.

Purpose of this report

This report is prepared by the Chief Executive Officer to provide Council and the community of Wyalkatchem with information about CEO activities and the operations of the Shire in meeting the purpose of the local government.

Our Purpose

The Council of Wyalkatchem works with the community to protect and enhance the quality of life for current and future generations.

Summary of Key Performance Indicators of the Chief Executive Officer:

- **Deliver budget commitments on time and on budget.** In leading a team, deliver capital and operational budget commitments within financial year and within budget;
- **Comply with Intergrated Planning and Reporting requirements** by the June 2017 ordinary meeting of council and publish any relevant document to the community;
- **Progress key strategic projects;**
- **Meet all compliance requirements of the Shire;**
- **Meet operational requirements of the community and Council.**

Comment:

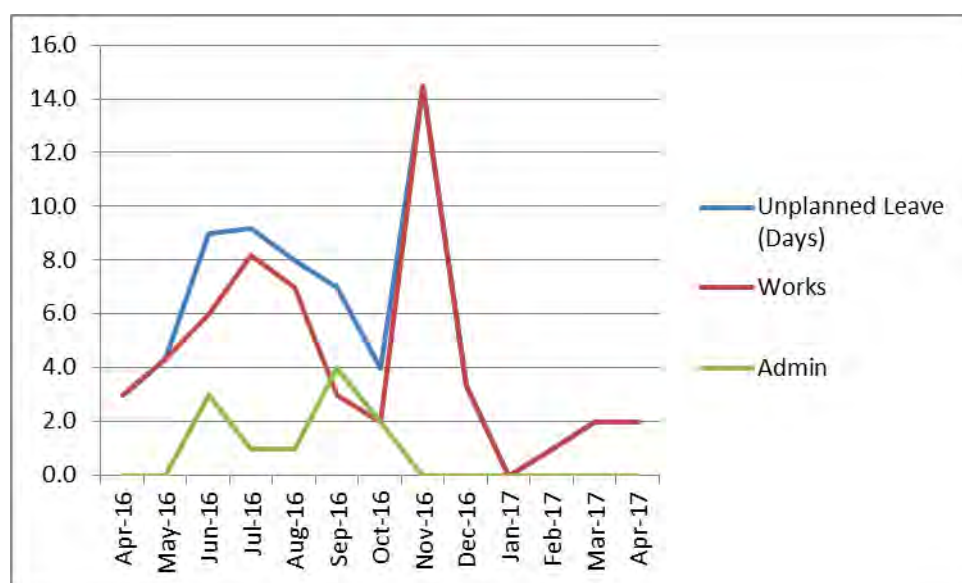
There were 16 business days in April and four public holidays (Good Friday 14 April, Easter Monday 17 April, local government holiday Tuesday 18 April and ANZAC Day 25 April). The Shire office was open Tuesday 18 April although works staff and some administration staff took leave.

The CEO took annual leave 13 March to 7 April inclusive, resuming 10 April. Mrs Claire Trenorden was approved by Council to act as Chief Executive Officer for this period.

Unplanned leave in April totalled two days (two persons), comprising NIL days in Administration and two days (two persons) in Works. This compares with two days unplanned leave in March 2017 and three days in April 2016. In all cases of unplanned leave, the Shire follows due process with support for all employees within the law and Council policy.

Council met in forum 6 April to discuss the proposed construction of four independent living units by CEACA (Central East Aged Care Alliance) and an adjusted Master Plan for the Wilson Street site owned by the Wyalkatchem Senior Citizen's Homes Trust; proposed demolition of the old Catholic Presbytery by the Catholic Church – the local church community opposes this demolition – Council expressed a desire to support the community - the CEO has had discussions with community representative Paul dePierres to offer Councils; support and agreed to attend a future meeting organised by Mr dePierres.

Unplanned Leave 13 month trend (work days per month)



The ordinary meeting of Council was held 20 April 2017 to:

- Receive statutory reports (eg. financial reporting as required by regulation); monthly officer reports and project updates;
- Make decisions about: Pioneers Pathway tourism scheme.

The CEO represented the Shire of Wyalkatchem at regular Local Emergency Management Committee (LEMC) 12 April; a meeting with CEACA / Access Housing and Wyalkatchem Senior Citizens Homes Trust 13 April, with Crs Holdsworth, Jones and Butt, to discuss a revised Master Plan and the development application for four units at Wilson Street; 24 April with Cr Davies at North East Regional Organisation of Councils (NEWROC); 27 April with Cr Davies at West Australian Local Government Association (WALGA) zone meeting (by 'phone); Sunday 30 April with Cr and Mrs Davies, Minnivale, for the official opening of the Dowerin Heritage Rail project;

CEO meetings included 11 April Shire of Wyalkatchem outdoor staff safety meeting – my thanks to the works crew for the invitation and the excellent format and input provided to this meeting; 12 April function hosted by the Works Team to accept delivery of the new front end loader; 12 April with Friends of the Cemetery; 19 April with ratepayer about requirements for leases with the Shire; 28 April with acting school deputy Julie Duthie to discuss Shire-School relations and community planning; phone meeting with CRC Chair Mrs Di Davies about the community survey, CRC co-operation and activities of the CRC; 'phone meeting with Access

Housing about the CEACA project development application; meeting with Council's insurer LGIS to conduct an audit of the Shire's parks.

Management work in April included various matters related to staff, facilities and community relations, regular operational work and meetings with staff; in addition, budget preparation work continued, including a review of road projects; research relate dot he WALGA Conference; the tender process associated with the rain event road repairs (late January, early February 2017) – the tender will close 19 May and be decided by Council 1 June; the CEO reviewed and revised grant applications on behalf of NEWROC for funding that will provide resources to prepare risk management plans for emergent events for all six member shires of NEWROC; CEO participated in consultation about the NEWROC Health Strategy; the temporary Environmental Health Officer ceased in April and NEWHealth (the NEWROC Health Scheme) appointed Mr Peter Toboss to commence at the start of May. Peter will reside in Wyalkatchem and we look forward to making him welcome.

Strategic work in April included regional issues; CEACA (Central East Aged Care Alliance); closing and early analysis of the 2017 Community Survey (with 83 submissions). Most major projects as approved in the 2016/17 Shire of Wyalkatchem budget are underway. Please refer attachment 1 for a summary report.

Council commitments in May include:

- 4 May Council workshop;
- 9 May CEO to attend Department of Water function Perth;
- 11 May CEO Northam DEMC flood preparedness;
- 12 May CEO Friends of the Cemetery AGM;
- 18 May Pioneers Pathway;
- 18 May Ordinary Meeting of Council;
- 23 May NEWROC Executive meeting;
- 24 May Main Roads briefing;
- Implementation of budget; preparation of 2017/18 budget, Corporate Business Plan and other documents.

Consultation:

Community, Staff and Council

Statutory Environment:

There is no direct statutory environment relevant to this issue.

Policy Implications:

There is no direct Council Policy relative to this report.

Financial Implications

There is no direct financial implication relative to this item.

Strategic Plan/Risk Implications

There are no direct Strategic/Risk Implications relative to this item.

Voting Requirements

Simple Majority

Council Decision Number:3456

Moved: Cr Holdsworth Seconded: Cr Butt

Officer Recommendation:


That Council resolve the following:

- 1. Accept the Chief Executive Officer's Report for April 2017 as presented.**

Vote: 7/0

Major Projects and Budget Initiatives (updated for February 2017 budget review)							
Start Date	End Date	Work Days	% Complete	Project	Budgeted Value	Actual Value	Notes
4/10/2016	17/03/2017	119	Complete	Front End Loader	\$291,778	\$292,000	Delivered 12 April
3/10/2016	31/05/2017	173	Complete	Streetscape stage 1 (select contractor, consultation)	\$20,000		RPS selected; Pioneer Pk review requested.
29/09/2016	31/10/2016	23	Complete	Solar panels for admin' and medical centre, stage 1 (select contractors and system).	\$25,000	\$21,422	
1/07/2016	30/06/2017	261		Shire office general works	\$30,482		Paving complete; quotes for hot water system requested; windows fitted.
1/07/2016	30/06/2017	261		Council Chambers	\$25,000		President's Room / Chambers wall and door sealed and painted; blinds fitted; carpet quotes to be obtained.
1/07/2016	30/11/2016	109	Complete	Bush Fire Shed	\$17,420	\$13,159	Concrete drive 17/18
1/07/2016	30/06/2017	261		Medical Centre minor works	\$5,000	\$5,032	Painting complete
1/07/2016	30/06/2017	261	Complete	Aged Friendly Community	\$5,000		Forum 8 March 2017; budget reduced due to rain event Jan 2017
1/07/2016	30/06/2017	261		Netball Shelter	\$5,000		Quotes obtained for shelter; other works yet to be scoped.
1/07/2016	30/06/2017	261		Shire housing - capital works and maintenance	\$42,780		Minor works still to be completed.
1/07/2016	30/06/2017	261	Complete	Town Hall capital works	\$5,000	NIL	Deferred with funds diverted to Lady Novar for required works (President consulted).
1/07/2016	30/06/2017	261	Complete	Recreation Centre - capital works, maintenance, paving	\$15,000	\$16,828	Paving, windows, flyscreens.
1/07/2016	30/06/2017	261	Complete	Pioneer Park reticulation and other works	\$12,900	\$8,029	Western Power has now connected power; brick paving not done pending completion of a formal plan.
1/07/2016	30/06/2017	261	Complete	Admin Park playground retic and shadesail	\$8,162	\$8,162	Shadesail to be re-fitted following repair.
1/07/2016	30/06/2017	261		Solar lighting Railway Tce / Grace St	\$0		Cancelled due to rain event Jan 2017
1/07/2016	30/06/2017	261	Complete	Aerodrome works	\$10,000	\$12,500	Public notice for survey submissions February 2017.
1/07/2016	30/06/2017	261	Complete	Railway Stn.	\$14,460	\$14,000	Paint, walls, ceiling
1/07/2016	30/06/2017	261	Complete	Railway Barracks	\$6,000	\$6,900	March 2017: abolutions, repointing, walls.
1/07/2016	30/06/2017	261		IT Development	\$0		Cancelled due to rain event Jan 2017
1/07/2016	30/06/2017	261		Cemetery Bins	\$0		Deferred to 2017/18
1/07/2016	31/10/2016	87	Complete	Tennis Club works (child care prep and maintenance)	\$22,500	\$23,000	Minor signage required (signage budget).
1/07/2016	30/06/2017	261	Complete	Natural Resource Management	\$13,000	\$7,455	\$7,455 gravel pit rehabilitation
				Two way radio	\$0		Not required at this time.
				Amazing Race	\$0		Cancelled due to rain event Jan 2017
1/07/2016	30/06/2017	261	Complete	Wylie Fair	\$16,000	\$15,861	Event 8 April
1/07/2016	30/06/2017	261		Community well-being	\$25,000		
				Arts and Culture - photo and art exhibit April 2017	\$0		Cancelled due to rain event Jan 2017
1/07/2016	30/06/2017	261		Heritage	\$15,000		
1/07/2016	30/06/2017	261	Complete	Waterwise Council			The Shire is expected to be accredited in May 2017 and a new project to commence in 2017/18
1/07/2016	30/06/2017	261	Complete	Active Smart			This programme ended December 2016; this project will be reviewed in the light of the proposed NEWROC Health Strategy (Wyalkatchem's community health initiative).

8.4.2 GOVERNANCE – REPORTING – OFFICER REPORTS TO COUNCIL –
WORKS MANAGER – April 2017

FILE REFERENCE:	13.09.01
AUTHOR'S NAME AND POSITION:	Craig Harris Manager of Works
AUTHOR'S SIGNATURE:	
DATE REPORT WRITTEN:	8 May 2017
DISCLOSURE OF INTEREST:	The author has no financial interest in this matter.
STRATEGIC COMMUNITY PLAN REFERENCE	1 – Healthy, strong and connected communities. 2– A prosperous and dynamic district. 4 – An effective voice. 6 – Well utilised and effectively managed facilities and assets.

SUMMARY:

That Council resolve the following:

- 1. Accept the Works Manager's Report for the month of April 2017 as presented.**

Road Maintenance and Projects:

Avon concrete begun work on replacing a culvert on the Cunderdin-Wyalkatchem Road on April 26 and will be completed by mid-May.

Weed spraying in a number of locations to kill off emerging trees from previously cleared area. Spraying has been completed using a residual chemical which should last for up to two years on town entrance areas areas and under signs.

Surveying was undertaken by Perth-based RM Surveys who over two days completed a feature survey of the whole tip site and the road centerline and property boundaries on Cemetery Road from the edge of town to the cemetery. They also completed setting out of the cemetery which will enable easier setting out of plots for the remainder of the available area within the cemetery.

Gravel Pits

Gravel agreements are being negotiated with:

1. Grant Swan – Wyalkatchem North Road, (verbal agreement).
2. Nathan Garn – Wyalkatchem North Road.

Cunderdin Wyalkatchem Road – April 27



Upcoming works:

- Maintenance grading will be undertaken on Wyalkatchem North Road; Old Nalkain Road; and Begley Road;
- Cleaning out of stormwater drains on the East side of town which lead into White Dam;
- Exploration digging with an excavator at two locations on Davies South Road to test the feasibility of establishing new gravel pits;
- At a culvert on the Cunderdin Road, the drain downstream of the culvert will be cleaned out for approximately 200m to avoid water pooling at the culvert;
- Road works to repair flood damage will continue with Contractors and Council resources with priority being giving to higher use roads and to any areas posing a safety risk;
- Completion of a new tip cell for Avon's waste's collections is expected to be completed in May. This new cell should provide enough storage capacity for up to five years. Additional works at the tip will include covering some of the main public tip cell and creating a new wall over the existing access and new ramp into the tip to help prevent wind-blown rubbish from leaving the tip cell.

Personnel:

- Training was undertaken by all outdoor staff for excavator operations;
- Brett Reid received accreditation for grader operations.
- Chris Adams received accreditation for chainsaw operations.
- Trevor Seaman ceased employment on April 26.

Ranger Service:

No major Ranger incidents to report.

Safety:

Safety meetings have continued on a weekly basis for outside staff.

Town Maintenance Program:

Spraying for weeds has continued throughout town areas.

Vandalism:

NA

Plant and Equipment:

The new Loader was delivered to Wyalkatchem on Wednesday 12 April.

Policy Implications:

There is no Council Policy relative to this report.

Voting Requirements

Simple Majority

Council Decision Number: 3457

Moved: Cr Butt


Seconded: Cr Garner

That Council resolve the following:

- 1. Accept the Work's Manager Report for the month of April 2017 as presented.**

Vote: 7/0

8.4.3 GOVERNANCE – REPORTING – OFFICER REPORTS TO COUNCIL – GOVERNANCE AND EMERGENCY – APRIL 2017

FILE REFERENCE:	13.09.01
AUTHOR'S NAME AND POSITION:	Ella McDonald Administration Officer
AUTHOR'S SIGNATURE:	
DATE REPORT WRITTEN:	1 May 2017
DISCLOSURE OF INTEREST:	The author has no financial interest in this matter.
STRATEGIC COMMUNITY PLAN REFERENCE	1 – Healthy, strong and connected communities. 2 – A prosperous and dynamic district. 4 – An effective voice. 5 – A well-managed and effective Council organisation. 6 – Well utilized and effectively managed facilities and assets

SUMMARY:

That Council resolve the following:

- 1. Accept the Governance and Emergency Report for the month of April 2017 as presented**

Appendix

There is no attachment to this report.

Emergency Services

The Local Emergency Management Committee (LEMC) met on Wednesday 12 April 2017. Representatives from the Shire, St John Ambulance, Department of Fire and Emergency Services (DFES), Department of Child Protection and Family Support (DCPFS), Water Corporation, Wyalkatchem Volunteer Fire and Rescue Service (VFRS) and Western Australian Police were in attendance. Police Sergeant Tracey Print was welcomed to the committee and to Wyalkatchem as it was her first time attending a LEMC meeting.

Immediately prior to the meeting, the Governance and Emergency Administration Officer met with Jo Spadaccini from DCPFS and discussed their respective roles in the event of an emergency; as a result we are looking at holding a 'discussion exercise' which is an emergency drill of sorts – this will aid us in being well-prepared should an emergency situation occur.

Health and Safety

Our outside works crew commenced weekly safety meetings in the month of April. The main focus of the meetings has so far been on bringing safety procedures and practices and record-keeping up to a high standard. Shire Operator Chris Adams has been an asset to the team during this process as he has recently completed his Occupational Health and Safety course.

Chris Gilmour from LGIS attended on 28 April and performed a playground inspection on all playgrounds owned by the Shire, a report of his findings will be sent through in the near future.

Governance

A Legislative Compliance Report was completed in early April, this involved reviewing all sections of the *Local Government Act 1995* and subsidiary legislation and assessing our level of compliance with them, overall it was found we complied with all legislation.

In preparation for the upcoming review of Local Laws, the Governance and Emergency Administration Officer completed a WALGA e-Learning course on Making Local Laws.

Consultation:

Jo Spadaccini	Department for Child Protection and Family Support
Chris Gilmour	LGIS
Chris Adams	Shire of Wyalkatchem - Operator

Statutory Environment:

Local Government Act 1995

Local Government (Administration) Regulations 1996

Occupational Safety and Health Act 1954

Bush Fires Act 1954

Policy Implications:

There is no Council Policy relative to this report.

Financial Implications

There are no financial implications relative to this item

Strategic Plan/Risk Implications

There are no direct Strategic/Risk Implications relative to this item.

Voting Requirements	Simple Majority
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Council Decision Number: 3458

Moved: Cr Holdsworth	Seconded: Cr Gamble
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That Council resolve the following:

- 1. Accept the Governance and Emergency Report for the month of April 2017**

Vote: 7/0

8.4.4 GOVERNANCE – REPORTING - PRINCIPAL ENVIRONMENTAL HEALTH OFFICER REPORT – APRIL 2017

FILE REFERENCE:	13.05.01
AUTHOR'S NAME AND POSITION:	Peter Toboss Principal Environmental Health Officer
AUTHOR'S SIGNATURE:	N/A
NAME OF APPLICANT/RESPONDENT/LOCATION:	Shire of Wyalkatchem
DATE REPORT WRITTEN:	12 May 2017
DISCLOSURE OF INTEREST:	The author has no financial interest in this matter.
STRATEGIC COMMUNITY PLAN REFERENCE:	1.1.2 Promote regional health solutions; 2.6 Effective enforcement of local laws and regulation; 5.2 A customer focussed organisation.

SUMMARY:

That Council resolves the following:

- 1. Accept the Principal Environmental Health Officer Report for April 2017 as presented.**

Appendix/Appendices: There is no attachment to this report

Comment

As the PEHO is a new appointee, there is no monthly report. Peter has submitted an Introduction as a report to Council.

Principal Environmental Health Officer

I am honoured to be able to take this opportunity to briefly introduce myself. My name is Peter Toboss, and I have the privilege of being the new Principal Environmental Health Officer for NEWHealth Scheme (Koorda, Mt Marshall, Trayning, Mukinbudin, Nungarin and Wyalkatchem Shires) administered by the Shire of Koorda.

I have over eight years of experience as an Environmental Health Officer working within local government councils. Prior to this appointment, I have worked with City of Vincent, Town of Victoria Park, City of Kwinana, Shire of Serpentine Jarrahdale, City of Wanneroo, City of Swan and Shire of Toodyay.

My professional experience has involved working with diverse communities. From the moment I interviewed for the position, I remember going home to my wife and discussing the excitement and energy I felt throughout the interview and my hopes of being the successful candidate. We look forward to becoming involved in and learning about the areas within our boundaries.

Although I work one day a week here at Wyalkatchem, I have already had the opportunity to meet the CEO, staff and a few members of the community.

I encourage everyone to be active participants in improving the health of our community. There are many ways to participate in improving the health of the community. The easiest way, however, is to maintain effective lines of communication. I will continue to administer various statutory legislations as outlined in my duties and responsibilities.

In closing, I would like to thank all the CEO's (Koorda, Mt Marshall, Trayning, Mukinbudin, Nungarin and Wyalkatchem Shires) for giving me this opportunity. I will work diligently to continue to provide an excellent public health experience for these communities. I will be working here (Shire of Wyalkatchem) every Thursday and I am contactable by phone or email address on my business card at front counter of each Shire.

In partnership with you,

Peter Toboss
Principal Environmental Health Officer

Consultation

Ian McCabe, Chief Executive Officer

Statutory Environment:

Health Act 2016

Health (Public Buildings) Regulations 1992

Health (Aquatic Facilities) Regulations

Food Act 2008

Building Act 2011 and Building Regulations 2012

Policy Implications:

Nil

Voting Requirements: Simple Majority

Council Decision Number: 3459

Moved: Cr Gamble


Seconded: Cr Butt

That Council resolves the following:

- 1. Accept the Principal Environmental Health Officer Report for April 2017 as presented.**

Vote: 7/0

8.4.5 GOVERNANCE – REPORTING – OFFICER REPORTS TO COUNCIL –
COMMUNITY AND ECONOMIC DEVELOPMENT OFFICER– April 2017

FILE REFERENCE:	13.09.01
AUTHOR'S NAME AND POSITION:	Tegan McCarthy Administrative Officer
AUTHOR'S SIGNATURE:	
DATE REPORT WRITTEN:	3 May 2017
DISCLOSURE OF INTEREST:	The author has no financial interest in this matter.
STRATEGIC COMMUNITY PLAN REFERENCE	1 – Healthy, strong and connected communities. 2– A prosperous and dynamic district. 4 – An effective voice. 6 – Well utilised and effectively managed facilities and assets.

SUMMARY:

That Council resolve the following:

- 1. Accept the Community and Economic Development Officer's Report for the month of April 2017 as presented.**

Appendix: NIL

Comment:

About 200 people attended the Wyalkatchem Fair. There were minor issues with a generator the Shire intended to hire through Air-Born Amusement. These faults could not be resolved and the rides were operated from mains power supply. There was no cost to the Shire and the rides all went smoothly with everyone enjoying what was on offer.

While some attractions were not presented (Wax Hands, equipment failure; Teenage Rampage Trick riding team, truck breakdown), evening performance group ZAP Circus did their show a little earlier and other attractions proved popular.

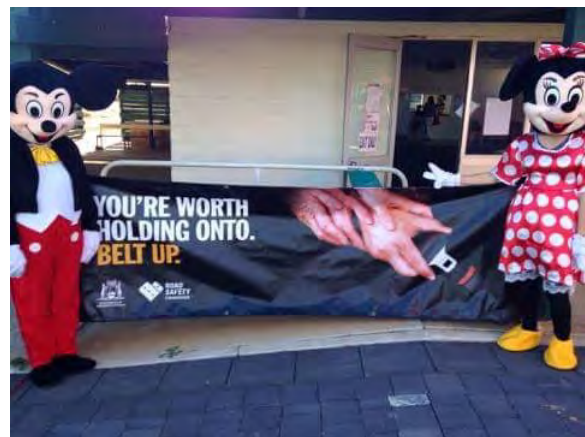
The Shire hired Mickey and Minnie Mouse mascot costumes which were worn by staff and friends. The kids loved and many wanted photos, high fives, hugs, and to hold hands while walking around the fair.

The Incredible Creatures petting zoo was a huge hit. Owner Nigel had a huge range of animals that proved very popular (doves, chickens, goats, rabbits, turkey, sheep, ducks and dogs – including the dog from the Kleenheat ad's). The turkey was a little scary for some as he wasn't kept in the pen but once the kids were taught how to make him gobble they were had a great time.

The majority of feedback from people who attended was great and they really enjoyed the afternoon. A few comments from people who didn't attend felt there wasn't enough for adults to do and didn't realise almost all attractions were suitable for all ages. Adults used the 'Sumo Suits', myself included, which proved to be an absolute ball with many requests for their return at the next fair.

All in all it was a good day and if held again, the Shire would be looking for greater numbers. Everyone enjoyed themselves and had a great day with friends and family.

Fair Attractions: Mickey and Minnie (right); Climbing Wall (below) and Zap Fire Show (bottom right).



Other work in April included acquitting any grants associated with the fair, completing online Waterwise Council training and obtaining two certificates (Water Efficient Landscape and Irrigation and Water Auditing for Non-Residential). I also completed KidSports familiarisation and assisted with the Shire of Wyalkatchem Community Survey.

A key objective for May is to update community group records.

Consultation:

Michelle - ZAP circus; Nigel – Incredible Creatures; Amanda – Airborne Amusements; Kalpit – Wax Hands; Mel – Teenage Rampage Trick Riding Team; Debbie – Wheatbelt Face Painting Co. (Mascots); Louise - Awesome Arts; Glen – Mr Whippy; Tara – The Toastie Queen	Directors or owner/operators, suppliers to Wyalkatchem Fair
Ian McCabe, CEO	
Claire Trenorden, Senior Finance Officer	

Statutory Environment:

There is no statutory environment relevant to this issue

Policy Implications:

There is no Council Policy relative to this report.

Voting Requirements Simple Majority

Council Decision Number: 3460

Moved: Cr Gawley Seconded: Cr Holdsworth

That Council resolve the following:

- 1. Accept the Community and Economic Development Officer's report for April 2017 as presented**

Vote: 7/0

9. **Motions of which previous notice has been given:** Nil
10. **Questions by members of which due notice has been given:** Nil
11. **New business of an urgent nature introduced by the presiding person:** CEO Ian McCabe is to write a letter to the Archdiocese of Perth, and is to carbon copy in Hon Mr Darren West MLC and our local member Ms Mia Davies MLA in support of the Wyalkatchem Parish in their endeavours to retain the former presbytery.
Council Decision Number: 3461
Moved: Cr Davies **Seconded:** Cr Garner
Vote: 7/0
12. **Matters for which the meeting may be closed:** Nil
13. **Closure of Meeting:** 4.25pm