



Minutes

of the

Special Meeting of Council

held

on

Thursday 8

September

2016

At 3pm In

The Council Chambers
Honour Avenue Wyalkatchem

Our Purpose

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

Council's Vision

That Wyalkatchem is an inclusive, dynamic community where all share in a thriving economy and a sustainable, safe and valued environment.

Our Purpose

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

Our Guiding Principles

Respect for diverse community interests based on active listening and mutual understanding;

Leaving a positive legacy for future generations and Councils;

Balancing a flexible, can-do, innovative and professional approach with achieving outcomes efficiently;

Responsible financial management;

Informed, evidence-based and representative decision making; and

Effective communication and engagement.

Our Goals

Healthy, strong and connected communities

A prosperous and dynamic district

A sustainable natural and built environment

An effective voice

A well-managed and effective organisation

Facilities and assets that are well used and effectively managed

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Meeting of the Special Meeting of Council to be held in Council Chambers, Cnr Honour Avenue and Flint Street, Wyalkatchem on Thursday 8 September 2016.

1. DECLARATION OF OPENING: 14.55

1.1 The Shire President will declare the Meeting open.

1.2 The Shire of Wyalkatchem disclaimer was read aloud.

“No responsibility whatsoever is implied or accepted by the Shire of Wyalkatchem for any act, omission or statement or intimation occurring during this meeting. It is strongly advised that persons do not act on what is heard at this Meeting and should only rely on written confirmation of Council’s decisions, which will be provided within ten days of this meeting”.

2. Public question time

2.1 Response to previous questions taken on notice

Not applicable

2.2 Declaration of public question time opened

2.3 Declaration of public question time closed

3. Record of attendance, apologies, and approved leave of absence

3.1 Present: Cr Jones, Cr Butt, Cr Gamble, Cr Holdsworth

3.2 Apologies: Cr Lynsey Gawley, Cr Quentin Davies, Cr Garner

3.3 On leave of absence:

3.4 Staff: Ian McCabe, Rachel Nightingale

3.5 Visitors:

3.6 Gallery:

3.7 Applications for leave of absence:

4.0 Petitions, deputations and presentations

4.1 Petitions

4.2 Deputations

4.3 Presentations


5.0 Confirmation of minutes of previous meeting - not applicable

6.0 Announcements by presiding person

7.0 Matters for which meeting may be closed

8.1 Land Use and Planning

8.1.1 LAND USE AND PLANNING – SUBDIVISIONS – LOT 11622 FISHER ROAD

FILE REFERENCE:	18.13
AUTHOR'S NAME AND POSITION:	Ian McCabe Chief Executive Officer
AUTHOR'S SIGNATURE:	
DATE REPORT WRITTEN:	7 September 2016
DISCLOSURE OF INTEREST:	The author has no financial interest in this matter.

SUMMARY:

That Council resolve the following:

1. To support the application for subdivision of lot 11622 Fisher Road Wyalkatchem and make no recommendation of conditions to the WA Planning Commission.

Appendices:

1. Letter WA Planning Commission 20 June 2016
2. Subdivision Application 16 June 2016
3. Location Plan Lot 11622
4. Certificate of Title Lot 11622
5. Aerial diagram Lot 11622

Background:

The Western Australian Planning Commission has received an application for planning approval for lot 11622 Fisher Road Wyalkatchem (Application No: 153819). Plans and documentation relating to the proposal are attached to this item. The Commission intends to determine this application within 90 days from the date of lodgement.

The Commission has requested that Council provide any information, comment or recommended conditions pertinent to this application.

Comment:

The Shire of Wyalkatchem is a referral agency; referral agencies are to use the Model Subdivision Conditions Schedule in determining any conditions to be and assessed against consistency tests. An example might be for example the recommendation of uniform fencing. Non-standard conditions are discouraged and are to be justified with additional information. An example of a condition might be the requirement to have uniform fencing in keeping with neighbouring properties.

The application has been assessed by administration with a recommendation to not place conditions on this planning application.

Consultation:

WA Planning Commission

Statutory Environment:

Planning and Development Act 2005

Policy Implications:

No direct policy

Financial Implications

No direct financial implication

Strategic Plan/Risk Implications

No direct strategic implication

Voting Requirements Simple Majority

Council Decision Number: 3347

Moved: Cr Butt

Seconded: Cr Gamble

That Council resolve the following:

- 1. To support the application for subdivision of lot 11622 Fisher Road Wyalkatchem and make no recommendation of conditions to the WA Planning Commission.**

Vote: 4/0

Cr Holdsworth asked about the proximity of the sub-division to the airport. Ian McCabe advised that the local planning scheme would cover this matter.

Appendix 1



Our Ref : 153819
Previous Ref :
Your Ref :
Enquiries : Sean O'Connor (6551 9545)

20 June 2016

Chief Executive Officer
Shire Of Wyalkatchem
P O Box 224
WYALKATCHEM WA 6485

Application No: 153819 - Lot No 11622 Fisher Road Wyalkatchem

The Western Australian Planning Commission has received an application for planning approval as detailed below. Plans and documentation relating to the proposal are attached. The Commission intends to determine this application within 90 days from the date of lodgement.

Please provide any information, comment or recommended conditions pertinent to this application by the 1st August 2016 being 42 days from the date of this letter. The Commission will not determine the application until the expiry of this time unless all responses have been received from referral agencies. If your response cannot be provided within that period, please provide an interim reply advising of the reasons for the delay and the date by which a completed response will be made or if you have no comments to offer.

Referral agencies are to use the Model Subdivision Conditions Schedule (December 2015) in providing a recommendation to the Commission. Non-standard conditions are discouraged, however, if a non-standard condition is recommended additional information will need to be provided to justify the condition. The condition will need to be assessed for consistency against the validity test for conditions. A copy of the Model Subdivision Conditions Schedule can be accessed: www.planning.wa.gov.au

Send responses via email to referrals@planning.wa.gov.au. **Always quote reference number "153819" when responding.**

This proposal has also been referred to the following organisations for their comments: *Department Of Parks And Wildlife, Department Of Fire And Emergency Service, Water Corporation, Western Power and LG As Above.*

Yours faithfully

A handwritten signature in black ink, appearing to read 'Kerrine Blenkinsop'.

Kerrine Blenkinsop
Secretary
Western Australian Planning Commission

APPLICATION DETAILS

Application Type	Subdivision	Application No	153819
Applicant(s)	Paul Kraft & Associates		
Owner(s)	Bradley Allan Ross ; Jean Groves Ross		

e-mail: referrals@planning.wa.gov.au; web address: <http://www.planning.wa.gov.au>

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Locality	Lot No 11622 Fisher Road Wyalkatchem		
Lot No(s).	11622	Purpose	Rural /Rural Homestead
Location	-	Local Gov. Zoning	Rural
Volume/Folio No.	1845/706	Local Government	As Above
Plan/Diagram No.	Deposited Plan 12977	Tax Sheet	
Centroid Coordinates	mE mN		
Other Factors	BUSHFIRE PRONE AREA, REMNANT VEGETATION (NLWRA), THREATENED FAUNA BUFFER, RURAL		



Application for Approval of Freehold or Survey Strata Subdivisions

Lodgement ID: 2016-204827

Submission Date: 16/06/2016 03:40 PM

Your Reference	Lot 11622 Fisher Road Wyalkatchem
Location of Subject Property	Lot 11622 Fisher Road Wyalkatchem
No. of applicants	1
Are you applying on your own behalf?	No
Are you the primary applicant?	No
Do you have consent to apply from all landowners?	Yes
Lodgement Type	Subdivision
Submitted by	Cathryn Stafford
Email	cathryn.stafford@planning.wa.gov.au

About the land

Number of current lots on the land	1	Total number of proposed lots on the land including balance lots	2
Drainage Reserves	0	Public Access Ways	0
Recreation Reserves	0	Right of Ways	0
Road Reserves	0	Road Widening	0
Number of fee paying lots	2	Number of fee exempt lots	0

What is the proposed use/development?

Proposed Use	Lot size	Number of Lots	
Rural	Over 25 HA	1	
Rural	10 HA - 25 HA	1	
Local Government	Shire Of Wyalkatchem	Existing dwellings	Yes
Is common property proposed	No		

Applicants**Primary applicant (1)**

Is the applicant a company/organisation?	Yes	Is the applicant a landowner?	No
Name/Company	Paul Kraft & Associates	ABN / ACN	NA
Email	paul.kraft@bigpond.com	Phone number	95742690

Address

Street address	PO Box 428	Town / Suburb or City	Northam
State	WA	Post Code	6401
Country	AUSTRALIA	OR Non-Australian Address, P.O. Box, & etc	N/A

Certificate of Title Details**Lots with certificate (1)**

Volume	1845	Folio	706
Lot Number	11622	Plan Number	129771
Total land area	222.8	Land Area Units	Hectares
Reserve number (if applicable)	N/A	No. of landowners	2

Is the Landowners name different to that shown on the Certificate of Title? No

Landowners**Landowner (1)**

Full name	Jean Groves Ross	Company / Agency	N/A
ACN / ABN	N/A	Landowner type	Registered Proprietor/s
Address			
Street address	PO Box 38	Town / Suburb or City	Wyalkatchem
State	WA	Post code	6485
Country	AUSTRALIA	OR Non-Australian Address, P.O. Box, & etc	N/A

DEPARTMENT OF PLANNING	
DATE	FILE
15/06/2016	153819

Landowner (2)

Full name	Bradley Allan Ross	Company / Agency	N/A
ACN / ABN	N/A	Landowner type	Registered Proprietor/s
Address			
Street address	PO Box 38	Town / Suburb or City	Wyalkatchem
State	WA	Post code	6485
Country	AUSTRALIA	OR Non-Australian Address, P.O. Box, & etc	N/A

Subdivision detail

Number of dwellings	1	Dwelling retained	Yes
Dwelling description	N/A		
Number of outbuildings/structures	1	Structure/s retained	Yes
Other description	N/A		
Structure description	N/A		
Is a battleaxe lot/s proposed?			No
Does plan show the width and length of the access leg, the area of the access leg and total area of the rear lot			Not applicable
Has the land ever been used for potentially contaminating activity			No
Does the land contain any sites that have been classified under the Contaminated Sites Act 2003			No
Does the land contain any sites that have been reported or required to be reported under the Contaminated Sites Act 2003			No
Is the land located in an area where site characteristics or local knowledge lead you to form the view that there is a significant risk of acid sulfate soils in this location			No
Is this application to be assessed under the Liveable Neighbourhoods policy and is supporting documentation attached?			No
Is the development with in a Bushfire Prone Area?			Yes
Are there any dewatering or drainage works proposed to be undertaken			No
Is excavation of 100 cubic metres or more of soil proposed			No
If yes did the Acid Sulfate Soils investigation indicate acid sulfate soils were present			No

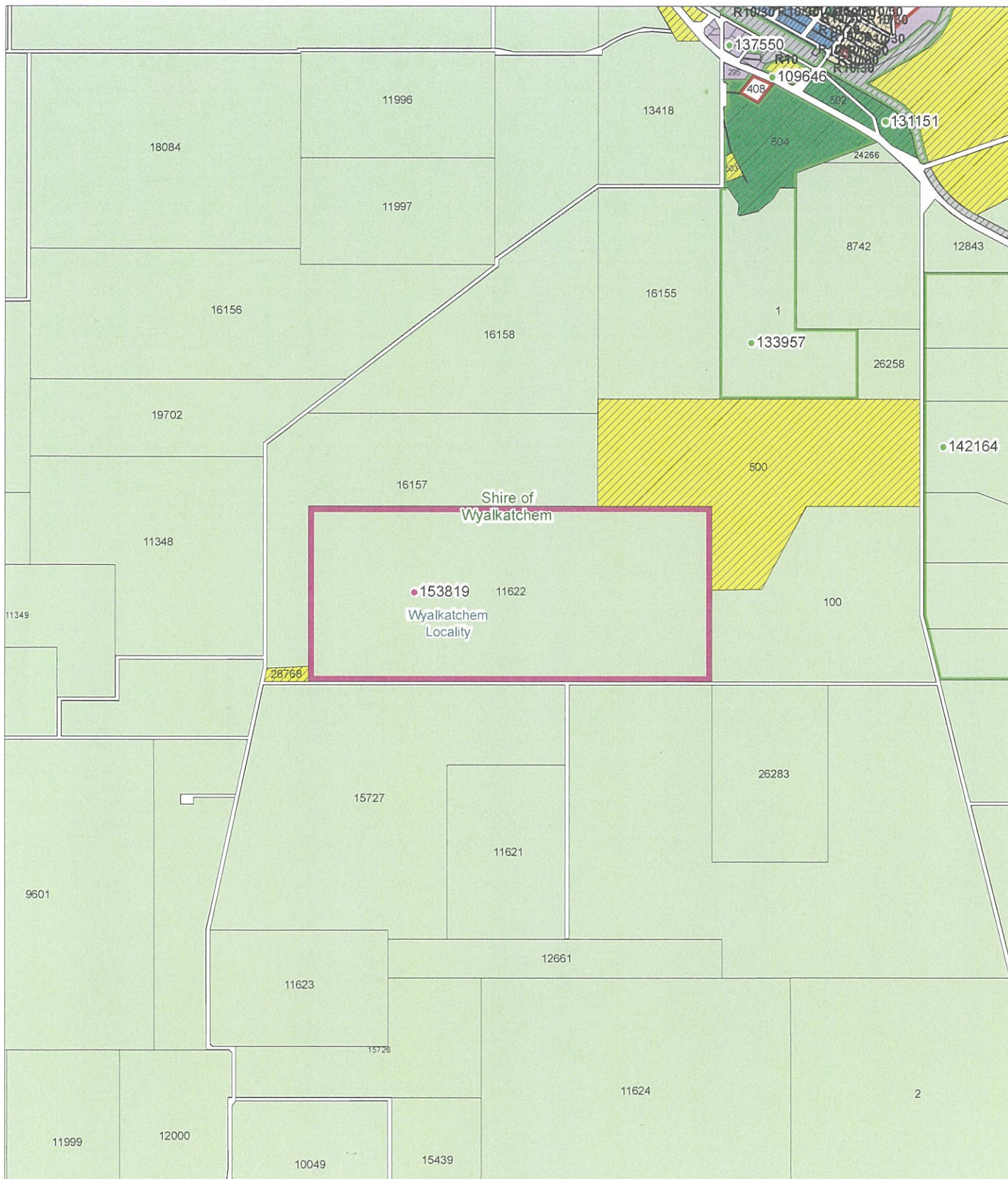
Fee & Payment

Fee amount	\$3,044.94	Payment Type	By Cheque
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Attachments

Attachment name	Attachment type
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Perth 140 William Street Perth Western Australia 6000 Locked Bag 2506 Perth 6001 Tel: (08) 6551 9000 Fax: (08) 6551 9001	Albany PO Box 1108 Albany Western Australia 6330 Tel: (08) 9892 7333 Fax: (08) 9841 8304	Bunbury Sixth Floor Bunbury Tower 61 Victoria Street Bunbury Western Australia 6230 Tel: (08) 9791 0577 Fax: (08) 9791 0576	Geraldton Regional Planning and Strategy Office 10 209 Foreshore Drive Geraldton Western Australia 6530 Tel: (08) 9960 6999 Fax: (08) 9964 2912	Mandurah Unit 2B 11-13 Pinjarra Road Mandurah Western Australia 6210 Tel: (08) 9586 4680 Fax: (08) 9581 5491
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**Location Plan for:
Subdivision Application**

This data is to be used only for the processing of a Subdivision Application

Application Number: **153819**

Decision: **Outstanding**

Printed: **17/06/2016**



Application Status

- Approved
- Outstanding

Existing LPS Zones and Reserves

- R Code boundaries
- Commercial
- Light industry
- Parks and recreation
- Public purposes
- Railway
- Residential
- Rural

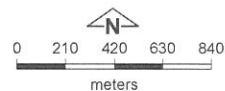
Easements and Referrals

- Easements

Region Scheme Reserves

Localities & Local Government Boundaries

- Local government boundary
- Locality



WESTERN



AUSTRALIA

REGISTER NUMBER 11622/DP129771	
DUPLICATE EDITION N/A	DATE DUPLICATE ISSUED N/A

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME 1845 FOLIO 706

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.



REGISTRAR OF TITLES

LAND DESCRIPTION:

LOT 11622 ON DEPOSITED PLAN 129771

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

JEAN GROVES ROSS OF ROSS ROAD, WYALKATCHEM
BRADLEY ALLAN ROSS OF FISHER ROAD, WYALKATCHEM
AS EXECUTORS OF THE WILL OF ALLAN DAVID ROSS WHO DIED ON 17-1-1998.
(A H479281) REGISTERED 21 JUNE 2000

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

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.

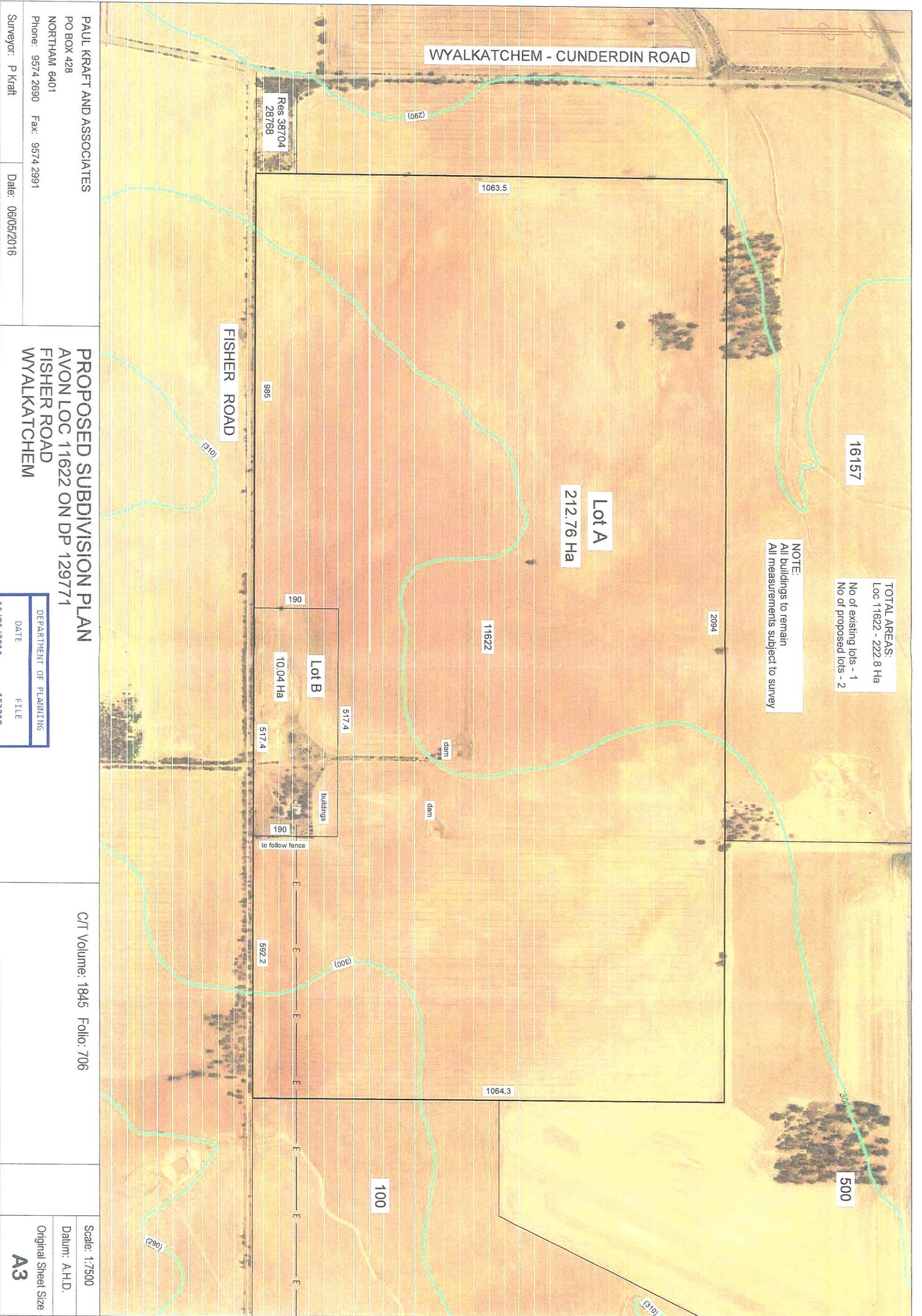
-----END OF CERTIFICATE OF TITLE-----

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: 1845-706 (11622/DP129771).
PREVIOUS TITLE: 1326-669, 1221-165, 1221-164.
PROPERTY STREET ADDRESS: 157 FISHER RD, WYALKATCHEM.
LOCAL GOVERNMENT AREA: SHIRE OF WYALKATCHEM.

NOTE 1: A000001A LAND PARCEL IDENTIFIER OF AVON LOCATION 11622 (OR THE PART THEREOF) ON SUPERSEDED PAPER CERTIFICATE OF TITLE CHANGED TO LOT 11622 ON DEPOSITED PLAN 129771 ON 30-AUG-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.



8.3 Officer Reports to Council

8.3.1 CORPORATE MANAGEMENT – PLANNING – STRATEGIC PLANS – STRATEGIC COMMUNITY PLAN AND LONG TERM FINANCIAL PLAN: CEACA

FILE REFERENCE:	4.13.6 / 3.16.01
AUTHOR'S NAME AND POSITION:	Ian McCabe Chief Executive Officer
AUTHOR'S SIGNATURE:	
DATE REPORT WRITTEN:	2 September 2016
DISCLOSURE OF INTEREST:	The author has no financial interest in this matter.

SUMMARY:

That Council resolve the following:

- 1. To commit an allocation of \$20,000 per Independent Living Unit to be constructed in Wyalkatchem as part of the CEACA Inc. Stage Two project, being an amount of \$80,000.**

Appendices:

There is no attachment to this item.

Background:

The Central East Aged Care Alliance (CEACA) was formed in 2012 and formalised as an incorporated association in 2015. CEACA comprises eleven Wheatbelt Shires (Bruce Rock, Kellerberrin, Koorda, Merredin, Mt Marshall, Mukinbudin, Nungarin, Trayning, Westonia, Wyalkatchem and Yilgarn) with the purpose of supporting economic activity in the Wheatbelt by the provision of housing, infrastructure and services to the aged, thereby enabling these persons to remain in their home communities.

CEACA has prioritised the provision of appropriate housing and has formulated a staged six-year programme to construct 187 independent living units (ILU's) across the eleven member shires. This programme will address market failure in meeting the increased need for housing options and infrastructure by seniors living in the Wheatbelt.

Stage One of the CEACA project secured \$2.1 million Royalties for Regions funding for land assembly of 54 lots and initial works in constructing the ILU's. This has commenced with a project manager engaged and led by the Shire of Merredin.

CEACA has since secured funding of \$20.0 million from the Royalties for Regions programme 'Growing Our South' (Southern Investment Initiative), again managed by the Shire of Merredin on behalf of CEACA. This will fund the preparation and servicing of 21 lots for the construction of ILU's by June 2019 with 75 ILU's to be completed across the eleven member shires by June 2020. Progress Payments under the related Financial Assistance Agreement (FAA) between the Government and the Shire of Merredin, as representative of CEACA, are conditional on a minuted commitment from each member council, verifying a financial commitment of \$20,000 per constructed ILU.

This agenda item meets that commitment.

Comment:

CEACA proposes to construct four ILU's at 298 Wilson Street in stage two of the CEACA project, which is a financial commitment of \$80,000. Council has made a provision for this stage of the CEACA project in the long-term financial plan that includes this amount (resolution 3301, 30 June 2016); and referenced in the 2016/17 Financial Operating Plan ('the budget'), resolution 3298, 30 June 2016. The scheduling for the construction is not yet known. When this is determined, Council will allocate the required funds from Reserves.

Consultation:

Full Council

Community of Wyalkatchem

Staff of the Shire of Wyalkatchem

Inter-governmental partners

Statutory Environment:

Local Government Act 1995 and Regulations

Policy Implications:

No direct policy

Financial Implications

Strategic planning has a significant influence on financial decisions of Council.

A long term financial plan is not a budget commitment but an indicator of priority.

Approval of expenditure is subject to Council Decision.

The required allocation of \$80,000 has been identified in Council's forward planning.

Strategic Plan/Risk Implications

This item addresses a number of items within the framework of the Strategic Community Plan. In particular, the following Outcomes relating to the CEACA initiative:

1.1.3 Promote a collaborative and visionary approach to creating an aged friendly community that supports residents to remain in the community as long as possible; and,

2.4.2 Support regional collaboration and partnerships; and,

4.4.3 Work with other governments and agencies to strengthen services and environments.

Preparation of this agenda item demonstrates financial capacity and commitment to this stage of CEACA, thereby reducing compliance risk to the project.

Voting Requirements Absolute Majority

Council Decision Number: 3348

Moved: Cr Gamble **Seconded:** Cr Holdsworth

That Council resolve the following:

1. To commit an allocation of \$20,000 per Independent Living Unit to be constructed in Wyalkatchem as part of the CEACA Inc. Stage Two project, being an amount of \$80,000.

Vote: 4/0

- 9. Motions of which previous notice has been given**
- 10. Questions by members of which due notice has been given**
- 11. New business of an urgent nature introduced by the presiding person**
- 12. Matters for which the meeting may be closed – Not applicable**
- 13. Closure of meeting: 15.05**