

MINUTES

Of the Council Meeting held on

Thursday 20 September, 2018

at 5 p.m.

In the Council Chambers, Ravensthorpe.



SHIRE OF RAVENSTHORPE

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A handwritten signature in blue ink, appearing to read "Ian Fitzgerald", is written over a horizontal line.

Ian Fitzgerald
Chief Executive Officer

20/9/2018

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**Shire of Ravensthorpe
Notice of Ordinary Council Meetings**

In accordance with the Local Government Act 1995 and Administration Regulation 12 (I) it, is hereby notified that as from January 2018 to December 2018, Ordinary Council meetings of the Shire of Ravensthorpe will be held as follows:

January 2018	No meetings scheduled	
12 February 2018	Ravensthorpe Council Chambers- Forum	1 pm
15 February 2018	Ravensthorpe Council Chambers	5 pm
12 March 2018	Ravensthorpe Council Chambers - Forum	1 pm
15 March 2018	Hopetoun Community Centre	5 pm
16 April 2018	Ravensthorpe Council Chambers - Forum	1 pm
19 April 2018	Ravensthorpe Council Chambers	5 pm
14 May 2018	Ravensthorpe Council Chambers - Forum	1 pm
17 May 2018	Hopetoun Community Centre	5 pm
18 June 2018	Ravensthorpe Council Chambers - Forum	1 pm
21 June 2018	Ravensthorpe Council Chambers	5 pm
16 July 2018	Ravensthorpe Council Chambers - Forum	1 pm
19 July 2018	Hopetoun Community Centre	5 pm
13 August 2018	Ravensthorpe Council Chambers – Forum	1pm
16 August 2018	Ravensthorpe Council Chambers	5pm
17 September 2018	Ravensthorpe Council Chambers – Forum	1pm
20 September 2018	Ravensthorpe Council Chambers	5pm
15 October 2018	Ravensthorpe Council Chambers - Forum	1 pm
18 October 2018	Ravensthorpe Council Chambers	5 pm
12 November 2018	Ravensthorpe Council Chambers - Forum	1 pm
15 November 2018	Hopetoun Community Centre	5 pm
17 December 2018	Ravensthorpe Council Chambers- Forum	1 pm
20 December 2018	Ravensthorpe Council Chambers	5 pm

Ratepayers and residents are welcome to attend the council meetings and participate in the Public Question time session which are held at the beginning of each Council Meeting.

**Ian Fitzgerald
Chief Executive Officer**

ORDINARY MEETING OF COUNCIL
HELD IN THE COUNCIL CHAMBERS, RAVENSTHORPE
ON 20 SEPTEMBER 2018, COMMENCING AT 5PM

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1. DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

5.00pm – The presiding person, Cr K Dunlop, declared the meeting open.

2. ATTENDANCE / APOLOGIES/ APPROVED LEAVE OF ABSENCE

MEMBERS: Cr Keith Dunlop (Shire President)
Cr Julianne Belli (Deputy Shire President)
Cr Kerry Dickinson
Cr Ian Goldfinch
Cr Thomas Major
Cr Graham Richardson
Cr Peter Smith

STAFF: Ian Fitzgerald (Chief Executive Officer)
Darren Kennedy (Manager of Corporate and Community Services)
Helen Coleman (Personal Assistant)

APOLOGIES: Nil

ON LEAVE OF ABSENCE: Nil

ABSENT: Nil

VISITORS:

Keith Rowe – Hopetoun Progress Association from 5.00pm to 5.05pm

Christine Rowe – Hopetoun Progress Association from 5.00pm to 5.05pm

Bel McHarg – Hopetoun Progress Association from 5.00pm to 5.05pm

Michael Palmer – Palace Hotel (Paxma Pty Ltd and Ravensthorpe Investments from 5.00pm to 5.40pm

Paul Bennett - Managing Director ACH Minerals from 5.00pm to 5.35pm

3. RESPONSE TO PREVIOUS QUESTIONS TAKEN ON NOTICE**4. PUBLIC QUESTION TIME****5. APPLICATIONS FOR, AND PREVIOUSLY APPROVED, LEAVE OF ABSENCE AND DISCLOSURES OF INTEREST**

LEAVE OF ABSENCE:

COUNCIL DECISION	ITEM 5.1
Moved: Cr Goldfinch	Seconded: Cr Major
Cr G Richardson and Cr Dickinson be granted leave for the Ordinary Council Meeting on 18 October 2018	
Carried: 5/0	Res: 107/18

DISCLOSURES OF INTEREST

Councillor/Officer	Item	Nature of Interest	Extent of Interest
Helen Coleman	10.4.1	Impartiality	Applicant
Ian Goldfinch	10.4.1	Financial	Property Owner
	10.2.3	Financial	Property Owner
Keith Dunlop	10.2.3	Impartiality	Conducts business with applicant
Peter Smith	10.2.1	Financial	
	10.2.2	Financial	

6. PETITIONS/ DEPUTATIONS/ PRESENTATIONS

Nil

7. CONFIRMATION OF MINUTES

7.1 SPECIAL COUNCIL MEETING – 13 AUGUST, 2018

COUNCIL DECISION	ITEM 7.1
Moved: Cr Dickinson	Seconded: Cr Smith
That the minutes of the special meeting of council held on 13 August, 2018, the minutes of the meeting of council held on 16 August, 2018, and the minutes of the special meeting of council held on 3 September, 2018 be confirmed as a true and correct record of proceedings.	
Carried: 7/0	Res: 108/2018

8. SUSPENSION OF STANDING ORDERS

Nil

9. ANNOUNCEMENT BY PRESIDING MEMBER WITHOUT DISCUSSIONS

Nil

10. REPORTS OF OFFICERS**10.1 MANAGER OF CORPORATE AND COMMUNITY SERVICES****10.1.1 SCHEDULE OF ACCOUNT PAYMENTS – AUGUST 2018****File Ref:****Applicant:** Not applicable**Location:** Not applicable**Disclosure of Officer Interest:** None**Date:** 7 September, 2018**Author:** Wendy Spaans – Admin/Creditors Officer**Authorising Officer:** Stacey Howard – Senior Finance Officer**Attachments:**
10.1.1.1 Schedule of Payments to 31 August, 2018
10.1.1.2 Credit Card Transactions to 31 August, 2018

Summary:

This item presents the schedule of payments for Council approval in accordance with Regulation 13 of the Local Government (Financial Management) Regulations 1996.

Background:

Period 1/7/2018 – 31/8/2018

2018/19							
Month	Cheques	EFT Pymts	Direct Debits	Credit Card	Payroll	Trust	Total Payments
Jul	1,367	2,442,344	63,539	12,115	201,078	950	2,721,392
Aug	37,082	2,032,888	163,174	5,657	127,395	688.42	2,366,884
Sep							0
Oct							0
Nov							0
Dec							0
Jan							0
Feb							0
Mar							0
Apr							0
May							0
Jun							0
Total	38,449	4,475,231	226,713	17,772	328,472	1,638	5,088,277
17/18	327,905	18,507,404	209,587	65,010	2,601,283	317,445	22,028,634

Comment:

This schedule of accounts as presented, submitted to each member of the Council, has been checked and is fully supported by vouchers and invoices which are submitted herewith and which have been duly certified as to the receipt of goods and the rendition of services and as to prices computation, and costing's and the amounts shown have been paid.

Consultation:

N/A

Statutory Obligations:

Regulation 13 (1) – (3) of the **Local Government (Financial Management) Regulations 1996**

Policy Implications:

N/A

Budget / Financial Implications:

This item address Council's expenditure from Trust and Municipal funds which have been paid under delegated authority.

Strategic Implications:

N/A

Sustainability Implications:

- **Environmental:**
There are no known significant environmental considerations.
- **Economic:**
There are no known significant economic considerations.
- **Social:**
There are no known significant social considerations.

Voting Requirements:

Simple majority

COUNCIL DECISION	ITEM 10.1.1
Moved: Cr Goldfinch	Seconded: Cr Belli
That pursuant to Regulation 13 of the <i>Local Government (Financial Management) Regulations 1996</i> , the payment of accounts for the month of August 2018, be noted.	
Carried: 7/0	Res:109/2018

10.1.2 MONTHLY FINANCIAL REPORT – 31 JULY AND 31 AUGUST 2018

File Ref:	
Applicant:	Internal
Location:	Not applicable
Disclosure of Officer Interest:	None
Date:	13 July 2018
Author:	Darren Kennedy Manager Corporate & Community Services
Authorising Officer:	Not applicable
Attachments:	10.1.2.1 – Monthly Financial Reports for July 2018 10.1.2.2 – Monthly Financial Reports for August 2018

Summary:

In accordance with the *Local Government Financial Management Regulations (1996)*, Regulation 34, a local government is to prepare a monthly Statement of Financial Activity for approval by Council.

Background:

Council is requested to review the July and August 2018 Monthly Financial Reports.

Comment:

The July and August 2018 Monthly Financial Reports are presented for review.

Consultation:

Senior Finance Officer

Statutory Obligations:

Section 6.4 of the Local Government Act 1995 and Regulation 34 of the Local Government (Financial Management) Regulations 1996 apply

Policy Implications:

Nil

Budget / Financial Implications:

All expenditure has been approved via adoption of the 2017/18 Annual Budget, or resulting from a Council Motion for a budget amendment.

Strategic Implications:Strategic Community Plan 2014 – 2024

Theme 4 – Civic Leadership: 4.2 High quality corporate governance, accountability & compliance.

Risk

Risk	Risk Likelihood (based on history and with existing controls)	Risk Impact / Consequence	Risk Rating (Prior to Treatment or Control)	Principal Risk	Risk Action Plan (Controls or Treatment proposed)
Not meeting Statutory Compliance	Rare (1)	Moderate (3)	Low (1-4)	Failure to meet Statutory, Regulatory or Compliance Requirements	Accept COUNCIL DECISION

Sustainability Implications:

- **Environmental**
Not applicable to this specific recurring report
- **Economic**
Not applicable to this specific recurring report
- **Social**
Not applicable to this specific recurring report.

Voting Requirements:

Simple majority

COUNCIL DECISION

ITEM 10.1.2

Moved: Cr Dickinson

Seconded: Cr Richardson

That Council:

Receive the July and August 2018 Monthly Financial Reports as presented.

Carried:7/0

Res:110/2018

10.2 MANAGER OF PLANNING AND DEVELOPMENT

Cr Smith declared a financial interest and left the meeting at 5.35pm

10.2.1. LOT 70 (69) MORGANS STREET RAVENSTHORPE – 20 WORKFORCE ACCOMMODATION UNITS

File Ref: P18-024

Applicant: Ravensthorpe Investments Pty Ltd

Location: Lot 70 (69) Morgans Street, Ravensthorpe

Date: 5 September 2018

Author: Peter Wilks

Authorising Officer: Richard Hindley

Attachments: 10.2.1.1 Plans and information
10.2.1.2 Objection and Submission

Summary:

For Council to consider an application for the development of 20 workforce accommodation units, laundry, LPS Gas Tank, any necessary retaining walls and associated earthworks at Lot 70 (69) Morgans Street, Ravensthorpe

Recommendation:

That Council approve development application Development Application P18-024 for 20 workforce accommodation units, laundry, LPS Gas Tank, any necessary retaining walls and associated earthworks at Lot 70 (69) Morgans Street, Ravensthorpe.

Background:**Site Description**

Lot 70 (69) Morgans Street, Ravensthorpe is 1012 square metres in area and is undeveloped. Vegetation is limited to grasses. The property slopes from the north-west to the south-east.

Assessment:

The following are the zoning and Scheme requirements under Local Planning Scheme No. 6.

The following are the zoning and Scheme requirements under Local Planning Scheme No. 6.

Lot 70 (69) Morgans is zoned 'Rural Townsite' by the Shire's Local Planning Scheme No. 6.

The objectives of the zone are as follows:

- i. To provide for a range of land uses that would typically be found in a small country town.*
- ii. To provide a flexible approach to development to encourage the growth of the townsites within the Shire of Ravensthorpe.*
- iii. Ensure the existing amenity and character of the townsites within the Shire of Ravensthorpe are retained by ensuring the compatibility of considered land uses.*
- iv. Ensure the efficient use of services and infrastructure within the Shire's townsites.*

It is the position of Planning Services that the proposal is a compatible land use in the area. However there are valid concerns regarding potential impact via noise nuisance and amenity.

Health, welfare and safety of residents should not be impacted by the proposal, however this is impossible to confirm owing to the unknown nature of future residents.

The following provisions are contained in Local Planning Scheme No. 6:

4.12 Development in the Rural Townsite and Mixed Use Zones

4.12.1 All development within the Rural Townsite and Mixed Use Zones shall have regard to any Local Planning Policy adopted by the local government.

4.12.2 All development within the Rural Townsite and Mixed Use Zones shall be of a design, and constructed from materials that complement the existing character and amenity of the zone as determined by the local government.

4.12.3 Residential development within the Rural Townsite and Mixed Use Zones is only permitted where it is proposed in conjunction with a non-residential land use or where an existing non-residential land use is operating. The local government may consider

a standalone residential development where it can be demonstrated that it will not prejudice the primary street frontage to be used for non-residential land uses.

4.12.4 Residential development shall be permitted to a maximum density of R50 within the Rural Townsite and Mixed Use Zones. Any such residential development shall comply with the relevant requirements of the R-Codes as determined by the local government and clause 4.2.

4.12.5 All development within the Rural Townsite and Mixed Use Zones shall have due regard to the impact on existing residential development in terms of:

- a) Scale, bulk and height of proposed buildings;
- b) The proposed activities associated with the land use including hours of operation; and
- c) The general amenity of the area.

There are no Local Planning Policies which affect the proposal as such 4.12.1 does not apply.

While the proposal may be constructed of materials similar to those used on Residential properties in the townsite of Ravensthorpe, it is acknowledged that this form of development does not complement the existing character or amenity of the development along Spence Street.

The proposal is not defined as Residential development under Local Planning Scheme No. 6, as such 4.12.3 and 4.12.4 are not relevant.

The proposal will impact on the visual amenity of the area. There will also be a level of impact via noise, vehicle movements, increased density and additional pedestrians, however it is noted that the property is located in close proximity to the Ravensthorpe Hotel, IGA Supermarket and Morgans Street and as such the property is already impacted by a degree of noise, vehicles and pedestrian movement as is the surrounding area.

The proposed land use is defined as Workforce Accommodation which means premises, which may include modular or relocatable buildings, used –

- a) primarily for the accommodation of workers engaged in construction, resource, agricultural or other industries on a temporary basis; and
- b) for any associated catering, sporting and recreation facilities for the occupants and authorised visitors.

The proposal is intended by the applicant to be freely used by any organisation or body seeking workforce accommodation in the Shire of Ravensthorpe, ranging from mines, to farmers, to the Shire which complies with the definition of Workforce Accommodation.

Workforce Accommodation is an 'A' use in the Rural Townsite zone, which means that the application is to be referred to landowners who may be negatively impacted by the proposal. In this instance the application was referred to the two adjoining landowners for comment as well as being public advertised on the Shire Website due to the location of the proposal on Morgans Street.

The following specific provisions also impact on proposals for Workforce Accommodation:

4.16 Workforce Accommodation

4.16.1 On land within the Rural, Residential, Mixed Use or Rural Townsite Zones, the local government may consider an application for Workforce Accommodation associated

with an existing or proposed construction, resource, agricultural or industrial operation to accommodate the worker(s), provided that:

- a) the local government is satisfied that the Workforce Accommodation can be adequately serviced with water, power and effluent disposal;
- b) where an operation is proposed and not yet operational, it can be adequately demonstrated to the local government that the operation will proceed to construction and operation prior to the approval for Workforce Accommodation being issued;
- c) a management plan is prepared and submitted with the local government that outlines how the Workforce Accommodation will be decommissioned should it no longer be required; and
- d) where Workforce Accommodation is proposed within the Residential, Mixed Use and Rural Townsite Zones it is to be setback from boundaries in accordance with the Residential Design Codes.

The proposal is intended by the applicant to be freely used by any organisation of body seeking workforce accommodation in the Shire of Ravensthorpe, ranging from mines, to farmers, to the Shire.

The proposal can be connected to existing infrastructure in Ravensthorpe for water, power and sewer.

The applicant has indicated that should the use of the site cease in the future that the units are to either be removed from the site or converted to tourist accommodation which fulfils the requirement for a management plan.

The buildings associated with the workforce accommodation are setback from the boundaries in accordance with the *Residential Design Codes*, being a 1.5 metre side setback. Any retaining walls and the proposed Gas Tank which are a separate form of development to the Workforce Accommodation, fall under standard setbacks for the Rural Townsite which permits a nil side setback.

For reference please note that as per the Department of Planning's position statement on Workforce Accommodation published in January 2018, under the *Planning and Development Act 2005* planning decision makers can control:

1. Where a planning application is required, the terms of an approval related to:
 - a. timeframe
 - b. setbacks
 - c. landscaping
 - d. parking and access
 - e. location and appearance of buildings
 - f. integration with surrounding areas
 - g. any other land use planning matters relevant to the site.
2. Where a planning application is required, the ability to approve/refuse a proposal considering local planning scheme requirements.

Planning decision makers cannot control:

1. Any matters specified by a State Agreement Act.
2. The issuing of a mining tenement made under the Mining Act 1978 – which can include a general purpose lease for 'any other purpose directly connected with mining operations' (may be located in a townsite).
3. That workforce accommodation needs to be met by permanent accommodation rather than 'camps'.
4. That workforce accommodation be located in a town rather than a minesite.

5. Whether the land for workforce accommodation is owned by the Crown or held in fee simple.
6. Requirements for 'community contributions' by workforce accommodation proponents.
7. Requirements for workforce accommodation to achieve 'legacy benefits'.

Officers Comment:

The application has been referred to Council due to the five objections/submissions received from members of the public. As the objections raised are on valid Planning grounds and raise valid concerns, only Council has the power to either approve or refuse the application. A breakdown of the concerns outlined in the objections/submissions can be found in the consultation section.

From a planning perspective, there are both positives and negatives from locating any form of Workforce Accommodation in a location such as Lot 70 (69) Morgans Street.

On the positive side of things:

- 1) Locating workforce accommodation in the centre of Ravensthorpe allows for workers to have direct access to infrastructure and shops which has positive flow on effects in terms of commercial viability and increased patronage.
- 2) Proximity to the Ravensthorpe Hotel, IGA Supermarket and Morgans Street means that the local area is already affected by some degree of noise and amenity impact which reduces the scale of any noise or amenity impact generated by the proposal.
- 3) The proposal is well within the capacity of the local road network to accommodate.

On the negative side of things:

- 1) It is acknowledged that the proposal will result in increased noise, particularly from vehicle and pedestrian movements as well as provision of air conditioning that will impact on adjoining landowners and tenants.
- 2) Development of this type is not attractive. There will be some impact on visual amenity in the local area from the proposal.

In regards to the proposed Retaining Walls and Gas Tank it is important to note that these are considered separate from the proposed buildings for Workforce Accommodation. Where Workforce Accommodation is referenced in the Scheme, it should only apply to those buildings intended to be actively used for the purposes of Workforce Accommodation and not for ancillary structures. The reason for this is that Retaining Walls, Gas Tank (and the associated Earthworks) can be proposed as part of any potential use of the site, whether it is for Dwelling, Shop, Office, Industrial or even as a completely separate application and that as such they should be assessed solely under provisions for Rural Townsite development in the Scheme.

Consultation:

The application was advertised between 8 August and 23 August 2018 via referral letters to adjoining landowners as well as to the public via the Shire website.

The matters referred to in the submissions are summarized as follows. Please note that some submissions covered multiple points.

Grounds of Objection	Planning Services Comments and Recommendation
Concerns regarding visual amenity.	
Inappropriate land use / Ravensthorpe should not be a mining camp	Workforce Accommodation is a land use that can be considered in the Rural Townsite zone under Local Planning Scheme No. 6.

	<p>While some residents and members of the public may prefer that miners were 'out of sight, out of mind', Planning Officers are required to consider each application on its merits and in accordance with the Scheme.</p> <p>As such it is the view of Planning Officers that this is not a valid grounds for objection.</p> <p>The presence of workforce accommodation will assist local business through increased population and increased sales and patronage.</p>
Concerns regarding visual privacy and provision of fencing to an adjoining Dwelling and Gardens	<p>It is noted that there are no planning controls for overlooking and privacy aside from those applied to Residential Dwellings.</p> <p>Boundary fencing, where the fencing complies with the Fencing Local Law is a civic matter between adjoining landowners. Should the applicant wish to provide the requested fencing as requested, there is no issue.</p>
Proximity of gas tank to nearby residents.	<p>The proposed Gas Tank will be required to comply with all appropriate Australian Standards and the relevant sections of the Building Code of Australia.</p> <p>Australian Standard 1596 – 2014 Storage and Handling of LP Gas contains setback distances for LPG tanks from public places based on the size of the tank.</p>
Access from the rear laneway	<p>Based on feedback from Councillors regarding the similar proposal for Lot 28 (63) Spence Street, a Condition has been added for the sealing of the portion of the laneway between the eastern boundary of Lot 70 (69) Morgans Street and Carlisle Street.</p> <p>Any run off from the sealing of the laneway would need to be accommodated by Shire infrastructure.</p>
We just feel that this venture is a short sighted and limited use of prime real estate in the town centre. Mining has not been a consistent or reliable industry and the Shire is still coping with the fallout of previous over planning of infrastructure.	<p>The applicant has indicated that should the use of the land for workforce accommodation prove to be unviable, that the owner will either seek to change the use of the structures to tourism accommodation or something similar or that the transportable structures will be removed leaving a site ready for redevelopment.</p>
Stormwater Collection and Management.	<p>As part of any planning approval for the proposal, Stormwater will need to be properly managed so that it does not impact on an adjoining property. As such the following condition is suggested as part of the conditions of any approval for the site:</p> <ol style="list-style-type: none"> 1) All stormwater and drainage run off from all roofed and impervious areas is to be retained on-site to the satisfaction of the Shire of Ravensthorpe.

	The applicant will then need to demonstrate how the stormwater is retained to site as part of the Building Permit.
Concerns regarding excess noise	<p>Any construction or works on the site will need to comply with the <i>Environmental Protection (Noise) Regulations 1997</i>, which will limit work hours to between 7am and 7pm.</p> <p>The following condition is suggested as part of any approval:</p> <p>1) The proposed operations, during and after construction, are required to comply with the <i>Environmental Protection (Noise) Regulations 1997</i>.</p> <p>The Shire has no responsibility for noise associated with private vehicles. Should an individual believe that a vehicle is creating excessive noise, they should note the number of the license plate and contact the police.</p>
Availability of car parking on the property.	While the applicant has only indicated six car parking bays at the rear of the property, they justify this by citing the availability of underused car parking along Morgans Street which is a reasonable solution from a Planning perspective.
Nuisance value of a workforce in the centre of town.	<p>Unfortunately this is not a valid planning concern, as there is no way of knowing if persons staying at the site will cause a nuisance or behave poorly.</p> <p>In the event that an individual or group causes a nuisance, it is a matter for the police.</p>

Statutory Obligations:

Local Planning Scheme No. 6

The applicant has a right of review to the State Administrative Tribunal if aggrieved by any planning decision. It should be noted that the only grounds for appeal would be appealing the classification of the land use as 'Consulting Rooms' as there is no discretion exercised in refusing the development.

It should also be noted that pursuant to Section 211(1) of the *Planning and Development Act 2005*, a person aggrieved by the failure of a local government to enforce or implement effectively the observance of a local planning scheme may make representation to the Minister. If the Minister considers it appropriate to do so, representation may be referred to the State Administrative Tribunal for its report and recommendation. Following subsequent actions and recommendation by the SAT the Minister may order the local government to do all things considered necessary for enforcing the observance of the Scheme or any provisions of the Scheme.

Policy Implications:

None

Budget / Financial Implications:

None for Council

Strategic Implications:

The proposal is to do with the following theme of the Strategic Community Plan:

Theme 1:

A healthy, strong and connected community that is actively engaged and involved;
Outcome 1.2 “Vibrant & attractive townsite”.

Sustainability Implications:

- **Environmental:**

There are no known significant environmental considerations.

- **Economic:**

There are potential economic benefits to the Ravensthorpe townsite from the proposed Workforce Accommodation, through increased population in the centre of the townsite and the flow-on effects of increased trade and patronage.

- **Social:**

There are potential social benefits from locating Workforce Accommodation in the centre of Ravensthorpe, allowing workers to access the full range of commercial businesses and social infrastructure available in the Ravensthorpe townsite. This may assist in counter-acting the mental and physical health concerns associated with Fly-in, Fly-out and Drive-in, Drive-out workers.

Voting Requirements:

Simple majority

COUNCIL DECISION

ITEM 10.2.1

Moved: Cr Dickinson

Seconded: Cr Goldfinch

That Council resolve to approve Development Application P18-024 for 20 workforce accommodation units, laundry, LPS Gas Tank, as well as any necessary retaining walls and associated earthworks subject to the following conditions:

1. Development shall be carried out and fully implemented in accordance with the details indicated on the stamped approved plan(s) unless otherwise required or agreed in writing by the Shire of Ravensthorpe (Planning Services).

2. The land and buildings the subject of this approval shall be used for the purposes of Workforce Accommodation only and for no other purpose unless otherwise approved in accordance with the provisions of Local Planning Scheme No. 6 (refer below definition as ex

Workforce Accommodation means premises, which may include modular or relocatable buildings, used – tracted from Part 6, Division 2 – Land Use Terms used in Scheme).

- primarily for the accommodation of workers engaged in construction, resource, agricultural or other industries on a temporary basis; and

- for any associated catering, sporting and recreation facilities for the occupants and authorised visitors.

3. During construction stage, adjoining lots are not to be disturbed without the prior written consent of the affected owner(s).
4. This approval to establish Workforce Accommodation on the subject land shall not be viewed as providing a basis for subdivision of the land (either strata subdivision or fee simple (green title)) to create a separate title for single or multiple Workforce Accommodation units.
5. The void area between the floor and natural ground levels is to be enclosed with brickwork, battens or other suitable material which is compliant with the Building Code of Australia and Australian Standard 3959:2009 (as amended).
6. All retaining walls, earthworks and/or associated drainage shall be undertaken in accordance plans and specifications certified by a qualified Engineer as being consistent with standard engineering practices, as approved by the Shire of Ravensthorpe.
7. The vehicle crossovers are to be constructed, drained and sealed to the satisfaction and specifications of the Shire of Ravensthorpe.
8. A minimum of eight (8) car parking bays and any applicable accessible bays are to be provided on-site in accordance with the requirements of Australian Standard AS2890.1:2004 Parking Facilities – Off-street Car Parking, Australian Standard 2890.6 and the Building Code of Australia.
9. Prior to the commencement of the use, vehicle parking, manoeuvring and circulation areas shall be suitably constructed, sealed (asphalt, concrete or brickpavers), drained, kerbed, marked (including disabled bays) and thereafter maintained.
10. All car parking areas and access ways shall be maintained for their stated purpose at all times and shall not be used for display or general storage purposes.
11. No parking or display of vehicles and/or equipment shall occur within the road verge area at any time.
12. In the event that overflow car parking is required, the parking of the vehicles in question is to be on land associated with the Ravensthorpe Palace Hotel.
13. All stormwater and drainage run off from all roofed and impervious areas is to be retained on-site to the satisfaction of the Shire of Ravensthorpe.
14. Arrangements shall be made to the satisfaction of the Shire of Ravensthorpe for the provision of onsite parking for the purpose of picking and setting down members of the public prior to occupation of the approved development so that any impediment to the movement of traffic along Morgan Street does not occur.
15. The existing infrastructure located within the road reserve shall be retained and protected during the construction process period with any damage to the infrastructure being repaired to the satisfaction of the Shire of Ravensthorpe (Asset Management Division) at developer's expense.
16. All street trees located in verge areas adjoining the site shall be retained and protected during the construction process to the specification and satisfaction of the Shire of Ravensthorpe (Asset Management Division).

17. The provision of all services, including augmentation of existing services, necessary as a consequence of any proposed development shall be at the cost of the developer and at no cost to the Shire of Ravensthorpe.

18. The approved development must be connected to a reticulated water supply provided by a licensed water provider.

19. Before the approved development is occupied, the property must be connected to the reticulated sewerage system.

20. Immediately prior to the occupation of the site and/or buildings for their approved purpose, the proponent shall notify the Shire of Ravensthorpe, in writing, of the effective completion of the approved development such that a Final Inspection can be carried out to determine compliance with the conditions contained on this Planning Consent.

21. The development hereby approved must not create community safety concerns, or otherwise adversely affect the amenity of the subject locality by reason of (or the appearance or emission of) smoke, fumes, noise, vibration, odour, vapour, dust, waste water, waste products or other pollutants.

22. All fencing shall be in accordance with Shire of Ravensthorpe Local Planning Policy: Fencing.

23. The works involved in the implementation of the development must not cause sand drift and/or dust nuisance. In the event that the Shire of Ravensthorpe is aware of, or is made aware of, the existence of a dust problem, measures such as installation of sprinklers, use of water tanks, mulching, or other land management systems as appropriate may be required to be installed or implemented to prevent or control dust nuisance, and such measures shall be installed or implemented within the time and manner directed by the Shire of Ravensthorpe.

24. A bin storage area shall be provided on-site and screened from public view to the satisfaction of the Shire of Ravensthorpe.

25. All delivery/collection points and rubbish storage areas are to be designed and located to minimise noise, odour, visual intrusion and/or other factors potentially adversely affecting the character and/or amenity of residents and properties in the vicinity to the satisfaction of the Shire of Ravensthorpe.

26. The proposed operations, during and after construction, are required to comply with the *Environmental Protection (Noise) Regulations 1997*.

27. Within six months of the use of the land and buildings hereby approved as workforce accommodation ceasing, either the transportable buildings associated with the use of the site are to be removed or a change of use application is to be submitted to the Local Government.

28. The portion of the rear laneway located between the eastern boundary of Lot 69 (70) Morgans Street and Carlisle Street is to be constructed and sealed to the satisfaction of the Shire of Ravensthorpe at the cost of the applicant.

29. The construction of the LPG Tank is to comply with Australian Standard 1596 – 2014 Storage and Handling of LP Gas contains setback distances for LPG tanks.

30. All structures the subject of this approval are to possess a hipped roof to the satisfaction of the Shire of Ravensthorpe.

31. The front setback area is to be landscaped, vegetated and maintained to the satisfaction of the Shire of Ravensthorpe.

And the following advice notes:

1. **THIS IS NOT A BUILDING PERMIT.** An application for a building permit is required to be submitted and approved by the Shire of Ravensthorpe prior to any works commencing on-site.

2. The development is to comply with the *Building Code of Australia, Building Act 2011, Building Regulations 2012* and the *Local Government Act 1995*.

3. It is the responsibility of the applicant to ensure that building setbacks correspond with the legal description of the land. This may necessitate re-surveying and re-pegging the site. The Shire of Ravensthorpe will take no responsibility for incorrectly located buildings.

4. It is the responsibility of the developer to search the title of the property to ascertain the presence of any easements and/or restrictive covenants that may apply.

5. The applicant is to liaise with Shire of Ravensthorpe to ascertain the location of any and all shire infrastructure prior to the commencement of works.

6. Any requirement to move, relocate, repair or adjust existing shire infrastructure is to be at the cost of the applicant.

7. The Department of Water and Environment Regulation has prepared dust control guidelines for development sites, which outline the procedures for the preparation of dust management plans. Further information on the guidelines can be obtained from the Department of Water and Environment and Regulation's website www.dwer.wa.gov.au under air quality publications.

8. The developer is to liaise with Shire of Ravensthorpe to determine any requirement for additional approvals for any signage proposed to be erected on site.

9. The approved development is required to comply with the following legislation (as amended from time to time):

Health (Miscellaneous Provisions) Act 1911

Occupational Safety and Health Regulations 1996

Sewerage (Lighting, Ventilation & Construction) Regulations 1971

Environmental Protection (Noise) Regulations 1997

10. The Shire of Ravensthorpe encourages that colours, materials and design elements be in accordance with the Shire of Ravensthorpe Urban and Landscape Design Manual 2015 where applicable.

Carried: 5/1

Res:111/2018

10.2.2. LOT 28 (69) SPENCE STREET RAVENSTHORPE – 24 WORKFORCE ACCOMMODATION UNITS

File Ref:	P18-021
Applicant:	PAXMA Pty Ltd
Location:	Lot 28 (69) Spence Street, Ravensthorpe
Date:	7 September 2018
Author:	Peter Wilks
Authorising Officer:	Richard Hindley
Attachments:	10.2.2.1 Plans and information 10.2.2.2 Objection and Submission

Summary:

For Council to consider an application for the development of 24 Workforce Accommodation Units, Retaining Walls and associated Earthworks at Lot 28 (69) Spence Street, Ravensthorpe.

Recommendation:

That Council approve development application P18-021 for the development of 24 Workforce Accommodation Units, Retaining Walls and associated Earthworks at Lot 28 (69) Spence Street, Ravensthorpe.

Background:**Site Description**

Lot 28 (69) Spence Street, Ravensthorpe is 1012 square metres in area and is undeveloped. Vegetation is limited to grasses. The property slopes from the north-west to the south-east.

Assessment:

The following are the zoning and Scheme requirements under Local Planning Scheme No. 6.

Lot 28 (69) Spence is zoned 'Mixed Use' by the Shire's Local Planning Scheme No. 6.

The objectives of the zone are as follows:

- i. To provide for a wide variety of active uses on street level which are compatible with residential and other non-active uses on upper levels.*
- ii. To allow for the development of a mix of varied but compatible land uses such as housing, offices, showrooms, amusement centres, eating establishments and appropriate industrial activities which do not generate nuisances detrimental to the amenity of the district or to the health, welfare and safety of its residents.*

It is the position of Planning Services that the proposal is a compatible land use in the area. However there are valid concerns regarding potential impact via noise nuisance and amenity.

Health, welfare and safety of residents should not be impacted by the proposal, however this is impossible to confirm owing to the unknown nature of future residents.

The following provisions are contained in Local Planning Scheme No. 6:

4.12 Development in the Rural Townsite and Mixed Use Zones

4.12.1 All development within the Rural Townsite and Mixed Use Zones shall have regard to any Local Planning Policy adopted by the local government.

4.12.2 All development within the Rural Townsite and Mixed Use Zones shall be of a design, and constructed from materials that complement the existing character and amenity of the zone as determined by the local government.

4.12.3 Residential development within the Rural Townsite and Mixed Use Zones is only permitted where it is proposed in conjunction with a non-residential land use or where an existing non-residential land use is operating. The local government may consider a standalone residential development where it can be demonstrated that it will not prejudice the primary street frontage to be used for non-residential land uses.

4.12.4 Residential development shall be permitted to a maximum density of R50 within the Rural Townsite and Mixed Use Zones. Any such residential development shall comply with the relevant requirements of the R-Codes as determined by the local government and clause 4.2.

4.12.5 All development within the Rural Townsite and Mixed Use Zones shall have due regard to the impact on existing residential development in terms of:

- d) Scale, bulk and height of proposed buildings;
- e) The proposed activities associated with the land use including hours of operation; and
- f) The general amenity of the area.

There are no Local Planning Policies which affect the proposal as such 4.12.1 does not apply.

While the proposal may be constructed of materials similar to those used on Residential properties in the townsite of Ravensthorpe, it is acknowledged that this form of development does not complement the existing character or amenity of the development along Spence Street.

The proposal is not defined as Residential development under Local Planning Scheme No. 6, as such 4.12.3 and 4.12.4 are not relevant.

The height of the proposed development is not out of character with the existing buildings along Spence Street, being single storey development on retaining walls. The overall site coverage is also equivalent to a proposal for two dwellings on a single property. The building bulk will be slightly higher than a single dwelling or outbuilding on top of a retaining wall, however it is noted that larger construction can be considered under the Scheme, and that building bulk for the proposal is less than if someone were to propose two double storey dwellings on the site or a single double storey dwelling and a large Outbuilding.

There are no hours of operation associated with workforce accommodation. As such 4.12.5(b) is not relevant.

The proposal will impact on the visual amenity of the area. There will also be a level of impact via noise, vehicle movements, increased density and additional pedestrians, however it is noted that the property is located in close proximity to the Ravensthorpe Hotel and Morgans Street and as such the property is already impacted by a degree of noise, vehicles and pedestrian movement.

The proposed land use is defined as Workforce Accommodation which means premises, which may include modular or relocatable buildings, used –

- c) primarily for the accommodation of workers engaged in construction, resource, agricultural or other industries on a temporary basis; and
- d) for any associated catering, sporting and recreation facilities for the occupants and authorised visitors.

The proposal is intended by the applicant to be freely used by any organisation or body seeking workforce accommodation in the Shire of Ravensthorpe, ranging from mines, to farmers, to the Shire which complies with the definition of Workforce Accommodation.

Workforce Accommodation is an 'A' use in the Mixed Use zone, which means that the application can only be determined after giving notice in accordance with Clause 64 of the Deemed Provisions. In this instance the application was referred to the two adjoining landowners for comment with one objection being received.

The following specific provisions also impact on proposals for Workforce Accommodation:

4.16 Workforce Accommodation

4.16.1 On land within the Rural, Residential, Mixed Use or Rural Townsite Zones, the local government may consider an application for Workforce Accommodation associated with an existing or proposed construction, resource, agricultural or industrial operation to accommodate the worker(s), provided that:

- e) the local government is satisfied that the Workforce Accommodation can be adequately serviced with water, power and effluent disposal;
- f) where an operation is proposed and not yet operational, it can be adequately demonstrated to the local government that the operation will proceed to construction and operation prior to the approval for Workforce Accommodation being issued;
- g) a management plan is prepared and submitted with the local government that outlines how the Workforce Accommodation will be decommissioned should it no longer be required; and

- h) where Workforce Accommodation is proposed within the Residential, Mixed Use and Rural Townsite Zones it is to be setback from boundaries in accordance with the Residential Design Codes.

The proposal is intended by the applicant to be freely used by any organisation of body seeking workforce accommodation in the Shire of Ravensthorpe, ranging from mines, to farmers, to the Shire.

The proposal can be connected to existing infrastructure in Ravensthorpe for water, power and sewer.

The applicant has indicated that should the use of the site cease in the future that the units are to either be removed from the site or converted to tourist accommodation which fulfils the requirement for a management plan.

The buildings associated with the workforce accommodation are setback from the boundaries in accordance with the *Residential Design Codes*, being a 1.5 metre side setback. The retaining walls, being a separate form of development to the Workforce Accommodation, fall under standard setbacks for the Mixed Use which permits a nil side setback.

For reference please note that as per the Department of Planning's position statement on Workforce Accommodation published in January 2018, under the *Planning and Development Act 2005* planning decision makers can control:

3. Where a planning application is required, the terms of an approval related to:
 - a. timeframe
 - b. setbacks
 - c. landscaping
 - d. parking and access
 - e. location and appearance of buildings
 - f. integration with surrounding areas
 - g. any other land use planning matters relevant to the site.
4. Where a planning application is required, the ability to approve/refuse a proposal considering local planning scheme requirements.

Planning decision makers cannot control:

8. Any matters specified by a State Agreement Act.
9. The issuing of a mining tenement made under the Mining Act 1978 – which can include a general purpose lease for 'any other purpose directly connected with mining operations' (may be located in a townsite).
10. That workforce accommodation needs to be met by permanent accommodation rather than 'camps'.
11. That workforce accommodation be located in a town rather than a minesite.
12. Whether the land for workforce accommodation is owned by the Crown or held in fee simple.
13. Requirements for 'community contributions' by workforce accommodation proponents.
14. Requirements for workforce accommodation to achieve 'legacy benefits'.

Officers Comment:

The application has been referred to Council due to the objection received from the owner of Lot 39 (65) Spence Street and a submission made by the owner of Lot 39 (65) Spence Street. As the objection is on valid Planning grounds and the submission raises valid concerns, only Council has the power to either approve or refuse the application. A breakdown of the concerns outlined in the objection and submission can be found in the consultation section.

From a planning perspective, there are both positives and negatives from locating any form of Workforce Accommodation in a location such as Lot 28 (63) Spence Street.

On the positive side of things:

- 4) Locating workforce accommodation in the centre of Ravensthorpe allows for workers to have direct access to infrastructure and shops which has positive flow on effects in terms of commercial viability and increased patronage.
- 5) Proximity to the Ravensthorpe Hotel and Morgans Street means that the local area is already affected by some degree of noise and amenity impact which reduces the scale of any noise or amenity impact generated by the proposal.
- 6) The proposal is well within the capacity of the local road network to accommodate.

On the negative side of things:

- 3) It is acknowledged that the proposal will result in increased noise, particularly from vehicle and pedestrian movements as well as provision of air conditioning that will impact on adjoining landowners and tenants.
- 4) Development of this type is not attractive. There will be some impact on visual amenity in the local area from the proposal.

In regards to the proposed Retaining Walls it is important to note that these are considered separate from the proposed buildings for Workforce Accommodation. Where Workforce Accommodation is referenced in the Scheme, it should only apply to those buildings intended to be actively used for the purposes of Workforce Accommodation and not for ancillary structures. The reason for this is that Retaining Walls (and the associated Earthworks) can be proposed as part of any potential use of the site, whether it is for Dwelling, Shop, Office, Industrial or even as a completely separate application and that as such they should be assessed solely under provisions for Mixed Use development in the Scheme.

Consultation:

The application was advertised between 8 July and 22 July 2018 to owner of Lot 39 (65) Spence Street, and between 8 July and 21 August 2018 to the Department of Housing (Housing Authority) being the owner of Lot 37 (61) Spence Street. The owner of Lot 39 (65) Spence Street provided an initial objection on the 20th of July, and a more detailed objection of the 31st of July.

The matters referred to in the submissions are summarized as follows. Please note that some submissions covered multiple points.

Grounds of Objection	Planning Services Comments and Recommendation
Lack of notice regarding the proposal.	<p>It is noted that the 14 days given for referral to the owner of Lot 39 (65) Spence Street may not have been satisfactory from their perspective but was in line with the requirements of Clause 64 (3)(a) of the Deemed Provisions of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>.</p> <p>It has been raised by Planning Staff with the Department of Planning that this time period needs to be extended owing</p>

	to the slow delivery times of Australian Post in regional Australia. As of this time the Department of Planning has not indicated whether this time period is likely to change in the future.
Only 12 car parking bays associated with the proposed development and access by vehicles.	<p>There is no set amount of car parking required for Workforce Accommodation by Local Planning Scheme No. 6.</p> <p>Having only 12 car parking bays on site can be justified given the intention of the workforce accommodation is to have the workforce travelling by bus to and from both the airport and the applicable mine site. Combined with the position of the workforce accommodation in the centre of Ravensthorpe there is little need for workers staying at the site to have their own vehicles.</p> <p>Should the proposal be approved it is suggested that the following conditions be applied to mitigate the concerns of the adjoining landowners:</p> <ol style="list-style-type: none"> 1) A minimum of twelve (12) car parking bays are to be provided on-site in accordance with the requirements of Australian Standard AS2890.1:2004 Parking Facilities – Off-street Car Parking. 2) Vehicle parking, manoeuvring and circulation areas shall be suitably constructed, sealed (two coat, asphalt, concrete or brickpavers), drained and thereafter maintained. 3) All car parking areas and access ways shall be maintained for their stated purpose at all times and shall not be used for display or general storage purposes. 4) No parking or display of vehicles and/or equipment shall occur within the road verge area at any time. 5) In the event that overflow car parking is required, the parking of the vehicles in question is to be on land associated with the Ravensthorpe Palace Hotel.
Setback of retaining walls to the eastern boundary.	In regards to the proposed Retaining Walls it is important to note that these are considered separate from the proposed buildings for Workforce Accommodation. Where Workforce Accommodation is referenced in the Scheme, it should only apply to those buildings intended to be actively used for the purposes of Workforce Accommodation and not for ancillary structures.

	<p>The reason for this is that Retaining Walls (and the associated Earthworks) can be proposed as part of any potential use of the site, whether it is for Dwelling, Shop, Office, Industrial or even as a completely separate application and that as such they should be assessed solely under provisions for Mixed Use development in the Scheme.</p>
Overshadowing	<p>There are no limitations on overshadowing where the development that causes the overshadowing is not a Residential development.</p> <p>If the provisions of the <i>Residential Design Codes</i> were applicable and the property assigned a density code of R30 similar to the maximum density of nearby properties, a maximum of 35% overshadowing at 12 noon on the winter solstice could be permitted. As the proposed development is located to the west (or more correctly, a couple of degrees south of a true western alignment), there would be no consideration given to overshadowing under the <i>Residential Design Codes</i>.</p>
Stormwater Collection and Management.	<p>As part of any planning approval for the proposal, Stormwater will need to be properly managed so that it does not impact on an adjoining property. As such the following condition is suggested as part of the conditions of any approval for the site:</p> <p>2) All stormwater and drainage run off from all roofed and impervious areas is to be retained on-site to the satisfaction of the Shire of Ravensthorpe.</p> <p>The applicant will then need to demonstrate how the stormwater is retained to site as part of the Building Permit.</p>
Concerns regarding subterranean movement causing damage to adjoining properties.	<p>This is covered under Builders Insurance. Should the owner of an adjoining or nearby property believe that damage has occurred to their property as a result of works associated with this proposal, they will need to get in touch with the Builder in question to arrange for an inspection.</p>

	It is recommended that the owners of adjoining properties take photographs of their properties for use as evidence in the event that damage does occur.
Concerns regarding excess noise	<p>Any construction or works on the site will need to comply with the <i>Environmental Protection (Noise) Regulations 1997</i>, which will limit work hours to between 7am and 7pm.</p> <p>The following condition is suggested as part of any approval:</p> <p>2) The proposed operations, during and after construction, are required to comply with the <i>Environmental Protection (Noise) Regulations 1997</i>.</p> <p>The Shire has no responsibility for noise associated with private vehicles. Should an individual believe that a vehicle is creating excessive noise, they should note the number of the license plate and contact the police.</p> <p>Planning Services acknowledges that the Department of Communities – Housing has a valid concern regarding potential noise impact on tenants from the WA Police who may have alternative work/sleep hours to the majority of the community. Given that the proposed development utilises transportable units, the period where the adjoining properties will be impacted by construction noise should be shorter than if the proposal was for a standard dwelling and retaining walls, however the amount of noise is also likely to be greater during the construction period due to the need for heavy machinery to move the transportable units into place.</p>
Concerns regarding security	<p>Any potential impact on security will depend on who the tenants of the proposed development are, and as such it is impossible to determine if there will be any impact at this time.</p> <p>It is noted that security is not a valid planning concern, but rather a matter for the WA Police.</p>

Difficulty renting the property, and potential impact on land value	Impact on land value and the ability to rent a property to tenants are not valid planning concerns.
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Statutory Obligations:

Local Planning Scheme No. 6

The applicant has a right of review to the State Administrative Tribunal if aggrieved by any planning decision.

It should also be noted that pursuant to Section 211(1) of the *Planning and Development Act 2005*, a person aggrieved by the failure of a local government to enforce or implement effectively the observance of a local planning scheme may make representation to the Minister. If the Minister considers it appropriate to do so, representation may be referred to the State Administrative Tribunal for its report and recommendation. Following subsequent actions and recommendation by the SAT the Minister may order the local government to do all things considered necessary for enforcing the observance of the Scheme or any provisions of the Scheme.

Policy Implications:

None

Budget / Financial Implications:

None for Council

Strategic Implications:

The proposal is to do with the following theme of the Strategic Community Plan:
Theme 1:

A healthy, strong and connected community that is actively engaged and involved;
Outcome 1.2 "Vibrant & attractive townsite".

Sustainability Implications:

- **Environmental:**

There are no known significant environmental considerations.

- **Economic:**

There are potential economic benefits to the Ravensthorpe townsite from the proposed Workforce Accommodation, through increased population in the centre of the townsite and the flow-on effects of increased trade and patronage.

- **Social:**

There are potential social benefits from locating Workforce Accommodation in the centre of Ravensthorpe, allowing workers to access the full range of commercial businesses and social infrastructure available in the Ravensthorpe townsite. This may assist in counter-acting the mental and physical health concerns associated with Fly-in, Fly-out and Drive-in, Drive-out workers.

Voting Requirements:

Simple majority

COUNCIL DECISION

ITEM 10.2.2

Moved: Cr Belli

Seconded: Cr Dickinson

That Council resolve to approve Development Application P18-021 for 24 workforce accommodation units, retaining walls and associated earthworks subject to the following conditions:

1. Development shall be carried out and fully implemented in accordance with the details indicated on the stamped approved plan(s) unless otherwise required or agreed in writing by the Shire of Ravensthorpe (Planning Services).
2. The land and buildings the subject of this approval shall be used for the purposes of Workforce Accommodation only and for no other purpose unless otherwise approved in accordance with the provisions of Local Planning Scheme No. 6 (refer below definition as extracted from Part 6, Division 2 – Land Use Terms used in Scheme).
 - primarily for the accommodation of workers engaged in construction, resource, agricultural or other industries on a temporary basis; and
 - for any associated catering, sporting and recreation facilities for the occupants and authorised visitors.
3. During construction stage, adjoining lots are not to be disturbed without the prior written consent of the affected owner(s).

4. This approval to establish Workforce Accommodation on the subject land shall not be viewed as providing a basis for subdivision of the land (either strata subdivision or fee simple (green title)) to create a separate title for single or multiple Workforce Accommodation units.

5. The void area between the floor and natural ground levels is to be enclosed with brickwork, battens or other suitable material which is compliant with the Building Code of Australia and Australian Standard 3959:2009 (as amended).

6. All retaining walls, earthworks and/or associated drainage shall be undertaken in accordance plans and specifications certified by a qualified Engineer as being consistent with standard engineering practices, as approved by the Shire of Ravensthorpe.

7. The vehicle crossovers are to be constructed, drained and sealed to the satisfaction and specifications of the Shire of Ravensthorpe.

8. A minimum of twelve (12) car parking bays and any applicable accessible bays are to be provided on-site in accordance with the requirements of Australian Standard AS2890.1:2004 Parking Facilities – Off-street Car Parking, Australian Standard 2890.6 and the Building Code of Australia.

9. Prior to the commencement of the use, vehicle parking, manoeuvring and circulation areas shall be suitably constructed, sealed (asphalt, concrete or brickpavers), drained, kerbed, marked (including disabled bays) and thereafter maintained.

10. All car parking areas and access ways shall be maintained for their stated purpose at all times and shall not be used for display or general storage purposes.

11. No parking or display of vehicles and/or equipment shall occur within the road verge area at any time.

12. In the event that overflow car parking is required, the parking of the vehicles in question is to be on land associated with the Ravensthorpe Palace Hotel.

13. All stormwater and drainage run off from all roofed and impervious areas is to be retained on-site to the satisfaction of the Shire of Ravensthorpe.

14. Arrangements shall be made to the satisfaction of the Shire of Ravensthorpe for the provision of onsite parking for the purpose of picking and setting down members of the public prior to occupation of the approved development so that any impediment to the movement of traffic along Spence Street does not occur.

15. The existing infrastructure located within the road reserve shall be retained and protected during the construction process period with any damage to the infrastructure being repaired to the satisfaction of the Shire of Ravensthorpe (Asset Management Division) at developer's expense.

16. All street trees located in verge areas adjoining the site shall be retained and protected during the construction process to the specification and satisfaction of the Shire of Ravensthorpe (Asset Management Division).

17. The provision of all services, including augmentation of existing services, necessary as a consequence of any proposed development shall be at the cost of the developer and at no cost to the Shire of Ravensthorpe.

18. The approved development must be connected to a reticulated water supply provided by a licensed water provider.

19. Before the approved development is occupied, the property must be connected to the reticulated sewerage system.

20. Immediately prior to the occupation of the site and/or buildings for their approved purpose, the proponent shall notify the Shire of Ravensthorpe, in writing, of the effective completion of the approved development such that a Final Inspection can be carried out to determine compliance with the conditions contained on this Planning Consent.

21. The development hereby approved must not create community safety concerns, or otherwise adversely affect the amenity of the subject locality by reason of (or the appearance or emission of) smoke, fumes, noise, vibration, odour, vapour, dust, waste water, waste products or other pollutants.

22. All fencing shall be in accordance with Shire of Ravensthorpe Local Planning Policy: Fencing.

23. The works involved in the implementation of the development must not cause sand drift and/or dust nuisance. In the event that the Shire of Ravensthorpe is aware of, or is made aware of, the existence of a dust problem, measures such as installation of sprinklers, use of water tanks, mulching, or other land management systems as appropriate may be required to be installed or implemented to prevent or control dust nuisance, and such measures shall be installed or implemented within the time and manner directed by the Shire of Ravensthorpe.

24. A bin storage area shall be provided on-site and screened from public view to the satisfaction of the Shire of Ravensthorpe.

25. All delivery/collection points and rubbish storage areas are to be designed and located to minimise noise, odour, visual intrusion and/or other factors potentially adversely affecting the character and/or amenity of residents and properties in the vicinity to the satisfaction of the Shire of Ravensthorpe.

26. The proposed operations, during and after construction, are required to comply with the *Environmental Protection (Noise) Regulations 1997*.

27. Within six months of the use of the land and buildings hereby approved as workforce accommodation ceasing, either the transportable buildings associated with the use of the site are to be removed or a change of use application is to be submitted to the Local Government.

28. Retaining walls are to be set back a minimum of 1.5 from the eastern boundary of Lot 28 (63) Spence Street, Ravensthorpe to the satisfaction of the Shire of Ravensthorpe.

29. All structures the subject of this approval are to possess a hipped roof to the satisfaction of the Shire of Ravensthorpe.

30. The portion of the laneway running between the subject land, being lot 28 (63) Spence Street, and the Ravensthorpe Hotel, being lots 28-30 (63, 66 and 68) Morgans Street, is to be constructed and sealed to the satisfaction of the Shire of Ravensthorpe (Works Department) between the western boundary of the subject land and Carlisle Street at the cost of the applicant.

And the following advice notes:

1. **THIS IS NOT A BUILDING PERMIT.** An application for a building permit is required to be submitted and approved by the Shire of Ravensthorpe prior to any works commencing on-site.

2. The development is to comply with the *Building Code of Australia, Building Act 2011, Building Regulations 2012* and the *Local Government Act 1995*.

3. It is the responsibility of the applicant to ensure that building setbacks correspond with the legal description of the land. This may necessitate re-surveying and re-pegging the site. The Shire of Ravensthorpe will take no responsibility for incorrectly located buildings.

4. It is the responsibility of the developer to search the title of the property to ascertain the presence of any easements and/or restrictive covenants that may apply.

5. The applicant is to liaise with Shire of Ravensthorpe to ascertain the location of any and all shire infrastructure prior to the commencement of works.

6. Any requirement to move, relocate, repair or adjust existing shire infrastructure is to be at the cost of the applicant.

7. The Department of Water and Environment Regulation has prepared dust control guidelines for development sites, which outline the procedures for the preparation of dust management plans. Further information on the guidelines can be obtained from the Department of Water and Environment and Regulation's website www.dwer.wa.gov.au under air quality publications.

8. The developer is to liaise with Shire of Ravensthorpe to determine any requirement for additional approvals for any signage proposed to be erected on site.

9. The approved development is required to comply with the following legislation (as amended from time to time):

Health (Miscellaneous Provisions) Act 1911

Occupational Safety and Health Regulations 1996

Sewerage (Lighting, Ventilation & Construction) Regulations 1971

Environmental Protection (Noise) Regulations 1997

10. Retaining walls that run along the eastern boundary of Lot 28 (63) Spence Street, Ravensthorpe are to be stepped down or reduced in height in accordance with site constraints.

11. The Shire of Ravensthorpe encourages that colours, materials and design elements be in accordance with the Shire of Ravensthorpe Urban and Landscape Design Manual 2015 where applicable.

Carried: 6/0

Res:112/2018

Cr Smith returned to the meeting at 5.40pm

Cr Goldfinch declared a financial interest and left the meeting at 5.40pm

10.2.3 PROPOSED MOTEL AT LOT 54 HOPETOUN-RAVENSTHORPE ROAD, HOPETOUN

File Ref:	A1229
Applicant:	Rick Besso
Location:	Lot 54 (279) Hopetoun-Ravensthorpe Road, Hopetoun
Disclosure of Officer Interest:	None
Date:	14 September 2018
Author:	Richard Hindley – Manager Strategic Planning & Land Projects
Authorising Officer:	Darren Kennedy – A/Chief Executive Officer
Attachments:	10.2.3.1Development Plans

Summary:

Council has received a request to amend the development application that was approved at the Ordinary Meeting of Council on the 15 June 2017 for 32 motel units to be developed at Lot 54 (279) Hopetoun-Ravensthorpe Road, Hopetoun.

Background:

Site Description

Lot 54 (279) Hopetoun-Ravensthorpe Road, Hopetoun (Lot 54) is 4.6803ha in area and developed with a Tavern, Park Home Park, office/administration block, recreational areas, storage area, and caravan/camping area.



Aerial photo of Lot 54 showing variety of existing land uses (2016)

Zoning and Scheme Requirements

Lot 54 is currently zoned 'Tourism' and the proposed development of a Motel is a discretionary land use under Local Planning Scheme No. 6.

Council resolved to support the development of 32 motel units at the June 2017 OCM. An amended plan has been prepared and is now presented to Council as officers' delegation does not allow the development to be determined under delegated authority.

Comment:

Proposal

Council is requested to determine a planning application for 32 motel units on Lot 54 (279) Hopetoun-Ravensthorpe Road, Hopetoun at the rear of the existing Wavecrest Tavern.

The motel units would replace a portion of the site developed as a Park Home Park and consists of:

- 32 Motel units
- 40 parking bays, one for each unit and 8 visitor bays;
- Each unit would be a single bedroom unit with a small kitchenette, lounge and bathroom

Assessment

Local Planning Scheme No.6

Lot 54 is zoned 'Tourism' by Local Planning Scheme No.6. The objectives for the 'Tourism' zone are:

- i. To promote and provide for tourism opportunities.
- ii. To provide for a variety of holiday accommodation styles and associated uses, including retail and service facilities where those facilities are provided in support of the tourist accommodation and are of an appropriate scale where they will not impact detrimentally on the surrounding or wider area.
- iii. To allow limited residential uses where appropriate.
- iv. To encourage the location of tourist facilities so that they may benefit from existing road services, physical service infrastructure, other tourist attractions, natural features and urban facilities.

A 'Motel' is a discretionary land use in Local Planning Scheme No.6 and is defined as:

" **motel** means premises, which may be licensed under the Liquor Licensing Act 1988 –
 (a) used to accommodate guests in a manner similar to a hotel; and
 (b) with specific provision for the accommodation of guests with motor vehicles;"

Local Planning Scheme No.6 lists the following specific requirements for the development of motel units in the Tourism zone, assessed in the table below:

Scheme Requirement	Complies/Comment
Up to 75% site coverage	Complies Less than 50% of the site would be considered to be 'developed'.
6m front setback, 5 side setback.	Complies Is more than 6m from the boundaries of the site.
10% landscaping	Does not comply A condition requiring the preparation and implementation of a landscaping plan showing 10% landscaping should be required.
Parking at: 1 space per unit plus 1 additional space for every 4 units for visitor parking.	Complies.

Parking

Whilst one bay has been provided per unit and there are other parking bays elsewhere in the complex, those parking bays have been provided as conditions of previous approvals.

Additional visitor parking bays are required to service the proposed motel units in order to comply with the requirements of Local Planning Scheme No.6.

Amenity

In order for a mixed development with both residential (Park Home Park) and tourist components to work well clear separation of the two land uses is required. Both parties have differing expectations of a space with holiday makers often less mindful of keeping a quiet residential feeling to an area. Whilst permanent residential areas often present differently, making holiday makers feel they are trespassing.

Therefore details on how the two uses are to be physically separated need to be provided and how this will be managed over time.

The other potential amenity issue relates to the storage area at the rear needing screening from the motel units.

The quality of the tourist experience, of which accommodation forms a part, reflects on the wider area and it is important that these amenity concerns are addressed.

Conclusion

Subject to the proposed conditions the proposed land use is consistent with the Scheme and should work well providing another tourist product for the wider Hopetoun area. The tavern and restaurant offer a high level of service and the new units should work well to add to and improve the tourist experience.

Consultation:

None required.

Statutory Obligations:

Local Planning Scheme No.6

Schedule 2 – *Planning and Development (Local Planning Schemes) Regulations 2015*

Policy Implications:

No local planning policies specifically apply.

The WAPC Planning Bulletin 83 - Planning for Tourism highlights the strategic importance of planning for tourism and amongst other matters offers recommendations on treating tourist development with a residential component. The proposal before Council addresses this Planning Bulletin.

Budget / Financial Implications:

None for Council.

Strategic Implications:

The proposal is to do with the following theme of the Strategic Community Plan:

Theme 2 - A thriving business and industry including tourism.

"A strong and diversified economic tourist and industrial base that provides varied employment opportunities for all ages."

Theme 3 - Adequate services and infrastructure to cater for the community

Goal/Strategy 3.6.1 *An environmentally astute and growing community that embraces well designed and sustainable development where human needs are met while conserving the natural and built environment.*

Sustainability Implications:

- **Environmental:**
There are no known significant environmental considerations.
- **Economic:**
There are no known significant economic considerations.
- **Social:**
There are no known significant social considerations.

Voting Requirements:

Simple majority

COUNCIL DECISION

ITEM 10.2.3

Moved: Cr Dickinson

Seconded: Cr Smith

THAT Council resolve to approve the amended development application P18-30 for a thirty two (32) unit motel development at Lot 54 (279) Hopetoun-Ravensthorpe Road, Hopetoun subject to the following new conditions:

- 1) This approval supersedes the previous development approval P17-12.
- 2) Development shall be carried out and fully implemented in accordance with the details indicated on the stamped approved plan(s) unless otherwise required or agreed in writing by the Shire of Ravensthorpe.
- 3) The land and buildings the subject of this approval shall be used for the purposes of Motel only and for no other purpose unless otherwise approved in accordance with the provisions of Local Planning Scheme No. 6 (refer attached definition as extracted from Clause 6.2 Land use terms used).

motel means premises, which may be licensed under the Liquor Control Act 1988 —

 - (a) used to accommodate guests in a manner similar to a hotel; and
 - (b) with specific provision for the accommodation of guests with motor vehicles;
- 4) The motel units are to be used for short stay accommodation which, means temporary accommodation provided either continuously or from time to time with no guest accommodated for periods totalling more than 3 months in any 12 month period.
- 5) PRIOR TO THE OCCUPATION OF THE DEVELOPMENT, those buildings/structures indicated on the approved plan as proposed to be removed must be removed from the subject site.
- 6) Earthworks are to be in accordance with *Australian Standard 3798 Guidelines on Earthworks for Commercial and Residential Developments*.
- 7) A minimum of 40 car parking bays are to be provided on-site in accordance with the requirements of Australian Standard AS2890.1:2004 Parking Facilities – Off-street Car Parking.

- 8 of the required car parking bays are to be designated as visitors parking spaces, with such bays being clearly marked/signposted as such at all times.
- 8) Vehicle parking, manoeuvring and circulation areas shall be suitably constructed, sealed (asphalt, concrete or brickpavers), drained, kerbed, marked (including disabled bays) and thereafter maintained.
 - 9) All stormwater and drainage run off from all roofed and impervious areas is to be retained on-site to the satisfaction of the Shire of Ravensthorpe
 - 10) PRIOR TO THE APPLICATION FOR A BUILDING PERMIT, a detailed stormwater management plan (incorporating water sensitive urban design principles) must be submitted to and approved by the Shire of Ravensthorpe. The stormwater management plan must be implemented prior to Development being occupied.
 - 11) PRIOR TO THE OCCUPATION OF THE DEVELOPMENT, a landscaping management plan, showing at least 10% of the site as landscaped, to a scale of not less than scale of 1:200 and shall detail the following:
 - Proposed trees and shrubs to be planted including species, number and size of plants (NB: emphasis should be on native plants and preferably Western Australian native plants because of their general hardiness and low water requirements). Trees and plants are to be shown in exact location using clear symbols;
 - Site layout and context including property boundaries, street names, building/s, parking areas, paved areas, adjacent verges, existing trees and vegetation;
 - Reticulation methods; and
 - Maintenance arrangements.
 - 12) Prior to occupation of the development the storage area to the rear of the site shall be fenced or screened to the satisfaction of the Shire of Ravensthorpe.
 - 13) All fencing shall be in accordance with the Shire of Ravensthorpe Local Law Relating to Fencing
 - 14) The provision of all services, including augmentation of existing services, necessary as a consequence of any proposed development shall be at the cost of the developer and at no cost to the Shire of Ravensthorpe.
 - 15) The proposed operations, during and after construction, are required to comply with the *Environmental Protection (Noise) Regulations 1997*.
 - 16) A bin storage area shall be provided on-site and screened from public view to the satisfaction of the Shire of Ravensthorpe.
 - 17) All delivery/collection points and rubbish storage areas are to be designed and located to minimise noise, odour, visual intrusion and/or other factors potentially adversely affecting the character and/or amenity of residents, tenants and properties in the vicinity to the satisfaction of the Shire of Ravensthorpe.
 - 18) Before the approved development is occupied, the property must be connected to the Hopetoun reticulated sewerage system.
 - 19) The approved development must be connected to a reticulated water supply provided by a licensed water provider.
 - 20) Before the approved development is occupied, the property must be connected to the Hopetoun reticulated sewerage system.

- 21) The approved development must be connected to a reticulated water supply provided by a licensed water provider.

Advise the applicant that;

- 1) It is the responsibility of the applicant to ensure that building setbacks correspond with the legal description of the land. This may necessitate re-surveying and re-pegging the site. The Shire of Ravensthorpe will take no responsibility for incorrectly located buildings.
- 2) It is the responsibility of the developer to search the title of the property to ascertain the presence of any easements and/or restrictive covenants that may apply.
- 3) In regard to Condition 3, please note that Motel is the approved use and that any change from this approved use would be the subject of a separate development approval.
- 4) Horizon Power has requested the Shire to advise Applicants that Horizon Power has certain restrictions regarding the installation of conductive materials near its network assets. Applicants are advised to contact Horizon Power's Esperance office to ascertain whether any of Horizon Power's restrictions affect their proposed development.
- 5) THIS IS NOT A BUILDING PERMIT. An application for a building permit is required to be submitted and approved by the Shire of Ravensthorpe prior to any works commencing on-site.
- 6) The development hereby approved is to comply with the *Building Act 2011*, *Building Regulations 2012* and the *Building Code of Australia*. Advice should be sought from a registered building surveying contractor in order to obtain the appropriate certificates for building permit and occupancy permit applications.
- 7) Owners, builders and developers undertaking development of any kind are advised of their responsibility to comply with the requirements of the *Disability (Access to Premises – Buildings) Standards 2010* and the *Disability Discrimination Act 1992*.

At Building Permit Application stage the plans and specifications must indicate all provisions of access for people with disabilities, into and within the building, in accordance with the BCA – Volume 1, Part D3 and AS 1428.1 – 2009.

- 8) The developer is to liaise with Shire of Ravensthorpe to determine any requirement for additional approvals for any signage proposed to be erected on site.

Carried: 6/0

Res:113/2018

Michael Palmer left the meeting at 5.41pm

10.3 MANAGER OF ENGINEERING SERVICES

Nil

10.4 CHIEF EXECUTIVE OFFICER

Helen Coleman declared an interest in item 10.4.1 and left the meeting at 5.41pm

10.4.1 APPLICATION FOR EXEMPTION TO KEEP MORE THAN THE PRESCRIBED NUMBER OF DOGS

File Ref:

Applicant:	Helen Coleman
Location:	47 Spence Street, Ravensthorpe
Disclosure of Officer Interest:	None
Date:	07 September 2018
Author:	Stacey Jaskiewicz – Ranger Services
Authorising Officer:	Ian Fitzgerald – Chief Executive Officer
Attachments:	10.4.1.1 Attachment 1: Application for Exemption 10.4.1.2 Attachment 2: Neighbour Submission Form

Summary:

An application has been received from Helen Coleman requesting permission to keep three dogs at her property at 47 Spence Street, Ravensthorpe. She currently owns three Jack Russell's which are micro-chipped and registered.

Background:

It is a requirement of the Ravensthorpe Shire Council's Dogs Local Law (2011) that the maximum number of dogs that can be kept on a premise within a town site is two unless an exemption is granted by Council under the provisions of section 26(3) of the Dog Act 1976 (as Amended).

Comment:

It is recommended that Council agree to the granting of an exemption for the keeping of three dogs at 47 Spence Street subject to the following conditions:

- That the exemption be reviewed in twelve months to ensure that no adverse problems have been experienced as a result of the exemption, and

- That Council reserve the right to withdraw the exemption at any time if any major or substantial problems are experienced prior to the review period.
- That the exemption applies only to the dogs nominated by the applicant.
- Each dog on the property must be registered with the Shire of Ravensthorpe.
- Upon the death or permanent removal of any of the nominated dogs a maximum of two dogs only will be permitted to be kept on this property

Site Inspection Undertaken: Yes

Site Inspection: The Shire Ranger inspected the property and has advised that there are no reasons to withhold the granting of an exemption to keep three dogs at the property. The property is adequately fenced to contain the dogs.

Consultation:

The Shire Ranger has liaised with the one adjoining neighbour. A Neighbour Submission form was provided, and feedback returned stated that the current neighbours have no objections to Helen Coleman keeping three dogs. The Shire Ranger has considered that there are no valid reasons for withholding such approval.

Statutory Obligations:

Dog Act 1976 (As Amended)

Ravensthorpe Shire Council Dogs Local Law (2011)

Policy Implications:

N/A

Budget / Financial Implications:

NA

Strategic Implications:

N/A

Sustainability Implications:

- **Environmental:**

There are no known significant environmental considerations.

- **Economic:**

There are no known significant economic considerations.

- **Social:**

Keeping of dogs in a town site may impact on the social cohesion of a community if the dogs create a nuisance.

Voting Requirements:

Simple majority

COUNCIL DECISION	ITEM 10.4.1
Moved: Cr Richardson	Seconded: Cr Smith
That Council: approve an exemption for the keeping of three dogs at 47 Spence Street Ravensthorpe subject to the following conditions:	
That the exemption be reviewed in twelve months' time to ensure that no adverse problems have been experienced as a result of the exemption, and;	
That Council reserve the right to withdraw the exemption at any time if any major or substantial problems are experienced prior to the review period.	
The exemption applies only to the dogs nominated by the applicant.	
Each dog must be registered with the Shire of Ravensthorpe.	
Upon the death or permanent removal of any of the nominated dogs a maximum of two dogs only will be permitted to be kept on this property.	
Carried: 6/0	Res:114/2018

Helen Coleman returned to the meeting at 5.42pm

Cr Goldfinch returned to the meeting at 5.42 pm

10.4.2 TEACHER ACCOMODATION MUNGLINUP**File Ref:****Applicant:** Munglinup Community Group (MCG)**Location:** Munglinup**Disclosure of Officer Interest:** None**Date:** 7 May, 2018**Author:** Darren Kennedy – Acting Chief Executive Officer**Authorising Officer:** Not applicable**Attachments:** 10.4.2 – Letter from MCG

Summary: To recommend that Council contribute Lot 64 / 17 Budjan Street Munglinup towards overcoming the acute teacher accommodation shortage in Munglinup.

Background: As per the letter received from the MCG, there is currently no available teacher accommodation within the Munglinup townsite. This has resulted in teachers having to commute large distances each day from alternative Government Regional Officer Housing (GROH) in Ravensthorpe and Cascades.

This presents a fatigue safety issue and limits the ability of the teachers to become part of the Munglinup community.

MCG have been lobbying GROH for some time. The option of renting a property has proved impossible as there are no properties available that meet the strict GROH requirements.

The preferred long term solution is to have an additional GROH house in Munglinup. This presents another obstacle to overcome as there is a lack of land within the townsite and none owned by GROH that could be developed.

The Shire owns one freehold vacant block in Munglinup located opposite the Munglinup Primary school oval. The origins or purpose of the Shire ownership of this block are unknown. The MCG have approached the Shire to provide this block for GROH accommodation and if

approved by Council will lobby GROH for the placement of a suitable transportable on this site.



Comment: The subject block has no known defined Council purpose. Assisting the MCG and the broader Munglinup community overcome this occupational health and safety issue is well aligned to the Shire's key strategic theme of vibrant, supportive and socially connected communities.

Without adequate housing the ability to attract staff is compromised and this in turn threatens the viability of the school. The Munglinup Graphite project and the potential impact this may have on available land and the demand for education is not able to be quantified. On the assumption that there will be some increase proactively dealing with the current issue would appear to be a prudent step by the MCG and Council.

If Council are supportive in providing the block, Shire staff will need to work with the MCG to progress discussions at a strategic level with GROH. Both Peter Rundle MLA and Colin De Grussa MLC have offered to provide assistance to MCG in this area along with letters of support as has the District Office of Education.

Consultation:

Education District Office (To provide letter of support)

Munglinup community through MCG

Peter Rundle & Colin De Grussa

Statutory Obligations:

No statutory obligations at this point.

Depending on the negotiations with GROH, Section 3.58 Disposing of Property under the *Local Government Act 1995* will need to be considered if GROH require the property in freehold or leasehold.

If freehold is required by GROH advice around the Shire lodging a caveat would be sought to ensure the land was transferred back to the Shire in the event it was no longer required for GROH.

Policy Implications:

Nil

Budget / Financial Implications:

Nil at this stage. Shire is not being asked for a financial contribution other than the provision of land. The blocks current market value has not been determined and could be considered an opportunity cost.

Strategic Implications:

Strategic Community Plan: Theme 1: A healthy, strong and connected community that is actively engaged and involved;

Outcome 1.2 - "Vibrant & attractive townsite".

Sustainability Implications:

- **Environmental:**
The current GROH arrangement for teachers other than the Principal poses a potential OH&S issue that is favourably improved by this proposal.
- **Economic:**
Additional residential property in the Munglinup townsite would result in a small economic benefit to the Munglinup community.
- **Social:**
Having teachers able to reside in the Munglinup community would have a positive social impact.

Voting Requirements:

Simple majority

COUNCIL DECISION	ITEM 10.4.2
Moved: Cr Smith	Seconded: Cr Major
That Council resolves to:	
1. Provide Lot 64 / 17 Budgan Street Munglinup, towards accommodation for teachers and education assistants working at the Munglinup Primary School subject to being able to negotiate a suitable arrangement with Government Regional Officer Housing.	
2. Provide the Munglinup Community Group with a letter of support from the Shire for the project and requests the Chief Executive Officer to work with the Munglinup Community Group during negotiations with Government Regional Officer Housing.	
Carried: 7/0	Res:115/2018

10.4.3 RAVENSTHORPE HAND GUN CLUB – REQUEST FOR GRAVEL

File Ref:	
Applicant:	Ravensthorpe Hand Gun Club
Location:	Not applicable
Disclosure of Officer Interest:	None
Date:	10 September, 2018
Author:	Darren Kennedy – Acting Chief Executive Officer
Authorising Officer:	Not applicable
Attachments:	10.4.3.1 Letter of request from Ravensthorpe Hand Gun Club

Summary: Request for Council to consider the supply and delivery of ~100 cubic metres of gravel to assist with the development of 100m range.

Background: The Ravensthorpe Hand Gun Club (RHGC) is progressing through a series of improvements that will enhance the Club and provide greater options for recreational shooters. This includes a new target array on the 50m range which was partly funded by the Future Fund, a new internal range danger boundary fence and an upgrade to the access road.

RHGC members have provided a significant contribution of labour and equipment to the above and whilst the momentum is there they would like to complete a gravel covered pad at the site of the proposed new 100m range adjacent to the 50m range and club house.

Club funds have largely been exhausted and the RHGC are seeking a small contribution in the form of gravel and will use own labour and plant to construct the pad.



Pad for new 100m range

Comment: The RHGC currently has 35 members and through providing greater options is actively seeking additional members. They are also looking to conduct a range of shooting events which will be open to members of other hand gun clubs under a reciprocal membership arrangement.

The provision of a small amount of gravel will allow the RHGC to continue the development of this Reserve and complement the range of recreational activities available to residents and visitors to the Shire.

Consultation:

Nil

Statutory Obligations:

Nil

Policy Implications:

Nil

Budget / Financial Implications:

The value of the gravel is estimated at \$400. Shire wages and plant hire to deliver the gravel is estimated at \$1,000.

This can be accommodated within the Parks & Reserves maintenance budget. Should also be noted that the Community Development Fund was under subscribed this year and would have been an alternative funding source had timing of request been aligned.

Strategic Implications:

Strategic Community Plan:

Theme 1: A healthy, strong and connected community that is actively engaged and involved;

Outcome 1.2 – Vibrant and attractive town-site

Outcome 1.4 – Supportive volunteers

Sustainability Implications:

- **Environmental:**
There are no known significant environmental considerations.
- **Economic:**
There are no known significant economic considerations.
- **Social:**
There are no known significant social considerations.

Voting Requirements:

Simple majority

COUNCIL DECISION	ITEM 10.4.3
Moved: Cr Smith	Seconded: Cr Major
That Council approve the Ravensthorpe Hand Gun Clubs' request for the supply of 100 cubic metres of gravel and that this to be funded from Parks and Reserves 2018/19 Maintenance Budget	
Carried: 7/0	Res:116/2018

10.4.4 RAVENSTHORPE YOUTH CLUB – MORGAN ST BUILDING

File Ref:	
Applicant:	Ravensthorpe Youth Club Inc.
Location:	63 Morgans Street, Ravensthorpe
Disclosure of Officer Interest:	None
Date:	11 September, 2018
Author:	Darren Kennedy – Acting Chief Executive Officer
Authorising Officer:	Not applicable
Attachments:	10.4.4.1 request 10.4.4.2 proposed alterations

Summary: Ravensthorpe Youth Club (RYC) has received sponsorship from Galaxy of \$22,000 to assist with alterations to 63 Morgans St to better accommodate their needs. As the building is owned by the Shire any alterations require Council approval prior to commencement.

Background: Council approved the leasing of 63 Morgans Street to the Ravensthorpe Youth Club Inc. at its February 2018 full Council Meeting.

The Shire has been providing in kind support to the RYC to assist with the planning of the desired alterations and additions. Bill Auburn (Building Maintenance Officer) has provided a scope of works that addresses three main priority areas as follows:

1. Kitchen renovations
2. Toilet upgrade to meet AS-1428.1; and
3. New rear Verandah/patio

The scope of works has not been costed and is not expected to be fully covered by the Galaxy funding. The RYC will continue to fund raise and seek additional grants to complete all the works over a period of time.

Comment: The RYC will initially start with the new rear verandah / patio to provide an outside undercover area. Bill Auburn will assist with plans and gaining the necessary building approvals whilst RYC have engaged Will Chalk Carpentry to construct.

The RYC were initially going to use their funds to remove the asbestos boundary fence so that a sand pit area could be developed at the side of the building. RYC however have been advised that the Shire will remove this fence as part of the planned demolition of the old emporium. This may allow some of the internal alterations to be considered during the first stage.



The proposed addition of a rear verandah/patio will only enhance the building and will not detract from the ability to use the building for alternative uses in the future should the need arise. Council consent is therefore recommended.

Consultation:

Building Maintenance Officer
Ravensthorpe Youth Club

Statutory Obligations:

Nil

Policy Implications:

Nil

Budget / Financial Implications:

In kind support from the Shire at this point. The Ravensthorpe Youth Club has not requested any further financial assistance from the Shire at this point and is actively seeking donations and other forms of sponsorship.

Strategic Implications:

Strategic Community Plan: Theme 1: A healthy, strong and connected community that is actively engaged and involved;

Outcome 1.1: Youth are retained in the community

Outcome 1.2: Regular cultured and recreational activities

Sustainability Implications:

- **Environmental:**
There are no known significant environmental considerations.
- **Economic:**
There are no known significant economic considerations.
- **Social:**
Ravensthorpe Youth Club provides positive social opportunities for the youth of Ravensthorpe 5yrs – 15yrs.

Voting Requirements:

Simple majority

COUNCIL DECISION	ITEM 10.4.4
Moved: Cr Goldfinch	Seconded: Cr Smith
That Council amend the recommendation to reflect approval of the verandah installation to 63 Morgans Street, Ravensthorpe, subject to all statutory planning & building approvals being in place and that a further agenda item to be introduced at the October meeting to consider additional items and the long term future use of the property by the Youth Club.	
Carried: 7/0	Res:117/2018

11. ELECTED MEMBERS MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

12. BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF MEETING**12.1 ELECTED MEMBERS**

COUNCIL DECISION	ITEM 12.1.1
Moved: Cr Dickinson	Seconded: Cr Smith
That Council allow Cr Goldfinch to bring a motion forward in relation to ACH Minerals.	
Carried: 7/0	Res:118/2018

COUNCIL DECISION	ITEM 12.1.2
Moved: Cr Goldfinch	Seconded: Cr Dickinson
That Council supports ACH Mineral's endeavours to expand their mining enterprise within the Shire of Ravensthorpe.	
Carried: 7/0	Res:119/2018

12.2 OFFICERS


Nil

13. MATTERS BEHIND CLOSED DOORS

Nil

14. CLOSURE OF MEETING – 6.11pm

These minutes were confirmed at the meeting of the 18 October 2018

Signed: 
(Presiding Person at the meeting of which the minutes were confirmed.)

Date: 18 October 2018