



AGENDA

For the Council Meeting to be held on

Thursday 19 October 2017

Commencing at 5:00pm

At the Hopetoun Community Centre, Hopetoun.



SHIRE OF RAVENSTHORPE

DISCLAIMER

No responsibility whatsoever is implied or accepted by the Ravensthorpe Shire Council for any act, omission or statement or intimation occurring during Council/Committee meetings or during formal/informal conversations with staff. The Ravensthorpe Shire Council disclaims any liability for any loss whatsoever and howsoever caused arising out of reliance by any person or legal entity on any such act, omission or statement or intimation occurring during Council/Committee meetings or discussions. Any person or legal entity that act or fails to act in reliance upon any statement does so at that person's or legal entity's own risk.

In particular and without derogating in any way from the broad disclaimer above, in any discussion regarding any planning application or application for a licence, any statement or limitation of approval made by a member or officer of Ravensthorpe Shire Council during the course of any meeting is not intended to be and is not taken as notice of approval from the Ravensthorpe Shire Council. The Ravensthorpe Shire Council warns that anyone who has an application lodged with the Ravensthorpe Shire Council must obtain and only should rely on **WRITTEN CONFIRMATION** of the outcome of the application, and any conditions attaching to the decision made by the Ravensthorpe Shire Council in respect of the application.

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

Ian Fitzgerald
Chief Executive Officer

11 October 2017

65 Morgans Street Ravensthorpe WA 6346
Tel (08) 9839000; Fax (08) 98381282
E-mail: - shire@ravensthorpe.wa.gov.au



WRITTEN DECLARATION OF INTEREST IN MATTER BEFORE COUNCIL

NOTE: USE ONE FORM PER DECLARATION

I, (1) _____ wish to declare an interest in the following item to be considered by council at its meeting to be held on (2)

Agenda item (3) _____

The type of interest I wish to declare is (4)

- Financial pursuant to Sections 5.60A of the Local Government Act 1995
- Proximity pursuant to Section 5.60B of the Local Government Act 1995
- Indirect Financial pursuant to Section 5.61 of the Local Government Act 1995
- Impartiality pursuant to Regulation 11 of the Local Government (Rules of Conduct) Regulation 2007

The nature of my interest is (5)

The extent of my interest is (6)

I understand that the above information will be recorded in the Minutes of the meeting and recorded by the Chief Executive Officer in an appropriate Register.

Signature

Date

RECEIVED BY:

Chief Executive Officer

Date

- (1) Insert you name.
- (2) Insert the date of the Council Meeting at which the item it to be considered.
- (3) Insert the Agenda Item Number and Title.
- (4) Tick the box to indicate the type of interest.
- (5) Describe the nature of your interest.
- (6) Describe the extent of your interest (if seeking to participate in the matter under the s.5.68 of the Act)

Financial pursuant to Sections 5.60A of the Local Government Act 1995**5.60A – Financial Interest**

For the purpose of this Subdivision, a person has a financial interest in a matter if it is reasonable to expect that the matter will if dealt with by the local government, or an employee or committee of the local government or member of the council of the local government, in a particular way, result in a financial gain, loss, benefit or detriment for the person.

[Section 5.60A inserted by No. 64 of 1998 s. 30; amended by No. 49 of 2004 s. 50.]

Proximity pursuant to Section 5.60B of the Local government Act 1995**5.60B – Proximity Interest**

- (1). For the purposes of this Subdivision, a person has a proximity interest in a matter if the matter concerns –
 - (a). a proposed change to a planning scheme affecting land that adjoins the person's land;
 - (b). a proposed change to zoning or use of land that adjoins that person's land; or
 - (c). a proposed development (as defined in section 5.63 (5)) of land that adjoins the person's land.
- (2). In this section, land ("**the proposal land**") adjoins a person's land if –
 - (a). the proposal land, not being a thoroughfare, has a common boundary with the person's land;
 - (b). the proposal land, or any part of it, is directly across a thoroughfare from, the person's land; or
 - (c). the proposal land is that part of a thoroughfare that has a common boundary with the person's land.
- (3). In this section a reference to a person's land is a reference to any land owned by the person or in which the person has any estate or interest.

[Section 5.60B inserted by No 64 of 1998 s. 30.]

Indirect Financial pursuant to Section 5.61 of the Local Government Act 1995**5.61 – Indirect financial interest**

A reference in this Subdivision to an indirect financial interest of a person in a matter includes a reference to a financial relationship between that person and another person who requires a local government decision in relation to the matter.

Impartiality pursuant to Regulation 11 of the Local Government (Rules of Conduct) Regulation 2007**11 – Disclosure of interest**

- (1). In this regulation –
Interest means an interest that could, or could reasonably be perceived to; adversely affect the impartiality of the person having the interest arising from kinship friendship or membership of an association.
- (2). A person who is a council member and who has an interest in any matter to be discussed at a council or committee meeting attended by the member must disclose the nature of the interest –
 - (a). in a written notice given to the CEO before the meeting;
or at the meeting immediately before the matter is discussed.
- (3). Sub-regulation (2) does not apply to an interest referred to in section 5.60 of the Act.

- (4). Sub-regulation (2) does not apply if –
 - (a). A person who is a council member fails to disclose an interest because the person did not know he or she has an interest in the matter; or
 - (b). A person who is a council member fails to disclose an interest because the person did not know the matter in which he or she had an interest would be discussed at the meeting and the person disclosed the interest as soon as possible after the discussion began.
- (5). If, under sub-regulation (2)(a), a person who is a council member discloses an interest in a written notice given to the CEO before a meeting then –
 - (a). Before the meeting the CEO is to cause the notice to be given to the person who is to preside at the meeting; and
 - (b). At the meeting the person presiding is to bring the notice and its contents to the attention of the persons present immediately before a matter to which the disclosure related is discussed.
- (6). If –
 - (a). Under sub-regulation (2)(b) or (4)(b) a person's interest in a matter is disclosed at a meeting; or
 - (b). Under sub-regulation (5) (b) notice of a person's interest in a matter is brought to the attention of the persons present at a meeting.

The nature of the interest is to be recorded in the minutes of the meeting.

Describe the extent of your interest (If seeking to participate in the matter under the s.5.68 of the act)

5.68 – Councils and committees may allow members disclosing interests to participate etc. in meetings

- (1). If a member has disclosed, under section 5.65, an interest in a matter, the members present at the meeting who are entitled to vote on the matter
 - (a). may allow the disclosing member to be present during any discussion or decision making procedure relating to the matter; and
 - (b). may allow , to the extent decided by those members, the disclosing member to preside at the meeting (if otherwise qualified to preside) or to participate in discussions and the decision making procedures relating to the matter if –
 - (i) the disclosing member also discloses the extent of the interest; and
 - (ii) those members decide that the interest –
 - (I) is so trivial or insignificant as to be unlikely to influence the disclosing member's conduct in relation to the matter; or
 - (II) is common to a significant number of electors or ratepayers
- (2). A decision under this section is to be recorded in the minutes of the meeting relating to the matter together with the extent of any participation allowed by the council or committee.
- (3). This sections does not prevent the disclosing member from discussing, or participating in the decision making process on, the question on whether an application should be made to the Minister under section 5.69.



**SHIRE OF RAVENSTHORPE
WORKS REQUEST FORM**

Name: _____

Date: ____/____/2017 Urgency: Low / Medium / High / Strategic

Road / Public Building / Area: _____

Request: _____

Description:

OFFICE USE ONLY:

Action Taken:

Comment:

Completed: ____/____/2017 Signature: _____

Inspected and/or authorised: _____
Chief Executive Officer



Application for Leave of Absence

(Pursuant to Section 2.25 of the Local Government Act 1995 (as amended))

- (1) A council may, by resolution, grant leave of absence to a member.
- (2) Leave is not to be granted to a member in respect to more than 6 consecutive ordinary meetings of the Council without the approval of the Minister.
- (3) The granting of the leave is to be recorded in the minutes of the meeting.
- (4) A member who is absent without first obtaining leave of the Council throughout 3 consecutive ordinary meetings of the Council is disqualified from continuing his or her membership of the Council.
- (5) The non-attendance of a member at the time and place appointed for an ordinary meeting of the Council does not constitute absence from an ordinary meeting of Council –
 - (a) if no meeting of the Council at which a quorum is present is actually held on that day; or
 - (b) if the non-attendance occurs while –
 - (i) the member has ceased to act as a member after which written notice has been given to the member under Section 2.27 (3) and before written notice has been given to the member under Section 2.27 (5);
 - (ii) while proceedings in connection with the disqualification of the member have been commenced and are pending; or
 - (iii) while the election of the member is disputed and proceedings relating to the disputed election have been commenced and are pending.

I,, hereby apply for Leave of Absence from the Ravensthorpe Shire Council from..... to for the purpose of

Signed:..... Date:.....

ORDINARY MEETING OF COUNCIL
TO BE HELD AT THE HOPETOUN COMMUNITY CENTRE, HOPETOUN
ON THURSDAY 19 OCTOBER 2017, COMMENCING AT 5:00PM

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1. DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

2. ATTENDANCE / APOLOGIES/ APPROVED LEAVE OF ABSENCE

MEMBERS: Cr Keith Dunlop (Shire President)
 Cr Peter Smith (Deputy Shire President)
 Cr Kerry Dickinson
 Cr Sharyn Gairen
 Cr Graham Richardson
 Cr Ken Norman

STAFF: Ian Fitzgerald (Chief Executive Officer)
 Jenny Goodbourn (Manager of Corporate and Community Services)
 Hanneke Coetzee (Executive Assistant)

APOLOGIES: Darryn Watkins (Manager Engineering Services)

ON LEAVE OF ABSENCE: Cr Ian Goldfinch

ABSENT:

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

6. PETITIONS/ DEPUTATIONS/ PRESENTATIONS

7. CONFIRMATION OF MINUTES

7.1 COUNCIL MEETING: 21 SEPTEMBER, 2017

OFFICER RECOMMENDATION	ITEM 7.1
<p>That the minutes of the meeting of council held on 21 September 2017 be confirmed as a true and correct record of proceedings.</p>	

8. SUSPENSION OF STANDING ORDERS

9. ANNOUNCEMENT BY PRESIDING MEMBER WITHOUT DISCUSSIONS

10. REPORTS OF OFFICERS**10.1 MANAGER OF CORPORATE AND COMMUNITY SERVICES****10.1.1 SCHEDULE OF ACCOUNT PAYMENTS – SEPTEMBER 2017****File Ref:**

Applicant:	Not applicable
Location:	Not applicable
Disclosure of Officer Interest:	None
Date:	30 September, 2017
Author:	Eimear Guidera – Payroll/Creditors Officer
Authorising Officer:	Stacey Howard – Senior Finance Officer
Attachments:	Schedule of Payments to 30 September, 2017 Credit Card Transactions to 02 October, 2017

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:**30 September 2017**

FUND	PAYMENT	VOUCHERS	AMOUNTS
Municipal Account	EFTs	EFT7524-EFT7658	\$1,085,067.72
		Direct Debit	\$14,820.67
	Municipal Fund Cheques	0000169 – 000189	\$39,483.76
Payroll	Dates	14/09/2017 27/09/2017	\$168,885.77
Superannuation		Direct Debit	\$23,945.55
Bank Fees			\$1264.07
Municipal Account Total			\$1,333,467.54
Shire Credit Card Facility	Westpac VISA	02/09/2017- 02/10/2017	\$1,941.35

Trust Account Payments	EFTs	EFT7594-EFT7659	\$42,648.10
	Cheques	26	\$20.00
Grand Total			\$1,378,076.99

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:**Local Government (Financial Management) Regulations 1996****13. Lists of accounts**

(1) If the local government has delegated to the CEO the exercise of its power to make payments from the municipal fund or the trust fund, a list of accounts paid by the CEO is to be prepared each month showing for each account paid since the last such list was prepared:

- (a) the payee's name;
- (b) the amount of the payment;
- (c) the date of the payment; and
- (d) sufficient information to identify the transaction.

(2) A list of accounts for approval to be paid is to be prepared each month showing —

- (a) for each account which requires council authorisation in that month —
 - (i) the payee's name;
 - (ii) the amount of the payment; and
 - (iii) sufficient information to identify the transaction; and
- (b) the date of the meeting of the council to which the list is to be presented.

(3) A list prepared under subregulation (1) or (2) is to be —

- (a) presented to the council at the next ordinary meeting of the council after the list is prepared; and
- (b) recorded in the minutes of that meeting.

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

OFFICER RECOMMENDATION

ITEM 10.1.1

That pursuant to Regulation 13 of the Local Government (Financial Management) Regulations 1996, the payment of accounts for the month of September 2017, be noted.

10.1.2 MONTHLY FINANCIAL REPORT - SEPTEMBER 2017**File Ref:****Applicant:****Location:** Not applicable**Disclosure of Officer Interest:** None**Date:** 6th October 2017**Author:** Jenny Goodbourn – Manager of Corporate & Community Services**Authorising Officer:** Not applicable**Attachments:** Yes – Monthly Financial Reports for September 2017

Summary:

This report presents the monthly financial reports for September 2017 to Council which is provided as an attachment to the agenda. The recommendation is to receive the September monthly financial reports.

Background:

As per the Financial Management Regulation 34 each Local Government is to prepare each month a statement of financial activity reporting on the sources and applications of funds, as set out in the annual budget under regulation 22(1) (d), for that month with the following detail

- The annual budget estimates,
- The operating revenue, operating income, and all other income and expenses,
- Any significant variations between year to date income and expenditure and the relevant budget provisions to the end of the relevant reporting period,
- Identify any significant areas where activities are not in accordance with budget estimates for the relevant reporting period,
- Provide likely financial projections to 30 June for those highlighted significant variations and their effect on the end of year result,
- Include an operating statement, and
- Any other required supporting notes.

Comment:

To provide timely financial information to the Council this report is based on the 2017/2018 Budget adopted by Council on 17 August 2017. The report contains the budget amounts, actual amounts of expenditure, revenue and income to the end of the month. It shows the material differences between the draft budget and actual amounts where they are not associated to timing differences for the purpose of keeping Council abreast of the current financial position.

The actual opening figures contained in the report are subject to final audit and could possibly change following the annual audit which will be undertaken by the end of October. The final accounts will be confirmed by the auditors and presented to council as part of the annual financial report for 2016/2017.

Consultation:

Council Financial Records
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 require that financial activity statement reports are provided each month reporting on the sources and applications of funds, as set out in the annual budget under regulation 22(1)(d) for that month.

The report is to be presented at either the next ordinary meeting after the end of the month, or if not prepared in time to the next ordinary meeting after that meeting.

Policy Implications:

Nil

Budget / Financial Implications:

As detailed within the attachments

Strategic Implications:

Nil

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

OFFICER RECOMMENDATION

ITEM 10.1.2

That Council receive the Monthly Financial Reports for the period ending 30th September 2017 in accordance with Section 6.4 of the Local Government Act 1995.

10.2 MANAGER OF PLANNING AND DEVELOPMENT

10.2.1 PROPOSED SHED AT LOT 721 (#52) DILLWYNIA WAY, HOPETOUN

File Ref:	P17-022
Applicant:	Simon Herwig
Location:	Lot 721 (52) Dillwynia Way Hopetoun
Date:	31 August 2017
Author:	Peter Wilks
Authorising Officer:	Richard Hindley
Attachments:	Plans

Summary:

- Council is to consider an application for an oversized Outbuilding (Shed) at Lot 721 (52) Dillwynia Way, Hopetoun.
- The application was referred to the adjacent landowners; no objections were received at the time of writing this report.
- The application involves a variation to the maximum wall height and roof height under Local Planning Policy 3 - Outbuildings.
- It is recommended that the application be approved subject to condition.

Background:

Site Description

Lot 721 (52) Dillwynia Way, Hopetoun (Lot 721) is 1.3168 ha in area and developed with a single house and a rainwater tank. The property is cleared.

Zoning and Scheme Requirements

Lot 721 is zoned 'Rural Residential' by the Shire's Local Planning Scheme No. 6.

The objectives of the zone are as follows:

- To provide for lot sizes in the range of 1 ha to 4 ha.*
- To provide opportunities for a range of limited rural and related ancillary pursuits on rural-residential lots where those activities will be consistent with the amenity of the locality and the conservation and landscape attributes of the land.*
- To set aside areas for the retention of vegetation and landform or other features which distinguish the land.*

Outbuilding applications are guided by Local Planning Policy 3 – 'Outbuildings'.

The objectives of the Outbuildings policy are as follows:

To provide clear guidelines for the development of outbuildings in the Residential, Town Centre, Rural Small Holdings, Rural Conservation and General Agriculture zones; and

To achieve a balance between providing for the various legitimate needs for outbuildings, and minimizing any adverse impacts outbuildings have on the neighbours, the streetscape, the amenity of the neighbourhood or locality and of the Shire as a whole.

Local Planning Policy 3 – ‘Outbuildings’ applies and recommends the following limitations on outbuildings in the ‘Rural Residential’ zone for lots under 2 ha in area:

- Wall height of 3.8m; and
- Roof height of 4.5m.

Comment:

Proposal

An application was lodged with Shire of Ravensthorpe on 31 August 2017 for an Oversized Outbuilding (Shed).

The proposed Outbuilding is 150sqm in size, with a wall height of 4.2 metres and a roof height of 5.26 metres. The Outbuilding is located in the existing Building Envelope.

A copy of the plans is attached to this report.

Assessment

As per Local Planning Policy: Outbuildings, the oversized Outbuilding triggers a requirement for Council Consent.

The proposed Outbuilding proposes a wall height of 4.2 metres and a wall height of 5.26 metres, exceeding the provisions of Local Planning Policy 3 – ‘Outbuildings’ which limit Outbuildings on Rural Residential properties with a lot size of 2 ha or less to a wall height of 3.8 metres and to a roof height of 4.5 metres.

The maximum floor area (aggregate) for all Outbuildings on the property is 150 square metres. The proposed Outbuilding (Shed) is 150 square metres in size.

Conclusion

The proposed heights of the Outbuilding are greater than the recommended maximums on the Shire’s Policy. The height of the proposed outbuilding will be mitigated from the street due to the distance between the street boundary and the shed. The proposed height of the Outbuilding can be seen to be of a scale with the adjacent house and its impact could be softened with additional landscaping.

Consultation:

The application was referred to all adjoining landowner with no submissions received at the time of writing this report.

Statutory Obligations:

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

Policy Implications:

Local Planning Policy 3 – Outbuildings

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 no known significant economic considerations.

- **Social:**

There are no known significant social considerations.

Voting Requirements:

Simple majority

OFFICER RECOMMENDATION**ITEM 10.2.1**

THAT Council resolve to approval development application P17-022 for an oversized Outbuilding (Shed) at Lot 721 (52) Dillwynia Way, Hopetoun 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. During construction stage, adjoining lots are not to be disturbed without the prior written consent of the affected owner(s).
3. The approved outbuilding(s) shall be used for purposes incidental and ancillary to the enjoyment of the dwelling on the land only, and shall not be used for human habitation, commercial or industrial uses.
4. 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.
5. 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.
6. 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.
7. The development shall be constructed of materials which blend with the natural landscape. Please note that unpainted zincalume, white and off white colours are not permitted.

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

10.2.2 PROPOSED OVERSIZED SHED AT LOT 126 (#97) CAMBEWARRA DRIVE, HOPETOUN

File Ref:	P17-025
Applicant:	J & A Billing
Location:	Lot 126 (97) Cambewarra Drive Hopetoun
Date:	21 September 2017
Author:	Peter Wilks
Authorising Officer:	Richard Hindley
Attachments:	Plans

Summary:

- Council is to consider an application for an oversized Outbuilding (Shed) at Lot 126 (97) Cambewarra Drive, Hopetoun.
- The application was referred to the adjacent landowners; no objections were received at the time of writing this report.
- The application involves a variation to the maximum wall height and roof height under Local Planning Policy 3 - Outbuildings.
- It is recommended that the application be approved subject to condition.

Background:**Site Description**

Lot 126 (97) Cambewarra Drive, Hopetoun (Lot 126) is 1.7 ha in area and developed with a single house and an Outbuilding (Shed). The property is partially cleared.

Zoning and Scheme Requirements

Lot 126 is zoned 'Rural Residential' by the Shire's Local Planning Scheme No. 6.

The objectives of the zone are as follows:

- iv. *To provide for lot sizes in the range of 1 ha to 4 ha.*
- v. *To provide opportunities for a range of limited rural and related ancillary pursuits on rural-residential lots where those activities will be consistent with the amenity of the locality and the conservation and landscape attributes of the land.*
- vi. *To set aside areas for the retention of vegetation and landform or other features which distinguish the land.*

Outbuilding applications are guided by Local Planning Policy 3 – 'Outbuildings'.

The objectives of the Outbuildings policy are as follows:

To provide clear guidelines for the development of outbuildings in the Residential, Town Centre, Rural Small Holdings, Rural Conservation and General Agriculture zones; and

To achieve a balance between providing for the various legitimate needs for outbuildings, and minimizing any adverse impacts outbuildings have on the neighbours, the streetscape, the amenity of the neighbourhood or locality and of the Shire as a whole.

Local Planning Policy 3 – ‘Outbuildings’ applies and recommends the following limitations on outbuildings in the ‘Rural Residential’ zone for lots under 2 ha in area:

- Wall height of 3.8m; and
- Roof height of 4.5m.

Comment:

Proposal

An application was lodged with Shire of Ravensthorpe on 31 August 2017 for an Oversized Outbuilding (Shed).

The proposed total area for all Outbuildings on site is 144sqm in size, with a wall height of 4.0 metres and a roof height of 4.7 metres. The Outbuilding is located in the existing Building Envelope.

A copy of the plans is attached to this report.

Assessment

As per Local Planning Policy: Outbuildings, the oversized Outbuilding triggers a requirement for Council Consent.

The proposed Outbuilding proposes a wall height of 4.0 metres and a wall height of 4.7 metres, exceeding the provisions of Local Planning Policy 3 – ‘Outbuildings’ which limit Outbuildings on Rural Residential properties with a lot size of 2 ha or less to a wall height of 3.8 metres and to a roof height of 4.5 metres.

The maximum floor area (aggregate) for all Outbuildings on the property is 150 square metres. The proposed Outbuilding (Shed) is 144 square metres in size.

Conclusion

The proposed heights of the Outbuilding are greater than the recommended maximums on the Shire’s Policy. The height of the proposed outbuilding will be mitigated from the street due to the distance between the street boundary and the shed. The proposed height of the Outbuilding can be seen to be of a scale with the adjacent house and its impact could be softened with additional landscaping.

Consultation:

The application was referred to all adjoining landowner with no submissions received at the time of writing this report.

Statutory Obligations:

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

Policy Implications:

Local Planning Policy 3 – Outbuildings

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 no known significant economic considerations.

- **Social:**

There are no known significant social considerations.

Voting Requirements:

Simple majority

OFFICER RECOMMENDATION

ITEM 10.2.2

THAT Council resolve to approval development application P17-025 for an oversized Outbuilding (Shed) at Lot 126 (97) Cambewarra Drive, Hopetoun subject to the following conditions:

8. 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).
9. During construction stage, adjoining lots are not to be disturbed without the prior written consent of the affected owner(s).
10. The approved outbuilding(s) shall be used for purposes incidental and ancillary to the enjoyment of the dwelling on the land only, and shall not be used for human habitation, commercial or industrial uses.
11. 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.
12. 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.
13. 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.
14. The development shall be constructed of materials which blend with the natural landscape. Please note that unpainted zincalume, white and off white colours are not permitted.

And the following Advice Notes:

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 is to comply with the *Building Code of Australia, Building Act 2011, Building Regulations 2012* and the *Local Government Act 1995*.
7. 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.

8. 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.

10.3 MANAGER OF ENGINEERING SERVICES

No Items

10.4 CHIEF EXECUTIVE OFFICER

10.4.1 RATE REIMBURSEMENT

File Ref:	A650
Applicant:	Mr KC Hosking
Location:	Lot 24&25 (#56) Morgans Street, Ravensthorpe
Disclosure of Officer Interest:	None
Date:	11 October 2017
Author:	Ian Fitzgerald – Chief Executive Officer
Authorising Officer:	Not Applicable
Attachments:	No

Summary:

The owner of Lots 24 & 25 Morgans Street Ravensthorpe (A650) has requested Council give consideration to reimbursing the amount paid in rates for these lots.

Background:

This is the first request from this owner/ratepayer. Council does not have a formal policy in place for this type of request, but does remember the managers of the Community Centre building in Ravensthorpe the full cost of rates levied each year.

Comment:

The house that was located on the property was destroyed by fire and now there is a shed and Telstra infrastructure on the lots which are rated as one parcel.

At present the Ravensthorpe Youth Group are renting the land for a nominal weekly rental and are looking to establish a building on the site that can be used for their purposes.

The owner of the property is not interested in selling the lots at this point in time.

The total rates levied on the 2 lots that form assessment A650 is \$1,201.40 and includes rates, ESL and sewer rates. The rates have been paid in full.

There was no information provided as to any commercial arrangement in place with Telstra for their infrastructure located on one of the lots.

The options available to Council are:

- Decline the request
- Reimburse the rates paid in full
- Reimburse 50% of rates paid as there are 2 lots included in the assessment

Consultation:

Property owner request

Statutory Obligations:

Local Government Act 1995

Policy Implications:

There is no formal policy in place on this matter

Budget / Financial Implications:

The financial impact of any reimbursement approved by council would be minimal. Any reimbursement could be taken from the provision made in the budget for the Youth Group if Council so decides.

Strategic Implications:

Strategic Community Plan:

Theme 1 – A vibrant supportive and socially connected community

- a) Supportive volunteers
- b) Cultural and recreational activities

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

OFFICER RECOMMENDATION	ITEM 10.4.1
<p>That Council resolve to reimburse the owner of lots 24 & 25 Morgans Street Ravensthorpe _____% of rates paid.</p>	

10.4.2 HOPETOON COMMUNITY CHILDCARE – LITTLE BARRENS

File Ref:	Not Applicable
Applicant:	Not Applicable
Location:	Not Applicable
Disclosure of Officer Interest:	None
Date:	11 October 2017
Author:	Ian Fitzgerald – Chief Executive Officer
Authorising Officer:	Not Applicable
Attachments:	No

Summary:

The decision by First Quantum Minerals to place their Ravensthorpe Nickel Mine into care and maintenance, is beginning to have flow-on effects in the community. Numbers using the Little Barrens facility are declining and the availability of suitably qualified staff is becoming an issue. It has been requested Council investigate the options available for the provision of daycare services across the Shire including running the Ravensthorpe and Hopetoun Centres as one facility.

Background:

Council is currently managing the Ravensthorpe Daycare Centre.

Comment:

At present the numbers of children using the Little Barrens Centre are decreasing as families move, following the mine closure. There are still redundancies to be made at the mine and some families yet to decide on their futures, so numbers could continue to decline. The loss of families from Hopetoun is also impacting the availability of trained staff. It is also becoming difficult to attract community members to sit on the management committee.

The Little Barrens Centre is financial and has reserve funds to meet staff leave payments and is not seeking financial support at this point of time.

The Ravensthorpe Centre currently has good numbers of children using the centre, but struggles to cover costs due to the level of fees imposed and the overheads that must be met including having qualified staff onsite to meet regularity requirements, especially with the high number of young children using the centre that impact on required staff ratios.

The administration is also aware that as a part of budget constraints, subsidies currently paid to assist small and in particular rural centres, is under review by government. At present a grant of around \$58,000.00 is received by both centres to help make them sustainable.

In light of these changes and impending changes, it is timely and appropriate that a review of daycare services in the Shire is carried out.

The options to be considered would include:

- Need for 2 centres
- Operating days/hours (Has been a request for early opening in Ravensthorpe)
- Fee structures
- Management of 2 centres by one central structure
- Closure of a centre or centres
- Councils continued involvement in provision of daycare
- Other daycare options available
- Future budgets and staffing requirements (With and without sustainability grants)
- Projected usage of/need for daycare centres in the future

This is going to require considerable time to work through and involve discussions with licencing and funding authorities and may require specialist advice and input.

Daycare is an important service in the community. As is the case with facilities such as recreation there is only a certain element of the community that use the facilities and the running costs are subsidised by all ratepayers. The level of on-going Council support will need to be considered in any review.

Consultation:

Little Barrens – Hopetoun Community Daycare Centre
Manager Corporate and Community Services

Statutory Obligations:

Nil

Policy Implications:

Nil

Budget / Financial Implications:

The review will be conducted by administration staff, but may require expert advice on some areas to help inform any recommendations. The cost of such expertise is not known at this point in time.

Strategic Implications:

Nil

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

OFFICER RECOMMENDATION	ITEM 10.4.2
That Council authorise the Chief Executive Officer to conduct a detailed review on the provision of daycare services in Ravensthorpe and Hopetoun and provide a report and recommendation for Council to consider.	

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

12. BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF MEETING

12.1 ELECTED MEMBERS

12.2 OFFICERS

13. MATTERS BEHIND CLOSED DOORS

14. CLOSURE OF MEETING