

## **MINUTES**

For the Council Meeting held on

Thursday 27 April 2017

Commenced at 5:07pm

In the Council Chambers, Ravensthorpe.

**ORDINARY MEETING OF COUNCIL**

HELD IN THE COUNCIL CHAMBERS, RAVENSTHORPE  
ON 27 APRIL 2017, COMMENCED AT 5:07PM

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**1. DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS**

5.07pm – The Deputy presiding person, Cr P Smith, declared the meeting open.

**2. ATTENDANCE / APOLOGIES/ APPROVED LEAVE OF ABSENCE**

MEMBERS: 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:

ON LEAVE OF ABSENCE:  
 Cr Keith Dunlop (Shire President)  
 Cr Ian Goldfinch

ABSENT:

**3. RESPONSE TO PREVIOUS QUESTIONS TAKEN ON NOTICE**

Nil

**4. PUBLIC QUESTION TIME**

Nil

**5. APPLICATIONS FOR, AND PREVIOUSLY APPROVED, LEAVE OF ABSENCE AND DISCLOSURES OF INTEREST**

Nil

**6. PETITIONS/ DEPUTATIONS/ PRESENTATIONS**

Nil

**7. CONFIRMATION OF MINUTES****7.1 COUNCIL MEETING: 16 MARCH, 2017**

OFFICER RECOMMENDATION	ITEM 7.1
Moved: Cr K Dickinson	Seconded: Cr S Gairen
That the minutes of the meeting of council held on 16 March 2017 be confirmed as a true and correct record of proceedings.	
Carried: 5/0	Res: 25/17

**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 – MARCH 2017****File Ref:****Applicant:** Not applicable**Location:** Not applicable**Disclosure of Officer Interest:** None**Date:** 31 March, 2017**Author:** Eimear Guidera – Payroll/Creditors Officer**Authorising Officer:** Stacey Howard – Senior Finance Officer**Attachments:** Schedule of Payments to 31 March, 2017

Credit Card Transactions to 03 April, 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:****31 MARCH 2017**

<b>FUND</b>	<b>PAYMENT</b>	<b>VOUCHERS</b>	<b>AMOUNTS</b>
<b>Municipal Account</b>	EFTs	EFT6850-EFT6967	<b>\$1,301,947.55</b>
	Municipal Fund Cheques	000054 – 000073	<b>\$47,597.85</b>
<b>Payroll</b>	Dates	01/03/2017 08/03/2017 15/03/2017 29/03/2017	<b>\$260,755.50</b>
<b>Superannuation</b>		Direct Debit	<b>\$37,193.45</b>
<b>Bank Fees</b>			<b>\$8.60</b>
<b>Municipal Account Total</b>			<b>\$1,647,502.95</b>

<b>Shire Credit Card Facility</b>	Westpac VISA	02/03/2017- 03/04/2017	<b>\$2,952.60</b>
<b>Trust Account Payments</b>	EFTs	EFT6849 – EFT7005	<b>\$78,657.80</b>
	Cheques	000001	<b>\$20.00</b>
<b>Grand Total</b>			<b>\$1,729,133.35</b>

**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 AND COUNCIL DECISION**

ITEM 10.1.1

Moved: Cr S Gairen

Seconded: Cr G Richardson

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

Carried: 5/0

Res: 26/17

**10.1.2 MONTHLY FINANCIAL REPORT - MARCH 2017****File Ref:**

<b>Applicant:</b>	Not applicable
<b>Location:</b>	Not applicable
<b>Disclosure of Officer Interest:</b>	None
<b>Date:</b>	10 April 2017
<b>Author:</b>	Jenny Goodbourn - MCCS
<b>Authorising Officer:</b>	Not applicable
<b>Attachments:</b>	Yes – Monthly Financial Report– March 2017

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**Summary:**

This report presents the monthly financial reports for March 2017 to Council which is provided as an attachment to the agenda. The recommendation is to receive the February 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 2016/2017 Budget adopted by Council on 18 August 2016. 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 adopted budget and actual amounts for the purpose of keeping Council abreast of the current financial position and the variances are explained on page 4 of the report. As the annual budget review was carried out at the March ordinary meeting of council the revised budget figures are shown under the Forecast 2016/17 Actual column of the report.



**Consultation:**

Council Financial Records

**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 AND COUNCIL DECISION	ITEM 10.1.2
Moved: Cr G Richardson	Seconded: Cr S Gairen
That Council receive the Monthly Financial Report for the period ending 31 <sup>st</sup> March 2017 in accordance with Section 6.4 of the Local Government Act 1995.	
Carried: 5/0	Res: 27/17

**10.1.3 WRITE-OFF OF RATES**

<b>File Ref:</b>	<b>A14057</b>
<b>Applicant:</b>	Not applicable
<b>Location:</b>	Not applicable
<b>Disclosure of Officer Interest:</b>	None
<b>Date:</b>	29/03/2017
<b>Author:</b>	Danni Morache – Rates Officer
<b>Authorising Officer:</b>	Jenny Goodbourn - MCCS
<b>Attachments:</b>	

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**Summary:**

The Mining Tenement E70/04422 is now non-rateable with rates and interest owing of \$1,225.22 (as at 29.03.2017).

**Background:**

King Rock Holding Pty Ltd and Wright Mining Investments Pty Ltd had a mining lease over Lot E70/04422. The Lease was forfeited on 30/04/2014 for non-payment of rent and the assessment is subsequently non-rateable. \$1,225.22 of interest and rates remains outstanding at the time of writing this report. This is mainly penalty interest and legal fees. Staff had referred the matter to Council's Debt Collectors who have not been able to locate King Rock Mining. Wright Mining Investments were contacted and paid half the debt in April 2015. They are not willing to pay any more and subsequent action has not had any result. It is suggested that the outstanding amount be written off.

**Comment:**

Given the nature of the debt and the fact that we have exhausted our search for the ratepayer the cost to continue to pursue the outstanding debt would be greater than any benefit we might achieve. It is recommended that the debt be written off in accordance with provisions of the Local Government Act.

**Consultation:****Statutory Obligations:**

Local Government Act 1995 – section 6.12 allows Council write –off any amount of money.

**Policy Implications:**

Nil

**Budget / Financial Implications:**

Write off of \$1,225.22. There is a budget allocation of \$5,000 for potential write-offs of which only \$362 has been utilised so far this financial year.

**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:**

Absolute majority

OFFICER RECOMMENDATION AND COUNCIL DECISION	ITEM 10.1.3
Moved: Cr K Dickinson	Seconded: Cr G Richardson
That Council write-off the balance of \$1,225.22 for outstanding rates and interest owing on A14057 in accordance with Section 6.14 of the Local Government Act 1995 as the mining lease has now expired and the property is non-rateable.	
Carried: 5/0	Res: 28/17

**10.1.4 DIFFERENTIAL RATES 2017/18**

<b>File Ref:</b>	
<b>Applicant:</b>	Not applicable
<b>Location:</b>	Not applicable
<b>Disclosure of Officer Interest:</b>	None
<b>Date:</b>	11 <sup>th</sup> April, 2017
<b>Author:</b>	Jenny Goodbourn - MCCS
<b>Authorising Officer:</b>	Ian Fitzgerald – Chief Executive Officer
<b>Attachments:</b>	Objectives and Reasons for Proposed Differential Rates 2017/18 & Ravensthorpe 17/18 Model

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**Summary:**

This report recommends Council adopt a system of differential rating for 2017/18 financial year to help maintain equality in the rating of properties.

**Background:**

Council adopted a system of differential rating for the 2016/17 financial year which assisted in evening out the rate burden across the shire. As part of the budget setting process for 2017/18 council need to decide the basis of the rates to be raised as if it is to include differential rating a set process and ministerial approval has to be sought and obtained prior to the rate being implemented.

**Comment:**

Section 6.36 of the Local Government Act 1995 allows Council to implement a system of differential rating subject to adoption by Council, public advertising, and approval from the Minister for Local Government and Communities before being applied.

The Act allows for differential rates to be applied to help overcome an issue where the land use within the rating category is completely different and therefore valuations are significantly different. The use of differential rating helps to ensure equality within the rating system.

We have been advised of the expected change to unimproved valuation (rural areas) this year will be quite large (around 13%) so when calculating the proposed rates we have taken this change to valuation into account. Whilst the rate in the dollar is less than last year it has been calculated to provide an overall increase in revenue in that category of 2%, 3% or 5%. As mining tenements are not affected by the UV (rural) annual revaluation it is proposed that they

are separated out and a differential category of UV-Mining be established. This will allow council to consider a separate rate in the dollar and/or minimum for mining rates if it wishes to. GRV valuations are likely to remain unchanged as there has been no revaluation this year.

The state and national economies are struggling at present and whilst some costs are increasing inflation is at a low rate. The Annual CPI to the December quarter is 1.5% Australia wide and 0.4% for Perth. Obviously local farmers and businesses are facing harsh economic times with the fall out from the February flooding. With this in mind the administration is suggesting an increase in rate income for the 2017/18 financial year of approximately 2%. This is lower than that outlined in the long term financial plan (5.5%) but is one that the administration believes will allow the current level of services and facilities to be maintained and an increase more acceptable to the community. The rates in the dollar proposed for 2017/18 are outlined below and a full comparison showing 2%, 3% and 5% increases are in the attachment:

<b>RATING CATEGORY</b>	<b>2016/17 RATE Cent in \$</b>	<b>2017/18 RATE Cent in \$</b>
<b>GRV Residential</b>	10.6766	10.8901
<b>GRV Commercial</b>	11.9890	12.2287
<b>GRV Industrial</b>	14.1370	14.4197
<b>GRV Transient Worker Camps</b>	29.5400	30.1308
<b>GRV Short Stay Accommodation</b>	29.5400	30.1308
<b>UV</b>	1.0676	0.9620
<b>UV - Mining</b>		1.0889
<b>Minimum – all categories</b>	\$920.00	\$938.40

It is proposed that the minimum rate charged in 2017/18 be increased by approximately 2%.

**Consultation:**

No community consultation has been undertaken but will be once adopted by Council as required by section 6.36 of the Local Government Act 1995.

The Minister for Local Government will need to ratify any different rating to be applied.

**Statutory Obligations:**

Sections 6.33, 6.35 and 6.36 of Local Government Act 1995.

**Policy Implications:**

Nil

**Budget / Financial Implications:**

It is estimated the overall rate yield, based on the proposed rates in the dollar, in 2017/18 will be \$3.99 million.

**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 AND COUNCIL DECISION		ITEM 10.1.4
Moved: Cr K Dickinson		Seconded: Cr G Richardson
That Council		
1) Endorse the following differential rates across all categories to form the basis of the proposed rate setting for the 2017/18 budget.		
	Cost in \$	Minimum
GRV Residential	0.108901	\$938.40
GRV Commercial	0.122287	\$938.40
GRV Industrial	0.144197	\$938.40
GRV – Transient Workforce Accommodation	0.301308	\$938.40
GRV - Short Stay Accommodation	0.301308	\$938.40
UV	0.009620	\$938.40
UV – Mining	0.010889	\$938.40
2) Adopt the Objectives and Reasons for the Proposed Differential rates for 2017/18		
3) Authorise the Chief Executive Officer to advertise the differential rates and call for submissions in accordance with the Local Government Act 1995 – Section 6.36 – for a minimum of 21 days		
4) Authorise the Chief Executive Officer to seek Ministerial approval under Section 6.33 of the Local Government Act 1995 to impose the differential rates at the end of the advertising period, subject to no submissions being received.		
Carried: 5/0		Res: 29/17

## **Objectives and Reasons for Proposed Differential Rates for the Year Ending 30 June 2018**

In accordance with Section 6.36 of the Local Government Act 1995, the Shire of Ravensthorpe is required to publish its Objectives and Reasons for implementing Different Rates.

### Overall Objective

The purpose of the levying of rates is to meet Councils budget requirements in each financial year in order to deliver services and community infrastructure.

Property valuations are provided by the Valuer – General and are used as the basis for the calculation of rates each year. Section 6.33 of the Local Government Act 1995 provides the ability to differentially rate properties based on zoning and/or land use as determined by the Shire of Ravensthorpe. The application of different rating will help maintain equality in the rating of properties across the Shire, enabling the Council to provide facilities, infrastructure and services to the entire community and visitors.

There is expected to be minimal change to GRV valuations for the 2017/18 rating year after the sizeable adjustments provided for the 2015/16 rating year. However we have been advised that there is likely to be a sizeable increase in the UV (rural) valuations with an approximate rise of 13% to property valuations in this category. It is therefore intended to split the UV category into two:- UV Mining and UV. Mining tenements are reviewed annually on the anniversary of their granting or if there is a substantial change to the tenement. Rural properties are reviewed annually by the Valuer General. Splitting the categories will allow the shire to apply a uniform % increase to the revenue raised whilst taking into account the different valuations and usage involved.

### Gross Rental Value Properties - GRV

The Local Government Act 1995 determines that properties of a non-rural purpose be rated using the Gross Rental Valuation – GRV – as the basis for the calculation of annual rates.

The Valuer-General determines the GRV for all properties within the Shire every 4-5 years. The latest revaluation was effective from 1 July 2015.

Proposed Differential Rates for 2017/18 financial year (GRV):-

<b>RATING CATEGORY</b>	<b>2016/17 RATE</b>	<b>2017/18 RATE</b>
	<b>Cent in \$</b>	<b>Cent in \$</b>
<b>GRV Residential</b>	10.6766	10.8901
<b>GRV Commercial</b>	11.9890	12.2287



<b>GRV Industrial</b>	14.1370	14.4197
<b>GRV Transient Worker Camps</b>	29.5400	30.1308
<b>GRV Short Stay Accommodation</b>	29.5400	30.1308
<b>Minimum – all categories</b>	\$920.00	\$938.40

**Residential** - means any land:

- That is predominantly used for residential purposes;

**Commercial** - means any land:

- That is predominantly used for either:
  - Commercial purposes;
  - Tourism purposes;
  - A combination of commercial and tourism purposes;

**Industrial** -

- That is predominately used for either:
  - Industrial purposes;
  - A combination of industrial and commercial purposes.

Transient Workforce Accommodation | Short Stay Accommodation

This category covers mining leases that have improvements on the land within the shire boundary that are used for the purpose of workforce accommodation. The proposed rate for this category is 30.1308 cents per dollar of GRV with a Minimum Rate of \$938.40.

This rate reflects the cost of servicing the mining activity including that of road infrastructure (both sealed and unsealed), libraries, parks and reserves, foreshore maintenance and improvements, recreation facilities including the gyms in Hopetoun and Ravensthorpe and the Ravensthorpe airport.

#### UNIMPROVED VALUE PROPERTIES (UV)

Properties that are predominately of a rural purpose are assigned an Unimproved Value that is supplied and updated by the Valuer General on an annual basis.

Category: Unimproved Value (UV)

Minimum Payment \$938.40

Proposed Cent in \$ 0.9620

#### UNIMPROVED VALUE PROPERTIES (UV) - Mining

Properties that are prospecting, exploration or mining tenements are assigned an Unimproved Value that is supplied and updated by the Valuer General on the

anniversary of the tenement grant. These revaluations are provided throughout the year, as they fall due, by way of interim schedules from the Valuer General.

Category: Unimproved Value (UV) - Mining

Minimum Payment \$938.40

Proposed Cent in \$ 1.0889

## 10.2 MANAGER OF PLANNING AND DEVELOPMENT

### 10.2.1 PROPOSED TELECOMMUNICATIONS INFRASTRUCTURE

<b>File Ref:</b>	A14175
<b>Applicant:</b>	Telstra c/o Service Stream Pty Ltd
<b>Location:</b>	Lot 2916 Aerodrome Road, West River
<b>Disclosure of Officer Interest:</b>	None
<b>Date:</b>	6 April 2017
<b>Author:</b>	Craig Pursey- Planning Officer
<b>Authorising Officer:</b>	Ian Fitzgerald – Chief Executive Officer
<b>Attachments:</b>	Plans

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#### Summary:

Council is required to determine a planning application for telecommunications infrastructure at Lot 2916 Aerodrome Road, West River. The proposal consists of a 60m guyed mast structure, six (6) panel antennas, associated ancillary equipment and new equipment shelter with proposed compound;

The proposed tower is part of Commonwealth black spot funding.

The proposal has been advertised for public comment with no submissions received at the time of writing this report.

Conditional planning approval is recommended.

#### Background:

##### *Site Description*

The subject site is a small portion of Lot 2916 Aerodrome Road, West River located adjacent to the existing Telstra Exchange (Lot 2966) on the north western corner of the intersection of Aerodrome and Fitzgerald Roads.

The current land use is broad-hectare farming and the existing Exchange.



Subject site – 35km north west of Ravensthorpe town site

### **Zoning**

Lot 2916 is zoned 'General Agriculture' under the Shire's Town Planning Scheme No.5 (the Scheme).

### Land Use Classification

The proposed land use is defined in the Scheme as '*telecommunications infrastructure*' as follows:

***“telecommunications infrastructure”*** means land used to accommodate any part of the infrastructure of a telecommunications network and includes any line, equipment, apparatus, tower, antenna, tunnel, duct, hole, pit or other structure used, or for use in or in connection with, a telecommunications network.

Telecommunications infrastructure is a discretionary land use in the 'General Agriculture' zone, a land use that requires advertising prior to referral to Council for a decision.

### **Comment:**

### ***The Proposal***

Council received an application for a 60m high telecommunications tower, antennae, compound and associated equipment shelter at Lot 2916 Aerodrome Road, West River on the 21 March 2017. The application was prepared as part of a commonwealth and state government mobile black spot program. The application is summarised below:

- A new 60m high lattice tower that will provide Telstra mobile services; and
- One equipment shelter located at ground level with associated cabling and fencing.

The tower is proposed to be located adjacent to the existing Telstra exchange; all existing structures will be retained. . This space would be formalised following site survey and in a lease agreement with the landowner.

The current site is proposed to maximise the utility of the existing Exchange.

A copy of the planning application including justification and plans is attached to this report.

### ***Assessment /Conclusion***

Council has to weigh up the benefits of improved telecommunications services which will in turn benefit local businesses and the wider community, whilst also having regard for normal planning considerations such as visual impact of the structure.

Telecommunications infrastructure is becoming part of the rural landscape and is expected adjacent to highways.

It is also recognised that the use will have wider community benefits by achieving improved mobile phone coverage which in turn will assist with tourism, business and public safety.

### **Fire Management**

A portion of Lot 2916 has been declared 'bushfire prone' due largely to the roadside vegetation in Aerodrome Road and Fitzgerald Road.

State Planning Policy 3.7 Planning in Bushfire Prone Areas establishes the requirements for development applications in bushfire prone areas. It lists telecommunications infrastructure as 'unavoidable development' but still requires a Bushfire Management Plan. In this case, there are limited fire management measures that may be implemented. The relevant Guidelines usually look at access, turnaround, water and low fuel areas.

In this case the applicant has provided a BAL Assessment that shows the proposed structures as being in an area less than BAL-29. Therefore the proposal may be considered as being outside of an extreme bushfire risk area. Access is compliant, water is unavailable but a turnaround and low fuel zone (Asset Protection Zone) may be implemented.

Approval of the application is recommended subject to basic fire management measures being implemented.

### **Consultation:**

Public consultation was undertaken involving letters to adjoining landowners. This closed on the 21 April 2017 with no submissions received at the time of writing this report.

### **Statutory Obligations:**

The proposed telecommunications infrastructure is considered 'development' under Town Planning Scheme No.5 and requires planning approval and a building permit.

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

**Policy Implications:**

The Shire does not currently have a telecommunications policy however the Western Australian Planning Commissions has a State Planning Policy for Telecommunications Infrastructure which lists matters for consideration, and includes references to 'communications needs of the community' and 'visual impact on the character and amenity of the surrounding area'.

**Budget / Financial Implications:**

None for Council.

**Strategic Implications:**

The proposal aligns with a variety of the themes and desired outcomes of the Strategic Community Plan including:

2.1.1 *The Shire of Ravensthorpe is economically sustainable with a stable or growing population.*

*Theme 3 "Adequate services and infrastructure to cater for the community and specifically"*

3.2.1 *Basic services, infrastructure, power and water supply, meet the community service level expectations now and into the future*

3.3.1 *Reliable phone and internet connectivity*

3.3.2 *Access to broadband*

**Sustainability Implications:**

- **Environmental:**  
There are no known significant environmental considerations.
- **Economic:**  
Better telecommunications infrastructure will benefit local business, particularly farming.
- **Social:**  
Better telecommunications infrastructure will improve local communications, benefit community interactions and improve emergency response.

**Voting Requirements:**

Simple majority

**OFFICER RECOMMENDATION AND COUNCIL DECISION**

ITEM 10.2.1

Moved: Cr S Gairen

Seconded: Cr K Dickinson

That Council,

1. Approve the proposed 'Telecommunications Infrastructure' at Lot 2916 Aerodrome Road, West River subject to the following conditions;
  - a) Development shall be carried out in full and fully implemented in accordance with the approved plans and details submitted with the planning application.
  - b) An 'Asset Protection Zone' consisting of a parkland cleared area 20m wide being established and maintained to the satisfaction of the Shire of Ravensthorpe.
  - c) The driveways to both Aerodrome Road and Fitzgerald Road are to be maintained at a trafficable standard at all times. The driveway is to have a minimum trafficable surface of 4m, horizontal clearance of 6m and vertical clearance of 4m.
2. Advise the applicant that;
  - i) Planning approval should not be construed as an approval to commence works as a separate building permit may also require.

Carried: 5/0

Res: 30/17

**10.2.2 DRAFT LOCAL PLANNING POLICY 15 - DEVELOPING IN BUSHFIRE PRONE AREAS**

<b>File Ref:</b>	LU.ZO.10
<b>Applicant:</b>	N/A
<b>Location:</b>	Ravensthorpe & Hopetoun town sites
<b>Disclosure of Officer Interest:</b>	None
<b>Date:</b>	6 April 2017
<b>Author:</b>	Craig Pursey, Planning Officer
<b>Authorising Officer:</b>	Ian Fitzgerald – Chief Executive Officer
<b>Attachment A:</b>	Draft Local Planning Policy 15 with changes in red
<b>Attachment B:</b>	Submissions received

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**Summary:**

Council adopted draft Local Planning Policy No.15 Developing in Bushfire Prone Areas at their meeting in November 2016 which:

- Recognises the requirements of the new Bushfire Planning Framework;
- Acknowledges the cost and difficulty in getting fire professionals to come to the Shire of Ravensthorpe;
- Adopts a BAL Contour Plan for the Hopetoun and Ravensthorpe town sites that assigns a BAL rating to a property (rather than each landowner engaging a separate professional); and
- Provides a standard 'Bushfire Management Statement' template for development in a non-residential area.

This policy has been advertised for public comment with two submissions being received.

This report recommends adopting the policy for final approval subject to amendments made in response to the submissions.

**Background:*****Bushfire Policy Framework***

Large areas of the Shire of Ravensthorpe are prone to bushfires due to topography, vegetation and climate. In 2015 the state government released a suite of reforms in response to the Keelty Report 2011 that apply across the state and elevate bush fire issues to the highest level of planning policy.

The Department of Fire and Emergency Services (DFES), Building Commission and Western Australian Planning Commission (WAPC) collectively released:

- State Planning Policy 3.7 'Planning in Bushfire Prone Areas';
- Amendments to Planning Regulations;
- Amendments to Building Regulations;
- An order by the Fire & Emergency Services Commissioner designating bushfire prone areas;



- Published the Map of Bushfire Prone areas; and
- Published the Guidelines for Planning in Bushfire Prone Areas

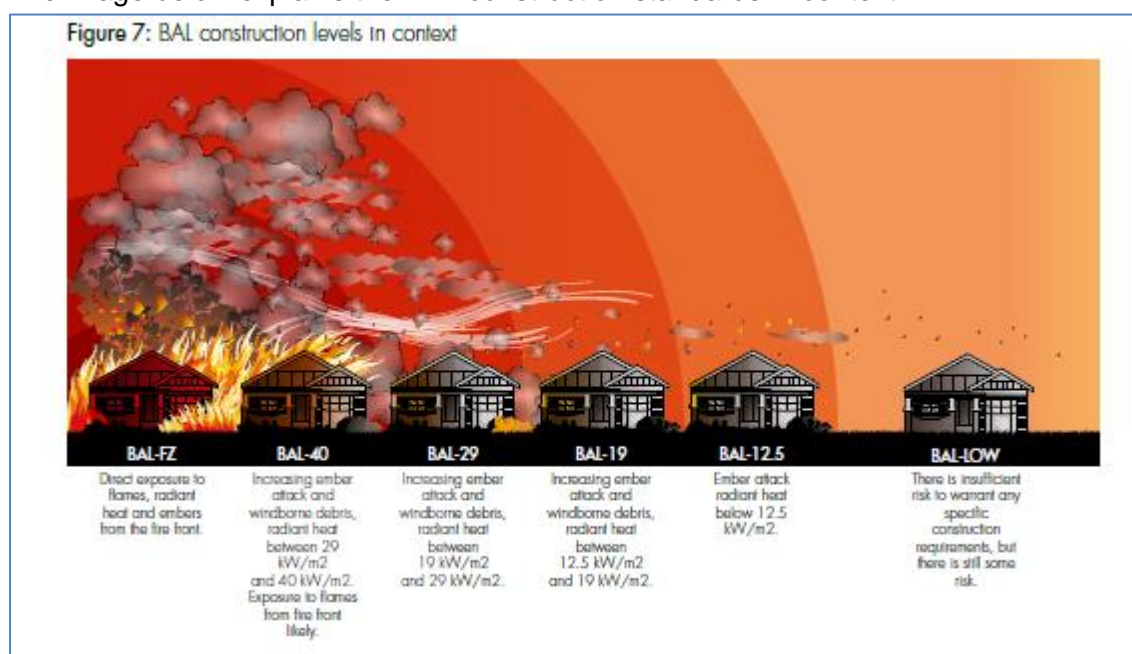
The intention of this policy framework is to “*implement effective, risk-based land use planning and development to preserve life and reduce the impact of bushfire on property and infrastructure.*”

The assessment measure used in determining bushfire threat to a building is the Bushfire Attack Level (BAL) which is based on the heat flux exposure thresholds. The BAL levels range from:

- BAL LOW where the risk is considered to be very low and there is insufficient risk to warrant any specific construction requirements but there is still some risk; to
- BAL-Flame Zone (FZ) where the risk is considered to be extreme. There is an extremely high risk of ember attack, burning debris, radiant heat and direct flame contact with the building.

In regard to residential development applications the intention is to ensure that all development is BAL29 or less.

The image below explains the BAL construction standards in context.



Extract from Guidelines for Planning in Bushfire Prone Areas

### Previous considerations

Council considered a draft Local Planning Policy at their meeting in November 2016 that was intended to:

- Recognise the requirements of the new state Bushfire Planning Framework;
- Acknowledge the cost and difficulty in getting fire professionals to come to the Shire of Ravensthorpe;
- Adopts a BAL Contour Plan for the Hopetoun and Ravensthorpe town sites that assigns a BAL rating to a property (rather than each landowner engaging a separate professional); and
- Provides a standard 'Bushfire Management Statement' template for development in a non-residential area.

Then intention of this policy was to get a more consistent, clear, local approach to fire management for new development that would reduce the burden on people wishing to develop in the Shire of Ravensthorpe.

In considering the draft local planning policy Council resolved as follows:

*THAT Council,*

1. *Adopt Local Planning Policy 15 – Developing in Bushfire Prone Areas as shown at Attachment A of this report.*
2. *Advertise the draft Local Planning Policy in accordance with Part 2 of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015 publishing a notice of the policy once a week for two consecutive weeks in a newspaper circulating in the area, giving details of:
 
  - i. *Where the draft policy may be inspected;*
  - ii. *The subject and nature of the Policy; and*
  - iii. *Inviting written submissions and nominating the advertising period (not less than 21 days).**
3. *Following advertising, a further report be referred to Council to consider any submissions lodged during the advertising period and to consider whether to finally adopt the draft Local Planning Policy (with or without modifications)."*

**Comment:**

This stage of the process for developing local planning policies is to assess any submissions received and decide whether to adopt the draft policy with or without modifications.

Council received two submissions during the advertising period from government agencies who are heavily involved in the implementation of the state's Bushfire Planning Framework. The submissions raised the following issues, addressed in the table below.

Issue	Response
The broad scale of the BAL Contour mapping makes it difficult to read and apply on a lot by lot basis	The BAL Contour mapping is broad but produced on a lot by lot basis using a GHIS product when an enquiry is received. The BAL Contour plans are being improved by the consultant and will be reproduced at A2 or A1 size.
Areas that fall outside the BAL Contours should be marked as BAL-LOW	Agree
This information should not be used to support subdivision or strategic planning decisions	Agree, specific statement added to policy.
Policy should explain the requirement for an applicant to provide a statement against bushfire protection criteria in accordance with SPP3.7 and the Guidelines.	At a residential development application stage this would typically cover issues such as: Access, APZ, water supply & construction standards. In the Ravensthorpe and Hopetoun townsites access & water supply are not able to be influenced by a residential application. Applying the BAL to the development through the BAL Contour Plan and enforcing an APZ will be conditioned through a planning approval.

The LPP should clarify that a more detailed BAL Assessment may be required at Building Permit stage.	The Shire's Building Surveyor has indicated that he will apply the BAL Contour Plan in every instance provided it is reviewed annually.
Suggested that the objectives of the LPP align with the objectives of SPP3.7. The current policy objectives read as outcomes.	The draft LPP is only intended to assist with the consistent application of Bushfire Planning Framework. The objectives of this policy have been amended accordingly at attachment A.
The Bushfire Management Statement should align with the Guidelines and that a review of the Guidelines is due for release shortly.	Noted, the review has now been released and is considered elsewhere in this report.
The BAL Contour Planning and policy should be expanded to consider the broader town site scale fire management in the form of an opportunities and constraints assessment.	The BAL Contour Plans have been used to inform the Shire's Bushfire Risk Mitigation Planning (BRMP) as part of a separate process.
Elements of location, siting & design, vehicular access and water should be considered at town site scale.	Expanding a Local Planning Policy to include assessment of town site issues is considered to be beyond the scope of a development orientated policy.
There are a number of issues detailed with the way in which the BAL Contour Plan prepared by the Shire's consultants with recommendations on colour schemes, formatting of plans and information to display.	These have been passed to the consultants and changes will be made to reflect the recommendations in the submissions accordingly.

### **Revised 'Guidelines for Planning in Bushfire Prone Areas'**

Additionally, during the policy's advertising period the Western Australian Planning Commission released a revised 'Guidelines for Planning in Bushfire Prone Areas (V1.1)' (Guidelines) which include the following changes:

- a) *'Minor development' (as defined in State Planning Policy 3.7 Planning in Bushfire Prone Areas) in an area of BAL-40 or BAL-FZ is no longer a performance principle solution and does not require referral to the Department of Fire and Emergency Services (DFES)*
- b) *The minimum 20 metre requirement for an Asset Protection Zone (APZ) has been removed with an APZ now needing to achieve BAL-29 or less*
- c) *The prescribed standards for vegetation within the APZ have been altered*
- d) *Acceptable solution A2.2 Hazard Separation Zone (HSZ) has been removed*

Essentially this results in a change of width and standard for the low fuel zones around development.

This causes the following issues & benefits:

- Town Planning Scheme No.5 explicitly requires a 20m wide Asset Protection Zone in some Rural Conservation and Rural Small Holdings zones;
- Past planning approvals have required 20m wide APZ in the past and this remains applicable;
- Future development may have lesser APZ distances (given the new BAL-29 standard will often result in less than 20m APZ) giving rise to inconsistencies and difficulty in enforcement; and
- If APZ distances are to be inspected at the same time as the fire breaks then a greater degree of documentation will be required for inspecting officers;

- However, on more environmentally sensitive sites it will be a better result allowing for greater scope to retain remnant vegetation in a managed state.

To resolve this inconsistency it is recommended that the policy continue to require a 20m wide APZ as a default position and that the BAL-29 standard recommended in the revised Guidelines be considered 'on application', particularly on sites which are environmentally sensitive, prone to erosion and/or have privacy and amenity issues.

### **Conclusion**

The issues raised in the submissions will add to the draft policy's clarity and role and have been included in red at the revised policy at attachment A of this report.

The only 'departures' from the Bushfire Planning Framework in the revised policy are:

- a) That the BAL-29 distance for APZ will be used as a minimum standard 'on application' and that a standard 20m APZ will be retained as the Shire's default position for all development applications; and
- b) That a clause specifically requiring a 'statement against the bushfire criteria' showing how a development addresses the elements with SPP3.7 and the Guidelines will not be required for residential development within the areas covered by the BAL Contour Plans. This is because a residential development application in a residential area cannot effect hydrant locations and road systems, only APZ and construction standards.

### **Consultation:**

LPP15 was advertised for a period of 21 days where two submissions were received; from Department of Fire and Emergency Services and Department of Planning (policy & priority initiatives). The content of these submissions are addressed in the comment section of this report.

### **Statutory Obligations:**

The Department of Planning have prepared a suite of information sheets, the sheet '*Information for Local Governments*' summarises the statutory situation as follows:

*Areas within Western Australia have now been designated as bushfire prone by the FES Commissioner. This order was gazetted in tandem with the Planning and Development (Local Planning Scheme) Amendment Regulations 2015 and new State Planning Policy 3.7: Planning in Bushfire Prone Areas (SPP 3.7) which together form the State Government's bushfire planning reforms.*

*The Map of Bush Fire Prone Areas identify the parts of the State that are designated as bushfire prone and come into effect on 8 December 2015.*

*The Planning and Development (Local Planning Scheme) Amendment Regulations 2015 (LPS Amendment Regulations 2015) introduce deemed provisions relating to bushfire at Part 10A and came into effect on 8 December 2015. Due to the transitional arrangements provided by*

*the LPS Amendment Regulations 2015, some provisions will not become operational until 8 April 2016.*

*SPP 3.7 and the Guidelines for Planning in Bushfire Prone Areas were released and took effect on the 7 December 2015. SPP 3.7 provides the foundation for land use planning decisions in designated bushfire prone areas and local governments need to give due regard to the policy provisions.*

**Policy Implications:**

As described in this report.

**Budget / Financial Implications:**

There will a cost in keeping the BAL Contour Mapping up to date, with a review undertaken annually by staff in consultation with the local brigades to determine what mitigation has been undertaken over the last year. The plans would then require updating to remain current.

There will be savings for landowners as they will not have to engage fire professionals to prepare BAL Assessments within town sites or highly accredited fire consultants to prepare bushfire management plans for relatively straight forward rural and rural residential development.

**Strategic Implications:**

There does not appear to be any strong direct link to the Community Strategic Plan.

The Local Planning Strategy and Scheme are to be consistent with State Planning Policies, of which State Planning Policy 3.7 - Planning in Bushfire Prone Areas is an important policy.

**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 AND COUNCIL DECISION	ITEM 10.2.2
Moved: Cr G Richardson	Seconded: Cr S Gairen
THAT Council,	
<ol style="list-style-type: none"><li>1. Adopt Local Planning Policy 15 – Developing in Bushfire Prone Areas pursuant to Part 2 of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015 subject to the modifications highlighted in red at Attachment A.</li><li>2. Publish a public notice in an official newspaper circulating in the area to notify the public that Council has adopted a revised Local Planning Policy No 15.</li></ol>	
Carried: 5/0	Res: 31/17

### **10.3 MANAGER OF ENGINEERING SERVICES**

**NIL**

## 10.4 CHIEF EXECUTIVE OFFICER

### 10.4.1 ANNUAL GENERAL MEETING OF ELECTORS – 13<sup>th</sup> MARCH 2017

**File Ref:****Applicant:** Not applicable**Location:** Not applicable**Disclosure of Officer Interest:** None**Date:** 15 March 2017**Author:** Ian Fitzgerald – Chief Executive Officer**Authorising Officer:** Not applicable**Attachments:** Yes –Copy of the Meeting Minutes

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**Summary:**

The purpose of this report is to consider the minutes of the Annual General Meeting of Electors held on 13<sup>th</sup> March 2017.

**Background:**

The Annual General Meeting was held in accordance with the Local Government Act 1995 to receive the Annual Report for 2015/2016 and to give electors the opportunity to raise issues pertinent to the Local Government and Shire.

**Comment:**

Council is required to consider resolutions arising from the meeting and indicate how those matters will be addressed.

Whilst there were a number of matters raised there were no motions passed and therefore no action is required by Council.

Items raised under general business will be attended to by staff, as required.

**Consultation:**

Not applicable.

**Statutory Obligations:**

Sections 5.27 of the Local Government Act 1995, a General Meeting of the Electors of a district is to be held once every financial year.

Further, pursuant to Section 5.32 of the Act, copies of the minutes are to be made available for inspection by members of the public before the Council meeting at which decisions made at the electors meeting are first considered.

Further, pursuant to Section 5.33 of the Act all decisions made at an electors meeting are



to be considered at the next ordinary meeting of the Council where practicable.

**Policy Implications:**

Nil

**Budget / Financial Implications:**

Nil

**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 AND COUNCIL DECISION

ITEM 10.4.1

Moved: Cr S Gairen

Seconded: Cr G Richardson

That the minutes of the Annual General Meeting of Electors held on the 13<sup>th</sup> March 2017 be received.

Carried: 5/0

Res: 32/17

**10.4.2 RAVENSTHORPE LOCAL EMERGENCY MANAGEMENT COMMITTEE MEETING**

<b>File Ref:</b>	
<b>Applicant:</b>	Not applicable
<b>Location:</b>	Not applicable
<b>Disclosure of Officer Interest:</b>	None
<b>Date:</b>	13 <sup>th</sup> April 2017
<b>Author:</b>	Ashley Peczka – Community Emergency Services Officer
<b>Authorising Officer:</b>	Ian Fitzgerald – Chief Executive Officer
<b>Attachments:</b>	Yes – Minutes are attached

---

**Summary:**

The minutes of the Shire of Ravensthorpe Local Emergency Management Committee meeting held on 8<sup>th</sup> March 2017 are presented for the information of Councillors. There are no recommendations for Council to consider.

**Background:**

Nil.

**Comment:**

The Local Emergency Management Committee made no recommendations for Council to consider at this meeting. The Minutes are presented to Council to be received

**Consultation:**

Nil

**Statutory Obligations:**

Emergency Management Act, 2005

**Policy Implications:**

Shire of Ravensthorpe Local Emergency Management Committee operational guidelines.

**Budget / Financial Implications:**

Nil

**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 AND COUNCIL DECISION	ITEM 10.4.2
Moved: Cr G Richardson	Seconded: Cr S Gairen
That the Minutes of the Shire of Ravensthorpe Local Emergency Management Committee meeting held on 8 <sup>th</sup> March, 2017 be received.	
Carried: 5/0	Res: 33/17

**10.4.3 BFAC MEETING – 4 APRIL 2017****File Ref:**

<b>Applicant:</b>	Not applicable
<b>Location:</b>	Shire of Ravensthorpe
<b>Disclosure of Officer Interest:</b>	Not applicable
<b>Date:</b>	13 April 2017
<b>Author:</b>	Ashley Peczka – Community Emergency Services Officer
<b>Authorising Officer:</b>	Ian Fitzgerald – Chief Executive Officer
<b>Attachments:</b>	Yes – Ravensthorpe BFAC Minutes

---

**Summary:**

Consideration of recommendation from the Shire of Ravensthorpe Bush Fire Advisory Committee meeting held on 4<sup>th</sup> April 2017.

**Background:**

Nil

**Comment:**

The Bush Fire Advisory Committee recommendations are in the main procedural matters and should be supported.

**Consultation:**

Nil

**Statutory Obligations:**

Bushfires Act 1954

Shire of Ravensthorpe Bushfire Brigades Local Law 2010.

**Policy Implications:**

Shire of Ravensthorpe Bush Fire Advisory Committee operational guidelines.

**Budget / Financial Implications:**

Nil

**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 AND COUNCIL DECISION

ITEM 10.4.3

Moved: Cr S Gairen

Seconded: Cr K Dickinson

That the Minutes of the Shire of Ravensthorpe Bush Fire Advisory Committee meeting held on 4th April 2017 be received and the recommendations within be adopted.

Carried: 5/0

Res: 34/17

**10.4.4 BFAC AGM – 4 APRIL 2017****File Ref:**

<b>Applicant:</b>	Not applicable
<b>Location:</b>	Shire of Ravensthorpe
<b>Disclosure of Officer Interest:</b>	Not applicable
<b>Date:</b>	13 April 2017
<b>Author:</b>	Ashley Peczka – Community Emergency Services Officer
<b>Authorising Officer:</b>	Ian Fitzgerald – Chief Executive Officer
<b>Attachments:</b>	Yes – Ravensthorpe BFAC AGM minutes

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**Summary:**

Consideration of recommendation from the Shire of Ravensthorpe Bush Fire Advisory Committee meeting held on 4<sup>th</sup> April 2017.

There are recommendations that require simple majority vote from council. The Minutes are presented to Council to be received. Council to endorse all appointments of Fire Control Officer positions as per the BFAC AGM minutes.

**Background:**

Nil

**Comment:**

The Bush Fire Advisory Committee recommendations are in the main procedural matters and should be supported.

**Consultation:**

Nil

**Statutory Obligations:**

Bushfires Act 1954

Shire of Ravensthorpe Bushfire Brigades Local Law 2010.

**Policy Implications:**

Shire of Ravensthorpe Bush Fire Advisory Committee operational guidelines.

**Budget / Financial Implications:**

Nil

**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 AND COUNCIL DECISION****ITEM 10.4.4**

Moved: Cr K Dickinson

Seconded: Cr S Gairen

That the Minutes of the Shire of Ravensthorpe Bush Fire Advisory Committee meeting held on 4th April 2017 be received with Council to endorse all appointments of Fire Control Officer positions as per the BFAC AGM minutes.

Carried: 5/0

Res: 35/17

**10.4.5 ANNUAL LOCAL GOVERNMENT CONVENTION****File Ref:****Applicant:****Location:** Not applicable**Disclosure of Officer Interest:** None**Date:** 19<sup>th</sup> April 2017**Author:** Ian Fitzgerald – Chief Executive Officer**Authorising Officer:** Not applicable**Attachments:** None

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**Summary:**

The 2017 WA Local Government Convention is to be held in Perth from 1<sup>st</sup> to 4<sup>th</sup> August 2017 with this year's theme "Members First".

As a part of the convention the Annual General Meeting will be held and Council is required to nominate 2 voting delegates and 2 proxy voting delegates.

**Background:**

At the 2016 Annual General Meeting Council nominated the Shire President and Deputy President as their voting delegates with the Chief Executive Officer as the proxy (proxy was not required).

**Comment:**

The 2017 Convention information brochures and registration form have not been received as yet but it is anticipated there will be presentations from Ministers of the new state government which will help paint a picture of what will be expected of local government over the next 4 years.

Based on previous conventions there will be a number sessions that will have relevance to the Shire of Ravensthorpe.

The agenda for the Annual General Meeting has not been released as yet.

Council Policy G2 provides that all Councillors, the Chief Executive Officer, and partners are entitled to attend the annual convention with registration, accommodation and meal expenses met by Council.



In addition to the convention normal practice is to have a number of training courses available to attend – either before or after the convention itself.

**Consultation:**

N/A

**Statutory Obligations:**

N/A

**Policy Implications:**

Council Policy G2 refers to attendance at the Annual Local Government Work Convention.

**Budget / Financial Implications:**

Allowance is made in the budget each year for Councillors and the Chief Executive Officer to attend this event.

**Strategic Implications:**

As well as the information gained from the speakers there is the opportunity for Councillors to network with Councillors and Staff from Local government across the state.

**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 AND COUNCIL DECISION

ITEM 10.4.5

Moved: Cr S Gairen

Seconded: Cr G Richardson

That Council nominate **Cr Kerry Dickinson** and **Cr Peter Smith** as their voting delegates to the 2017 Annual General Meeting and Councillors **Cr Ian Goldfinch** and **CEO Ian Fitzgerald** as proxy delegates.

Carried: 5/0

Res: 36/17

**10.4.6 NATIONAL GENERAL ASSEMBLY****File Ref:****Applicant:****Location:** Not applicable**Disclosure of Officer Interest:** None**Date:** 19 April, 2017**Author:** Ian Fitzgerald – Chief Executive Officer**Authorising Officer:** Not applicable**Attachments:** Nil

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**Summary:**

The 2017 National General Assembly hosted by the Australian Local Government Association is due to be held in Canberra from 18-21 June 2017. This report recommends two representatives attend the conference.

**Background:**

Council has previously sent delegates who have reported back to Council the benefits of attending.

**Comment:**

This year the conference will run under the theme “Building Tomorrow’s Communities.” The conference will be held from Monday 19<sup>th</sup> June to Wednesday 21<sup>st</sup> June. In addition on Sunday the 18<sup>th</sup> a Regional Cooperation and Development Forum with a theme of “Pillars of Growth” will be held. The Shire President and Chief Executive Officer attended this forum last year and found it very interesting and informative.

The Prime Minister and Leader of the Opposition are listed as speakers as are the Federal Minister for Local Government and Leader of The Australian Greens.

Topics listed for discussion include:

- Building Tomorrow’s Communities
- Governing into the Future
- Building Liveable Communities
- Harnessing Tomorrow’s Technology

All the topics are very relevant and with a new government in place since the 2016 Assembly it is an opportunity to hear and discuss the future role seen for local government and

importantly the financial support that will be provided from the federal government. There is on-going push for our financial assistance grants to be indexed, something that was put on hold several years ago and is reducing the growth of our annual grants.

In addition, following on from our February flood event, it would be an opportunity to arrange meetings with Ministers and their staff to discuss on-going support for our recovery program.

**Consultation:**

Nil

**Statutory Obligations:**

Nil

**Policy Implications:**

Nil

**Budget / Financial Implications:**

The cost per delegate to attend including registration fees flights and accommodation will be approximately \$3,000 (based on prices available at time of preparing this report) but will be subject on available flights and accommodation at the time of booking.

There is provision in the current budget for this expenditure that would allow for up to 3 delegates to attend the conference.

**Strategic Implications:**

Attendance at the conference will give the delegate to hear firsthand proposed changes in support or programs that may affect local government under the re-elected government especially considering the tight financial position both the federal and state governments are currently in. There will also be the opportunity to meet with our federal members of parliament and local government colleagues from across Australia.

**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 AND COUNCIL DECISION**

ITEM 10.4.6

Moved: Cr K Dickinson

Seconded: Cr S Gairen

That Council nominate **Cr Ken Norman** and the Chief Executive Officer to attend the 2017 National General Assembly and the Regional Cooperation and Development Forum in Canberra 18 -21 June 2017.

Carried: 5/0

Res: 37/17

**10.4.7 FINANCIAL ASSISTANCE GRANTS****File Ref:****Applicant:** Not Applicable**Location:** Not Applicable**Disclosure of Officer Interest:** None**Date:** 19 April 2017**Author:** Ian Fitzgerald – Chief Executive Officer**Authorising Officer:** Not Applicable**Attachments:** Nil

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**Summary:**

The Financial Assistance Grants received from the Federal Government have been capped since the 2014 budget, resulting a loss of an estimated \$1 billion over 4 years to local government.

This report recommends supporting an Australian Local Government Association campaign to have the freeze lifted.

**Background:**

Each year the Shire receives a financial assistance grant paid by the Federal Government, but via the WA Local Government Grants Commission.

As a part of the 2014 Federal Budget, a freeze was placed on the indexation of the grants for 3 years. The freeze will see local governments across Australia miss out on nearly \$1 billion in grants to 30 June 2018.

**Comment:**

The 2016/2017 federal budget indicated that the grants were again to be indexed in the out years. There has been no guarantee as yet that the grants for 2017/2018 will be subject to any indexation.

There is a campaign being led by the Australian Local Government Association to ensure the Federal Government honours their commitment to restore indexation to the Financial Assistance Grants in this years' budget.

All local governments across Australia have been urged to support this campaign by:

- Writing letters of support to the Association
- Contacting our local federal members
- Writing to the Federal Minister for Local Government

**Consultation:**

Australian Local Government Association.

**Statutory Obligations:**

N/A

**Policy Implications:**

N/A

**Budget / Financial Implications:**

The cap on the Financial Association Grants has resulted in an estimated \$30,000 reduction in income each year for 3 years.

**Strategic Implications:**

The loss of this income put pressure on the budget and being able to deliver services and projects outlined in the Strategic Community Plan.

**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 AND COUNCIL DECISION****ITEM 10.4.7**

Moved: Cr K Dickinson

Seconded: Cr G Richardson

That the Shire of Ravensthorpe supports the campaign by the Australian Local Government Association to reinstate the Financial Assistance Grants by removing the cap on grants and introducing an indexation model to increase the grant annually from 2017/2018.

Carried: 5/0

Res: 38/17

**10.4.8 RAVENSTHORPE COMMUNITY CENTRE****File Ref:****Applicant:** Not Applicable**Location:** Not Applicable**Disclosure of Officer Interest:** None**Date:** 19 April 2017**Author:** Ian Fitzgerald – Chief Executive Officer**Authorising Officer:** Not Applicable**Attachments:** Conservation Management Plan

---

**Summary:**

The Ravensthorpe Community Centre Committee have had a conservation plan prepared for the building. Whilst it is not a Shire building, there is an agreement in place wherein the rates payable each year are donated back to the committee. Council is requested to receive the conservation plan.

**Background:**

The Ravensthorpe Community Centre (formally known as The Commercial Hotel) is a significant part of Ravensthorpe's history and has heritage value. The building is not an asset of Council, but has a high community value.

**Comment:**

The Ravensthorpe Community Centre Committee, with the assistance of grant funds, have had a heritage consultant prepare a Conservation Management Plan for the building. A series of required works have been identified including damp-proofing the building to help stop water entering, in particular the cellar, and causing damage.

It is noted that this is not a Shire asset, but has significant value to the community with a number of agencies using it.

To help support the Ravensthorpe Community Centre Committee in obtaining grant funds and to begin the required works, it is requested that the Conservation Management Plan be formally received by Council and support be provided to obtain the necessary grants.

**Consultation:**

Ken Norman – Ravensthorpe Community Centre Committee

**Statutory Obligations:**

N/A

**Policy Implications:**



N/A

**Budget / Financial Implications:**

N/A

**Strategic Implications:**

Support a vibrant and attractive town site by assisting in maintaining a heritage building.

**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 AND COUNCIL DECISION	ITEM 10.4.8
Moved: Cr S Gairen	Seconded: Cr K Dickinson
That Council formally receive the Ravensthorpe Community Centre Conservation Management Plan and support the Committee in obtaining grant funds to allow remediation works to be undertaken.	
Carried: 5/0	Res: 39/17

**10.4.9 PROPOSED CIVIC CENTRE PROJECT****File Ref:****Applicant:** Not Applicable**Location:** Not Applicable**Disclosure of Officer Interest:** None**Date:** 19 April 2017**Author:** Ian Fitzgerald – Chief Executive Officer**Authorising Officer:** Not Applicable**Attachments:** Public Survey Report

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**Summary:**

During 2016 Council initiated a proposal to investigate the development of a new Civic Centre for Ravensthorpe.

Core Business was engaged to work with Council to develop the project with the first stage being a public survey. The responses, whilst low in number, indicated less than 50% of people agreed with the project. Without strong community support for the project, it is unlikely grant funds will be approved for any development. This report therefore recommends the project be deferred for 12 months.

**Background:**

Council has talked for some time of the need to improve the Shire offices and add to the appeal of the main street with potentially moving the Dunn Art Centre and CRC to the main street for greater exposure.

The Senior Centre building is ageing and maintenance costs increasing and a new facility within any new development was to be considered.

In anticipation of redevelopment in the area, Council took the opportunity to purchase the vacant building known as The Emporium.

**Comment:**

The first stage of any development came through the Ravensthorpe Community Resource Centre who developed a proposal for a Ravensthorpe Cultural Precinct in May 2013 with the proposal presented to the June 2013 Council Meeting.

Since that time, Council has had several discussions on the proposal including improvement to the streetscape. The streetscape upgrade is getting closer to finalisation with the new plants scheduled to be planted in June.

To proceed with the development of the Cultural Precinct, Council engaged Core Business to assist. A meeting was held with a number of interested groups and then a public survey was conducted. A copy of the analysis of the survey results was given to Councillors and another copy is provided with this report.

Less than half of all respondents (and there was a poor response rate) agreed a new precinct was required.

This project would be a major undertaking and most likely developed in stages and would require considerable external funding to make it feasible. Without majority community support in favour of the project, it is unlikely grants will be made available.

At present the community is concentrating on recovery from the February flood event and this is, and will continue to, taking up considerable staff time.

The proposal for the development of an improved Cultural Precinct for Ravensthorpe, is still relevant and needed at some level to support the community for years to come. However, with the lack of support and the current issues with flood recovery, this report recommends any redevelopment proposal be put on hold for 12 months to allow emphasis to be placed on recovering from the flood event and supporting the community through that process.

**Consultation:**

Nil

**Statutory Obligations:**

N/A

**Policy Implications:**

N/A

**Budget / Financial Implications:**

N/A

**Strategic Implications:**

Whilst any new development would meet several of the themes and desired outcomes of the Strategic Community Plan, it is considered strong civic leadership through flood recovery, should be a priority at present.

**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 AND COUNCIL DECISION	ITEM 10.4.9
Moved: Cr S Gairen	Seconded: Cr K Dickinson
That Council defer the development of a Cultural/Civic Precinct in Ravensthorpe for 12 months to allow resources to be diverted to supporting the community through the flood recovery process.	
Carried: 5/0	Res: 40/17

**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 S Gairen	Seconded: Cr K Norman
That the next Council Meeting be moved to Friday 19 May 2017 at 5:00pm.	
Carried: 5/0	Res: 41/17

Reason: With two Councillors on Leave of Absence and Deputy President travelling back from medical appointments, Council Meeting date changed to ensure a quorum is present.

**12.2 OFFICERS**

Nil

**13. MATTERS BEHIND CLOSED DOORS**

Nil

**14. CLOSURE OF MEETING**

Meeting Closed at 5:23pm

These minutes were confirmed at the meeting of the *Ordinary Meeting of Council 19 May 2017*

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

Date: 19 May 2017