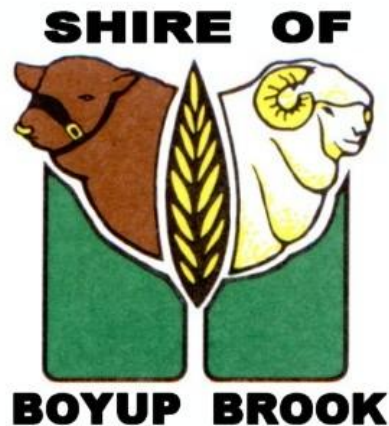


# Minutes



**ORDINARY MEETING**

held

**THURSDAY 16 April 2015**

**Commenced AT 5.15PM**

**AT**

**SHIRE OF BOYUP BROOK  
CHAMBERS**

**ABEL STREET – BOYUP BROOK**

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**1 RECORD OF ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE PREVIOUSLY APPROVED**

**1.1 Attendance**

Cr M Giles – Shire President  
Cr G Aird – Deputy Shire President  
Cr N Blackburn  
Cr J Imrie  
Cr P Kaltenrieder  
Cr K Moir  
Cr R Walker

STAFF: Mr Alan Lamb (Chief Executive Officer)  
Mr Stephen Carstairs (Director Corporate Services)  
Mr Rob Staniforth-Smith (Director Works & Services)  
Mrs Maria Lane (Executive Assistant)

PUBLIC: Mrs Fiona Cailles

**1.2 Apologies**

**1.3 Leave of Absence**

Cr O'Hare  
Cr T Oversby

**2 PUBLIC QUESTION TIME**

Fiona expressed the reasons behind changing Ritson Street to Cailles Street.  
Fiona explained the "Cailles" families were among the early settlers who were the foundation to the history of the district and that her request be considered in the immediate future so that Mr Clifford Cailles may witness this long overdue gesture.

Fiona Cailles left the Chambers at 5.21pm

**2.1 Response to Previous Public Questions Taken on Notice**

**3 APPLICATIONS FOR LEAVE OF ABSENCE**

Nil

**4 PETITIONS/DEPUTATIONS/PRESENTATIONS/REPORTS**

Cr Aird attended the Regional Road Group meeting.  
Cr Aird attended a meeting with the Minister for Agriculture, Hon Ken Baston on 9th April 2015.  
Cr Kaltenrieder attended the Black Basin Group (BBG) meeting.  
Cr Imrie attended the Museum (AGM) meeting and mentioned they require more members.  
Cr Walker reported back to Council on the Preston Regional Biosecurity Group.

**5 CONFIRMATION OF MINUTES**

**5.1 Ordinary Meeting of Council - Thursday 19 March 2015**

**COUNCIL DECISION & OFFICER RECOMMENDATION**

**MOVED: Cr Kaltenrieder**

**SECONDED: Cr Walker**

**That the minutes of the Ordinary Meeting of Council held on Thursday 19 March 2015 be confirmed as an accurate record.**

**Carried 7/0**

**Res 28/15**

**6 PRESIDENTIAL COMMUNICATIONS**

Cr Giles attended the Grains Group meeting held on 13th April 2015.

Cr Giles attended a meeting with the Minister for Agriculture, Hon Ken Baston on 9th April 2015.

**7 COUNCILLORS QUESTIONS ON NOTICE**

## 8 REPORTS OF OFFICERS

### 8.1 MANAGER WORKS & SERVICES

<b>8.1.1 10 Year Works Programs</b>
-------------------------------------

<b>Location:</b>	<i>Shire of Boyup Brook</i>
<b>Applicant:</b>	<i>Not applicable</i>
<b>File:</b>	
<b>Disclosure of Officer Interest:</b>	<i>None</i>
<b>Date:</b>	<i>1 April 2015</i>
<b>Author:</b>	<i>Rob Staniforth-Smith - MWKS</i>
<b>Authorizing Officer:</b>	<i>Alan Lamb – Chief Executive Officer</i>
<b>Attachments:</b>	<i>10 year resheeting program, 10 year reseal program, 10 year maintenance program, 10 year footpath program, 10 year widening program, 10 year plant replacement program</i>

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#### **SUMMARY**

The purpose of this report is to put the 10 year Works Programs to Council for adoption as a basis for budget development and inclusion in the Integrated Planning Project.

#### **BACKGROUND**

As a requirement of the Integrated Planning program the 10 year Works Programs form an integral part of the budget preparation process.

The 10 year Works Programs are revised annually to accommodate changes to proposed works projects and budget considerations.

#### **COMMENT**

The 10 year Works Programs have been prepared for the 2012/2013 budget considerations and future years costing have been calculated in terms of current dollar values.

As previously noted the Works Programs will be revised annually so that budget estimates can be adjusted to current dollar values.

**CONSULTATION**

Chief Executive Officer

**STATUTORY OBLIGATIONS**

Nil

**POLICY IMPLICATIONS**

Nil

**BUDGET/FINANCIAL IMPLICATIONS**

Nil

**STRATEGIC IMPLICATIONS**

2008 – 2013 Strategic Plan

Action Plan No 1.2 – B

Develop a five Year Works Plan

**SUSTAINABILITY IMPLICATIONS**

- **Environmental**  
There are no known significant environmental issues
- **Economic**  
There are no known significant economic issues
- **Social**  
There are no known significant social issues

**VOTING REQUIREMENTS**

Simple Majority

**COUNCIL DECISION & OFFICER RECOMMENDATION – Item 8.1.1**

**MOVED: Cr Moir**

**SECONDED: Cr Aird**

**That the Council adopt the 2015/2016 to 2024/2025 Ten Year Works Programs as presented for budget development and inclusion in the Strategic Plan.**

**Carried 7/0**

**Res 29/15**

**MOVED: Cr Moir**

**SECONDED: Cr Walker**

**That the Council adopts enbloc items 8.2.1, 8.2.2 and 8.2.3.**

**CARRIED 7/0**

**Res 30/15**

## **8.2 FINANCE**

### **8.2.1 List of Accounts Paid in March 2015**

<b>Location:</b>	<i>Not applicable</i>
<b>Applicant:</b>	<i>Not applicable</i>
<b>File:</b>	<i>FM/1/002</i>
<b>Disclosure of Officer Interest:</b>	<i>None</i>
<b>Date:</b>	<i>09 April 2015</i>
<b>Author:</b>	<i>Stephen Carstairs – Director Corporate Services</i>
<b>Authorizing Officer:</b>	<i>Alan Lamb – Chief Executive Officer</i>
<b>Attachments:</b>	<i>Yes – List of Accounts Paid</i>

### **SUMMARY**

In accordance with the *Local Government (Financial Management) Regulations 1996* the list of accounts paid in March 2015 are presented to Council.

### **BACKGROUND**

Invoices received for the supply of goods and services, salaries and wages and the like have been paid during the period.

### **COMMENT**

The attached listing represents accounts paid by cheque and by electronic means during the period 01 to 31 March 2015.

### **CONSULTATION**

Nil

### **STATUTORY OBLIGATIONS**

Local Government (Financial Management) Regulations 1996, Regulations 12 and 13 apply and are as follows:

12. Payments from municipal fund or trust fund

(1) *A payment may only be made from the municipal fund or the trust fund —*

- (a) *if the local government has delegated to the CEO the exercise of its power to make payments from those funds — by the CEO; or*
  - (b) *otherwise, if the payment is authorised in advance by a resolution of the council.*
- (2) *The council must not authorise a payment from those funds until a list prepared under regulation 13(2) containing details of the accounts to be paid has been presented to the council.*

**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 sub regulation (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**

Council's *Authority to Make Payments Policy* has application.

**BUDGET/FINANCIAL IMPLICATIONS**

Account payments are in accordance with the adopted 2014-15 Annual Budget (as amended), or authorised by separate resolution.

**STRATEGIC IMPLICATIONS**



Nil

**VOTING REQUIREMENTS**

Simple Majority

**COUNCIL DECISION & OFFICER RECOMMENDATION – Item 8.2.1**

That at its April 2015 ordinary meeting Council receives as presented the list of accounts paid in March 2015, and totalling \$582,108.91 and as represented by: cheque voucher numbers 19744-19768 totalling \$97,805.33; and accounts paid by direct electronic payments through the Municipal Account totalling \$484,303.58.

<b>8.2.2 28 February 2015 Statement of Financial Activity</b>
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<b>Location:</b>	Not applicable
<b>Applicant:</b>	Not applicable
<b>File:</b>	FM/10/003
<b>Disclosure of Officer Interest:</b>	None
<b>Date:</b>	09 April 2015
<b>Author:</b>	Stephen Carstairs – Director Corporate Services
<b>Authorizing Officer:</b>	Alan Lamb – Chief Executive Officer
<b>Attachments:</b>	Yes – Financial Reports

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### **SUMMARY**

This report recommends that Council receive the Statement of Financial Activities and Net Current Assets for the month ended 28 February 2015.

### **BACKGROUND**

Section 6.4 of the Local Government Act 1995 places financial reporting obligations on local government operations.

Regulation 34.(1)–(4) of the Local Government (Financial Management) Regulations 1996 requires the local government to prepare a *Statement of Financial Activity*.

The regulations also prescribe the content of the reports, and that details of items of Material Variances shall also listed.

### **COMMENT**

It is a statutory requirement that the statement of financial activity be prepared each month (Regulation 34.(1A), and that it be presented at an ordinary meeting of the Council within 2 months after the end of the month to which the statement relates (Regulation 34.(4)(a).

### **CONSULTATION**

Alan Lamb – Chief Executive Officer

### **STATUTORY OBLIGATIONS**

Local Government (Financial Management) Regulations 1996, Regulation 34.(1A)

Local Government (Financial Management) Regulations 1996, Regulation 34.(4)(a)

**POLICY IMPLICATIONS**

Nil

**BUDGET/FINANCIAL IMPLICATIONS**

As presented in the attached reports.

**STRATEGIC IMPLICATIONS**

Nil

**VOTING REQUIREMENTS**

Simple Majority

**COUNCIL DECISION & OFFICER RECOMMENDATION – Item 8.2.2**

**That the 28 February 2015 Statement of Financial Activity and Statement of Net Current Assets be received, as presented.**

<b>8.2.3 31 March 2015 Statement of Financial Activity</b>
--

<b>Location:</b>	Not applicable
<b>Applicant:</b>	Not applicable
<b>File:</b>	FM/10/003
<b>Disclosure of Officer Interest:</b>	None
<b>Date:</b>	09 April 2015
<b>Author:</b>	Stephen Carstairs – Manager Corporate Services
<b>Authorizing Officer:</b>	Alan Lamb – Chief Executive Officer
<b>Attachments:</b>	No

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### **SUMMARY**

This report recommends that Council defer to the May 2015 ordinary meeting of Council the receiving of the Statement of Financial Activities and the Net Current Assets for the month ended 31 March 2015.

### **BACKGROUND**

Section 6.4 of the Local Government Act 1995 places financial reporting obligations on local government operations.

Regulation 34.(1)–(4) of the Local Government (Financial Management) Regulations 1996 requires the local government to prepare a *Statement of Financial Activity*.

The regulations also prescribe the content of the reports. Details of items of Material Variances are also listed.

### **COMMENT**

It is a statutory requirement that the statement of financial activity be prepared each month (Regulation 34.(1A)), and that it be presented at an ordinary meeting of the Council within 2 months after the end of the month to which the statement relates (Regulation 34.(4)(a)).

During the latter part of March 2015 and in early April, Corporate Services has experienced human resource shortfalls with officers being on leave. As a consequence of this, presentation of the 31 March 2015 Statement of Financial Activity has been deferred to the May 2015 ordinary meeting.

**CONSULTATION**

Alan Lamb – Chief Executive Officer

**STATUTORY OBLIGATIONS**

Local Government (Financial Management) Regulations 1996, Regulation 33(A)

Local Government (Financial Management) Regulations 1996, Regulation 34.(1A)

Local Government (Financial Management) Regulations 1996, Regulation 34.(4)(a)

**POLICY IMPLICATIONS**

Nil

**BUDGET/FINANCIAL IMPLICATIONS**

Nil

**STRATEGIC IMPLICATIONS**

Nil

**VOTING REQUIREMENTS**

Simple Majority

**COUNCIL DECISION & OFFICER RECOMMENDATION – Item 8.2.3**

**That receipt by Council of the shire's 31 March 2015 Statement of Financial Activity and Statement of Net Current Assets be deferred to Council's May 2015 ordinary meeting.**

### **8.3 CHIEF EXECUTIVE OFFICER**

<b>8.3.1 New Outbuilding Policy – Final Endorsement</b>
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<b><i>Location:</i></b>	Shire Boyup Brook
<b><i>Applicant:</i></b>	N/A
<b><i>File:</i></b>	Nil
<b><i>Disclosure of Officer Interest:</i></b>	None
<b><i>Date:</i></b>	6/03/2015
<b><i>Author:</i></b>	A. Nicoll, Town Planner
<b><i>Authorizing Officer:</i></b>	Alan Lamb, Chief Executive Officer
<b><i>Attachments:</i></b>	New Outbuilding Policy Advertised Outbuilding Policy Current Outbuilding Policy Copy of Submission

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#### **SUMMARY**

The purpose of this report is to put before Council the request to endorse a new outbuilding policy.

The new outbuilding policy is an amended version of the Shire's current outbuilding policy. Amendments include increasing maximum sizes to support intensified uses such as light industry, stables, transport depot and rural industry.

#### **BACKGROUND**

In November 2014, Council approved an outbuilding, on a special rural property, in excess of the floor area limit set by their policy. Council deemed that additional floor space was necessary to enable a light industrial activity to occur. Council sighted their policy to be inept and recommended a review to cater for intensified uses.

Subsequently, in December 2014, Council's outbuilding policy was amended to:

- Allow larger outbuildings to accommodate intensified uses;
- Inhibit persons living in outbuildings by ensuring a dwelling is either constructed or proposed to be constructed on 'Residential' and 'Special Rural' zone properties;
- Enable flexibility under certain circumstances, including allowing greater height to accommodate caravans;
- Maintain street appeal by imposing:
  - A mixture of materials for commercial and industrial developments;

- Darker colours for larger outbuildings;
- Re-development measures for sea containers; and
- Setbacks behind a dwelling (for non-commercial properties).

### **CONSULTATION**

In January 2015, the amended outbuilding policy was advertised in accordance with the Shire's Scheme 2 and Council Policy (A.7). During the advertising period, one submission was received.

### **COMMENT**

The following table provides a summary of the comment received and recommendations going forward:

<b>Comment</b>	<b>Recommendation</b>
<p>1. The Shire's current outbuilding policy supports outbuilding(s) on a Special Rural lot before or after the construction of a dwelling. This has been the situation for some time without major problems arising. It is true, that occasionally, sheds are occupied without approval but this is generally the exception rather than the rule. Based on the above, is there a need to create the following new requirement?</p> <p>The new outbuilding policy states:</p> <ul style="list-style-type: none"><li>○ Outbuildings shall not be considered on a Residential or Special Rural zoned lot unless:-<ul style="list-style-type: none"><li>▪ there is an existing Class 1 residential dwelling constructed on the lot; or</li><li>▪ The outbuilding application is concurrent with an application for a habitable structure (dwelling).</li></ul></li></ul>	<p>1. Uphold and recommend that the new outbuilding policy enables the construction of outbuildings on Special Rural zones where a dwelling or building permit for a dwelling does not exist.</p>
<p>2. The new outbuilding policy</p>	<p>2. Uphold and remove provisions</p>

restricts the number and size of outbuildings on <u>rural</u> properties, which is contrary to the current policy. There is no need or desirability to limit the number and size of sheds on rural properties. Many sheds on rural/farm properties are used for a mix of domestic and farm use and are often larger than 200m <sup>2</sup> .	restricting the development of outbuildings on rural zone properties.
3. The provisions in Table 1 of the new policy are too restrictive. Provision should be made to allow for larger outbuildings and for more than one outbuilding on a lot.	3. Uphold and change the new outbuilding policy to allow more than one outbuilding on a lot and to increase the individual and aggregate floor areas for outbuildings.

### **STATUTORY OBLIGATIONS**

Any policy prepared shall be consistent with the Shire's Scheme 2 and where any inconsistency arises the scheme shall prevail. The new outbuilding policy is consistent with the Shire's Scheme 2.

The Council shall review a draft Policy in the light of any submissions received and shall then resolve either to finally adopt the draft Policy with or without modification, or not to proceed with the draft Policy.

Following final adoption of a Policy, notification of the final adoption shall be published once in a newspaper circulating within the Scheme Area.

### **POLICY IMPLICATIONS**

There are no policy implications relating to this item.

### **BUDGET/FINANCIAL IMPLICATIONS**

There are no financial implications relating to this item.

### **STRATEGIC IMPLICATIONS**

The current outbuilding policy does not provide suitable guidance, especially for outbuildings proposing to accommodate intensified uses at rural lifestyle properties.

The new outbuilding policy makes provisions, including size requirements, based on land use potential within different zones.

### **SUSTAINABILITY IMPLICATIONS**



➤ **Environmental**

The new outbuilding policy seeks to maintain natural characteristics of an area by imposing landscaping to screen outbuildings and the use of colours that blend with the surrounds (dark tones).

➤ **Economic**

The new outbuilding policy enables the development of larger outbuildings to cater for intensified activities, which in-turn boosts the economy of the region.

➤ **Social**

Larger outbuildings required to accommodate intensified uses on land that's also used for living, has the potential to lower the quality of an area and inherit conflict between neighbours.

The new outbuilding policy highlights a need to locate outbuildings behind dwellings, to incorporate landscaping and to use colours that blend with surrounds.

**VOTING REQUIREMENTS**

Simple majority

**COUNCIL DECISION & OFFICER RECOMMENDATION – ITEM 8.3.1**

**MOVED: Cr Walker**

**SECONDED: Cr Kaltenrieder**

**That Council**

- 1. Agrees to endorse a new outbuilding policy, with modifications; and**
- 2. Authorizes the CEO to publish notification of the final adoption once in a newspaper, circulated within the Shire area.**

**CARRIED 7/0**

**Res 31/15**

### 8.3.2 Lot 42 Ritson Street – Industry (Rural)

<b>Location:</b>	Lot 42 Ritson Street, Boyup Brook
<b>Applicant:</b>	Glenn Waller
<b>File:</b>	A15046
<b>Disclosure of Officer Interest:</b>	None
<b>Date:</b>	16 March 2015
<b>Author:</b>	Town Planner, A. Nicoll
<b>Authorizing Officer:</b>	Chief Executive Officer, A. Lamb
<b>Attachments:</b>	Application/Letter

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#### **SUMMARY**

The purpose of this report is to put before Council the request to run a rural industry (machinery workshop) from Lot 42 Ritson Street.

#### **BACKGROUND**

A request to run a rural industry at Lot 42 Ritson Street was lodged with the Shire on the 10 March 2015. A letter explaining proposed operations has been provided (refer to attachment for letter).

The following diagrams illustrate where the rural industry is proposed to be located.



#### **COMMENT**

The rural industry involves fabricating, repairing, sandblasting and painting of farming machinery.

Operations are proposed to occur:

1. At the subject property within and around an existing shed; and
2. Offsite at other properties as required (mobile).

### **STATUTORY OBLIGATIONS**

A rural industry is defined in the Shire's scheme 2 as follows:

*"Rural Industry" means an industry handling, treating, processing or packing primary products grown, reared or produced in the locality, and a workshop, servicing plant or equipment used for rural purposes in the locality.*

Lot 42 Ritson Street is zoned 'rural' as per the Shire's scheme 2. A rural industry is classified as a 'permitted' use within a 'rural' zone subject to compliance with all requirements of the Scheme.

The following scheme 2 requirement (5.12) applies to the proposed rural industry and needs to be included as a condition of approval.

#### **5.12 NUISANCE**

*No land, building or appliance shall be used in such a manner as to permit the escape there from of smoke, dust, fumes, odour, noise, vibration or waste products in such quantity or extent, or in such a manner as, in the opinion of the Council, will create, or be a nuisance to, any inhabitant or to traffic or persons using roads in the vicinity.*

### **CONSULTATION**

Consultation is not required for the rural industry in accordance with the Shire's scheme 2. Consultation is considered unnecessary considering a 500m setback to the nearest dwelling.

The Environmental Protection Authority, (2005) guide on separation distances suggests a minimum setback between a rural industry (manufacturing) and a residential dwelling of 500m.

### **POLICY IMPLICATIONS**

There are no policy implications relating to the proposed rural industry.

### **BUDGET/FINANCIAL IMPLICATIONS**

There are no budget/financial implications relating to the proposed rural industry.

### **STRATEGIC IMPLICATIONS**

Nil

**SUSTAINABILITY IMPLICATIONS**

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

**VOTING REQUIREMENTS**

Simple majority

**COUNCIL DECISION & OFFICER RECOMMENDATION – ITEM 8.3.2**

**MOVED: Cr Imrie**

**SECONDED: Cr Aird**

**That Council**

Grants planning consent for Lot 42 Ritson Street, Boyup Brook for the purpose of;  
**Industry - Rural (Machinery Workshop)** and in accordance with the following conditions:

**Conditions**

1. No land, building or appliance shall be used to permit the escape there from of smoke, dust, fumes, odour, noise, vibration or waste products in such quantity or extent, or in such a manner as, in the opinion of the Shire, will create, or be a nuisance to, any resident or the environment.
2. All runoff from impervious surfaces being contained within the property and disposed of to Shire's satisfaction.
3. Any lighting device is to be so positioned and shielded so as not to cause any direct, reflected or incidental light to encroach beyond the property boundaries.
4. All materials/machinery being stored in a manner so as not to cause a detriment to the amenity of the area.
5. No signs being erected on the lot without the Shire's approval.

**CARRIED 7/0**

**Res 32/15**

**Notes**

This Planning Scheme Consent contains 5 conditions.

You may appeal against any condition contained in this consent provided it is lodged within twenty-eight (28) days of the date of issue. For further information regarding this, refer to [www.sat.justice.wa.gov.au](http://www.sat.justice.wa.gov.au), with reference to section 252 of the Planning and Development Act (2005) (as amended).

**8.3.3 Lot 123 Abel Street – Service Station (Patio Addition)**

<b>Location:</b>	Lot 123 Abel Street.
<b>Applicant:</b>	J & R Norton.
<b>File:</b>	A5020
<b>Disclosure of Officer Interest:</b>	None.
<b>Date:</b>	April 2015.
<b>Author:</b>	Adrian Nicoll, Town Planner.
<b>Authorizing Officer:</b>	Alan Lamb, Chief Executive Officer.
<b>Attachments:</b>	Application

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**SUMMARY**

The purpose of this report is to put before Council an application for the development of a patio attached to a service station located at Lot 123 Abel Street.

Location details



## **BACKGROUND**

The Shire received an application for the development of a verandah at Lot 123 Abel Street. A verandah is a roofed open platform.



Discussions with the applicant revealed that the development is actually a patio, which is a roofed open structure (no deck/platform).

## **COMMENT**

The patio is proposed to be attached to the rear of the service station to provide shelter from rain.

The patio is proposed to be approximately 10m long, 3m wide and constructed using steel (steel posts and roof).

## **STATUTORY OBLIGATIONS**

Lot 123 Abel Street is zoned 'Light Industrial'. The light industrial zone is intended primarily for a wide range of industrial activities of a moderate scale, which would not cause nuisance by way of noise, smell, dust, vibration or unsightliness. In accordance with the Shire's Scheme 2, a service station may be considered for approval in the light industrial zone.

'Service Station' means land and buildings used for the supply of petroleum products and automotive accessories and include greasing, tyre repairs and minor mechanical repairs and may include a restaurant or shop incidental to the predominant use, but does not include a transport depot, panel beating, spray painting or wrecking.

The patio complies with the following 'Scheme 2' setback requirements, for industrial properties: Front 5m; Side 3m; and Rear 3m. The patio is proposed to be setback at least 30m from neighbouring property boundaries and 15m from front boundaries.

The service station complies with the following 'Scheme 2' car parking requirements: two car parking spaces being provided per service bay. Three sealed car parking bays are currently marked out fronting Jayes Road. Overflow

parking is also available fronting a landscaped area located at the corner of Jayes Rd and Abel St.

### **CONSULTATION**

Consultation is unnecessary considering a generous 30m setback between the proposed patio and neighbouring properties.

### **POLICY IMPLICATIONS**

There are no policy implications relating to this item.

### **BUDGET/FINANCIAL IMPLICATIONS**

There are no known budget implications relating to this application.

### **STRATEGIC IMPLICATIONS**

There are no known strategic implications relating to this application.

### **SUSTAINABILITY IMPLICATIONS**

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

### **VOTING REQUIREMENTS**

Simple majority

### **COUNCIL DECISION & OFFICER RECOMMENDATION – ITEM 8.3.3**

**MOVED: Cr Walker**

**SECONDED: Cr Imrie**

**That Council**

**Grants planning scheme consent for Lot 123, Abel Street for the purpose of Service Station – patio addition, and carry out development and use in accordance with approved plan dated April 2015 and subject to the following conditions:**

**Conditions**

- 1. If the patio is not substantially commenced within two years, a fresh approval must be obtained before commencing or continuing development.**
- 2. All storm water is to be managed and contained on-site, to the satisfaction of the Shire of Boyup Brook.**



**3. Access and car parking bays being maintained to the satisfaction of the Shire of Boyup Brook.**

**CARRIED 7/0**

**Res 33/15**

**Advice**

1. A building permit is required prior to developing the patio (Please liaise with the Shire's Building Surveyor).
2. Sign(s) shall not be erected on the lot without the prior approval of the Shire of Boyup Brook.

**Notes**

This Planning Scheme Consent contains 3 conditions.

You may appeal against any condition contained in this consent provided it is lodged within twenty-eight (28) days of the date of issue. For further information regarding this, refer to [www.sat.justice.wa.gov.au](http://www.sat.justice.wa.gov.au), with reference to section 252 of the Planning and Development Act (2005) (as amended).





<b>8.3.4 10 Year Buildings and Facilities Program – 2015-16 to 2024-25</b>
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<b>Location:</b>	<i>Shire of Boyup Brook</i>
<b>Applicant:</b>	<i>Not applicable</i>
<b>File:</b>	
<b>Disclosure of Officer Interest:</b>	<i>None</i>
<b>Date:</b>	<i>09 April 2015</i>
<b>Author:</b>	<i>Stephen Carstairs - MCS</i>
<b>Authorizing Officer:</b>	<i>Alan Lamb – Chief Executive Officer</i>
<b>Attachments:</b>	<i>10 year Buildings and Facilities Program – 2015-16 to 2024-25</i>

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#### **SUMMARY**

The purpose of this report is to put the *10 year Buildings and Facilities Program – 2015-16 to 2024-25* (Attachment 8.3.4) to Council for adoption. Together with the 10 Year Works and Plant Replacement Programs, these programs form the basis for assets budget development in 2015-16, and are for inclusion in Council's wider *Integrated Planning* processes i.e. the shire's Long Term Financial Plan (LTFP) and Corporate Business Plan (CBP).

#### **BACKGROUND**

In accord with Regulation 19DA (4), and having due regard for Councils 2013- - 2023 Strategic Community Plan, officers have reviewed the shire's 10 Year Buildings and Facilities Program for Council's consideration. When the program is finalised, projects included in it will be transferred to the shire's LTFP & CBP, and Council will deliberate on and adopt these plans at its June 2015 ordinary meeting.

#### **COMMENT**

The 10 Year Building and Facilities Program was prepared having due regard for the shire's Strategic Community Plan and LTFP. The LTFP monitor's the shire capacity to fund projects in the program, and provides guidance on how to strategically time the funding and implementation of projects.

#### **CONSULTATION**

Alan Lamb - Chief Executive Officer

Rob Staniforth-Smith – Director Works & Services

**STATUTORY OBLIGATIONS**

Section 5.56 of the Local Government Act 1995 and Regulation 19DA of the Local Government (Administration) Regulations 1996 impact this agenda item.

Section 5.56. Planning for the future

- (1) A local government is to plan for the future of the district.
- (2) A local government is to ensure that plans made under subsection (1) are in accordance with any regulations made about planning for the future of the district.

Regulation 19DA. Corporate business plans, requirements for (Act s. 5.56)

- (1) A local government is to ensure that a corporate business plan is made for its district in accordance with this regulation in respect of each financial year after the financial year ending 30 June 2013.
- (4) A local government is to review the current corporate business plan for its district every year.

**POLICY IMPLICATIONS**

Nil

**BUDGET/FINANCIAL IMPLICATIONS**

While there will be no impact on the 2014-15 (Reviewed) Annual Budget, projects scheduled for 2015-16 of the program will be included in the draft 2015-16 Annual Budget for consideration and later adoption.

**STRATEGIC IMPLICATIONS**

Council is referred to the 2013 – 2023 Strategic Community Plan where the Built Environment section captures this 10 Year Buildings and Facilities Program under outcomes:

- Sustainable Infrastructure;
- Planned Development; and
- Housing needs are met.

**SUSTAINABILITY IMPLICATIONS**

- **Environmental**  
As they relate to projects in the program, environmental considerations will be addressed prior to project implementation.
- **Economic**  
As they relate to projects in the program, economic considerations will be addressed prior to project implementation.
- **Social**  
As they relate to projects in the program, social considerations will be addressed prior to project implementation.

**VOTING REQUIREMENTS**

Simple Majority

**COUNCIL DECISION & OFFICER RECOMMENDATION – Item 8.3.4**

**MOVED:** Cr Kaltenrieder

**SECONDED:** Cr Walker

**That Council adopts the 10 Year Buildings and Facilities Program – 2015-16 to 2024-25 as presented. Elements included in the program are for inclusion in Council's wider *Integrated Planning* processes, and development of the 2015-16 Annual Budget.**

**CARRIED 7/0**

**Res 34/15**

**WITHDRAWN**

ITEM 8.3.5 was withdrawn by the CEO.

<b>8.3.5    Review of 2017 Electoral Boundaries</b>
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<b><i>Location:</i></b>	<i>N/a</i>
<b><i>Applicant:</i></b>	<i>N/a</i>
<b><i>File:</i></b>	
<b><i>Disclosure of Officer Interest:</i></b>	<i>None</i>
<b><i>Date:</i></b>	<i>10<sup>th</sup> April, 2015</i>
<b><i>Author:</i></b>	<i>Alan Lamb</i>
<b><i>Authorizing Officer:</i></b>	<i>Chief Executive Officer</i>
<b><i>Attachments:</i></b>	<i>Copy of Electoral Commissioner's letter</i>

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### 8.3.6 Major Land Transaction

<b>Location:</b>	<i>Cnr Bridge Street and Hospital Road Boyup brook</i>
<b>Applicant:</b>	<i>N/a</i>
<b>File:</b>	<i>CR/45/003</i>
<b>Disclosure of Officer Interest:</b>	<i>None</i>
<b>Date:</b>	<i>9<sup>th</sup> April 2015</i>
<b>Author:</b>	
<b>Authorizing Officer:</b>	<i>Chief Executive Officer</i>
<b>Attachments:</b>	<i>Copy of submissions received</i>

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#### **SUMMARY**

The purpose of this report is to put before Council submissions in relation to the draft Major Land Transaction Business Plan, for the aged accommodation project planned for the Shire Managed land at the corner of Bridge Street and Hospital Road, for receiving and noting prior to finally committing to the project.

#### **BACKGROUND**

In 2012, Council funded the preparation of preliminary planning for a number of future initiatives. These included a 5 unit independent living development at the site in question.

In the latter part of 2012 and early 2013, and with South West Development Commission funding, a Boyup Brook Age Friendly Report was prepared, based on the World Health Organisation framework, to allow regional integration, as part of a regional initiative, and as a future planning reference. Also with SWDC funding, an Aged Housing Plan was developed based on community consultation that included a survey. These reports went to Council in June 2013 and Council resolved as follows:

- ***It is recommended that reports listed below be received by Council: Boyup Brook Aged Housing Plan, Boyup Brook Aged Friendly Community Study and Boyup Brook Age Friendly Report.***
- ***That the contents of the reports be reviewed and that their findings and recommendations be considered by Council in future Shire business development and strategic planning.***

The Long Term Financial Plan and Long Term Asset Management Plan contained provision for an independent living aged accommodation initiative.

Provision was made in the 2014/15 for an Aged Accommodation project. Funding of \$2m was provided for the project, \$45,000 for the preliminary planning, design etc and \$1.955M for the construction. The source of funds was utilising an existing loan of \$400,000 and borrowing the remainder. At the time of the budget no project had been selected

In August 2014, Council dealt with a report on 3 project options, at this meeting Council resolved as follows:

- 1. That Council resolve to commence the process of further evaluating the development of the area of Shire controlled land, bounded by Bridge Street and Hospital Road, for the purpose of aged accommodation.***
- 2. That Administration develop a plan, that meets legislative requirements for the purposes of a major land transaction, and report back to Council prior to commencing the public consultation process.***
- 3. That Administration commences the process of having a portion of the Health Department's Hospital Reserve transferred to Council's control.***
- 4. That Administration commences the process of seeking to have the three lots managed by the Shire (lots 347, 367 and 381), plus any of the Health Department's Reserve that might be transferred to Shire control, amalgamated into a form that best facilitates 'lease for life' arrangements between two parties only, and does not involve the purchase of land.***

The need for a Major Land Transaction Business Plan has been triggered for this project because the value/cost of the development is over 10% of the operating revenue for 2013/14.

At its Special Meeting held 12th February 2015 Council reviewed the draft Business Plan and resolved as follows:

***That Council endorse the attached Major Land Transaction Business Plan for an aged accommodation development on Shire managed land at the corner of Bridge Street and Hospital Road, and that it be advertised, as required by legislation, and brought back to Council, along with any submissions received, following the advertising period.***

#### **COMMENT**

The call for submissions was advertised, as required by legislation (statewide notice and six week submission period – notice in the West Australian 21/2/2015 and notice on Shire Notice Board. In addition, notice in Manjimup Bridgetown Times 25/2/2015, Boyup Brook Gazette March issue, and on Shire website.

Council is required to consider the submissions and may decide to proceed with the undertaking or transaction as proposed or something that it is not significantly different from what was proposed.

Two submissions were received, copies attached. Both offered first hand advice, one as a past tenant of independent aged accommodation in a rural community and the other as being involved with the provision of independent, low care and high care facilities.

One submission supports the idea of independent aged accommodation for Boyup Brook, relates an experience in another town where the Shire Council had done this, saw value in the proposed site, noted the need for some separation between units (noise attenuation) and for units to be set up to useable by the not so well aged (hand rails, wheelchair access etc), the need for economic (to operate) hot water systems.

The second submission supports the idea if aged care accommodation being provided in Boyup Brook but does not support the Shire building and selling/leasing units, does not support the proposed site and suggests that rental accommodation was the local preference. The submission is detailed and provides support for views put.

It is noted that the Business plan was done at a very high level and so did not cover all areas raised in the two submissions. The proposed site was in the Plan and one submission supported it and the other opposed it.

It is recommended that Council receive and note both submissions but, at this stage, make no change to the plan as advertised. It is suggested that there will be a need to go to the community with much more detail on the project at a later date, and that more comment might be expected at that time. The opinions of two interested community members is not a good basis on which to make a decision to stop or continue on with the project, especially as their views are opposed and so, to some extent, cancel each out. But Council has, as it is understood, now met its legislative requirement in this regard. This is a minimum requirement and Council will no doubt wish to move carefully, and with consultation, along the path of this, or any other, significant project.

Whilst Council is now in a position to commence the undertaking from a legislation perspective, it may require more detailed information before committing to the project, as described in the Plan, and the site. Council is yet to be presented with the results of surveying, geotechnical analysis and technical design (drainage, building sites, internal roads etc) and so, it is recommended, should wait until these are presented, along with cost estimates and a financial plan, before making a final commitment. Provided the final plan is not materially different from the broad plan set out in the Business Plan, Council may however continue to pursue the project through to implementation without the need to again meet the Major Land Transactions requirements.

### **CONSULTATION**

The matter has been before Council a number of times over the years, and so has been included in the minutes of meetings. The Business Plan was advertised.

**STATUTORY OBLIGATIONS**

The following section of the Local Government Act applies:

3.59. Commercial enterprises by local governments

(1) *In this section —*

***acquire*** has a meaning that accords with the meaning of ***dispose***;

***dispose*** includes to sell, lease, or otherwise dispose of, whether absolutely or not;

***land transaction*** means an agreement, or several agreements for a common purpose, under which a local government is to —

(a) acquire or dispose of an interest in land; or

(b) develop land;

***major land transaction*** means a land transaction other than an exempt land transaction if the total value of —

(a) the consideration under the transaction; and

(b) anything done by the local government for achieving the purpose of the transaction,

is more, or is worth more, than the amount prescribed for the purposes of this definition;

***major trading undertaking*** means a trading undertaking that —

(a) in the last completed financial year, involved; or

(b) in the current financial year or the financial year after the current financial year, is likely to involve,

expenditure by the local government of more than the amount prescribed for the purposes of this definition, except an exempt trading undertaking;

***trading undertaking*** means an activity carried on by a local government with a view to producing profit to it, or any other activity carried on by it that is of a kind prescribed for the purposes of this definition, but does not include anything referred to in paragraph (a) or (b) of the definition of ***land transaction***.

(2) *Before it —*

(a) commences a major trading undertaking; or

(b) enters into a major land transaction; or

(c) enters into a land transaction that is preparatory to entry into a major land transaction,

a local government is to prepare a business plan.



- (3) *The business plan is to include an overall assessment of the major trading undertaking or major land transaction and is to include details of —*
- (a) *its expected effect on the provision of facilities and services by the local government; and*
  - (b) *its expected effect on other persons providing facilities and services in the district; and*
  - (c) *its expected financial effect on the local government; and*
  - (d) *its expected effect on matters referred to in the local government's current plan prepared under section 5.56; and*
  - (e) *the ability of the local government to manage the undertaking or the performance of the transaction; and*
  - (f) *any other matter prescribed for the purposes of this subsection.*
- (4) *The local government is to —*
- (a) *give Statewide public notice stating that —*
    - (i) *the local government proposes to commence the major trading undertaking or enter into the major land transaction described in the notice or into a land transaction that is preparatory to that major land transaction; and*
    - (ii) *a copy of the business plan may be inspected or obtained at any place specified in the notice; and*
    - (iii) *submissions about the proposed undertaking or transaction may be made to the local government before a day to be specified in the notice, being a day that is not less than 6 weeks after the notice is given;*

*and*
  - (b) *make a copy of the business plan available for public inspection in accordance with the notice.*
- (5) *After the last day for submissions, the local government is to consider any submissions made and may decide\* to proceed with the undertaking or transaction as proposed or so that it is not significantly different from what was proposed.*
- \* Absolute majority required.*
- (5a) *A notice under subsection (4) is also to be published and exhibited as if it were a local public notice.*
- (6) *If the local government wishes to commence an undertaking or transaction that is significantly different from what was proposed it can only do so after it has complied with this section in respect of its new proposal.*

- (7) *The local government can only commence the undertaking or enter into the transaction with the approval of the Minister if it is of a kind for which the regulations require the Minister's approval.*
- (8) *A local government can only continue carrying on a trading undertaking after it has become a major trading undertaking if it has complied with the requirements of this section that apply to commencing a major trading undertaking, and for the purpose of applying this section in that case a reference in it to commencing the undertaking includes a reference to continuing the undertaking.*
- (9) *A local government can only enter into an agreement, or do anything else, as a result of which a land transaction would become a major land transaction if it has complied with the requirements of this section that apply to entering into a major land transaction, and for the purpose of applying this section in that case a reference in it to entering into the transaction includes a reference to doing anything that would result in the transaction becoming a major land transaction.*
- (10) *For the purposes of this section, regulations may —*
  - (a) *prescribe any land transaction to be an exempt land transaction;*
  - (b) *prescribe any trading undertaking to be an exempt trading undertaking.*

The following Part of the Local Government (Functions and General) Regulations have relevance:

*Part 3 — Commercial enterprises by local governments (s. 3.59)*

7. Term used: major regional centre

(1) *In this Part —*

**major regional centre** *means a local government the district of which —*

- (a) *is not in the metropolitan area; and*
  - (b) *has more than 20 000 inhabitants.*
- (2) *Section 2.4(6) of the Act applies to determine the number of inhabitants of a district for the purposes of the definition of **major regional centre**.*

*[Regulation 7 inserted in Gazette 27 Sep 2011 p. 3843-4.]*

8A. Amount prescribed for major land transactions; exempt land transactions prescribed (Act s. 3.59)

(1) *The amount prescribed for the purposes of the definition of **major land transaction** in section 3.59(1) of the Act is —*

- (a) *if the land transaction is entered into by a local government the district of which is in the metropolitan area or a major regional centre, the amount that is the lesser of —*
  - (i) *\$10 000 000; or*

- (ii) *10% of the operating expenditure incurred by the local government from its municipal fund in the last completed financial year;*
  - or*
  - (b) *if the land transaction is entered into by any other local government, the amount that is the lesser of—*
    - (i) *\$2 000 000; or*
    - (ii) *10% of the operating expenditure incurred by the local government from its municipal fund in the last completed financial year.*
- (2) *A land transaction is an exempt land transaction for the purposes of section 3.59 of the Act if—*
- (a) *the total value of—*
    - (i) *the consideration under the transaction; and*
    - (ii) *anything done by the local government for achieving the purpose of the transaction,**is more, or is worth more, than the amount prescribed under subregulation (1); and*
  - (b) *the Minister has, in writing, declared the transaction to be an exempt transaction because the Minister is satisfied that the amount by which the total value exceeds the amount prescribed under subregulation (1) is not significant taking into account—*
    - (i) *the total value of the transaction; or*
    - (ii) *variations throughout the State in the value of land.*

*[Regulation 8A inserted in Gazette 27 Sep 2011 p. 3844.]*

8. **Exempt land transactions prescribed (Act s. 3.59)**

- (1) *A land transaction is an exempt land transaction for the purposes of section 3.59 of the Act if the local government enters into it—*
  - (a) *without intending to produce profit to itself; and*
  - (b) *without intending that another person will be sold, or given joint or exclusive use of, all or any of the land involved in the transaction.*
- (2) *For the purposes of subregulation (1)(b) a person is given joint use of land if the land is to be jointly used for a common purpose by the local government and that person (whether or not other persons are also given joint use of the land).*
- (3) *A transaction under which a local government disposes of a leasehold interest in land is an exempt land transaction for the purposes of section 3.59 of the Act if—*

- (a) *all or any of the consideration to be received by the local government under the transaction is by way of an increase in the value of the land due to improvements that are to be made without cost to the local government; and*
- (b) *although the total value referred to in the definition of **major land transaction** in that section is more, or is worth more, than the amount prescribed for the purposes of that definition, it would not be if the consideration were reduced by the amount of the increase in value mentioned in paragraph (a).*

*[Regulation 8 amended in Gazette 29 Aug 1997 p. 4867-8.]*

9. Amount prescribed for major trading undertakings; exempt trading undertakings prescribed (Act s. 3.59)

(1) *The amount prescribed for the purposes of the definition of **major trading undertaking** in section 3.59(1) of the Act is —*

- (a) *if the trading undertaking is entered into by a local government the district of which is in the metropolitan area or a major regional centre, the amount that is the lesser of —*

- (i) *\$5 000 000; or*
  - (ii) *10% of the lowest operating expenditure described in subregulation (2);*

*or*

- (b) *if the trading undertaking is entered into by any other local government, the amount that is the lesser of —*

- (i) *\$2 000 000; or*
  - (ii) *10% of the lowest operating expenditure described in subregulation (2).*

(2) *The lowest operating expenditure referred to in subregulation (1) is the lowest of —*

- (a) *the operating expenditure incurred by the local government from its municipal fund in the last completed financial year; and*
- (b) *the operating expenditure likely to be incurred by the local government from its municipal fund in the current financial year; and*
- (c) *the operating expenditure likely to be incurred by the local government from its municipal fund in the financial year after the current financial year.*

(3) *A trading undertaking is an exempt trading undertaking for the purposes of section 3.59 of the Act if —*

- (a) *the undertaking —*

- (i) *in the last completed financial year, involved; or*
- (ii) *in the current financial year or the financial year after the current financial year, is likely to involve,*

*expenditure by the local government of more than the amount prescribed under subregulation (1); and*

- (b) *the Minister has, in writing, declared the transaction to be an exempt transaction because the Minister is satisfied that the amount by which expenditure is, or is likely to be, more than the amount prescribed under subregulation (1) is not significant taking into account —*

- (i) *the total value of the undertaking; or*
- (ii) *variations throughout the State in the value of land.*

*[Regulation 9 amended in Gazette 31 Mar 2005 p. 1054; 27 Sep 2011 p. 3845.]*

10. Business plans for major trading undertaking and major land transaction, content of

- (1) *If a local government is required to prepare a business plan because of a major trading undertaking or major land transaction that it is to carry on or enter into jointly with another person —*

- (a) *the business plan is to include details of the whole undertaking or transaction, even though the local government is not the only joint venturer; and*
- (b) *the business plan is to include details of —*
  - (i) *the identity of each joint venturer other than the local government; and*
  - (ii) *the ownership of, and any other interests in, property that is involved in, or acquired in the course of, the joint venture; and*
  - (iii) *any benefit to which a joint venturer other than the local government may become entitled under or as a result of the joint venture; and*
  - (iv) *anything to which the local government may become liable under or as a result of the joint venture.*

- (2) *In subregulation (1) —*

***joint venture*** means the major trading undertaking or major land transaction that is to be jointly carried on or entered into;

***joint venturer*** means the local government or another person with whom the local government is to carry on or enter into the joint venture.

**POLICY IMPLICATIONS**

Nil

**BUDGET/FINANCIAL IMPLICATIONS**

Council's 2014/15 budget makes provision for a \$2m project with the funds coming from loans (an existing loan of \$400,000 plus additional borrowings of \$1,600,000). \$45,000 of the budget funds were for the planning stage.

**STRATEGIC IMPLICATIONS**

The Plan provides as follows:

OUTCOMES	OBJECTIVES	PRIORITIES
Planned development	Create land use capacity for industry	<ul style="list-style-type: none"><li>□ Review land-use planning to ensure commercial and industrial opportunities are maximised.</li><li>□ Advocate for provision of sewerage solutions to permit more intensive land use in town.</li></ul>
Housing needs are met	Facilitate affordable and diverse housing options	<ul style="list-style-type: none"><li>□ Review land-use planning to provide housing and land size choices.</li><li>□ Advocate for the State to develop residential land for release.</li><li>□ Develop a range of aged accommodation opportunities.</li></ul>

**SUSTAINABILITY IMPLICATIONS**

- **Environmental**  
There are no known significant environmental issues.
- **Economic**  
Any significant development in town will provide a beneficial economic impact during the construction phase. The addition of a small lot development for over 55's should enable existing residents to stay in Boyup Brook longer and should also attract others to the district.
- **Social**  
The addition of a well aged accommodation opportunity should meet the needs of some people in the local, and wider, community.

**VOTING REQUIREMENTS**

Absolute majority

Cr Blackburn left at 6.20pm

Cr Blackburn returned at 6.23pm

**COUNCIL DECISION & OFFICER RECOMMENDATION – ITEM 8.3.6**

**MOVED: Cr Walker**

**SECONDED: Cr Blackburn**

1. That Council receive and note the two submissions lodged in relation to its proposed Major Land Transaction Business Plan, for the aged accommodation project planned for the Shire Managed land at the corner of Bridge Street and Hospital Road.
2. That the project evaluation work, currently in train, be continued.
3. That the project, as set out in the Business Plan, be implemented dependant on the satisfactory, to Council, results of the evaluation.
4. That if the evaluation process gives rise to a material deviation from the Business Plan, as advertised, Council put a revised Plan out to the community for comment, as required.
5. That further community consultation take place, providing more detail of the project, once Council is satisfied that the project is sound.

**CARRIED BY ABSOLUTE MAJORITY 5/0**

**Res 35/15**

**(NOTE this is not a commitment to the implementation of the proposed development as set out in the Business Plan, as advertised, it is however a commitment to continue the evaluation process with a view implementing this, or another similar project, based on Council's assessment of its viability)**

**9 COMMITTEE REPORTS**

<b>9.1.1 Minutes of the Audit &amp; Finance Committee</b>
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**Location:** *Shire of Boyup Brook*  
**Applicant:** *N/A*  
**File:**  
**Disclosure of Officer Interest:** *Nil*  
**Date:** *10 April 2014*  
**Author:** *Alan Lamb - CEO*  
**Attachments:** *Yes – Minutes*

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**BACKGROUND**

The Audit and Finance Committee meeting was held on 19<sup>th</sup> March 2015.

Minutes of the meeting are laid on the table and circulated.

**COUNCIL DECISION & OFFICER RECOMMENDATION – ITEM 9.1.1**

**MOVED: Cr Aird**

**SECONDED: Cr Kaltenrieder**

- 1. That the minutes of the Audit & Finance Committee meeting held on 19<sup>th</sup> March be received.**
- 2. That Council receives the attached confidential report on the Medical Centre.**

**CARRIED 7/0**

**Res 36/15**

**10 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**  
Nil

**11 URGENT BUSINESS BY APPROVAL OF THE PRESIDENT OR A MAJORITY OF COUNCILLORS PRESENT**  
Nil

**12 CONFIDENTIAL MATTERS – BEHIND CLOSED DOORS**  
Nil

**13 CLOSURE OF MEETING**

There being no further business the Shire President thanked all for attending and declared the meeting closed at 6.39pm