

**MINUTES
ORDINARY COUNCIL MEETING**

9 JUNE 2015

**COUNCIL CHAMBERS
THE TOWN OF NARROGIN
89 EARL STREET
NARROGIN WA 6312**

Meaning of and CAUTION concerning Council's "In Principle" support:

When Council uses this expression it means that: (a) Council is generally in favour of the proposal BUT is not yet willing to give its consent; and (b) Importantly, Council reserves the right to (and may well) either decide against the proposal or to formally support it but with restrictive conditions or modifications.

Therefore, whilst you can take some comfort from Council's "support" you are clearly at risk if you act upon it before Council makes its actual (and binding) decision and communicates that to you in writing.

Disclaimer:

"Warning - Verbal Information & Advice: Given the inherent unreliability and uncertainty that surrounds verbal communication, the Town strongly recommends that, if a matter is of importance to you, then you should NOT act upon or otherwise rely upon any VERBAL information or advice you receive from the Town unless it is first confirmed in writing."

These minutes were confirmed at the Ordinary Council Meeting held on 23 June 2015

Signed: Date: 23/6/15
(Presiding Member at the meeting at which minutes were confirmed)

Council Minutes are 'Unconfirmed' until they have been adopted at the following meeting of Council.

ORDINARY COUNCIL MEETING MINUTES

9 JUNE 2015

1. OFFICIAL OPENING/ANNOUNCEMENT OF VISITORS

7.30 pm – The Presiding Person declared the meeting open.

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

Elected Members

Mayor L Ballard
Deputy Mayor Cr A Paternoster
Cr C Bartron
Cr C Ward
Cr J McKenzie from 7.31pm
Cr M Kain
Cr D Russell
Cr P Schutz from 8.00pm

Staff

Mr A Cook – Chief Executive Officer
Mr B Robinson – Director Technical and Environmental Services
Mr C Bastow – Director Corporate and Community Services
Ms C Thompson – Executive Assistant

Visitors

Ms F Walmsley
Mr B Seale
Mr M Russell
Mr S Pace
Mr P Vukomanovic from 7:38pm

Apologies

Cr P Schutz expected to be late to the meeting

3. DECLARATION OF INTEREST BY ELECTED MEMBERS AND COUNCIL EMPLOYEES IN MATTERS INCLUDED IN THE MEETING AGENDA

Nil

4. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Mr Peter Vukomanovic presented a list of questions at the Ordinary Council Meeting held 26 May 2015. These questions and responses are presented are attached.

Response to Previous Public Questions Taken on Notice – Attachment

peter.vuk@inet.net.au
44 FORBIVAL STREET NARROGIN 6312

Questions to Narrogin Town Council by Peter Vukomanovic Tuesday 26 May 2015.

I thank you all for your time.

Q1. These questions are directed to The Mayor Leigh Ballard as the highest ranking publicly elected local official. They refer to the Proposed Regional Landfill Site Application before the Shire of Cuballing, being enthusiastically supported by Himself and the affiliation of Councils and Group he chooses to support pushing by every means to ram this proposal through. I invite other members of the Narrogin Town Council to also consider these questions.

a) Will the Mayor join with me to draft an open letter to the United Nations and other prominent bodies, local and international, that have the interests and rights of the child at heart, to determine whether and how governments in the democratic country of Australia, beginning with Local Government may be in breach of it's duty of care to it's most vulnerable voiceless citizens, our children?

b) This question is brought about by the concern of the impact on the most vulnerable children impacted by this process. In light of the fact that reputable organisations and prominent voices have regarded safeguarding children as a vitally serious issue, pronounced such things as I remember from

- i) the Family Court of Western Australia that interests of the child are **paramount**.
- ii) Organisations including government bodies in the Childcare Industry recognise that an attack on the parents respect, dignity, exclusion, bullying, threatened home and livelihood adversely impacts upon the child sometimes in profoundly tragic outcomes.
- iii) Jesus stated it was better a millstone was put around his neck and he cast into the sea rather than he offend one of these little ones.
- iv) This principle of protecting little children is ageless. It is **vital** now in our democratic system to uphold these timeless principals.

Q2. i) Will the Mayor reveal the stringent processes adopted to ensure the rights, health of the child were of paramount concern and how these processes have benefited and protected the most adversely impacted children.

ii) Does the Mayor consider hiring a front man, representing the Proposal Parties at the expense of afflicted ratepayers and other taxpayers, to pronounce at the public meeting in Cuballing that NOBODY wants to live next to a Regional Rubbish Dump, that an option for the afflicted might be to SELL UP and GET OUT, given that their parents, one near pension age and of little income, have just been advised their property is now virtually worthless, as protecting the rights of little children?

iii) Has the Mayor considered the Groups Approach may constitute bullying of the most severely impacted residents and especially the effects of this on the little children this is thrust upon?

Q3. Does the Mayor consider it important to enable those who are endeavouring to preserve and enhance the remnant bushland environment on our properties, and not be solely concerned by personal profit be allowed to continue our work that gives native species of fauna and flora the best chance of survival and is necessary in balancing the clearing that is and has taken place on other larger properties nearby us mainly through burning down trees but also through erecting fences through the middle of forested areas? This preservation is also for the children and grand children. Be handy to check aerial photos today for the same month 10 years ago to notice the destruction of native vegetation in our area?

Q4. How does the Mayor see locating a Regional Rubbish Dump next to people trying to preserve species for future generations and them feeling bullied, enhance and protect the interests of all the children? Do you concede by destroying our precious threatened wildlife, it does distress and impoverish children everywhere?

Q5. How does the Mayor see how locating this Dump on top of a hill amongst and close to significant remnant native vegetation and in close proximity to the Dryandra Woodland which has threatened native species enhance the world for future generations of children?

Q6. Does the Mayor consider that (I ask **all** to imagine this imposed on their loved ones as I am not at this stage aware who actually are larger land holders including whether the Mayor or any of his family are or are not in fact large or smaller land holders)) that if this process was inflicted upon your own parents would you so enthusiastically support it? Each proponent and enthusiast for the scheme is invited to also consider if these circumstances were imposed upon them how would you react?

That is to say they be totally unaware of long preparations of negotiating for a Regional Dump Site, negotiations with the owners of a smaller land holding for the area, at a premium price, that required the land to be subdivided out of this smaller lot, to be sandwiched between 4 properties and butted up against at least a 5th or 6th property in the corner, not be informed promptly as required by the MOU 11 June 2013, which all shires and parties signed, to receive a letter on 14 December 2014, in the festive season (presuming they were not away at this time with family as we had hoped to be) for "comments".

Imagine the shock they would feel, as we did, and not be offered any real assistance nor compensation, told at another meeting **NOBODY** wants to live where you do and it may be best for you to **SELL UP** and **GET OUT** knowing full well a duty of disclosure and common decency would include informing any prospective bargain hunters that your house could be 35m from and opposite the **entrance of the Regional Dump**. Their entire front yard fence is the entry road to the **REGIONAL DUMP** where their children and grandchildren have played and want to play forever.

Then for them to stumble upon another meeting the Mayor attended in Wagin to promote the use of an advertisement, presumably paid for by the hapless ratepayers, to give a one sided opinion by the very powerful and privileged in government **AND** then discuss tactics to ram the process through with less scrutiny and accountability.

- i) How would your mother or father and family feel?
- ii) How do you imagine we feel or our children and grand children?
- iii) Do some people deserve more respect and decency than others?
- iv) Do those in positions of **power** and **privilege** deserve any greater respect, consideration and decency than those they are meant to serve?
- v) Should we **discriminate** between those that have the privilege to wield power and authority and those who do not?

Q7. Given the controversy this proposal has caused and the power and privilege their positions afforded the proponents in the Shires and Town and given that it has afforded an immediate benefit to those in these positions, by way of being located away from the Regional Dump Site, ensuring and enhancing their own property values, while inflicting an immediate negative impact on those people and property values on owners not privy to same benefits, will the Mayor consider an enquiry by State Government whether by the current government or the next into all aspects of local governments involved?

Q8. How are the Mayor's actions in this Proposal consistent with open, honest, transparent government ensuring that the people most adversely impacted are taken along and fully informed every step and provided promptly with all relevant information?

Q9. How do you view your duty of disclosure and that of the Proponents involved in this process?

Q10. Do you view your duty of care to adversely affected residents, especially to the children and their parents as being performed?

Does this duty of care also rest with the government officials who have signed the MOU seeing it has a negative impact on the nearby residents, their children and the environment?

Q11. Do you consider you may also have a duty of care to future generations in enhancing the prospects of survival of threatened species?

Q16. If so what are you doing to ensure it is given highest priority possible and located over 50km away from threatened species?

I look forward to your responses and thank you again for your time.

Peter Vukomanovic

Aaron Cook

P VUKOMANOVIC
44 FURNIVAL STREET
NARROGIN WA 6312

Dear Peter

**RE: QUESTIONS TO NARROGIN TOWN COUNCIL BY PETER VUKOMANOVIC TUESDAY
26 MAY 2015**

Thank you for your questions presented during the Public Question Time at the ordinary meeting held on the 26th May 2015. The response to the questions presented are as follows:

Q1a) The Mayor has considered and has advised that he will not participate in drafting a letter to the United Nations and other bodies as requested.

Q1b) (i,ii,iii,iv): What has been presented is a statement and not a question, as such, no response can be provided.

Q2 i) The Shire of Cuballing has provided all of the documentation regarding the proposal and this has been open for public comment.

Q2 ii) The group of Councils has facilitated the progression of this process through a consultant who is experienced in these matters as the combined Local Governments do not employ officers that have this level of detailed knowledge.

Q2 iii) The group of Council's has followed all due process in this matter and allowed for and provided all interested parties to make submissions to be considered. As this is the required and due process there is no bullying that has occurred.

Q3) The Town of Narrogin and the collective group of Local Governments consider it important to enable those persons dedicated to preserving and enhance remnant bushland. However, the degradation of the existing bushland is not through the impact of this proposal and as the areas that you comment on are outside of the Town of Narrogin we have no jurisdiction or authority over this land.

Q4) Having a refuse site located next to a bush area does not automatically commence the destruction of the flora and fauna. The governing State authorities like the Environmental Protection Authority and Department of Environment and Conservation are the professionals in this area and have been provided the opportunity to comment on the proposal and they will raise these matters as issues if they see fit.

Q5) The regional rubbish dump proposal greatly reduces the number of rubbish dumps within the group of Local Governments. As such, the number of residents that live within close proximity of the existing refuse sites will be greatly reduced especially in the Town of Narrogin where there are a large number of residences located within close proximity reducing the impact across the shires for future generations.

Q6i) Each situation needs to be considered on its merits. Should my or any Elected Members' families be affected they would utilise the public comment period that was afforded them, and if concerns were raised would actively work towards an outcome.

Q6ii) You ask how I or the Town of Narrogin can imagine how you, your children and grandchildren feel. Through this process every person reacts in differing ways; however, I understand that this process has been upsetting and stressful for some residents and ratepayers.

Q6iii) There has never been any discussion that anyone deserves to be treated with any less respect and courtesy than others. If there has been any issues in the way that processes have been handled then you need to take this to the local authority directly so that they can change their processes for the future.

Q6iv & v) This question is answered within Q6iii).

Q7) It is not the Mayoral position to declare or call enquires into Local Government by the State nor is there any need to within this process as all regulated and statutory requirements have been met within this proposal.

Q8) As has been stated prior, should you or any other person feel aggrieved at the process by either of the Councils that contain affected land owners then this matter needs to be raised with them. The Town does not have authority over other Local Governments and we are simply a member of the group and the group has worked to ensure that all statutory and regulated requirements are being met.

Q9) All reporting and documentation that is relevant to the proposal has been provided to the Shire of Cuballing and has been released for public comment.

Q10) Your question of the duty of care has been performed to the affected residents. This duty of care that you state is the responsibility of the governing Local Authority; however, the group has continued to ensure that all requirements are being met. To answer your additional question if the refuse site is established then all participating Local Governments have an ongoing responsibility; however, the management will remain with the Shire of Cuballing.

Q11) As stated in Q4 the establishment of a Regional Refuse Site does not automatically reduce the prospect of threatened species. Management of the site will be guided by strict regulations and these will need to be adhered to.

The next question provided was Q16. There was no information regarding Q12,13,14 or 15.

Q16) The group of Local Governments has worked for a long period attempting to locate a suitable site. This is the most suitable site that it has had the opportunity to consider.

As per the Local Government Act these answers have been provided to you in writing and will be tabled in the following agenda at the 9th June 2015 Ordinary Council Meeting.

Yours sincerely

Aaron Cook
Chief Executive Officer
8 June 2015

5. PUBLIC QUESTION TIME

7:31 pm – Question time commenced

Mr Sheldon Pace – Narrogin

1. Summary of Question 1

As part of the economic development strategy the TON of Narrogin has identified that it wants to close the White Road Landfill Facility. How does the endorsement of the Nebrikinning Road site, that will only take putrescible waste, support it?

Summary of Response

The CEO responded that the TON would like to see the White Road Refuse Site close. When the Nebrikinning site is opened, the White Road Site would be reduced to a transfer station where putrescible waste will be transferred to Nebrikinning. This will reduce the buffer zone and assist with development in the area. The White Road site will still need to receive green waste and inert waste as the Nebrikinning site was not planned to take such waste, and therefore cannot close at this time.

Ms Filipa Walmsley – 3383 Wandering Narrogin Road – Shire of Narrogin

1. Summary of Question 1

Currently you cannot reduce your buffer zone of the White Road site because you have to receive green waste, asbestos, medical waste, white goods and steel.

Summary of Response

The CEO responded that the statement is incorrect as the buffer zone will change and it will reduce when the putrescible waste is transferred to Nebrikinning. The DTES elaborated that under EPA guidelines our buffer is larger because the White Road Site currently receives putrescible waste. It will be up to the EPA to make the determination about the site's buffer zone when it is only inert materials being disposed of.

2. Summary of Question 2

This question was posed to the Council as members of the Great Southern Regional Waste Group.

Will the Town of Narrogin indicate, if the Shire of Cuballing reject the Nebrikinning Road Waste Site will the Town of Narrogin representatives of the Group "walk away"?

Summary of Response

The Mayor advised that it would need to be discussed with the other representatives and decide as a group how to formally resolve going forward.

Mr Sheldon Pace – Narrogin

2. Summary of Question 2

Does the Town of Narrogin recognise the importance of the Dryandra Woodlands (as quoted from the Economic Development Plan) and how do you consider and support this proposal (waste proposal) when no environmental impact study has been undertaken to date?

Summary of Response

The CEO responded that the Town of Narrogin does recognise the importance of the Dryandra woodlands. Reporting has been considered by the EPA and has determined it is an appropriate site.

7:43 pm – The Presiding Person declared Public Question time closed. Mr Pace, Ms Walmsley and Mr Vukomanovic departed chambers.

6. APPLICATIONS FOR LEAVE OF ABSENCE

Nil

7. CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

COUNCIL RESOLUTION 0615.067

Moved: Cr McKenzie

Seconded: Cr Kain

That Council:

Accept the minutes of the Ordinary Council Meeting held on 26 May 2015, as amended, and be confirmed as an accurate record of proceedings.

The draft minutes are amended as follows:

- Item 10.1.053 was moved by Cr Kain and seconded by Cr McKenzie, and not Crs Russell and Bartron
- The Council Resolution of Item 10.2.054 was edited to include the words "of this administrative item" in the reason for changing the resolution of the officer's recommendation.
- The attachment to item 10.2.054 Town of Narrogin, Shire of Narrogin Emergency Management Arrangements, was amended to change signatory from Mayor to Chief Executive Officer.

CARRIED 7/0

8. ANNOUNCEMENTS BY THE PERSON PRESIDING WITHOUT DISCUSSION

Nil

9. PETITIONS/DEPUTATIONS/PRESENTATIONS/SUBMISSIONS

Nil

10. MATTERS WHICH REQUIRE DECISIONS

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10.1 DEVELOPMENT AND TECHNICAL SERVICES

10.1.055 PROPOSED TOWN PLANNING SCHEME AMENDMENT – NO 160 (LOT 3) FEDERAL STREET, NARROGIN

File Reference: A170300, DSA 34 & IBA155718
Disclosure of Interest: Nil
Applicant: West Coast Plan
Previous Item Nos: Nil
Date: 3 June 2015
Author: Brian Robinson – Director Technical & Environmental Services

Attachments

- Copy of correspondence submitted in support of request
- Copy of Amendment No 34 to Town Planning Scheme No 2.

Summary

Council is requested to consider initiating and adopting Draft Amendment No 34 to Town Planning Scheme No 2 for the purposes of advertising.

Background

The subject land is a 1,214m² property located on the western side of Federal Street, being the third property south of Felspar Street. With a frontage of approximately 20m to Federal Street the land is rectangular in shape.

The property, which was previously developed with a single storey dwelling, is currently vacant.

Whilst land abutting the northern side boundary is developed for residential purposes, land to the south and the majority of the rear (western) boundary contains the Narrogin Toyota/Mazda Car Dealership. A 5 metre wide right of way abuts the balance of the rear boundary.

The applicants are seeking to have the property rezoned from "Single Residential" to "Other Commercial" in order to facilitate the expansion of the adjacent car dealership.

A separate application had been made to the Western Australian Planning Commission, seeking approval to amalgamate the car dealership (Lot 5) and the subject land (Lot 3). Prior to determining the application, the Western Australian Planning Commission has sought Council comments. This application is the subject of a separate agenda item, within this agenda.

Comment

To assist Council in determining this application, the following comments are offered:

Existing Zoning

The provisions of Council's current Town Planning Scheme No 2 (TPS No 2) include the adjacent Lot 5 (the Narrogin Toyota/Mazda Dealership) within the "Other Commercial" Zone. Given the shape of Lot 5, the "Other Commercial" Zone effectively wraps around the subject land.

In 1993/1994, when TPS No 2 was prepared, properties between the dealership and Felspar Street were being used for single residential purposes. Reflecting this, TPS No 2 included that land between the dealership and Felspar Street within the Single Residential Zone.

This resulted in an irregularly shaped "Other Commercial" Zone as applied to the dealership land (Lot 5).

Expansion of Toyota/Mazda Car Dealership

As Councillors are aware the owner of Narrogin Toyota/Mazda is proposing a major redevelopment of the site. In July 2014 and November 2014, Council resolved to grant conditional approval to Stage 1 and Stage 2 & 3 respectively.

The owners are proposing a fourth stage of redevelopment, expanding the car dealership into the subject land. Council is unable to legally entertain stage four until given the current Single Residential Zoning of the subject land (Lot 3).

Rezoning of the land as proposed will facilitate the owner's ability to proceed with an application for planning consent to stage four and ultimately the completion of stage four.

Proposed Zoning

As detailed in the background section of this report, the subject land is effectively bound by the "Other Commercial Zone" on two sides.

By including the subject land within the "Other Commercial" Zone, Council will effectively rationalise that boundary of the Other Commercial Zone, providing a defined rectangular shape and creating a rational boundary to the remaining residential properties.

Draft Joint Town Planning Scheme No 3

Draft Town Planning Scheme No 3 (TPS No 3), as advertised, proposed that both the car dealership (Lot 5) and the subject land (Lot 3) would be contained within a zone titled "Service Commercial". The Service Commercial Zone as detailed in TPS No 3 will effectively replace the current "Other Commercial" Zone.

Rezoning of the land as proposed is therefore consistent with the recommendations of TPS No 3.

Consultation

- Aaron Cook – Chief Executive Officer

Statutory Environment

Amendments to Local Town Planning Schemes are undertaken in accordance with Section 75 or the Planning and Development Act 2005 and the associated Planning Regulations 1967.

Should Council resolve to initiate and adopt the amendment for advertising purposes, the amendment documentation will be forwarded to the Environmental Protection Authority (EPA) for environmental assessment and subject to EPA support, the amendment will be advertised for public comment over a 42 day period in accordance with the Town's Planning Regulations 1967.

Policy Implications

Nil

Financial Implications

Application fees for a scheme amendment are regulated by Western Australia Planning Commission (WAPC) Policy relating to fees and charges. Essentially the applicant is

responsible for all costs associated with processing the amendment documentation and the cost of advertising.

Hourly rates identified within Schedule of Fees and Charges, adopted as part of Council's 2014/15 annual budget are in accordance with the WAPC Policy.

Strategic Implications

As detailed in the comment section above, the Scheme Amendment, as proposed, is consistent with the provisions of Draft Joint Town Planning Scheme No 3 as adopted by Council and endorsed by the WAPC for the purposes of advertising.

Voting Requirements

Simple Majority

COUNCIL RESOLUTION 0615.068 and Officer's Recommendation

Moved: Cr Russell

Seconded: Cr Ward

That Council:

1. Pursuant to Section 75 of the Planning and Development Act 2004 resolve to initiate Amendment No 34 to Town Planning Scheme No 2 by
 - a. Rezoning No 160 (Lot 5) Federal Street from "Single Residential" to "Other Commercial"; and
 - b. Amending the Scheme maps accordingly.
2. Adopt and endorse Amendment No 34 for the purposes of advertising.
3. Forward a copy of the proposed Amendment to the Environmental Protection Authority for environmental assessment pursuant to clause 81 of the Planning and Development Act 2005;
4. Advise the Western Australian Planning Commission of Council's decision;
5. Subject to the EPA determining the application does not warrant formal assessment, advertise Amendment No 34 for public comment over a 42 day period in accordance with regulation 25 of the Town Planning Regulations 1967 and directions received from the Western Australian Planning Commission; and
6. Await a further report on the amendment following the close of advertising.

CARRIED 7/0



Town of Narrogin RECEIVED	
Directed to	BRIAN
20 MAY 2015	
Ref No.	18A155718
Property File	A170300
Subject File	
C Plan No.	

18 May 2015

Chief Executive Officer
Town of Narrogin
PO Box 188
Narrogin WA 6312

ATT: Brian Robinson

Dear Sir

PROPOSED AMENDMENT TO TOWN PLANNING SCHEME NO. 2
Proposed Rezoning of 160 (Lot 3) Federal Street, Narrogin from
"Residential" (R12.5) to "Other Commercial"

Please find enclosed four copies (3 bound and one unbound) of Scheme Amendment documents which we lodge for consideration by the Town of Narrogin. It is requested that the Scheme Amendment request be assessed by the Town's officers and presented to Council for its formal consideration for initiation.

I lodge the Scheme Amendment request on behalf Wladyslaw (Wally) Hendryk Cybula the owner of 160 Federal Street, Narrogin. Mr Cybula is also the owner of adjoining Lot 5 which contains the Toyota (and Mazda) Dealership. Mr Cybula is redeveloping the Toyota Dealership which is intended to extend into Lot 3. I have attached a copy of the Title and Diagram for Lot 3.

Please forward the details and preferred methods of payment of the required rezoning assessment fee either direct to the owner; as per the details below:

Mail Wally Cybula
Manjimup Toyota
PO Box 587
Manjimup WA 6258

or by email to wally.cybula@manjimuptoyota.com.au

If you have any other queries please contact me on 9245 9871, 0408 200 647 or by email to pawluka@iinet.net.au.

Yours faithfully


Andrew Pawluk
Principal Planner

Enc

TOWN OF NARROGIN

TOWN PLANNING SCHEME NO 2 (DISTRICT SCHEME)

AMENDMENT NO 34

PLANNING AND DEVELOPMENT ACT, 2005 (AS AMENDED)

RESOLUTION DECIDING TO AMEND A LOCAL PLANNING SCHEME

TOWN OF NARROGIN

TOWN PLANNING SCHEME NO 2 (DISTRICT SCHEME)

AMENDMENT NO 34

RESOLVED that the local government, in pursuance of Section 75 of the *Planning and Development Act 2005*, amend the above Town Planning Scheme by:

1. Rezoning 160 (Lot 3) Federal Street, Narrogin from 'Residential' (R12.5) to 'Other Commercial'; and
2. Amending the Scheme Maps accordingly.

Dated this _____ day of _____ 20____

AARON COOK
CHIEF EXECUTIVE OFFICER

SCHEME AMENDMENT REPORT

SUMMARY OF THE SCHEME AMENDMENT

This Amendment proposes to amend Town Planning Scheme No. 2 (Scheme No.2) by:

- Rezoning 160 (Lot 3) Federal Street, Narrogin from 'Residential' (R12.5) to 'Other Commercial'; and
- Amending the Scheme Maps accordingly.

PURPOSE OF SCHEME AMENDMENT

The purpose of the Scheme Amendment is to facilitate the redevelopment and expansion of the Narrogin Toyota Dealership which is currently wholly accommodated on the adjoining 162 (Lot 5) Federal Street. Lot 5 Federal Street is zoned 'Other Commercial'.

The redevelopment and expansion of the Toyota Dealership is proposed to take place in 4 stages. Two (planning) development approvals were issued by the Town of Narrogin for the redevelopment of the Toyota Dealership. Stage 1 redevelopment was issued with a development approval on 8 July 2014 and approval for Stages 2 and 3 was issued on 14 October 2014. Stage 4 proposes development on the subject Lot 3. Stage 4 while not included in the development approval(s) was notated on the submitted site plan. Proposed Stage 4 consists of an extension to the proposed indoor car sales showroom, a ramp to the spare parts storage room and outdoor car sales area. The site plan included as part of the 14 October 2014 planning approval is provided in Attachment 1.

RM Surveys lodged an application with the Western Australian Planning Commission in May 2015 to amalgamate lots 3 and 5 Federal Street. The application is currently being assessed by the WAPC.

SUBJECT SITE

Title Details

Lot 3 (House No, 160) Federal Street, Narrogin on Diagram 24635 and wholly contained on Volume 1310 and Folio 817. Lot 3 has an area of 1214m².

The owner is Wladyslaw Hendryk Cybula.

Existing Land Use and Site Context

Lot 3 is a vacant site. A former brick and tile single residential dwelling was demolished and cleared from site in early 2015.

Immediately adjoining Lot 3 to its south and west is the existing Toyota dealership car sales and service centre. A drainage reserve consisting of cleared vacant land adjoins the northern portion on the western side of Lot 3.

Adjoining Lot 3 to its north is a single residential dwelling.

The land on the opposite side of Federal Street to the east contains motor vehicle repairs and tow truck operations.

ZONING

Town of Narrogin Town Planning Scheme 2

The subject lot is currently zoned 'Residential' with an 'R12.5' Coding.

APPLICANT'S SUBMISSION / JUSTIFICATION

The following assessment provides justification for zoning Lot 3 Federal Street, Narrogin to 'Other Commercial'.

Creates a Logical Planning Precinct of 'Other Commercial' Zone

The proposed introduction of the "Other Commercial" zone over Lot 3 will result in a logical planning precinct. Currently, Lot 3 provides a bit of an anomaly in an otherwise geometric and generally street block defined allocation of "Other Commercial" zone in the immediate area. The inclusion of Lot 3 into the 'Other Commercial' zone will result in a defined rectangular precinct of 'Other Commercial' zone on the western side of Federal Street.

It is assumed that Lot 3 was designated a 'Residential' zoning given that this was the land use at the time the adjoining Lot 5 was zoned 'Other Commercial'. It would be reasonable to conclude that should Lot 3 have been vacant at the time the 'Other Commercial' zone was created on the adjoining Lot 5, that it to, would have been included in the 'Other Commercial' zone. Given the proposed redevelopment and intended expansion of the adjoining Toyota dealership it is considered reasonable and appropriate that this land use be facilitated by the rezoning of Lot 3, at this time, to 'Other Commercial' to achieve a commercial precinct that would otherwise have naturally been defined in the first instance.

Town Planning Scheme No. 2 - Scheme Objectives

Clause 1.3 of Town Planning Scheme No. 2 lists the objectives of the Scheme. The proposed rezoning of Lot 3 to "Other Commercial" zone is considered to be consistent with all the Scheme objectives and in particular is seen as achieving the following objectives:

"1.3.1 To reinforce the pattern of land uses established under the Town of Narrogin Town Planning Scheme No. 1A having regard to the changed circumstances since that Scheme came into effect."
The zoning of Lot 3 to 'Other Commercial' reinforces a more distinct geometric pattern of 'Other Commercial' zone and accommodates the changed circumstances of growth of commercial demand by the redevelopment and expansion of the Toyota dealership.

"1.3.2 To define the uses and types of development to be permitted on land within the District of the Town of Narrogin in the future and to guide investment decisions of intending developers and present and future residents and business people."

The extension of the 'Other Commercial' zone onto Lot 3 will facilitate the intended investment by the owner to redevelop and expand the Toyota dealership.

"1.3.4 To enable the Town of Narrogin to continue its role as a regional centre providing shopping, commercial, industrial, civic, educational, administrative, and welfare services to the surrounding region."

The introduction of 'Other Commercial' zone onto Lot 3 will facilitate the redevelopment and expansion of the Toyota dealership which provides car sales and service to the regional area and the expansion and upgrade of the dealership will strengthen Narrogin's role as a regional centre.

Town Planning Scheme No. 2 - 'Other Commercial' Zone Policy Statement

Under TPS 2 the Policy Statement for the 'Other Commercial' zone states *"primarily for showroom and warehouse uses. Where such uses do not involve direct sales to the public e.g., uses other than motor vehicles and marine sales premises, carparks, storage of bulky furniture and the like, the parking standard may be reduced at the discretion of the Council."*

The Permitted Uses list under the 'Other Commercial' zone includes "Motor Vehicle and Marine Sales premises "as a "P", permitted use.

Clause 1.8 of TPS2 defines 'Motor Vehicle and Marine Sales premises' as *"means land and buildings used for display and sale of new or second-hand motorcycles, cars, trucks, caravans, and boats or any one or more of them and may include the servicing of motor vehicles sold from the site."*

The proposed zoning of 'Other Commercial' will allow the extension of the Toyota dealership onto Lot 3. Lot 5 which contains the existing Toyota dealership is also zoned 'Other Commercial'. The 'Other Commercial' zoning provides the most appropriate and best fitting zone to facilitate the expansion of the Toyota dealership onto Lot 3. The proposed use of the car sales and service is consistent with the Policy Statement for the 'Other Commercial' zone.

Scheme Review – Scheme No. 3

The Town of Narrogin together with the Shire of Narrogin had initiated a review of both its respective Town Planning Scheme's No. 2 as a joint Town Planning Scheme No 3. The joint Scheme No. 3 was advertised for public comment in 2012. The Scheme as advertised proposed that Lot 3 be included in the "Service Commercial Zone". The adjoining Lot 5 and all land currently zoned 'Other Commercial' located nearby were also to be rebadged and included in the 'Service Commercial' zone.

Following the close of advertising, both the Town and Shire resolved to adopt the joint Scheme No. 3, (the Town on 24 July 2012) subject to numerous modifications. It is understood that these modifications were so significant that it was agreed with the Department of Planning that it would be necessary for consent to re-advertise be sought once the modifications were undertaken. The Scheme No. 3 review is still to occur.

Advice from the Town of Narrogin confirmed that the proposed zoning of Lot 3 to 'Service Commercial' under Scheme No. 3 was not a matter requiring review. Accordingly, given the potential lengthy timeframe for the joint Scheme 3 to be reviewed this independent Amendment to the current Scheme No. 2 is sought.

It was and remains the intention of the joint Scheme No. 3 to zone Lot 3 to 'Service Commercial', accordingly the proposed zoning to 'Other Commercial' under the current Scheme No 2 is consistent with that intention. The joint Scheme 3 intention to zone Lot 3 to 'Service Commercial' provides tacit support for the zoning to 'Other Commercial' under the current Scheme No. 2.

Facilitate Extension of Vehicle Dealership

The proposed zoning is to facilitate a genuine and planned extension of the Toyota dealership by a well established operation. The Toyota dealership has existed on Lot 5 since about the mid-1980's. The proposed zoning is not for opportunistic value adding to the property, rather, it will allow a current valued business to redevelop and expand providing a better service to Narrogin and the general district.

Amenity

The land use on three sides of Lot 3 consists of similar vehicle based service operations. A single residential lot adjoins Lot 3's northern boundary. The proposed Stage 4 development onto Lot 3 proposes an extension of the indoor car sale showroom 4 metres into the southern part of Lot 3 and a ramp up to the spare parts room (approved for Lot 5). The proposed showroom building will be about 16m from the boundary to the existing residential lot. The balance of the land will be used for open car storage. No noise emitting use such as service area is proposed within Lot 3, as this will remain at the rear of Lot 5. The expansion onto Lot 3 can be safely introduced into the area without any adverse impact on the residential amenity of the area.

CONCLUSION

The proposed Amendment to rezone Lot 3 to 'Other Commercial' is considered to be consistent with the Town Planning Scheme No. 2 objectives and will provide for the expansion of a valued and essential business that will help strengthen Narrogin's role as a regional service centre .

The assessment of the locational characteristics of the site and adjoining area have demonstrated that the extension of the 'Other Commercial' zone onto Lot 3 Federal Street, Narrogin provides a logical extension to the existing current provision of 'Other Commercial' zone resulting in a neat, clear and defined precinct. The amenity of the few residential neighbours will not be adversely impacted upon given the appropriate location of the sales room.

The proposed zoning of Lot 3 Federal Street, Narrogin to 'Other Commercial' from its current 'Residential' (R12.5) zoning is considered to adequately meet the objectives of orderly and proper planning.

PLANNING AND DEVELOPMENT ACT 2005

TOWN OF NARROGIN

TOWN PLANNING SCHEME NO. 2 (DISTRICT SCHEME)

AMENDMENT NO. 34

The TOWN OF NARROGIN under and by virtue of the powers conferred upon it in that behalf by the *Planning and Development Act 2005*, hereby amends the above Town Planning Scheme by:

1. Rezoning 160 (Lot 3) Federal Street, Narrogin from 'Residential' (R12.5) to 'Other Commercial'; and
2. Amending the Scheme Maps accordingly.

ADOPTION

Adopted by resolution of the TOWN OF NARROGIN at the Ordinary Meeting of the Council held on the _____ day of _____ 20____.

LEIGH BALLARD
MAYOR

AARON COOK
CHIEF EXECUTIVE OFFICER

FINAL APPROVAL

Adopted for Final Approval by Resolution of the Council of the Town of Narrogin at the Ordinary Meeting of the Council held on the _____ day of _____ 20_____.

The COMMON SEAL of the Town of Narrogin was hereunto affixed by authority of a resolution of the Council in the presence of:

SEAL

MAYOR

CHIEF EXECUTIVE OFFICER

RECOMMENDED/SUBMITTED FOR FINAL APPROVAL

DELEGATED UNDER S.16 OF THE
PLANNING AND DEVELOPMENT
ACT 2005

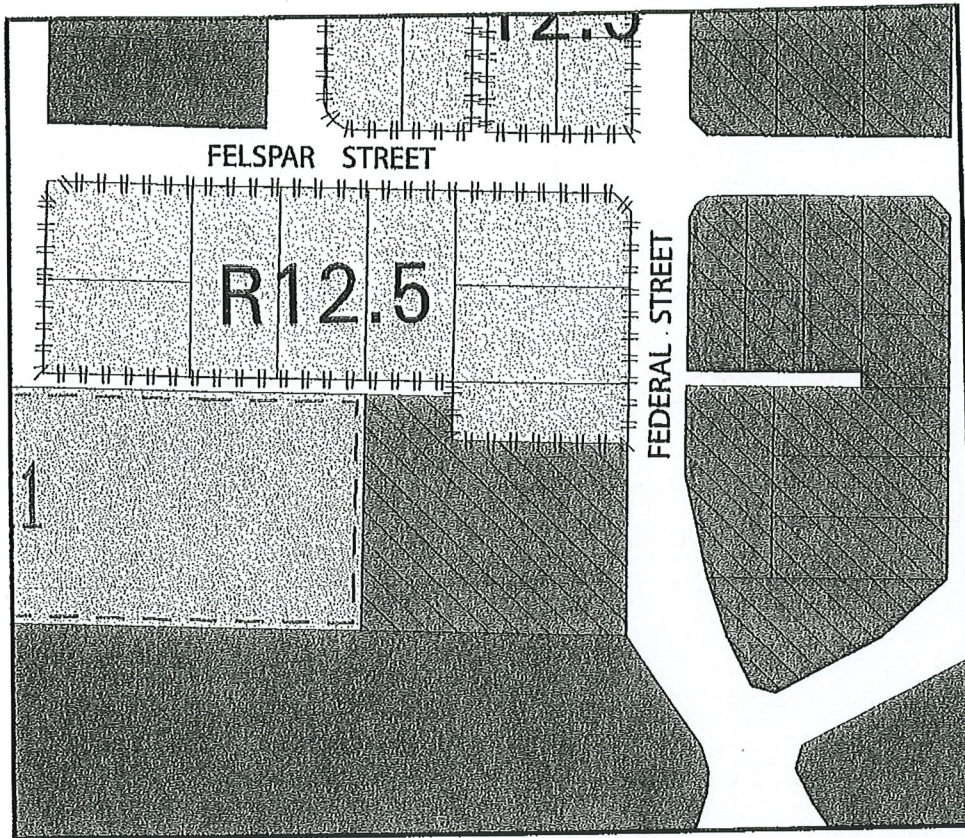
DATE

FINAL APPROVAL GRANTED

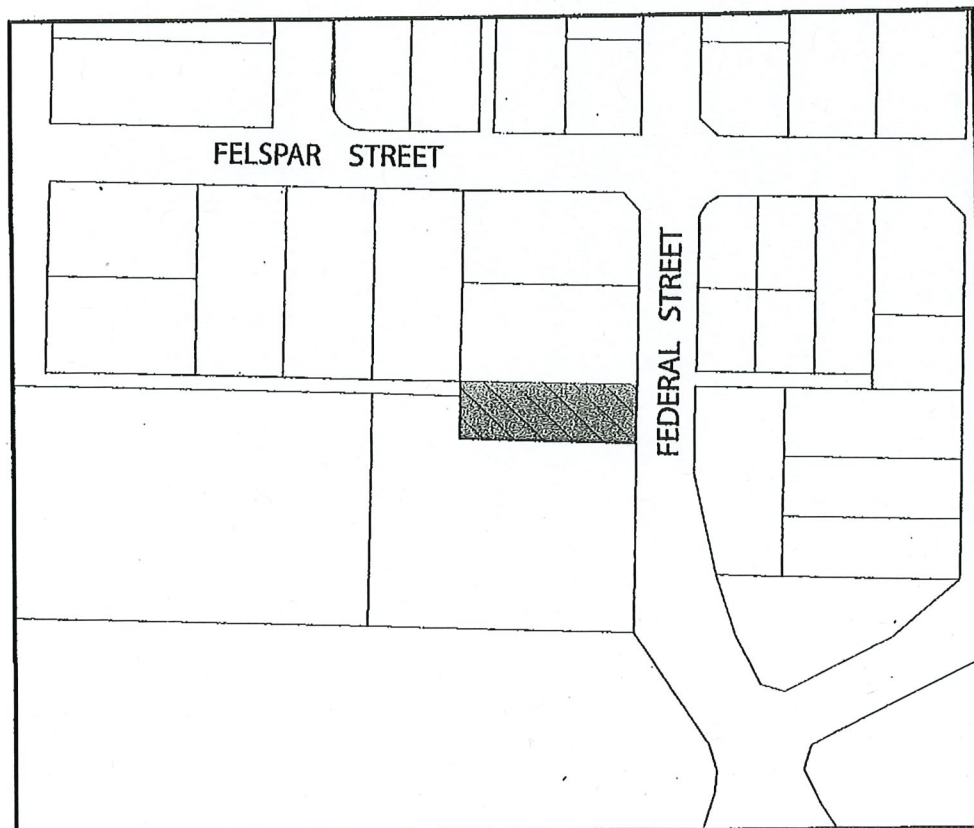
MINISTER FOR PLANNING

DATE

TOWN OF NARROGIN



EXISTING ZONING



PROPOSED ZONING



0m 50m

MAY 2015

TOWN PLANNING
SCHEME NO.2

AMENDMENT NO. 34

LEGEND

LOCAL SCHEME RESERVES

ZONES

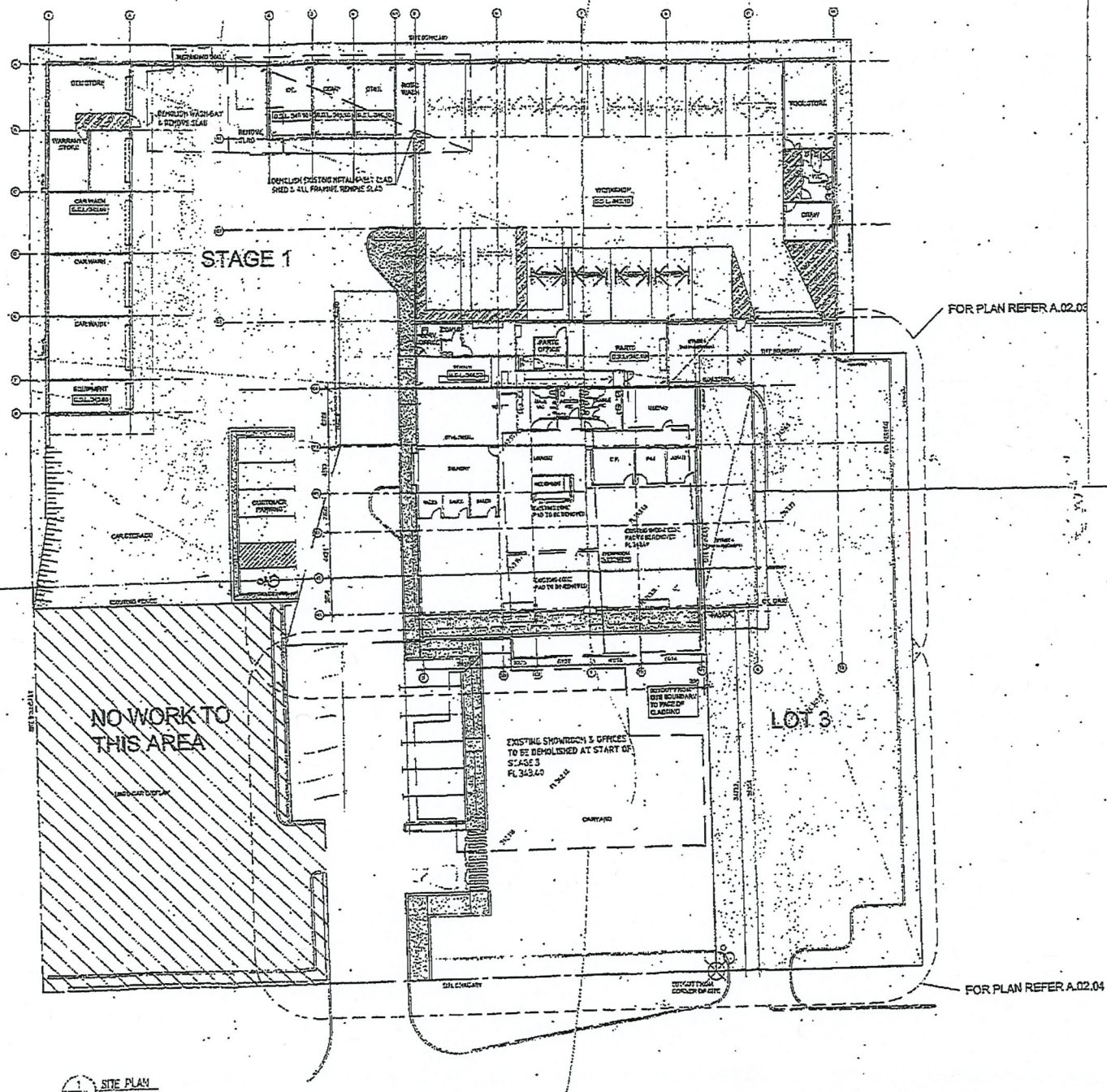
- OTHER RESIDENTIAL
- SINGLE RESIDENTIAL
- CENTRAL BUSINESS
- OTHER COMMERCIAL
- SHOPS AND OFFICES
- SPECIAL USE
QUOTED AS FOLLOWS:
 - CP CARPARK
 - CSO CIVIC BUILDINGS, SHOPS AND OFFICES
 - CV COMMUNAL VILLAGE
 - M MUSEUM
 - RP RECREATION PARK
- SPECIAL ZONE
QUOTED AS FOLLOWS:
 - T TELECOM
- ARTERIAL ROAD
- CAR PARK
- COMMUNITY
- PUBLIC UTILITIES
- SCHOOL
- SUB ARTERIAL ROAD
- GENERAL INDUSTRY
- LIGHT INDUSTRY
- RECREATION
- RURAL
- RURAL RESIDENTIAL

OTHER

- R20
- AI
- ADDITIONAL USES
- SCHEME BOUNDARY
- LOCAL GOVERNMENT BOUNDARY
- TOWNSITE - LAND ACT
- DEVELOPMENT AREA
- POLICY AREA
- SIGNIFICANT AND HISTORIC PLACES
(SEE SCHEME TEXT)
- NO ZONE

ATTACHMENT 1

STAGE 2 & 3 DEVELOPMENT APPROVAL – SITE PLAN



DA ISSUE

REVISIONS			
C	CHRYSL	DA REEF	
F	CHRYSL	CONSULTANT DESIGN	
F	CHRYSL	REVISED	
Architect			
PROJECT ADDRESS			
1602 SOUTH AVENUE, NARROGIN WASH			
NARROGIN WASH, THE BUCKLE DOWN			
DAVE JACOBSON AND ASSOCIATES AND SOUTH AVENUE OF 1970S			
NARROGIN WASH			
CLIENT:			
WALLY CYBULA			
LOCATION:			
162 FEDERAL ST			
NARROGIN WA			
PROJECT TITLE:			
NARROGIN			
TOYOTA STAGE 2			
DRAWING NAME:			
PROPOSED			
SITE PLAN, STAGE 2 & 3			
SCALE:	1" = 50' & 1"	NOT SCALE:	
DATE:	12/20/94	REVISED:	
DATE:	AUG 2004	OLD FILE No.:	
ADD No.:	DRAWING No.:	SCALE:	
12312	A01.01	C	

10.1.056 PROPOSED AMALGAMATION OF NO 162 (LOT 5) AND NO 160 (LOT 3) FEDERAL STREET, NARROGIN

File Reference: A170300, IBA155709 & WAPC 151928
Disclosure of Interest: Nil
Applicant: Mr Keith Bowyer
Previous Item Nos: Nil
Date: 4 June 2015.
Author: Brian Robinson, Director Technical & Environmental Services

Attachments

- Copy of correspondence received from Western Australian Planning Commission (WAPC)
- Copy of application submitted to WAPC

Summary

Council is requested to comment on a proposal to amalgamate No 162 (Lot 5) and No 160 (Lot 3) Federal Street to facilitate the expansion of the Narrogin Toyota/Mazda Dealership.

Background

The Western Australian Planning Commission is in receipt of an application for subdivision/amalgamation that proposes to amalgamate No 162 (Lot 5) and No 160 (Lot 3) Federal Street.

Prior to determining the application, the Western Australian Planning Commission is seeking the Town of Narrogin's comment on the proposal.

Lot 5 is the location of the Narrogin Toyota/Mazda dealership, whilst Lot 3 is currently vacant.

Comment

As Councillors would be aware, the owners of the Narrogin Toyota/Mazda dealership are in the process of substantially redeveloping the car dealership.

In July 2014 and November 2014, Council resolved to grant conditional approval to Stage 1 and Stage 2 & 3 respectively. The owners are proposing a fourth stage of redevelopment, expanding the car dealership into the adjacent property being Lot 3. Council is unable to legally entertain stage four given Lot 3 is a separate property zoned Single Residential.

An application for an Amendment to Town Planning Scheme No 3 has been received by the Town, proposing to rezone Lot 3 from "Single Residential" to "Other Commercial". This application is the subject of a separate item within this agenda.

Amalgamating the two properties as proposed will facilitate the owner's ability to proceed with an application for planning consent to stage 4 and ultimately the completion of stage four.

Consultation

- CEO – Aaron Cook

Statutory Environment

In accordance with the Planning and Development Act 2005, applications seeking approval to subdivide or amalgamate land are lodged with and determined by the Western Australian Planning Commission.

Policy Implications

Nil

Financial Implications

Nil

Strategic Implications

Expansion of the Narrogin Toyota/Mazda car dealership is consistent with strategy 1.4 of the Town of Narrogin's Strategic Plan, being to:-

"Promote Narrogin to the Business Community, State Government and the general public as a strong and positive economic entity."

Voting Requirements

Simple Majority.

COUNCIL RESOLUTION 0615.069 and Officer's Recommendation

Moved: Cr Paternoster

Seconded: Cr Russell

That Council:

Advise the Western Australian Planning Commission that:

- a) the Town of Narrogin has no objection to the amalgamation as proposed, on the grounds that:
 - i. The amalgamation will facilitate the redevelopment/expansion of the Narrogin Toyota/Mazda dealership.
 - ii. Lot 3 has been identified for Service Commercial purposes under Draft Joint Town Planning Scheme No 3 and the associated Planning Strategy as approved for advertising purposes by the Western Australian Planning Commission.

Advice to Applicant:

- i. The applicant be advised that amalgamation of the properties as proposed will not alter the existing zoning of the land. An amendment to Town Planning Scheme No 3 is required to be finalised prior to the Town of Narrogin considering an application for planning consent to permit the use of Lot 3 for a caryard.
- b) That an amendment to Town Planning Scheme No 2 has been proposed to rezone Lot 3 from "Single Residential" to "Other Commercial" to ensure that Lot 5 and Lot 3 are both included within the "Other Commercial" Zone, permitting the use of both lots for an expanded car dealership.

CARRIED 7/0

Our Ref : 151928
Previous Ref :
Your Ref :
Enquiries : Helen Griffiths (65519368)

19 May 2015

Chief Executive Officer
Town Of Narrogin
P O Box 188
NARROGIN WA 6312

Application No: 151928 - Lot No 3,5 Federal Street Narrogin

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

Please provide any information, comment or recommended conditions pertinent to this application by the 30th June 2015 being 42 days from the date of this letter. The Commission will not determine the application until the expiry of this time unless all responses have been received from referral agencies. If your response cannot be provided within that period, please provide an interim reply advising of the reasons for the delay and the date by which a completed response will be made or if you have no comments to offer.

Referral agencies are to use the Model Subdivision Conditions Schedule (October 2012) in providing a recommendation to the Commission. Non-standard conditions are discouraged, however, if a non-standard condition is recommended additional information will need to be provided to justify the condition. The condition will need to be assessed for consistency against the validity test for conditions. A copy of the Model Subdivision Conditions Schedule can be accessed: www.planning.wa.gov.au

Send responses via email to referrals@planning.wa.gov.au. **Always quote reference number "151928" when responding.**

This proposal has also been referred to the following organisations for their comments:
Water Corporation, Western Power, Department Of Parks And Wildlife, Main Roads W A and LG As Above.

Yours faithfully



Tim Hillyard
Secretary
Western Australian Planning Commission

APPLICATION DETAILS

Application Type	Subdivision	Application No	151928
Applicant(s)	Mr Keith Bowyer		
Owner(s)	Mr Wladyslaw Cybula		
Locality	Lot No 3,5 Federal Street Narrogin		
Lot No(s).	3,5	Purpose	Commercial

Location		Local Gov. Zoning	Single Residential, Other Commercial, Recreation, Public Utilities
Volume/Folio No.	1310/817, 1587/246	Local Government	As Above
Plan/Diagram No.	D024635/3, D060705/5	Tax Sheet	
Centroid Coordinates	mE mN		
Other Factors	THREATENED FAUNA BUFFER, MRWA - STATE ROAD EXTERNAL REFERRAL, REMNANT VEGETATION (NLWA)		

**Application for Approval of Freehold or Survey Strata Subdivisions****Lodgement ID: 2015-200913****Submission Date: 13/05/2015 02:09 PM**

Your Reference	NARTOY FED
Location of Subject Property	160-162 Federal Street Narrogin
No. of applicants	1
Are you applying on your own behalf?	No
Are you the primary applicant?	Yes
Do you have consent to apply from all landowners?	Yes
Lodgement Type	Amalgamation
Submitted by	keith.bowyer@rmsurveys.com.au

About the land

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

What is the proposed use/development?

Proposed Use	Lot size	Number of Lots	
Commercial	5000 - 9999 Sqm	1	
Local Government	Town Of Narrogin	Existing dwellings	N/A
Is common property proposed	N/A		

Applicants**Primary applicant (1)**

Is the applicant a company/organisation?	No	Is the applicant a landowner?	No
Name/Company	Mr Keith Bowyer	ABN / ACN	N/A
Email	keith.bowyer@rmsurveys.com.au	Phone number	0894577900
Address			
Street address	25 Augusta	Town / Suburb or City	Willetton
State	WA	Post Code	6955
Country	AUSTRALIA	OR Non-Australian Address, P.O. Box, & etc	N/A

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

Volume	1310	Folio	817
Lot Number	3	Plan Number	D24635
Total land area	1214	Land Area Units	Square metres
Reserve number (if applicable)	N/A	No. of landowners	1
Is the Landowners name different to that shown on the Certificate of Title?			No

Landowners**Landowner (1)**

Full name	MR Wladyslaw C	Company / Agency	N/A
ACN / ABN	N/A	Landowner type	Registered Proprietor/s
Address			
Street address	162 Federal Street	Town / Suburb or City	Narrogin
State	WA	Post code	6312
Country	AUSTRALIA	OR Non-Australian Address, P.O. Box, & etc	N/A

Lots with certificate (2)

Volume	1587
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Lot Number	5	Plan Number	D60705
Total land area	6374	Land Area Units	Square metres
Reserve number (if applicable)	N/A	No. of landowners	1
Is the Landowners name different to that shown on the Certificate of Title?			No

Landowners

Landowner (1)

Full name	MR Wladyslaw Cybula	Company / Agency	N/A
ACN / ABN	N/A	Landowner type	Registered Proprietor/s
Address			
Street address	162 Federal Street	Town / Suburb or City	Narrogin
State	WA	Post code	6312
Country	AUSTRALIA	OR Non-Australian Address, P.O. Box, & etc	N/A

Subdivision detail

No. of dwellings	2	Dwelling retained	Yes
Dwelling description	following amalgamation new buildings, alterations to be carried out		
Number of structures	0	Structure/s retained	Yes
Structure description	N/A		
Other description	N/A		
Is a battleaxe lot/s proposed?			No
Does plan show the width and length of the access leg, the area of the access leg and total area of the rear lot			N/A
Has the land ever been used for potentially contaminating activity			Yes
Does the land contain any sites that have been classified under the Contaminated Sites Act 2003			No
Does the land contain any sites that have been reported or required to be reported under the Contaminated Sites Act 2003			No
Is the land located in an area where site characteristics or local knowledge lead you to form the view that there is a significant risk of acid sulfate soils in this location			No
Is this application to be assessed under the Liveable Neighbourhoods policy and is supporting documentation attached?			No
Are there any dewatering or drainage works proposed to be undertaken			No
Is excavation of 100 cubic metres or more of soil proposed			No
If yes did the Acid Sulfate Soils investigation indicate acid sulfate soils were present			No

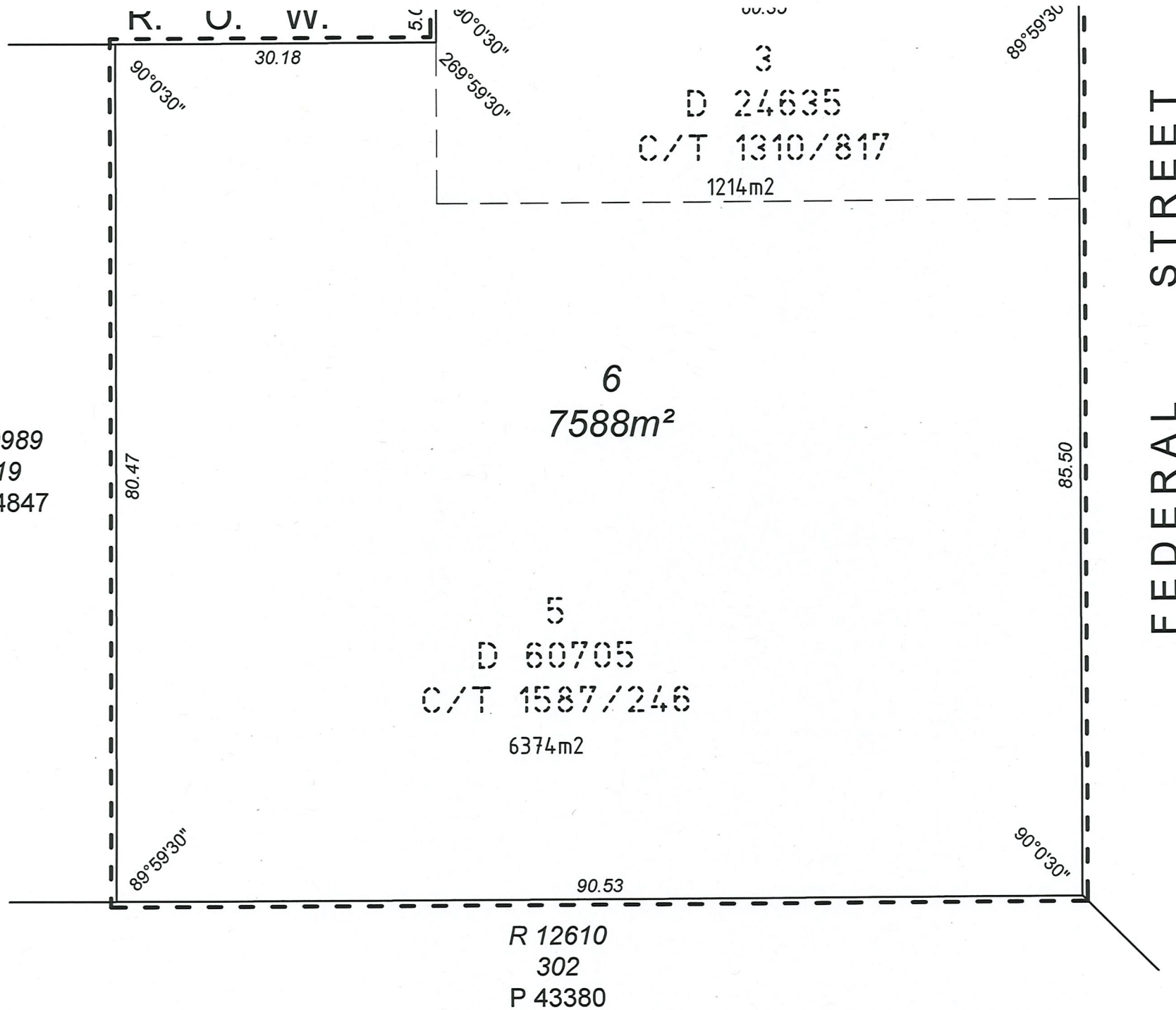
Fee & Payment

Fee amount	\$2,101.00	Payment Type	By Cheque
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Attachments

Attachment name	Attachment type
1. Certificate of Title (LEN) for H 160 FEDERAL ST NARROGIN 6312 Lot 3 On Diagram 24635 - Title-1.pdf	Certificate of Title
2. Certificate of Title (LEN) for H 162 FEDERAL ST NARROGIN 6312 Lot 5 On Diagram 60705 - Title-4.pdf	Certificate of Title
3. consent to amalgamate-2.pdf	Authorised Letter of Consent
4. consent to amalgamate-3.pdf	Authorised Letter of Consent
5. consent to amalgamate-5.pdf	Authorised Letter of Consent
6. consent to amalgamate-6.pdf	Authorised Letter of Consent
7. Nartoy-Fed-01_BW-7.pdf	Subdivision Plan
8. Nartoy-Fed-01_BW-8.pdf	Subdivision Plan

Perth	Albany	Bunbury	Geraldton	Mandurah
140 William Street	PO Box 1108	Sixth Floor	Regional Planning and Strategy	Unit 2B
Perth	Albany	Bunbury Tower	Office 10	11-13 Pinjarra Road
Western Australia, 6000,	Western Australia, 6330	61 Victoria Street	209 Foreshore Drive	Mandurah
Locked Bag 2506 Perth, 6001		Bunbury	Geraldton	Western Australia, 6210
		Western Australia, 6230	Western Australia, 6530	
Tel: (08) 6551 9000	Tel: (08) 9892 7333	Tel: (08) 9791 0577	Tel: (08) 9960 6999	Tel: (08) 9586 4680
Fax: (08) 6551 9001	Fax: (08) 9841 8304	Fax: (08) 9791 0578	Fax: (08) 9964 2912	Fax: (08) 9581 5491



10.1.057 REQUEST TO KEEP THREE DOGS – NO 19 (LOT 519) GRANT STREET, NARROGIN

File Reference: A218700 & ICR155758
Disclosure of Interest: Nil
Applicant: Kylie Hempzell
Previous Item Nos: Nil
Date: 2 June 2015
Author: Brian Robinson, Director Technical & Environmental Services

Attachments

- Copy of submitted correspondence dated 27 May 2015

Summary

Council is requested to consider a landowner's request to keep three dogs on their property.

Background

Correspondence has been received from the landowner, requesting permission to keep the following three dogs:

- a) Meeko – a 6 year old Kelpie cross
- b) Koda – a 3 year old Rottweiler/Border Collie Cross; and
- c) Scarlett – a 3 year old Husky.

As detailed in their correspondence, the applicant previously had two dogs at the property being Meeko and Koda. The applicant's partner has since moved into the property, bringing their dog Scarlett with them.

A search of Council records confirms that both Meeko and Koda are registered at the property, whilst Scarlet was registered whilst their owner resided in Narrakine Road.

Comment

In accordance with Section 26(1) of the Dog Act 1976 up to two dogs may be kept on any premise, 'as of right'. As detailed in section 26(2), local government may through the making of a local law limit the maximum number of dogs that may be permitted.

Pursuant to this, Part 3 of the Town of Narrogin's Dog Local Laws stipulates that a maximum of two dogs over the age of three months shall be kept on properties in the Town, unless otherwise approved by Council. In accordance with the Towns Dog Local Laws, more than two dogs may be permitted under the following circumstances:

- a) As an approved Kennel; or
- b) Where Council grants an exemption pursuant to Section 26(3) of the Dog Act 1976.

Having regard to the provisions of Town Planning Scheme No 3, which prohibit the establishment of a Kennel in a residential zone, the keeping of more than two dogs over three months of age can only be permitted by an exemption pursuant to section 26 of the Dog Act 1976. It is considered that 'exemptions' from the maximum number of dogs should only be granted in exceptional circumstances.

In this case, the desire to keep more than two dogs has arisen as the result of two households merging, with the respective owners having owned their dogs since they were puppies. As all dogs are registered within the Town, it is recommended that the application be supported.

Consultation

- Chief Executive Officer – Aaron Cook

Statutory Environment

An exemption to permit the keeping of more than 2 dogs may be granted under Section 26(3) of the Dog Act, which states:

- (3) *Where by a local law under this Act a local government has placed a limit on the keeping of dogs in any specified area but the local government is satisfied in relation to any particular premises that the provisions of this Act relating to approved kennel establishments need not be applied in the circumstances, the local government may grant an exemption in respect of those premises but any such exemption —*
- (a) *may be made subject to conditions, including a condition that it applies only to the dogs specified therein;*
 - (b) *shall not operate to authorise the keeping of more than 6 dogs on those premises; and*
 - (c) *may be revoked or varied at any time.*

Policy Implications

A draft policy relating to the keeping of more than two dogs on properties within Narrogin is also contained within this agenda. The proposal to keep three dogs at the property is consistent with the draft policy provisions.

Financial Implications

All three dogs are currently registered in the Town of Narrogin, although only two are currently registered at the subject property.

Strategic Implications

Nil

Voting Requirements

Simple Majority

COUNCIL RESOLUTION 0615.070 and Officer's Recommendation

Moved: Cr Ward

Seconded: Cr Kain

That Council:

In accordance with section 26(3) of the Dog Act 1976, grant an exemption for the keeping of three dogs as proposed at No 19 (Lot 519) Grant Street, Narrogin, subject to compliance with the following conditions:

1. This approval relates to the keeping of the following three dogs only:
 - i) Meeko being a 6 year old multiple colour Kelpie cross with white socks being registration tag no LT00051;
 - ii) Koda being a 3 year old black and white Rottweiler/Border Collie cross being registration tag no LT00050; and
 - iii) Scarlett being a 3 year black and white Husky being registration tag n 1700079.
2. The owners ensuring that the registration details for Scarlett (Registration Tag No 1700079) are updated to reflect No 19 Grant Street as the current address.
3. The dogs hereby approved not creating a nuisance as defined by the Dog Act 1976 and associated regulations.

Advice to Applicant:

The applicant is advised that the Town of Narrogin reserves the right to revoke this approval in accordance with section 26(3)(c) of the Dog Act should any of the above conditions not be met, or any complaints and or nuisance result from the keeping of three dogs on the property.

CARRIED 7/0

Kylie Hemsell
19 Grant Street
NARROGIN WA 6312

27/3/15

Town of Narrogin	
RECEIVED	
Delivered to	Brian / Guy
27 MAY 2015	
Ref No.	162155758
Priority	A218700
Subject	ATTN
From	

Dear Aaron Cook CEO

Application to own 3 dogs

We currently own 3 dogs and are seeking an application to keep them at our property at 19 Grant Street, NARROGIN.

It was never our intention to have 3 dogs. Meeko (6yo Kelpie x) was adopted at 6 months old from a local farmer. After my housemates left with their dog Meeko was lonely and would bark, to remedy this I got her a companion Koda (3yo Rottie x Boarder Collie) a year later my partner moved in with his dog Scarlett (3yo Husky). I would not like to re-home any of them as I would not be able to choose, and the 3 dogs have such a bond when they are separated they stress. When nature takes its course the extra dog would not be replaced.

We currently have a containment wire for the husky and quite high fences. We are looking to replace these in the near future, although we will have to arrange this with the neighbours and I'm not sure that their situations are permitting.

The dogs have been bought up with various other animals; I have watched them sleep while a feral cat was just sitting in my yard. I also have 2 outside rabbits for the past year and a half with no issues.

To my knowledge Meeko has only escaped this yard once, Koda has not left unless on a leash (even while the gate had blown open) and Scarlett 3 times before her containment wire was installed.

Regards

Kylie Hemsell
0427565833

10.1.058 DRAFT POLICY FOR KEEPING OF MORE THAN TWO DOGS

File Reference: 19.7.5
Disclosure of Interest: Nil
Applicant: Not Applicable
Previous Item Nos: Nil
Date: 2 June 2015
Author: Brian Robinson, Director Technical & Environmental Services

Attachments

- Copy of Draft Regulatory Services Policy RS1 – Keeping of More than Two Dogs

Summary

Council is requested to consider adopting a policy to guide the assessment of future applications to keep more than two (2) dogs under clause 26(3) of the Dog Act 1976.

Background

In accordance with Section 26(1) of the Dog Act 1976 up to two dogs may be kept on any premise, 'as of right'. As detailed in section 26(2), local government may through the making of a local law limit the maximum number of dogs that may be permitted.

Pursuant to this, Part 3 of the Town of Narrogin's Dog Local Laws stipulates that a maximum of two dogs over the age of three months shall be kept on properties in the Town, unless otherwise approved by Council. In accordance with the Towns Dog Local Laws, more than two dogs may be permitted under the following circumstances:

- a) As an approved Kennel; or
- b) Where Council grants an exemption pursuant to Section 26(3) of the Dog Act 1976.

It is considered that 'exemptions' from the maximum number of dogs should only be granted in exceptional circumstances.

Adoption of a suitable policy is recommended to guide future applicants and the assessment of applications to keep more than two dogs.

Comment

To assist Council in its consideration of the draft policy, the following comments are offered:

Maximum Number of Dogs

Premises within Narrogin are normally permitted to keep a maximum of two (2) dogs. Unless an exemption is granted under section 26(3) of the Dog Act 1976, only premises that are approved as 'kennels' are permitted to contain more than two dogs.

As detailed in the draft policy, it is recommended that exemptions be granted and permits be issued for the keeping of a maximum of three dogs (ie one additional dog).

It is recommended that application to keep four or more dogs be classified and treated as a "Kennel" to ensure that appropriate standards are maintained.

Acceptable Reasons for More than Two Dogs

Previously Council has, under section 26(3) of the Dog Act 1976, granted exemptions to the maximum number of dogs, granting approval to three dogs on the following grounds:

- a) A sudden family emergency where a dog has been inherited;
- b) Where the owners/applicants can demonstrate that they had approval to keep more than two dogs in another local authority;
- c) The merging of two households;
- d) To replace an elderly or sick dog that is not expected to live.

In the author's opinion these are valid reasons in support of applications for keeping more than two dogs. The draft policy acknowledges that the above reasons provide acceptable justification for having more than two dogs in point No 1 of the Assessment Section.

Unacceptable Reasons

In the author's opinion, the decision to grant an exemption and permit more than two dogs should only be granted where justifiable reasons have been given. Approval for other reasons may result in the creation of an undesirable precedent.

Within Western Australian local government, it is generally recognised that the following reasons do not provide justification for the keeping of more than two dogs:

- a) The owner simply wanting more than two dogs;
- b) Rescuing a stray dog and wanting to keep it;
- c) A family member moving home bringing an additional dog;
- d) A third party moving into a property (ie boarder) bringing a dog with them.
- e) Wanting to keep puppies from litters that have not been disposed of within three months;

The draft policy identifies that the above reasons do not provide suitable justification to warrant an exemption being granted.

Suitability of Premises

In assessing applications for an exemption, the premises should be inspected and be deemed suitable by Council's Regulatory Services Officer (Ranger) or other persons authorised under the Dog Act 1976. Considerations should include, but not limited to, the area of land available, yard conditions and fencing.

In the event that complaints are received, or a nuisance result, Council has the right to either revoke or amend any permit for more than two dogs under clause 25(3)(d) of the Dog Act. A copy of clause 26 (3) of the Dog Act is included within the Statutory Environment Section of this report.

Consultation

- Chief Executive Officer – Aaron Cook

Statutory Environment

An exemption to permit the keeping of more than two dogs may be granted under Section 26(3) of the Dog Act, which states:

- (3) *Where by a local law under this Act a local government has placed a limit on the keeping of dogs in any specified area but the local government is satisfied in relation to any particular premises that the provisions of this Act relating to approved kennel establishments need not be applied in the circumstances, the local government may grant an exemption in respect of those premises but any such exemption —*
- (a) *may be made subject to conditions, including a condition that it applies only to the dogs specified therein;*
 - (b) *shall not operate to authorise the keeping of more than 6 dogs on those premises; and*
 - (c) *may be revoked or varied at any time.*

Policy Implications

The Town of Narrogin currently has no policy to guide the lodgement and assessment of applications for approval to keep more than two dogs on a premises.

Financial Implications

Nil

Strategic Implications

By adopting a policy incorporating appropriate guidelines, Council is ensuring that future applications are consistently assessed.

Voting Requirements

Simple Majority.

COUNCIL RESOLUTION 0615.071 and Officer's Recommendation

Moved: Cr Bartron

Seconded: Cr Ward

That Council:

Adopt Regulatory Services Policy No 1 relating to Applications to Keep More Than Two Dogs, as follows:

"RS1 - APPLICATIONS TO KEEP MORE THAN TWO DOGS

Objectives

The objective of this policy is to guide the assessment of applications, made under clause 26(3)(c) of the Dog Act, to keep more than two dogs on any property within the Town of Narrogin.

Purpose

The purpose of this policy is outline the circumstances under which the Town of Narrogin may be prepared to conditionally approve the keeping of more than two dogs on a property and the procedure to be followed by Town of Narrogin staff in assessing such applications.

Interpretation

For the purpose of this Policy all terms shall have the same meaning as defined by the Dog Act 1976 and associated regulations, shall apply:

Permissibility

In accordance with Section 26(1) of the Dog Act 1976 up to two dogs may be kept on any premise, 'as of right'. As detailed in section 26(2), local government may through the making of a local law limit the maximum number of dogs that may be permitted.

Pursuant to this, Part 3 of the Town of Narrogin's Dog Local Laws stipulates that a maximum of two dogs over the age of three months shall be kept on properties in the Town, unless otherwise approved by Council. In accordance with the Towns Dog Local Laws, more than two dogs may be permitted under the following circumstances:

- a) As an approved Kennel; or
- b) Where Council grants an exemption pursuant to Section 26(3) of the Dog Act 1976.

An exemption to permit the keeping of more than 2 dogs may be granted under Section 26(3) of the Dog Act, which states:

- (3) Where by a local law under this Act a local government has placed a limit on the keeping of dogs in any specified area but the local government is satisfied in relation to any particular premises that the provisions of this Act relating to approved kennel establishments need not be applied in the circumstances, the local government may grant an exemption in respect of those premises but any such exemption —
 - (a) may be made subject to conditions, including a condition that it applies only to the dogs specified therein;
 - (b) shall not operate to authorise the keeping of more than 6 dogs on those premises; and
 - (c) may be revoked or varied at any time.

**Note: Puppies are not considered dogs until they reach three months of age.*

Application

Where an application is to be made for permission to keep more than two dogs, the submitted details should include:

- A completed Application for Permit to Keep More than Two Dogs (As attached to policy);

- The submission of supporting correspondence detailing the background to the situation and the reasoning for the keeping of more than two dogs.
- In the case of a tenanted property, correspondence from either the landowner or their appointed real estate agent authorising the application.
- Payment of the required fee in accordance with the Town of Narrogin's annual budget and adopted schedule of fees and charges.

Assessment of Proposals

All applications seeking approval to the keeping of more than two dogs shall be determined by Full Council. Agenda items prepared for Council consideration, shall address the following matters to the satisfaction of the Chief Executive Officer:

1. Applications to keep more than two dogs (maximum of 3 dogs) will only be supported in the following circumstances:
 - a. The reason for requesting more than two dogs is as a result of:
 - i. To replace an elderly or sick dog in family not expected to live;
 - ii. Sudden family emergency and dog inherited;
 - iii. Merging of two households;
 - iv. Where the applicants have had approval to keep more than two dogs in another local authority;
 - b. The existing dogs on the premises are registered.
 - c. The property has been deemed suitable by Council's Regulatory Officer (Ranger) or other person authorised under the Dog Act 1975;
2. Applications for approval to more than two dogs on the following grounds shall not be supported:
 - a. Just wanting another dog;
 - b. Rescued a stray and would like to keep it;
 - c. Family member moves home and brings dog;
 - d. Third party (ie Boarder) moves into the property;
 - e. A litter that has not been disposed of within 3 months;
 - f. For breeding purposes, unless the owner is a registered breeder.
 - g. Applications seeking to keep restricted breeds.
3. In the case of tenanted property, evidence of the landowner's approval has been supplied.
4. Application for the keeping of four or more dogs will not be supported.

Approval Conditions

Conditions of approval shall be applicable as deemed necessary by the Director of Technical and Environmental Services. Without limiting the generality of the foregoing, approvals are to contain conditions to address the following:

1. This approval relates to the keeping of the following dogs only:
 - Officer to list each dog/dogs by name, age, colour/description, breed and registration number.
2. The owner ensuring that the registration and registration details relating to each dog are kept up to date at all times.
3. The dogs hereby approved shall not create a nuisance as defined by the Dog Act 1976;

Advice to Applicant:

1. *The applicant is advised that the Town of Narrogin reserves the right to revoke this approval in accordance with Section 26(3)(c) of the Dog Act 1976 should any of the above conditions not be met, or any complaints and or nuisance result from the keeping of three dogs on the premises.*
2. *The applicant is advised that this approval is not transferrable to another property."*

CARRIED 7/0

ATTACHMENT – DRAFT POLICY

RS1 - APPLICATIONS TO KEEP MORE THAN TWO DOGS

Objectives

The objective of this policy is to guide the assessment of applications, made under clause 26(3)(c) of the Dog Act, to keep more than two dogs on any property within the Town of Narrogin.

Purpose

The purpose of this policy is outline the circumstances under which the Town of Narrogin may be prepared to conditionally approve the keeping of more than two dogs on a property and the procedure to be followed by Town of Narrogin staff in assessing such applications.

Interpretation

For the purpose of this Policy all terms shall have the same meaning as defined by the Dog Act 1976 and associated regulations, shall apply:

Permissibility

In accordance with Section 26(1) of the Dog Act 1976 up to two dogs may be kept on any premise, 'as of right'. As detailed in section 26(2), local government may through the making of a local law limit the maximum number of dogs that may be permitted.

Pursuant to this, Part 3 of the Town of Narrogin's Dog Local Laws stipulates that a maximum of two dogs over the age of three months shall be kept on properties in the Town, unless otherwise approved by Council. In accordance with the Towns Dog Local Laws, more than two dogs may be permitted under the following circumstances:

- c) As an approved Kennel; or
- d) Where Council grants an exemption pursuant to Section 26(3) of the Dog Act 1976.

An exemption to permit the keeping of more than 2 dogs may be granted under Section 26(3) of the Dog Act, which states:

- (3) *Where by a local law under this Act a local government has placed a limit on the keeping of dogs in any specified area but the local government is satisfied in relation to any particular premises that the provisions of this Act relating to approved kennel establishments need not be applied in the circumstances, the local government may grant an exemption in respect of those premises but any such exemption —*
- (a) *may be made subject to conditions, including a condition that it applies only to the dogs specified therein;*
 - (b) *shall not operate to authorise the keeping of more than 6 dogs on those premises; and*
 - (c) *may be revoked or varied at any time.*

*Note: Puppies are not considered dogs until they reach three months of age

Application

Where an application is to be made for permission to keep more than two dogs, the submitted details should include:

- A completed Application for Permit to Keep More than Two Dogs (As attached to policy);
- The submission of supporting correspondence detailing the background to the situation and the reasoning for the keeping of more than two dogs.
- In the case of a tenanted property, correspondence from either the landowner or their appointed real estate agent authorising the application.
- Payment of the required fee in accordance with the Town of Narrogin's annual budget and adopted schedule of fees and charges.

Assessment of Proposals

All applications seeking approval to the keeping of more than two dogs shall be determined by Full Council. Agenda items prepared for Council consideration, shall address the following matters to the satisfaction of the Chief Executive Officer:

1. Applications to keep more than two dogs (maximum of 3 dogs) will only be supported in the following circumstances:
 - a. The reason for requesting more than two dogs is as a result of:
 - i. To replace an elderly or sick dog in family not expected to live;
 - ii. Sudden family emergency and dog inherited;
 - iii. Merging of two households;
 - iv. Where the applicants have had approval to keep more than two dogs in another local authority;
 - b. The existing dogs on the premises are registered.
 - c. The property has been deemed suitable by Council's Regulatory Officer (Ranger) or other person authorised under the Dog Act 1975;
2. Applications for approval to more than two dogs on the following grounds shall not be supported:
 - a. Just wanting another dog;
 - b. Rescued a stray and would like to keep it;
 - c. Family member moves home and brings dog;
 - d. Third party (ie Boarder) moves into the property;
 - e. A litter that has not been disposed of within 3 months;
 - f. For breeding purposes, unless the owner is a registered breeder.
 - g. Applications seeking to keep restricted breeds.
3. In the case of tenanted property, evidence of the landowner's approval has been supplied.
4. Application for the keeping of four or more dogs will not be supported.

Approval Conditions

Conditions of approval shall be applicable as deemed necessary by the Director of Technical and Environmental Services. Without limiting the generality of the foregoing, approvals are to contain conditions to address the following:

1. This approval relates to the keeping of the following dogs only:

- Officer to list each dog/dogs by name, age, colour/description, breed and registration number.
- 2. The owner ensuring that the registration and registration details relating to each dog are kept up to date at all times.
- 3. The dogs hereby approved shall not create a nuisance as defined by the Dog Act 1976;

Advice to Applicant:

1. The applicant is advised that the Town of Narrogin reserves the right to revoke this approval in accordance with Section 26(3)(c) of the Dog Act 1976 should any of the above conditions not be met, or any complaints and or nuisance result from the keeping of three dogs on the premises.
2. The applicant is advised that this approval is not transferrable to another property.



89 Earl Street, Narrogin
All Correspondence to:-
Chief Executive Officer
PO Box 188
NARROGIN WA 6312
Email: enquiries@narrogin.wa.gov.au
Website: www.narrogin.wa.gov.au

APPLICATION FOR PERMIT TO KEEP MORE THAN TWO (2) DOGS

Applicants Name:

Applicants Postal Address:

Phone Number

Dog Details

Dogs Name	Breed	Colour/Markings	Gender	Registration No.	Age	Sterilised	M/Chip

Premises on Which Dogs will be Kept:

Note: This application must be accompanied by supporting correspondence detailing why approval is being sought for the keeping of more than two (2) dogs.

Tenants Please Note: This application must be endorsed by the landowner (or their authorised agent) prior to lodgement

I declare that I am the owner (or authorised agent of the owner) of the above list dogs

Applicants Signature

I as owner of the premises at which the dogs are to be kept, hereby consent to this application

Landowners (or Agents) Signature

10.1.059 PREFERRED ALIGNMENT OF NARROGIN LINK ROAD NORTH

File Reference: 28.8.3 & ICR155734
Disclosure of Interest: Nil
Applicant: Main Roads Western Australia
Previous Item Nos: Nil
Date: 4 June 2015
Author: Brian Robinson, Director Technical & Environmental Services

Attachments

- Copy of correspondence from Main Roads WA including plan detailing the preferred alignment.
- Excerpts from Main Roads Narrogin Link Road North Alignment Selection Report.

Summary

Main Roads Western Australia is seeking the Town of Narrogin's support of an alternative, preferred alignment of Narrogin Link Road North.

Background

As Councillors are no doubt aware, the Narrogin Link Road was originally planned to extend north from the Kipling Street/Pioneer Drive round-a-bout, following the eastern boundary of the Gnarojin Creek line. This alignment (Option A) is currently reflected in Draft Joint Town Planning Scheme No 3 mapping.

Prior to finalising the road design for the Link Road - North, Main Roads has been investigating two alignment options which are described as follows:

- a) Option A – A 2.3km extension of the Link Road following the eastern boundary of Gnarojin Creek, meeting with the current alignment of the Great Southern Highway north of Callan Way in the Shire of Narrogin;
- b) Option B – A 1.2km extension of the Link Road taking a more direct route to link up with the current alignment of the Great Southern Highway south of the Callan Road development.

The Main Roads investigations have now identified Option B as the preferred alignment. The reasons for this preference are detailed in the comment section below.

Comment

Main Roads has assessed the two alignments using a multi-criteria assessment process examining many issues including environmental, geotechnical, social, access and cost implications as well as the impact on land holdings within the area.

The results of this assessment show that:

- Option B is the preferred option in terms of cost, environmental impact, materials, land acquisition, road safety, service relocation and constructability;
- Both options are of an equal standing in terms of design standards;
- Option A is the better option in terms of stakeholder feedback;
- Option B is the preferred solution overall and should be developed through to detailed design.

The following comments are offered to assist Council in determining its position on the preferred alignment:

Access

Under Option A, the existing Great Southern Highway/Garfield Street connection will remain, connecting between Kipling Street and the Link Road, north of the Callan Way development.

Alternatively, under Option B the current alignment of the Great Southern Highway will be terminated south of the Callan Way subdivision with a cul-de-sac to be constructed. This will ensure that all through traffic uses the Link Road alignment to enter Narrogin.

It is however noted, that if Option B is implemented, land located south of the new alignment will only be accessible via Kipling and Garfield Streets. With less traffic using Garfield Street, the Town may be able to reassess the cul-de-sacs that have been installed on the western side of Garfield Street on Fox and Northwood Streets.

Resultant Land Use Planning

In the event that option A is implemented, Rural Residential development could be encouraged to establish between the northern boundary of the town site and the existing Callan Way properties. This would create a transitional/vegetated zone between the urban area of Narrogin and farmland to the north.

Option B will pass directly through this potential rural-residential land. Option B could be used however to create a clear demarcation between urban development and rural residential land to the north. Land located between the town site boundary and the alignment of Option B could be identified and developed for future extension of urban/residential development.

Alienated Land

Construction of the northern link road under Option A would most likely result in a narrow stretch of land being alienated between the Link Road and Gnarojin Creek. Under this option, Main Roads could have an obligation to acquire more land, with any land to the west of the alignment having to be incorporated into the Gnarojin Creek Reserve.

Option B will involve the acquisition of less land and will not result in a narrow strip of land between the Link Road and creek line. Option B also provides Main Roads with more opportunity to provide road access, ensuring access to landholdings located on the western side of the Link Road.

Consultation

- CEO - Aaron Cook
- Main Roads WA

Statutory Environment

Main Roads will be acquiring land for either option, and will be constructing the road under the provisions of the Main Roads Act 1930 (as amended).

Policy Implications

Nil

Financial Implications

There are no financial implications for the Town of Narrogin.

Strategic Implications

Support of either Link Road – North option is consistent with recommendation 6.4 of the Town of Narrogin's Strategic Community Plan 2012-2022, being:

- 6.4 *Continue to lobby State Government for the completion of the Narrogin Heavy Haulage Bypass Link Road and the construction of the East/West Bypass Road in its entirety.*

The above said, Main Roads investigations have clearly identified that Option B is preferred in term of the materials required and overall cost. With a lower cost and less land acquisition issues, implementation of Option B is may be achievable in a shorter time frame.

Should Option B be approved by Main Roads, it will be necessary for Draft Joint Town Planning Scheme maps and the associated land use strategy to be reconsidered.

Voting Requirements

Simple Majority.

COUNCIL RESOLUTION 0615.072 and Officer's Recommendation

Moved: Cr Kain

Seconded: Cr Russell

That Council:

Advise Main Roads that the Town of Narrogin supports the implementation of Option B for the Narrogin Link Road – North project.

CARRIED 7/0

PLEASE NOTE: It was requested the officer advise Main Roads regarding the potential impact of trucks utilising air brakes to slow while approaching the round-a-bout and the noise impact that this may have on residents residing in that area and this should be taken into account when designing this section.



Town of Narrogin RECEIVED	
Directed to	CEO / BRIAN
22 MAY 2015	
Ref No.	ICR 155734
Property File	
Subject File	14-9-11
Print No.	



ABN: 50 860 676 021

Enquiries: Sam Foster on 9622 4733
Our Ref: 14/5973
Your Ref:

18 May 2015

Mr Aaron Cook
Chief Executive Officer
Town of Narrogin
89 Earl Street
NARROGIN WA 6312

Dear Aaron,

**NARROGIN LINK ROAD NORTH – SUPPORT FOR ALTERNATIVE ALIGNMENT
OPTION B**

As you are aware Main Roads Wheatbelt are currently investigating two alignment options for the Narrogin Link Road North Extension, as detailed in the attached options report (D15#273632). Please note that this report still requires internal approval and is issued for information only.

The attached report discusses and reviews the two alignments and includes a Multi Criteria Assessment. The Multi Criteria Assessment was based on a triple bottom line approach and covers the Environmental, Social and Economic criteria contained in the report. A number of sensitivity analyses have been carried out on the assessments and in all cases Option B was shown to be the preferred alignment.

In light of the attached report findings Main Roads Wheatbelt are now seeking your support for Alignment Option B.

Main Roads will formally seek approval for the generation of required Road Reserve once internal approval of the report has been received.

If you require any further information please contact Sam Foster on 9622 4733 or sam.foster@mainroads.wa.gov.au

Yours faithfully

Craig Manton
REGIONAL MANAGER WHEATBELT

Attch.

Narrogin Link Road North Alignment Selection Report

M031 Northam Cranbrook Road, Narrogin

(164.6 – 168.0 SLK)

File 14/5971

Document: D15#273632

Prepared: Sam Foster, (Project Manager - Development)



Date 09/02/15

Reviewed: Gerry Zoetelief, (Project Director)

_____ Date

Recommended: Janet Hartley-West, (Network Manager)

_____ Date

Approved: Craig Manton, (Regional Manager)

_____ Date

Distribution:

- 1: Regional Manager (WB)
- 2: Operations Manager (WB)
- 3: Development Manager (WB)
- 4: Network Manager (WB)
- 5: Delivery Manager (WB)

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1. DEFINITION

This Alignment Selection Report defines and assesses the proposed alignment options for the Narrogin Link Road Northern extension (Stage 3) and includes a conclusion and recommendation of the preferred option.

2. EXECUTIVE SUMMARY

The two alignment options described in Section 4 of this report have been compared using a Multi-Criteria Assessment against the Selection Criteria in Section 5 of this report.

The results of this assessment show that Option B is the preferred option in terms of; cost, environmental impact, materials, land acquisition, road safety, service relocation and constructability. Both options are of an equal standing in terms of design standards. Option A is the preferred option in terms of stakeholder feedback.

The report finds that Option B is the preferred option overall and recommends that it is progressed through to detailed design.

It should be noted that this report is based on concept designs and estimates, and that allowances have been made for this level of accuracy in the assessment process.

3. HISTORY AND JUSTIFICATION

In 1995, Halpern Glick Maunsell (HGM) undertook a planning study to determine the best alignment for a Link Road through the Town of Narrogin. The preferred route (Option 5) was a link through the town which removed heavy traffic from the existing Federal Street and predominantly utilised Government Reserves. The Narrogin Link Road (M031) Northam-Cranbrook Road project was split into three sections to be completed in 3 Stages:

- Middle Section - Stage 1: Pioneer Drive from Kipling Street to Herald Street was constructed in 2000/01
- South Section - Stage 2: South of Herald Street is programmed for construction in 2014/15
- North Section - Stage 3: North of Kipling Street is programmed for construction in 2015/16

The Middle Section, Kipling Street to Herald Street which was completed in 2002, is currently significantly underutilised and road train access is still prohibited due to intersection constraints and is referred to by the local politicians as "a Road to Nowhere".

The remaining sections of the Narrogin Link Road have been selected for funding under the Major Projects programme. Due to the complexity and political sensitivity of the project and to ensure the northern section will be completed in 2015/16, the Delivery phase of the project has started and the designs are expected to be completed by June 2015.

4. OPTIONS DESCRIPTION

There are two alignment options that have been considered for the Narrogin Link Road Northern extension. The two options can be seen in Appendix A and are described below;

4.1 Option A

Is approximately 2.3km in length and extends north from the existing Kipling Street roundabout to connect with the Great Southern Highway north of the Callan Way development at SLK 164.6. An intersection with the existing Great southern Highway will be required to allow local traffic to access the proposed Option A alignment. This Alignment was the recommended options from the 1995 Planning Study, it was endorsed by both the Town of Narrogin and the Shire of Narrogin in June 1996 and July 1996, respectively.

4.2 Option B

Is approximately 1.1km in length and extends north from the existing Kipling Street roundabout to connect with the Great Southern Highway south of the Callan Way development at SLK 168.1. A cul-de-sac will be required on the existing Great Southern Highway south of the Pioneer Drive tie in. This Alignment was not considered in the 1995 Planning Study, and has not been endorsed by either the Town of Narrogin or the Shire of Narrogin

5. SELECTION CRITERIA

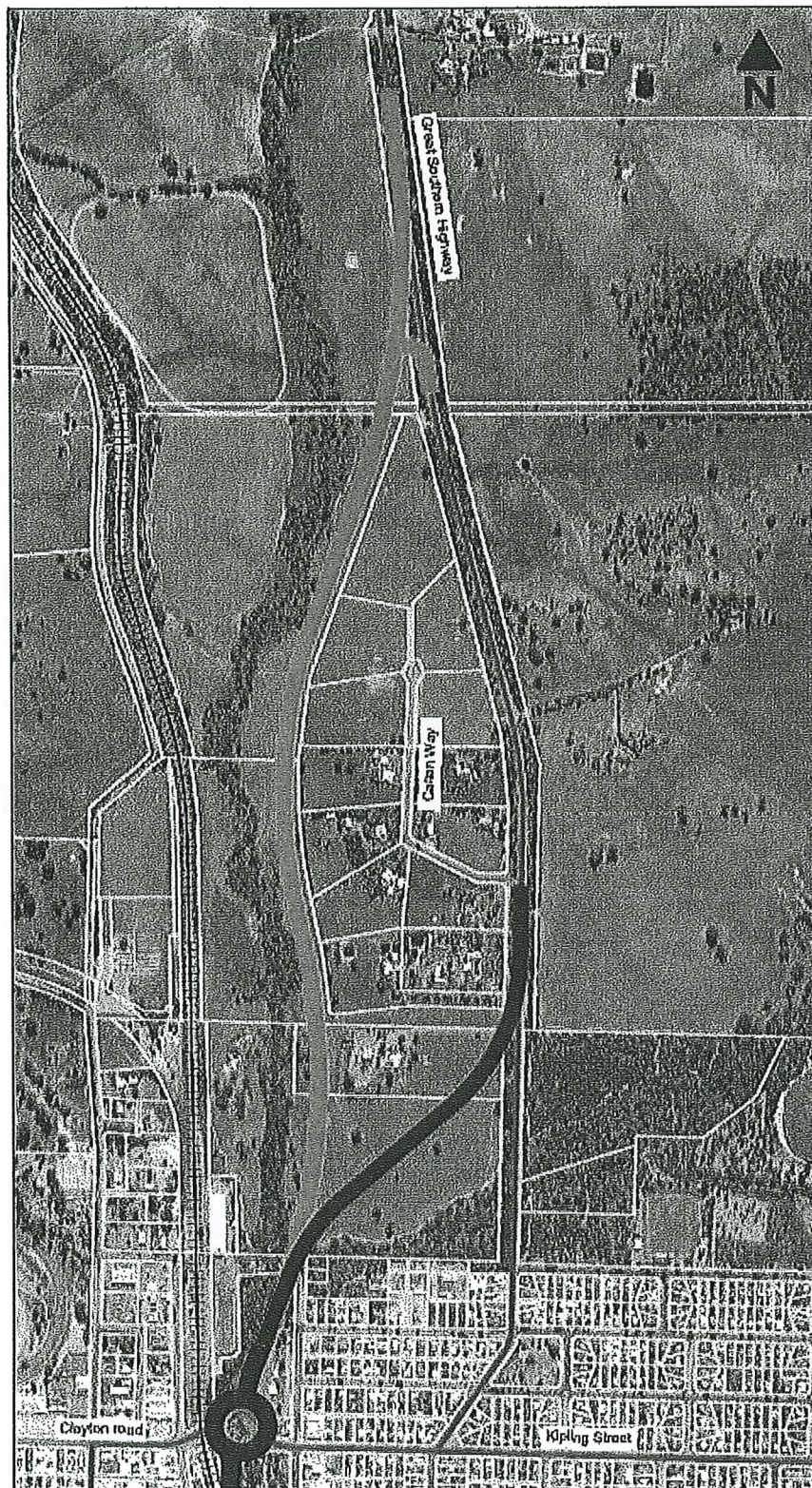
5.1 Environmental

The environmental investigation covered both proposed alignments and the gravel pit location. The investigation consisted of a desktop investigation by an MRWA Environmental Officer and a biological field survey and report undertaken by GHD. Full details of these investigations can be found in the report in TRIM File Ref D15#19869..

The investigation found;

- No conservation estates or Environmentally Sensitive Areas (ESA)
- One orchid species, *Diuris micrantha* may have been present but not observed as the survey was conducted outside its flowering time.
- Two priority listed species *Hibbertia montana* (P4) and *Xanthorrhoea brevistyla* (P4).
- No Threatened Ecological Communities (TEC) or Priority Ecological Communities (PEC) were recorded.
- Within the survey area there is approximately 25.26ha of Black Cockatoo foraging habitat and 563 trees of suitable diameter at breast height (DBH) were recorded. Of these 15 had suitable hollows for breeding and chew marks present.
- Three conservation significant fauna were recorded in the pit survey area, Carnaby's Black Cockatoo (*Calyptrorhynchus latirostris*), Western Rosella Inland (*Platycercus icterotis xanthogenys*) and South-west Carpet Python (*Morelia spilota imbricata*).

NARROGIN LINK ROAD NORTH ROUTE OPTIONS



LEGEND

- Built (2001/2)
- North Section - Option A (2.5 km)
- North Section - Option B (1.1 km)
- Existing State Roads
- Existing Rail

Scale: 1:10,000

October 2014

10.1.060 EXPRESSIONS OF INTEREST – RAILWAYS TENNIS CLUB LIGHT TOWERS

File Reference: ICR155659
Disclosure of Interest: Nil
Applicant: Nil
Previous Item Nos: Item 10.1.002 – 10 February 2015
Date: 4 June 2015
Author: Brian Robinson, Director Technical & Environmental Services

Attachments

- Copy of correspondence received from Narrogin Bowling Club expressing interest in acquiring the subject lighting towers.
- Copy of correspondence received from the Narrogin Bowling Club withdrawing their previous submission.

Summary

Council is requested to consider expressions of interest received in respect of the lighting poles located at the now disused Railways Tennis Courts on the corner of Hale and Herald Streets, Narrogin.

Background

The Railways Tennis Club, were until August 2014 using the Railways Tennis Courts on the corner Hale Street and Herald Street for social tennis. With the group ceasing use of the facility and returning the keys, Council was requested to consider the future of the existing infrastructure at its meeting held on the 10th of February 2015.

Having regard to the state of the facilities and the presence of asbestos, Council resolved to have the tennis club rooms, tennis courts and other facilities removed. Council furthermore resolved to salvage a steel patio for possible future use.

With a suitable contractor appointed for the removal of asbestos, it is anticipated that the main portion of the building and the associated asbestos fencing will be removed shortly.

In terms of the tennis court lights, Council resolved to advertise the equipment for disposal.

Expressions of interest have now been sought over a 21-day period. Whilst one submission was received from the Narrogin Bowling Club, the Bowling Club has now withdrawn their interest in the poles following the receipt of structural engineering advice. Copies of the Bowling Club submission and subsequent correspondence withdrawing their submission are shown attached.

Comment

In total there are five lighting poles which were previously used to light the two centre tennis courts. These poles are of mono-pole construction and they appear to have been installed by simply cementing the poles into the ground. The volume of concrete used is unknown.

Previous discussions with the secretary of the Narrogin Bowling Club, Mr Peter McKenna, indicates that given the difficulties of relocating and re-installing poles with the concrete base intact, the Bowling Club was proposing to remove the poles from their bases, leaving the current footings in ground.

With the Bowling Club now withdrawing their interest, removal of the poles and associated light will be undertaken by Council staff.

During the removal process, every effort will be made to ensure that the lights themselves are removed without damage. It is recommended that the lights be offered to the Bowling Club. In the event the Bowling Club has no interest in the lights, they will be stored at Council's depot for potential use in the future.

Consultation

- Chief Executive Officer – Aaron Cook
- Town Foreman – John Warburton
- Administration Officer – Torre Evans

Statutory Environment

In accordance with section 3.58 of the Local Government Act 1995, a local government may dispose of property by one of the following three ways:

- a) To a highest bidder at an auction;
- b) By Tender; or
- c) By private treaty, provided that the intent to do so is advertised, inviting submissions over a two week period.

In this case, expressions of interest have been called for over a 21-day period, giving opportunity to local sporting and community groups to express interest in acquiring and re-use of the lighting infrastructure.

Once Council has identified that it wishes to accept an expression of interest, Council's intent to dispose of the materials to the identified party must be advertised for a period of 14 days in accordance with clause 3.58 (3)(a) of the Act.

Policy Implications

Nil

Financial Implications

With no interest in the lights being expressed, removal of the lighting poles and lights will now be undertaken by Council staff. All costs associated with the removal will be wholly contained within the adopted budget.

Strategic Implications

Key Objective 2.1 of the Town of Narrogin's Strategic Plan 2012-22, is as follows:

"2.1 Continue to expand the Town's capacity and reputation as a venue for events, sports and seminars of local and regional significance"

Within their expression of interest, the Narrogin Bowling club has identified that current lights at the Bowling Club are timber and are in need of replacement. They further submitted that the installation of the lights at the Narrogin Bowling Club will enhance the facility and *"show Narrogin is a progressive place"*.

Whilst the Club has now withdrawn their expression of interest, it is recommended that they be offered the actual lighting fixtures for future use. Alternatively the lights will be stored at Council's depot until such time as an appropriate use has been identified.

Voting Requirements

Simple Majority

COUNCIL RESOLUTION 0615.073 and Officer's Recommendation

Moved: Cr McKenzie

Seconded: Cr Bartron

That Council:

1. Note that no expressions of interest have been received in respect of community groups or other parties wanting to acquire the lights and lighting poles.
2. Offer the Bowling Club the lighting fixtures once removed.
3. Endorse the lighting poles being disposed of at the White Road Landfill site, with any lighting fixtures not wanted by the Bowling Club to be stored at the Narrogin works depot until an appropriate future use is identified.

CARRIED 7/0

Town of Narrogin
RECEIVED
Directed to Torre C. 00
03 MAY 2015
Ref No. 1 CR 155659
Property File
Subject File 26.8.11
C-Point No.



NARROGIN BOWLING CLUB INC
58 EARL STREET NARROGIN

Ph/fax 9881 1414
ABN 82 125 240 325

Mr Torre Evans
Technical Administration Officer
Narrogin Town Council
PO Box 188
Narrogin WA
6312

Dear Torre

Thank you for your calling me back regarding the Expression of Interest for the Railways Tennis Club light poles.

As I said we had written to the Council earlier and so I am enclosing a copy of the letter to Aaron Cook for your records.

We appreciate the complexity of lowering these poles and cut them at ground level.

Once again thanks for your phoning me.

Yours truly

Peter McKenna
Secretary
Narrogin Bowling Club Inc

Mob 0247 813 314
Email pmckenna48@bigpond.com

7th May 2015



NARROGIN BOWLING CLUB INC
58 EARL STREET NARROGIN

Ph/fax 9881 1414
ABN 82 125 240 325

Mr Aaron Cook,
Town of Narrogin,
PO Box 188,
Narrogin WA,
6312,

Dear Aaron,

We note that in the Public Notices in the Narrogin Observer dated 19 March 2015 that in the "DECISIONS OF FEBRUARY 2015" for the Town of Narrogin that it was resolved to remove the Narrogin Railways Tennis Courts.

With this in mind we at Narrogin Bowling Club put to the Town of Narrogin that three (3) of the light poles be given to our club which is on Council land to replace the six (6) antiquated wooden poles that we believe are in jeopardy of falling down.

Our intention is to place them midway between the ends so two (2) poles per green with the pole between the two green servicing both A & B green making three (3) poles such as happens at the Wickepin Bowling Club.

Also this will enhance the appearance of the facility which we believe is important for the Town of Narrogin in so much as the amount of tourist that pass through Narrogin and particularly past the bowling club in their caravans from all over it is essential that we show Narrogin as a progressive place.

So we at Narrogin Bowling Club look forward to the Town of Narrogin considering this as we believe this would benefit the community.

Yours truly

Des Millington
President
Narrogin Bowling Club Inc

19th March 2015

Cc Mr Leigh Ballard

Town of Narrogin
RECEIVED
Directed to Brian
02 JUN 2015
Ref No. 162155785
Property File 26-8-7
Subject File
C. J. H. C. H.

NARROGIN BOWLING CLUB INC
58 EARL STREET NARROGIN

Ph/fax 9881 1414
ABN 82 125 240 325

Mr AARON COOK
CHIEF EXECUTIVE OFFICER
TOWN of NARROGIN
89 EARL STREET
NARROGIN WA
6312

RE: LIGHT POLES AT NARROGIN RAILWAYS TENNIS CLUB.

Dear Aaron,

We have had advice from an engineer that we would be creating problems for ourselves by using these second hand pipes as light poles in our situation, so we therefore **withdraw our interest** in these poles.

We thank you and the council for your consideration in this matter.

Yours truly,



Peter McKenna

Secretary

29th April 2015

10.1.061 BED AND BREAKFAST ACCOMMODATION – NO 42 (LOT 273) NARRAKINE ROAD, NARROGIN

File Reference: A282100, IBA155528 & DA28/14-15
Disclosure of Interest: Nil
Applicant: JW & PA Curnow
Previous Item Nos: Nil
Date: 4 June 2015
Author: Brian Robinson - Director Technical & Environmental Services

Attachments

- Copy of the submitted plans

Summary

Council is requested to consider approving an application to provide Bed and Breakfast Accommodation on the subject land.

Background

The subject land is a 5.925ha rural lot located on the western side of Narrakine Road on the south side of Quigley Street in the north-west section of the Narrogin Town site.

Currently the site is developed with a single dwelling and two outbuildings.

Approval is sought to operate Bed and Breakfast Accommodation from the site, catering for a maximum of four people in accordance with adopted Council Policy.

The application has been advertised for public comment, with no submissions being received.

Comment

The provisions of Town Planning Scheme No 2 (TPS No 2) include the subject land within the Rural Zone.

Bed and Breakfast Accommodation is a use that is not defined or listed within TPS No 2. Given this, the use can only be considered and approved as a "Use Not Listed" in accordance with clauses 2.2.5, 2.2.6 and 2.2.7 of Town Planning Scheme No 2.

Development Services Policy No 6 was adopted by Council to guide the establishment of Bed and Breakfast Accommodation within the Town, identifying that the use could be established in the Single Residential, Other Residential, Rural-Residential and Rural Zones. In accordance with the Policy, "Bed and Breakfast" Accommodation is defined as follows:

"Bed & Breakfast Accommodation" means a dwelling or associated residential building on the same property, used by a resident of the dwelling to provide accommodation for persons away from their normal place of residence on a short term commercial basis and includes the provision of breakfast"

The application as submitted complies with the requirements of Development Policy No 6, being:

- A maximum of two bedrooms and one bathroom being used to cater for a maximum of four guests;

- The accommodation is facilitated by a resident of the dwelling and that the activity shall not employ a person not a member of the occupier's family;
- The activity shall not display a sign exceeding one-fifth of a square metre.

In addition to the above requirements, as specified in Development Services Policy No 6, parking is to be provided at a rate of not less than one parking bay per guest bedroom.

As detailed in section 3.4.1 of TPS No 2, car parking is required to be contained on site, having minimum dimensions as prescribed by the Scheme. Clause 3.4.1(d) furthermore specifies that unless otherwise approved by Council the required parking bays and the associated access ways shall be paved.

In this case, the provision of sealed or paved access ways and parking bays is not proposed. Approval to the application therefore requires a relaxation of standards that may only be approved by Council.

Given the Rural Nature of the property, the provision of informal parking is supported.

Consultation

- Chief Executive Officer – Aaron Cook

Statutory Environment

As detailed in the comment section above, approval to the application as submitted requires a relaxation of the TPS No 2 requirement for car parking bays to be of sealed or paved construction.

In accordance with clause 6.2 Council may relax a provision or requirement of TPS No 2, provided that:

- a) Approval to the proposed development would be consistent with the orderly and proper planning of the area;
- b) The non-compliance will not adversely impact on the occupiers or users of the development; and
- c) The spirit and intent of the scheme requirements will not be unreasonably departed from.

Given the size and rural nature of the property, it is the author's opinion that relaxation of Clause 3.4.1 will not detrimentally impact on the occupiers or users of the development, but rather it will complement the rural standard bed and breakfast being proposed. Conditional approval is therefore recommended.

Policy Implications

The application as submitted complies with Council's Development Services Policy D6, except for the provision of a sealed surface for parking bays. Given the Rural Nature of the property, conditional approval is recommended.

Financial Implications

The required application fee has been paid in accordance with the Schedule of Fees and Charges adopted as part of the 2014/15 annual budget.

Strategic Implications

Approval to the application as submitted is consistent with recommendation 1.5 of the Community Strategic Plan, which states:

- 1.5 *Support Tourism, Arts and sporting initiatives, recognising the economic impact that they provide to the businesses and general community.*

Voting Requirements

Absolute Majority.

COUNCIL RESOLUTION 0615.074 and Officer's Recommendation

Moved: Cr Ward

Seconded: Cr Bartron

That Council:

Grant planning consent to the proposed Bed and Breakfast Accommodation at No 42 (Lot 273) Narrakine Road, Narrogin as submitted, subject to compliance with the following conditions:

1. The development hereby approved shall occur in accordance with the plans and specifications submitted with the application and these shall not be altered or modified without the prior written approval of Council.
2. This approval relates to the use of two bedrooms and one bathroom for the accommodation of a maximum of four guests at any one time.
3. All parking associated with the activity hereby approved shall be wholly contained on-site to the satisfaction of the Director of Technical and Environmental Services.
4. The use hereby permitted shall not cause injury to or prejudicially affect the amenity of the locality by reason or appearance or the emission of noise, vibration, odour, vapour, dust, waste water, waste products or otherwise.
5. The activity must not employ any person not a member of the occupier's family;
6. The activity must not display a sign exceeding one-fifth of a square metre in area;
7. This approval shall expire if the development hereby permitted is not completed within two years of the date hereof, or within any extension of that time which, upon written application (made before or within 21 days after the expiry of the approval) to Council, is granted by it in writing.

Advice to Applicant:

1. All activities undertaken on site, including food preparation are required to comply with the requirements of Health Act 1911 and Food Act 2008.
2. Prior to commencement of the use hereby approved, the premises are to be inspected and approved for use as Bed and Breakfast Accommodation by the Town of Narrogin's Environmental Health Officer.
3. The applicant is requested to liaise with Council's Environmental Health Officer over any changes to the premises or the provision of food as part of the accommodation service.

**CARRIED 7/0
ABSOLUTE MAJORITY**

349.83m

Lot 273 Narrakine Road
5.925ha

Existing
Residence

FFL 360.190(approx.)

Proposed
Addition
31.5m²

FFL -to match exist.

Existing Driveway

Existing Fenceline

36943

WM

PP

PP

PP

170.988m

NARRAKINE ROAD

170.85m

Lot 273 Narrakine Road
5.925ha

343.76m

PARTIAL SITE PLAN
SCALE 1:2500

Existing
Residence

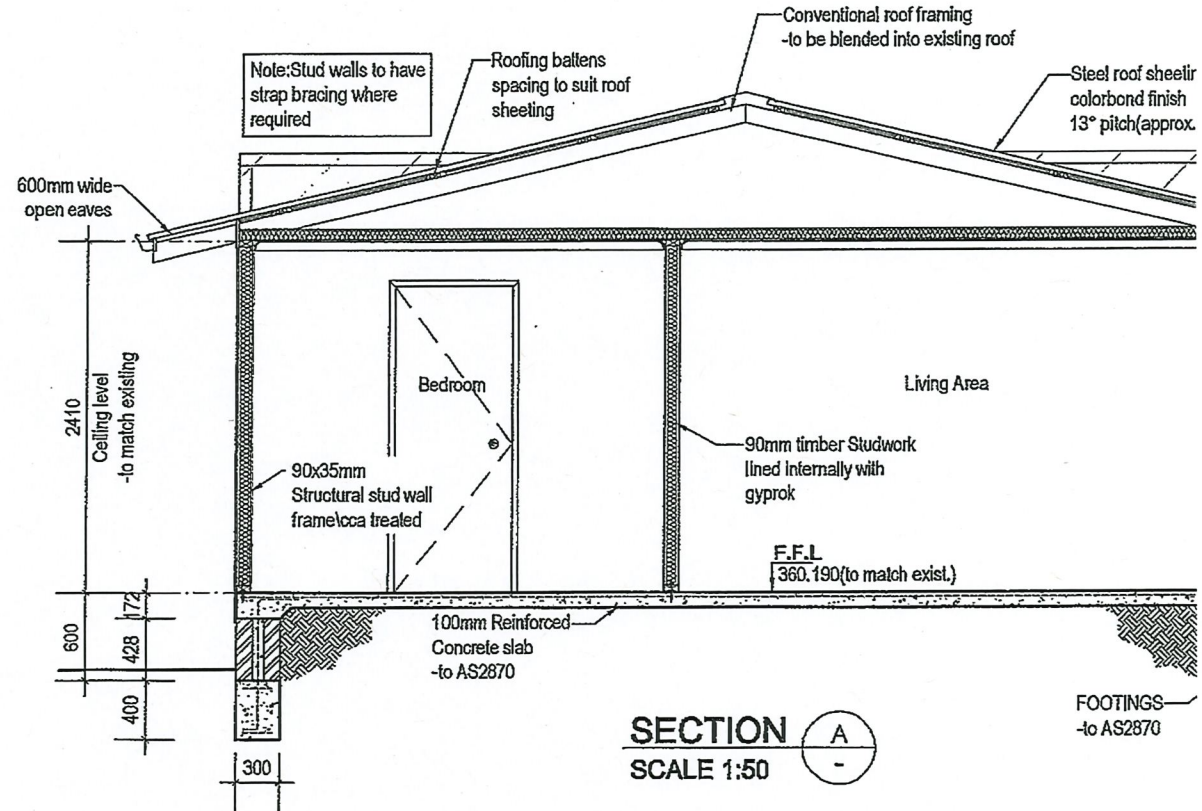
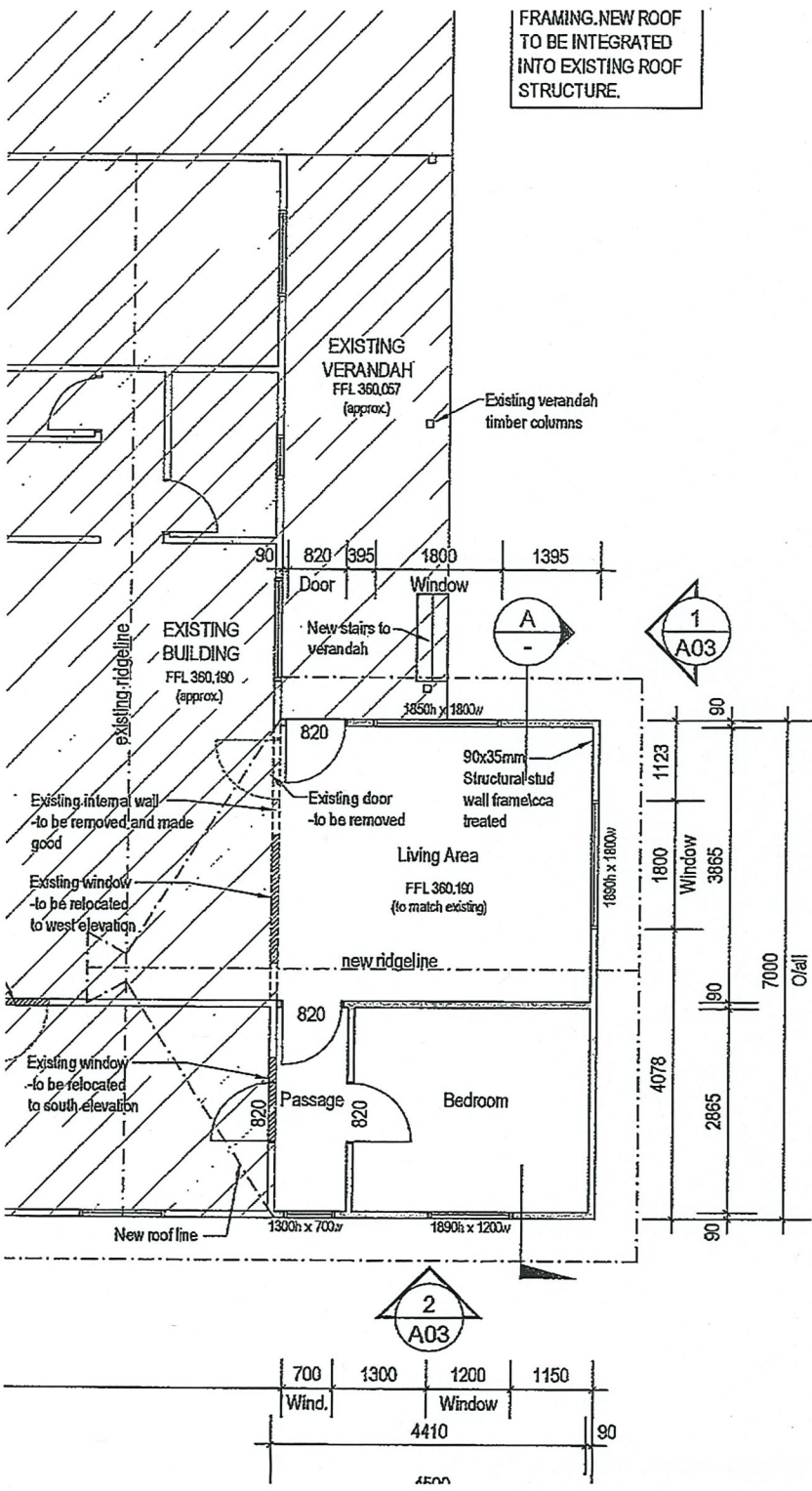
Prop
Add

SITE PLAN

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PROJECT	PROP



ALL DIMENSIONS IN MILLIMETRES (U.O.N.) DO NOT SCALE FROM DRAWINGS. DIMENSIONS TO BE CHECKED PRIOR TO COMMENCEMENT OF BUILDING. DIMENSIONS DO NOT INCLUDE FINISHES.

CONSTRUCTION METHODS AND MATERIALS SHALL COMPLY WITH THE BCA, SAA CODES, LOCAL AUTHORITY, ENGINEERS DETAILS AND SPECIFICATION AND ALL MANUFACTURERS SPECIFICATIONS.

NO STORMWATER SHALL BE ALLOWED TO DISCHARGE OR COLLECT NEAR THE FOOTINGS OR SLAB AREA AND SHALL NOT BE ALLOWED TO SPILL ONTO NEIGHBOURING PROPERTIES.

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10.2 CORPORATE AND COMMUNITY SERVICES

8:00pm – Cr Schutz arrived in Chambers.

10.2.062 TENDER – MERGER PROJECT MANAGER

File Reference: 14.8.1
Disclosure of Interest: Nil
Applicant: Chief Executive Officer
Previous Item Nos: Nil concerning this matter
Date: 4/06/2015
Author: Mr Aaron Cook – Chief Executive Officer

Attachments

- Nil

Summary

Council is requested to consider delegating to the CEO the authority to prepare the required tender documentation, including specifications and advertisement calling for tenders for the Project Manager position. This delegation is to include the authority for the CEO to advertise this tender after consulting with the project working group being the Mayor and CEO of the Town of Narrogin and President and CEO of the Shire of Narrogin.

No delegation is provided for accepting any tender provided.

Background

Mr Niel Mitchell is currently performing the role of Merger Project Manager on behalf of the Town and Shire of Narrogin. He is currently employed as a casual staff member due to the variability of hours.

As the merger decision is getting closer, it has been requested to clarify the Merger Project Manager Position so that once the decision by the Minister is formalised the appointment can be completed and the Merger can commence in earnest.

Comment

The Merger Project Manager position is integral to the positive progression of the two Councils merger. The calling for Tenders will allow for interested parties to provide their costings, in an hourly rate, as one component of the selection criteria, for consideration to fulfil the position as matched against the specifications of the tender.

It is proposed that Council delegate to the CEO the authority to prepare and advertise the tender, in consultation with the merger working party, being the Mayor and CEO of the Town of Narrogin and the President and CEO of the Shire of Narrogin. Delegation would be made under Section 5.42 (1) of the Local Government Act 1995 and is only made for the purpose of preparing and advertising the tender, not for accepting the tender and is to be approved by absolute majority.

The appointment will be from August 2015 to December 2016 with a possible extension of up to an additional 12 months. It has been agreed that the position will be offered with a minimum commitment of three days/24hrs per week, up to a maximum of 38hrs per week, for the initial

period with the extension period's minimum hours being renegotiated on the required work level at the time.

Costs from the tender will also include travel, accommodation and provision for meals as required; however, to limit this expense it will be negotiated that a level of the work performed will be in Narrogin and the remainder will be performed from the successful tenderer's office.

An allocation of expenses was made from within the Transition Monies Granted to the two Councils and will fully fund the expenses. It is to be noted that the expenses will not occur until the 2015/16 financial year and the appointment will be clearly dictated on the provision of the Minister's approval. The Minister is expected to make an announcement towards the end of July or early August.

It was decided that a tender was appropriate for this situation as it provided the opportunity for consultancy firms to tender and yet allowed persons that would have applied for an employment opportunity to still consider tendering under a contractor arrangement.

Please note that Council is not obligated to accept any tender for the provision of services and, as such, should the tenders presented not be acceptable to the Merger Working Party or Council then all tenders can be rejected.

Consultation

- Merger Working Party – Mayor and CEO of the Town and the Shire President and CEO.

Statutory Environment

Local Government Act 1995 Section 5.42(1) Delegation of some powers and duties to CEO.

Policy Implications - Nil

Financial Implications

This tender is fully funded through the monies granted to the two Councils to facilitate the merger.

Strategic Implications

The progression of the merger is a key strategic outcome of the two Councils for the next few years and although is not listed within the Community Strategic Plan is a key outcome. The appointment of the Merger Project Manager is integral to this outcome.

Voting Requirements

Absolute Majority

COUNCIL RESOLUTION 0615.075 and Officer's Recommendation

Moved: Cr Bartron

Seconded: Cr Kain

That Council:

Delegate authority to the Chief Executive Officer, under section 5.42 of the Local Government Act, to prepare the tender documentation for the provision of services by a suitably qualified Merger Project Manager to the Town of Narrogin and this be advertised state-wide. The Chief Executive Officer is to liaise with the Merger Working Party, being the Mayor and Chief Executive Officer of the Town and Shire President and Chief Executive Officer of the Shire of Narrogin with the position commencing, on formal notice that the Minister of Local Government and Communities is accepting of the recommendation to merge the Town and Shire of Narrogin by the Local Government Advisory Board.

**CARRIED 8/0
ABSOLUTE MAJORITY**

11. ELECTED MEMBER'S MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

12. NEW BUSINESS OF AN URGENT NATURE APPROVED BY THE PERSON PRESIDING OR BY DECISION OF THE MEETING

Nil

13. CLOSURE OF MEETING

8.02pm – The Presiding Member declared the meeting closed.

Commonly-used abbreviations:	
CEO	Chief Executive Officer
DCCS	Director Corporate & Community Services
DTES	Director Technical & Environmental Services
EFT	Electronic Funds Transfer
EPA	Environmental Protection Authority
LEMC	Local Emergency Management Committee
WAPC	Western Australian Planning Commission

CEO	Chief Executive Officer
DCCS	Director Corporate & Community Services
DTES	Director Technical & Environmental Services
EFT	Electronic Funds Transfer
EPA	Environmental Protection Authority
LEMC	Local Emergency Management Committee
WAPC	Western Australian Planning Commission