



Notice of Meeting and Agenda Ordinary Council Meeting 21st July 2020

NOTICE OF MEETING

The next Ordinary Meeting of the Council will be held on 21st July 2020 in the Council Chambers at Prinsep Street Norseman, commencing at 6:00pm to consider and resolve on the matters set out in the attached agenda.

All meetings are open to the public, except for matters raised by Council under "Confidential Items".

Members of the public may ask a question at an Ordinary Council meeting under "Public Question Time".

A handwritten signature in black ink, appearing to read "Peter Fitchat", is written over a horizontal line.

Peter Fitchat
Chief Executive Officer
17th July 2020

Notes to Agenda

PLEASE READ THE FOLLOWING IMPORTANT DISCLAIMER BEFORE PROCEEDING:

Any plans or documents in agendas and minutes may be subject to copyright. The express permission of the copyright owner must be obtained before copying any copyright material.

Any statement, comment or decision made at a Council or Committee meeting regarding any application for an approval, consent or licence, including a resolution of approval, is not effective as an approval of any application and must not be relied upon as such.

Any person or entity who has an application before the Shire must obtain, and should only rely on, written notice of the Shires decision and any conditions attaching to the decision, and cannot treat as an approval anything said or done at a Council or Committee meeting.

Any advice provided by an employee of the Shire on the operation of written law, or the performance of a function by the Shire, is provided in the capacity of an employee, and to the best of that person's knowledge and ability. It does not constitute, and should not be relied upon, as a legal advice or representation by the Shire. Any advice on a matter of law, or anything sought to be relied upon as representation by the Shire should be sought in writing and should make clear the purpose of the request.

AGENDA for the ORDINARY Meeting of the Council to
be held in the Council Chambers at the Shire
Administration Office – Prinsep Street Norseman on
the 21st July 2020 commencing at 6.00pm

Table of Contents

| | | |
|--------|--|----|
| 1 | Declaration of Opening and Announcement of Visitors..... | 4 |
| 1.1 | Attendance at meeting by Councillor AR Patupis..... | 4 |
| 2 | Declarations of Financial, Proximity, Impartiality Interests & Gifts Received..... | 4 |
| 3 | Record of Attendance of Councillors / Officers and Apologies..... | 5 |
| 4 | Applications for Leave of Absence..... | 5 |
| 5 | Response to Previous Public Questions Taken on Notice..... | 5 |
| 6 | Public Question Time..... | 5 |
| 7 | Suspension of Standing Orders..... | 5 |
| 8 | Confirmation of Minutes of Previous Meeting..... | 6 |
| 9 | Petitions, Deputations or Presentations..... | 6 |
| 9.1 | Recognition of Staff - 10+ year Service..... | 6 |
| 9.2 | Reports of Committees..... | 6 |
| 9.1.1. | GVROC – Cr Bonza..... | 6 |
| 9.1.2. | WALGA – Cr Bonza/Cr Patupis..... | 6 |
| 9.1.3. | Regional Roads Group – Cr Bonza/Cr Wyatt..... | 6 |
| 9.1.4. | Roadwise – Cr Wyatt/Cr Warner..... | 6 |
| 10 | Announcements by Presiding Member without Discussion..... | 6 |
| 11 | Reports of Officers..... | 6 |
| 11.1 | Planning, Development, Health and Building..... | 6 |
| 11.1.1 | – Rezoning Application – Special Site (Service Station)..... | 6 |
| 11.1.2 | – Proposed Outbuilding – Lot 1709 (No 26) Johns Street, Norseman..... | 9 |
| 11.1.3 | – Lease Men’s Shed..... | 17 |
| 11.1.4 | – Sale of Shire Land..... | 18 |
| 11.2 | Engineering and Works..... | 20 |
| 11.3 | Members and Policy..... | 21 |
| 11.3.1 | – Receive the Information Bulletin..... | 21 |
| 11.3.2 | – WALGA AGM Item - State owned (UCL) House Blocks in Shire of Dundas..... | 22 |
| 11.3.3 | – WALGA AGM Item - Drought in the Goldfields Esperance GVROC Region..... | 25 |
| 11.3.4 | – Elected Members Community Projects Allowance..... | 29 |
| 11.4 | Administration, Finance and Community Service..... | 31 |
| 11.4.1 | – Accounts Paid 1/06/2020 to 30/06/2020..... | 31 |
| 11.4.2 | – Financial Statements for the Period Ending 30 th June 2020..... | 37 |
| 11.4.3 | – CRC Management Report & Financial Statements to 30 th June 2020..... | 38 |
| 11.4.4 | – Officers Reports..... | 39 |
| 11.4.5 | – Budget 2020 - 2021..... | 40 |
| 11.4.6 | – Rating Calendar – 2020/21..... | 47 |
| 11 | Elected Members Motions of Which Previous Notice Has Been Given..... | 49 |
| 12 | New Business of an Urgent Nature Introduced by the President or by a decision of the Meeting... .. | 49 |
| 13 | Next Meeting..... | 50 |
| 14 | Closure of Meeting..... | 50 |

3 Record of Attendance of Councillors / Officers and Apologies.

| | |
|---------------|---------------------------------------|
| Cr LG Bonza | Shire President |
| Cr AR Patupis | Deputy Shire President |
| Cr JEP Hogan | |
| Cr SM Warner | |
| Cr VL Wyatt | |
| Cr VJ Shultz | |
| Peter Fitchat | Chief Executive Officer |
| Aruna Rodrigo | Manager of Finance and Administration |
| Pania Turner | Manager of Community Development |
| Joe Hodges | Manager of Works and Services |
| Tracy Dixon | Records/Administration Officer |

4 Applications for Leave of Absence.

5 Response to Previous Public Questions Taken on Notice.

6 Public Question Time.

In accordance with the Local Government Act 1995 and the Local Government (Administration) Regulations 1996, any person may during Public Question Time ask any question.

In accordance with Regulation 6 of the Local Government (Administration) Regulations 1996, the minimum time allowed for Public Question Time is 15 minutes.

A member of the public who raises a question during Question Time is to state his or her name and address.

7 Suspension of Standing Orders.

7.1 The CEO has identified clauses in the Shire of Dundas Standing Orders Local Law 2018 that cannot be complied with, or require modification, in order to conduct this electronic meeting.

Recommendation

That Council suspend the operation of clause:

- 11.2 - Members to occupy own seats.

Moved Cr:

Seconded Cr:

Resolution

Carried by: Simple Majority For: Against

8 Confirmation of Minutes of Previous Meeting.

- 8.1 Minutes of the Ordinary Meeting of Council held on 23rd June 2020 be confirmed as a true and accurate record.

Recommendation

That the minutes of the Ordinary Council Meeting held on 23rd June 2020 be confirmed as a true and accurate record

Moved Cr:
Seconded Cr:

Resolution

Carried by: Simple Majority For: Against

9 Petitions, Deputations or Presentations.**9.1 Recognition of Staff - 10+ year Service****9.2 Reports of Committees****9.1.1. GVROC – Cr Bonza****9.1.2. WALGA – Cr Bonza/Cr Patupis****9.1.3. Regional Roads Group – Cr Bonza/Cr Wyatt****9.1.4. Roadwise – Cr Wyatt/Cr Warner****10 Announcements by Presiding Member without Discussion.****11 Reports of Officers.****11.1 Planning, Development, Health and Building**

| Agenda Reference & Subject | |
|---|--|
| 11.1.1 – Rezoning Application – Special Site (Service Station) | |
| Location / Address | Lots 729, 730, 100 Prinsep St Norseman |
| File Reference | A562, A563 & A100 |
| Author | Development Services Officer - Richard Brookes |
| Date of Report | 9 th July 2020 |
| Disclosure of Interest | Nil |

Summary

For the Council to consider an application to rezone lots 729, 730 & 100 Prinsep Street to a special site Service Station (Unmanned Fuel Facility)

Background

The Shire has received an application to rezone lots 729, 730 & 100 Prinsep Street to a special site zone Service Station (Unmanned Fuel Facility)

The subject lots are a combined 4093m² in area and zoned residential pursuant to the Shire of Dundas local planning scheme No 2

A copy of the rezoning application is included in the papers relating

Statutory Environment

Shire of Dundas Local Planning Scheme No 2 (LPS)

Environmental Protection Authority (EPA) Guidance for the Assessment of Environmental Factors Western Australia – Separation Distances between Industrial and Sensitive Land Uses.

Main Roads WA (MRWA)

Policy Implications

There are no specific Shire policies that relate to this issue.

Financial Implications

There are no specific financial implications for the Shire of Dundas relating to this issue.

Strategic Implications

The strategic community plan themes that may link to the proposal are as follows

| Theme 2 – A thriving local economy and economic base | | | |
|---|--|---|-----------------|
| A strong, diversified economy with a number of commercial businesses and industries providing new and varied employment opportunities for all age groups. | | | |
| Strategy 2 | Goal | Measure | Priority |
| 2.1 Opportunity for Economic Diversification | A vibrant economy that includes opportunities for mining, industry, tourism, shopping and business. | The level and diversity of businesses, including mining, industry, tourism and commercial activity is increasing. | Medium |
| 2.2 Attracting new businesses | New businesses are attracted to the area and existing ones encouraged to grow through promotion of the area as an attractive place to work and live. | | |
| 2.4 Provide infrastructure that stimulates growth | To assist in the provision of infrastructure that encourages development | Increased level of infrastructure that is beneficial to business and industry. | High |

| | | | |
|--|---|--|--|
| | of existing and new business opportunities. | | |
|--|---|--|--|

| Theme 3 – Natural & Built Environment | | | |
|--|--|--|-----------------|
| A protected and enhanced environment that is aesthetically pleasing and provides benefits for the Community for generations to come. | | | |
| Strategy 3 | Goal | Measure | Priority |
| 3.3 Enhanced transport access and infrastructure. | Improved infrastructure within the Shire and good transport access to and around Norseman. | Existing infrastructure that meets Community expectations and requirements. A measurable improvement in levels of infrastructure. | High |
| 3.5 Improved streetscape. | To improve the streetscape for the town sites of Norseman and Eucla | That the town sites in the Shire are attractive, well presented and encourage people to work, live and visit the Shire. | Medium |

Consultation

Shire of Dundas - Executive Management Team
Liz Bushby - Town Planning Innovations – Planning Consultant
TFA Project Group – applicant on behalf of IOR Petroleum Pty Ltd

Comment

Shire officers contacted planning consultant Liz Bushby of Town Planning Innovations (TPI) to assess and provide comments on the proposed rezoning application with particular regard to the Shires local planning scheme and other relevant legislation.

The planning consultant raised a number of issues and possible concerns relating to the application in general as follows:

- Protection of sensitive land uses from activities emissions & infrastructure;
- Sufficient buffers from residential use;
- Noise and amenity;
- Planning in bushfire areas;
- Future development / proposed land use controls;

A copy of the preliminary notes relating to the above issues is included in the papers relating.

It is possible for the applicant to clarify and advise the Council on how some of the issues raised will be addressed by providing further documentation, however, the underlying issue of the potential for land use conflict between the established residential zone and the proposed special use site with a service station is difficult to justify.

The rezoning of residential land to allow a fuel facility adjacent to the residential zone and existing dwellings would be difficult to justify considering that the objectives of residential land

- To provide for a range of housing and a choice of residential densities to meet the needs of the community.
- To facilitate and encourage high quality design, built form and streetscapes throughout residential areas.
- To provide for a range of non-residential uses, which are compatible with and complementary to residential development.

An unmanned fuel facility operating 24/7 adjacent existing dwellings would detract from the residential amenity.

The Council has the option of:

- resolve to initiate the scheme amendment (with or without modification); or
- resolve not to initiate the scheme amendment.

There are opportunities for the applicant to lodge a request with the Minister for Planning to initiate an amendment to the Scheme.

Voting Requirements

Simple Majority

Officer Recommendation

That the Council of the Shire of Dundas advise TFA Project Group that the Shire is not prepared to initiate an amendment to the Shire of Dundas Local Planning Scheme No 2 for a Special Use Site Service Station (unmanned fuel facility) on lots 729, 730, & 100 Prinsep Street Norseman due to the proposed zone and land use being incompatible with the adjacent residential zone.

Moved Cr:
Seconded Cr:

Resolution

Carried by: Simple Majority

For:

Against

| Agenda Reference & Subject | |
|--|--|
| 11.1.2 – Proposed Outbuilding – Lot 1709 (No 26) Johns Street, Norseman | |
| Location / Address | Lot 1709 (26) Johns Street Norseman |
| File Reference | A943 |
| Author | Development Services Officer - Richard Brookes |
| Date of Report | 13 th July 2020 |
| Disclosure of Interest | Nil |

Summary

Council is to consider a development application for a proposed outbuilding on Lot 1709 (No 26) Johns Street, Norseman.

The application proposes variations to the 'deemed to comply' requirements of the Residential Design Codes (the Codes').

Background

Lot 1709 contains an existing single house, is 647m² in area and zoned Residential with an R10 density code under the Shire of Dundas Local Planning Scheme No 2 ('the Scheme').

The subject land is located near the corner of Johns Street and Gregory Street. There is a laneway to the south which provides access to the rear of the subject lot.



Above: Location Plan

The Shire has received a development application from Bryce Bonza to construct a 78m² outbuilding on Lot 1709. The outbuilding is proposed to have a wall height of 4.5 metres and maximum roof height of 5.09 metres (to the ridge).

The matter was considered at the June 2020 Ordinary meeting of Council where it was resolved:

'That the Shire of Dundas advertise the application for the construction of an over height and oversize shed on 26 Johns Street Norseman for public comment and the matter be further considered at the next ordinary meeting of the Council.'

Statutory Environment

Shire of Dundas Local Planning Scheme No 2 ('the Scheme') –

Clause 25 of the Scheme states that *'the R-Codes, modified as set out in clause 26, are to be read as part of this Scheme'*.

A relevant general objective for the Residential zone under Table 2 of the Scheme is *'to facilitate and encourage high quality design, built form and streetscapes throughout residential areas'*.

The objective for the Residential zone in Norseman townsite under Clause 32(2)(a) is:

'To retain the predominant low-density character of the existing residential area except in selected localities where the local government may approve medium density development on the merits of the particular application. The local government is prepared to consider a range of activities within the zone to satisfy the needs of and to promote tourist and related activities within the Norseman Townsite.'

Planning and Development Act 2005 –

If an applicant is aggrieved by this determination there is a right of review under Part 14 of the Planning and Development Act 2005. An application for review must be lodged within 28 days of the determination.

Planning and Development (Local Planning Schemes) Regulations 2015 – General:

The Regulations contain ‘deemed provisions’ that automatically apply to all local governments state wide. Clause 61(1)(d) only exempts ancillary outbuildings from requiring planning approval where they comply with the ‘deemed to comply’ requirements of the Residential Design Codes.

Clause 67 outlines ‘matters to be considered by Council’ including and not limited to the aims and provisions of the Scheme, orderly and proper planning, any approved state policy, the compatibility of the development with its setting including to development on adjoining land, amenity, loading, access, traffic and any submissions received on a proposal.

Planning and Development (Local Planning Schemes) Regulations 2015 – COVID 19:

Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations) contains Deemed Provisions which have effect and may be enforced as part of each local planning scheme to which they apply, whether they are prescribed before or after the scheme comes into force.

Part 10B of Schedule 2, made by the *Planning and Development (Local Planning Schemes) Amendment Regulations 2020*, enables the Minister for Planning to issue notices exempting the need for compliance with one or more requirements of a local planning scheme.

On 16 March 2020, a State of Emergency Declaration was made in relation to the State of Western Australia (for COVID-19).

On 8 April 2020 date the Minister for Planning issued a notice under clause 781-1(1), Schedule 2 of the Regulations (the Original Notice), gazetted on 17 April 2020, required for the purpose of facilitating a response to, or recovery from, the emergency occasioned by the COVID-19 pandemic.

This notice exempts certain land uses and development from the need for any planning approval, at least until there is a declared end to the State of Emergency for COVID-19.

There is a current exemption for commercial vehicle parking under the Notice as follows:

| | | | |
|---|------------------------------------|--|-------------------|
| <p>1.5 Proponents are exempted from the requirement to obtain development approval for the following uses, and temporary works associated with these:</p> <p>i. commercial vehicle parking.</p> | <p>All local planning schemes.</p> | <p>1. Provided that the proponent notifies the local government within 7 days of commencing the use, that the use is being undertaken.</p> <p>2. An exemption under this clause will expire 90 days after the date upon which the State of Emergency Declaration ceases to have effect, or is revoked.</p> | <p>Proponents</p> |
|---|------------------------------------|--|-------------------|

For the exemption to apply the proponent has to advise the Shire of the commercial vehicle parking within 7 days of the use commencing. No such written notification has been lodged to the Shire by the owner of Lot 1709.

Road Traffic (Vehicles) Regulations 2014 – Contain relevant definitions of ‘motor vehicle’ including:

- motor vehicle means a vehicle to be propelled by a motor that forms part of the vehicle;

- prime mover means a motor vehicle built to tow a semi-trailer;

Policy Implications

There are no Council policies that apply in relation to the proposed development.

'State Planning Policy 3.1 – Residential Design Codes' as published by the Western Australian Planning Commission applies to the proposed development.

Financial Implications

There are no financial implications for the Shire in relation to the proposed development application. If the owner lodges an application for review to the State Administrative Tribunal there may be costs associated with the SAT process.

Strategic Implications

There are no related strategies in the Community Strategic Plan. Approval of the outbuilding may set a precedent for similar sized outbuildings in Norseman townsite.

There is an issue with the provision of suitable industrial land in Norseman that the Shire is currently trying to address. Applications have been made to the Department of Planning Lands and Heritage to purchase/lease UCL for industrial purposes.

Consultation

The application was advertised pursuant to section 64 of the deemed provisions of the Regulations. A number of responses have been received. Copies are included in the papers relating.

Table 1 provides a summary of the main objections.

Table 1

| Name | Address | Comment |
|---------|---------------|--|
| Turner | 18 Johns St | Objection, existing noise & dust from trucks, possible damage to water pipes, should locate in industrial area |
| Herbert | 28 Johns St | Objection, location is a residential not industrial area, trucks and large machinery involved, shed and area not large enough for machinery, degradation of access lane dust & mud. Noise & diesel fume pollution, peace & quiet would be disturbed. |
| Ramsay | 127 Goodliffe | Objection, large shed in residential area, should be in industrial area, process should be more widely advertised. |
| Cuso | 25 Downing | Objection, should be in an industrial area, already prime mover on site, people don't want heavy machinery next door, possible damage to water mains in lane |

Comment

- **Residential Design Codes ('the Codes')**

The Residential Design Codes have two separate options for the assessment of development including 'Deemed to Comply' criteria and 'Design Principles'.

Where an application proposes a variation to the 'Deemed to Comply' criteria of the Codes, then planning approval is required for the development, and a more detailed subjective assessment has to be made based on 'Design Principles' in the Codes.

An outbuilding is defined in the Codes as ‘an enclosed non-habitable structure that is detached from any dwelling’.

Under the Residential Design Codes there are specific ‘Deemed to Comply’ requirements for outbuildings as summarised in the table below.

| Clause 5.4.3 C3 ‘deemed to comply’ criteria / Outbuildings that: | Officer Comment |
|--|---|
| (i) are not attached to the building | Complies. |
| (ii) are non-habitable | Complies. |
| (iii) collectively do not exceed 60sqm in area or 10 percent in aggregate of the site area, whichever is the lesser | Variation. A floor area of 78m ² is proposed. |
| (iv) do not exceed a wall height of 2.4 metres | Variation. A wall height of 4.5 metres is proposed. |
| (v) do not exceed a ridge height of 4.2 metres | Variation. A ridge height of 5.029 metres is proposed. |
| (vi) are not within the primary street setback area; | Complies. |
| vi) do not reduce the open space required in table 1; and | The Codes require that 60% of the lot be retained as site open space. The site open space cannot be assessed unless the size of the house is ascertained. |
| vii) comply with the siting and design requirements for the dwelling, but do not need to meet the rear setbacks requirements of table 1. | Complies. The side setbacks comply. |

The revised plan proposes variations to the ‘Deemed to Comply’ requirements therefore Council has to determine if the outbuilding complies with the alternative design principle under the Codes which is:

“Outbuildings that do not detract from the streetscape or the visual amenity of residents of neighbouring properties”.

- **Overview of Existing Approvals in Norseman townsite**

The Shire has historically approved some larger sheds in the Norseman residential area, however the number has been limited and the variations have mainly been to the maximum floor area as summarised in Table 2.

Table 2

| Oversize Sheds | | | | | |
|----------------|----|-----------|-------------|---------------------|---|
| Address | | | | | |
| Lot | No | Street | Name | Building Permit | Comment |
| 860 | 11 | Johns St | O'Callaghan | No record of permit | overheight, previous Building Surveyor recalls in place in 2003. Age unknown. |
| 986 | 27 | Cornell | O'Callaghan | Approved 1990 | 88 m2 oversize & 5m ridge height, recently clad?? |
| 317 | 78 | Goodliffe | Webb | Permit 2012 | 107 m2 oversize, 3m wall, home occupation, Council approved |
| 99 | 85 | Angove | Wilson | Approved 1983 | 108 m2 oversize & 4.2 height, |
| 234 | 56 | Roberts | Morgan | Permit 2017 | 81 m2 oversize 3.9 height, caravan, Council approved |

Importantly, only one oversized outbuilding has been identified in Johns Street. Whilst some larger outbuildings have been approved in the past, it is important that the current application be assessed based on its individual circumstances and merit.

The two outbuildings that have building permits and are over 4m in height were constructed prior to the adoption of the Shire of Dundas Town Planning Scheme No 2 in 1994. It is not considered that these historical approvals set a precedent for the current application proposed for Lot 1709.

- **Existing streetscape**

This section of Johns Street is characterised by low scale single storey single houses and scattered street trees. Johns Street is an uncurbed local road with an informal rural appearance. The subject lot faces Ngadju Park.

Existing outbuildings in this section of Johns Street are located to the rear of dwellings with access from the rear. Existing outbuildings in the immediate locality are notably low scale. A photo of the rear of 26 John Street



- **Proposed Use**

The applicant has submitted that the height of the shed is required for the following:

- The proposed shed is over height to allow for the servicing of the trucks inside the shed out of the weather and on a concrete floor, (rather than the dirt), when required. Also, similarly for servicing and to allow for the height of service utilities without knocking off aerials.*
- The proposed shed is over size to allow room for the tools etc. required for servicing the vehicles (as well as the vehicles themselves, while being serviced) and for storage of materials and tools for other hobbies such as woodwork and antique restoration.*
- The location of the proposed shed is at the rear of the property, backing onto the rear laneway. There is no development to the South beyond the laneway, ie: no neighbours to the rear of the shed.*
- The position of the shed should not impede the view or cause any detriment to any neighbours.*
- There are no commercial/industrial blocks available in town at this time.*

Whilst a portion of the building is proposed for domestic use, such as hobbies, the size of the outbuilding is proposed for the servicing of commercial vehicles. It is not clear whether the owner intends to service his own vehicles or other peoples' commercial vehicles.

Either way there are issues with the proposed use as;

1. The owner has not applied for any change of use. The application form is for construction of a 'workshop/shed'.

2. A Commercial Vehicle is defined in the Scheme as “means a vehicle, whether licenced or not, that has a gross vehicle mass of greater than 4.5 tonnes including –
- (a) a utility, van, truck, tractor, bus or earthmoving equipment; and
 - (b) a vehicle that is, or is designed to, be an attachment to a vehicle referred to in paragraph (a).

The Shire has not granted any approval for the parking of a commercial vehicle on the subject lot.

There is a current exemption for commercial vehicle parking under Ministerial Notice (as explained in the ‘Statutory Environment’ section of this report). The exemption does not apply to Lot 1709 as the owner did not notify the Shire of the use within 7 days of commencement.

3. If the owner intends to service commercial vehicles for the general public then the use would be construed as ‘motor vehicle repair’ which ‘*means premises used for or in connection with –*
- (a) electrical and mechanical repairs, or overhauls, to vehicles other than panel beating, spray painting or chassis reshaping of vehicles; or*
 - (b) repairs to tyres other than the recapping or re-treading of tyres’.*

Whilst Council has discretion to consider a ‘motor vehicle use’ as a ‘use not listed’ in Table 1- Zoning Table, it is not a use that is not consistent with the objectives of the Residential zone. Any mechanical repairs would have an adverse impact on amenity and would cause undue land use conflict.

Comments provided by neighbours indicate that there is a prime mover on site, and they raise concern over use of the outbuilding due to potential noise, dust, odour and industrial type emissions.

- **OPTIONS AVAILABLE TO COUNCIL –**

- **Option 1 – Refuse the Outbuilding**

Irrespective of any written submissions, it is the Council’s role to:

- (a) independently assess and consider whether the outbuilding will have any negative impact on amenity or streetscape;
- (b) determine whether the outbuilding meets the Design Principle of the Codes.

Council may determine that the outbuilding does not meet the alternative Design Principle 5.4.3 P3 of the Residential Design Codes if of the view that it will detract from the streetscape or the visual amenity of residents of neighbouring properties.

The proposed outbuilding is not supported at an officer level, as it will have a negative visual impact and set an undesirable precedent for similar sized outbuildings in the immediate area.

- **Option 2 : Approve the Outbuilding**

Council may determine that the outbuilding meets the alternative Design Principle 5.4.3 P3 of the Residential Design Codes as ‘*it does not detract from the streetscape or the visual amenity of residents of neighbouring properties.*’

Existing outbuildings on adjacent lots may provide partial screening.

- **Conclusion**

In terms of streetscape, the outbuilding height will make it prominent as viewed from neighbouring lots, the rear laneway and from Gregory Street.

The proposed wall height of 4.5 metres and roof ridge height of 5.029 metres will be highly visible above any standard 1.8 metre high fencing.

The proposed outbuilding is not compatible with development on adjoining and nearby land by virtue of its size, bulk, scale, and height.

Refusal of the outbuilding is recommended as it does not comply with the alternative design principle of the Residential Design Codes which is:

“Outbuildings that do not detract from the streetscape or the visual amenity of residents of neighbouring properties”.

In addition to the size of the outbuilding, the owner has made it clear that there are intentions to operate a motor vehicles repair business from the subject land, which is not an appropriate use in a Residential zone.

Voting Requirements

Simple Majority

Officer Recommendation

That the Council of Shire of Dundas:

- 1. Refuse the application for development approval to construct an Outbuilding on Lot 1709 (No 26) Johns Street Norseman for the following reasons:**
 - a. The proposed outbuilding will be highly visible from adjacent lots which will have a potential negative impact on amenity.**
 - b. The outbuilding does not comply with Design Principle 5.4.3 P3 of the Residential Design Codes which only allows for ‘*Outbuildings that do not detract from the streetscape or the visual amenity of residents of neighbouring properties*’.**
 - c. The proposed outbuilding height is a significant departure from the low scale outbuildings developed in the immediate locality and will have a detrimental impact on streetscape and the established character of the area.**
 - d. The outbuilding is proposed to be used for non-domestic purposes which are not ancillary to the existing dwelling and have not been approved by the Shire.**
- 2 Advise the applicant that:**
 - i. The Shire is prepared to consider a new application with revised plans for a smaller outbuilding with a maximum wall height of 3.0m for the purposes of hobbies and domestic storage only. Any revised plans will be referred to surrounding landowners for comment.**
 - ii. Advise the applicant that no planning consent has been granted for commercial vehicle parking on the lot, and the proposed outbuilding use of motor vehicle repair is not a use that the Shire would support in a Residential zone.**

Moved Cr:
Seconded Cr:

Resolution

Carried by: Simple Majority

For:

Against

| Agenda Reference & Subject | |
|---------------------------------------|--|
| 11.1.3 – Lease Men’s Shed | |
| Location / Address | Lot 37 (104) Prinsep Street Norseman |
| File Reference | A31 |
| Author | Development Services Officer - Richard Brookes |
| Date of Report | 10 th July 2020 |
| Disclosure of Interest | Nil |

Summary

For the Council to consider renewing the Men’s Shed lease agreement.

Background

On 30th June 2015 the Shire of Dundas entered into a lease agreement with the Norseman Men’s Shed Association to lease the premises at Lot 37 No 104 Prinsep Street Norseman. The lease was for a 5 year period with a 5 year option

The lease expired on the 29th June 2020 and needs to be reviewed.

Statutory Environment

Local Government Act 1996

Policy Implications

There are no Shire of Dundas policies that relate to this issue.

Financial Implications

The annual rent for the lease of the property is \$1.00 per annum.

There are no other financial implications that relate to the property other than the annual maintenance allocation and consideration of requests for capital improvements.

The following table outlines maintenance and capital expenditure over the past 5 years

| Financial Year | Maintenance | Capital |
|----------------|-------------|----------|
| 19/20 | \$1,217 | \$0 |
| 18/19 | \$645 | \$0 |
| 17/18 | \$400 | \$0 |
| 16/17 | \$5,642 | \$6,170 |
| 15/16 | \$2,758 | \$66,611 |

Strategic Implications

There are no strategic implications that relate to themes in the Community Strategic Plan

Consultation

Norseman Men’s Shed Association
Manager of Finance and Administration

Comment

The Men’s Shed Association have been operating from the premises for over 5 years and there have been no significant breaches of lease conditions.

The Association has grown in membership over the years and plays a significant role in providing a valuable community service to its members and the community in general.

The Shire has made a significant contribution to upgrade the facility since the Men's Shed program started and an extension to the lease for another 5 years to continue that work is recommended.

Voting Requirements

Simple Majority

Officer Recommendation

That the Council of the Shire of Dundas offer to extend the lease agreement of the Men's Shed premises at Lot 37 (104) Prinsep Street Norseman for a further 5 years until 2025 and offer to amend the lease to include a further 5-year option.

Moved Cr:
Seconded Cr:

Resolution

Carried by: Simple Majority For: Against

| Agenda Reference & Subject | |
|---------------------------------------|---|
| 11.1.4 – Sale of Shire Land | |
| Location / Address | Lots 297 - 301 Angove St & Lots 288 - 290 Prinsep Street Norseman |
| File Reference | A4150 - A4156 & A 255 |
| Author | Chief Executive Officer - Peter Fitchat |
| Date of Report | 13 th July 2020 |
| Disclosure of Interest | Nil |

Summary

For the Council to consider the sale of Shire land by expressions of interest.

Background

The Council at its Ordinary meeting held in August 2018 considered a proposal to dispose of Shire land and resolved

"That Council:

- 1. Agrees to the disposition of Lots 297, 298, 299 and 300 Angove Street, Lots 280, 289 and 290 Prinsep Street in Norseman by public auction,*
- 2. Agrees to the disposition of house and land at Lots 737 and 738 Roberts Street in Norseman by public auction, and,*
- 3. Directs the Acting Chief Executive Officer to seek quotations from auctioneers to dispose of the above properties by way of public auction and present recommendations to the Ordinary Meeting of Council in September 2018"*

The auction was undertaken, however unfortunately the sale fell through for the majority of the properties after one of the successful bidders failed to proceed with the settlement process.

The properties were advertised again through an expression of interest for the purchase of lots 297-301 and lots 288 - 290 inclusive, during May and June 2020

Two expressions of interest were received. Copies of the EOI submissions are included in the papers relating.

Statutory Environment

Local Government Act 1995

Policy Implications

There are no Council policies that relate to this issue

Financial Implications

The properties were presented for auction in 2018 with a reserve price of \$5,000. The auction resulted in a final bid of \$61,000 for 6 lots however the settlement was never completed. The successful bidder forfeited the \$6,100 deposit.

Strategic Implications

There are no themes in the Strategic Community Plan that relate to this issue.

Consultation

A Community advertising process was undertaken including in the West Australian newspaper to ensure state-wide coverage, the Shire of Dundas website and the Shire of Dundas Facebook page.

Comment

The Shire has received two responses in relation to the expression of interest for the purchase of the residential land

| Applicant | Offer on Lots | Amount |
|---|--|--------------|
| Alys McDonough | Lot 297 | \$1 |
| Resource Accommodation Management (RAM) | Lots 297 – 301 (inclusive) Lots 288 – 290 (inclusive) | \$60,000+GST |

Lots 297 -301 are unencumbered

Lots 289 & 290 are unencumbered

Lot 288 has a caveat applied to the title in the favour of Mr Peter Brady.

The Shire has made an application to the Department of Lands to have this caveat removed.

Councillors will be aware that resource companies have been negotiating with the Shire to place mining related residential buildings on land in the townsite to meet their requirements for staff and worker accommodation.

The expression of interest submission by RAM includes details of accommodation solutions for the Norseman Gold Project

"We plan to develop the lots to provide village style rooms for the workforce for the Norseman Gold mine, and this land will accommodate approximately 150 – 170 rooms. This will be supported by a central facility located in the heart of Norseman and a number of other pods of rooms around the town. Workers in the central hub will be able to walk to and from the central facility."

No development applications have been received to date, however this expression of interest in the purchase of residential land appears to be aimed at achieving a residential based workforce within the townsite.

This report specifically relates to the sale of Shire land and not the consideration of any development of land for mining accommodation.

Whilst the old scout hall located on lot 287 Prinsep Street was not included in the current offer of sale of Shire lots, it may be useful for the resource companies to include the land and building in some form of development.

The old scout hall is no longer used by the Shire and previous occupants, the Norseman Craft Ladies have been relocated to the old visitor centre.

It is recommended that Lot 287 Prinsep Street be offered by expression of interest along the same lines as the other lots.

As only 7 of the lots for sale are unencumbered at present the offer to purchase all 8 would not be possible unless the applicant was prepared to accept an encumbered lot.

The total offer of \$60,000 +GST for 8 lots would equate to an offer of \$7500 per lot

The \$7,500 per lot offered in the expression of interest is well in excess of the reserve price of \$5,000 set by the Council in 2018.

With only 7 unencumbered lots being available, those 7 lots would equate to a total price of \$52,500.

When the caveat issue is finalised, the Shire could complete the transaction with the remaining lot at \$7500.

Voting Requirements

Absolute Majority

Officer Recommendation

That the Council of the Shire of Dundas:

- 1. accept the offer included in the expression of interest by Resource Accommodation Management on the behalf of Tulla Group for the purchase of lots 297, 298, 299, 300, 301 Angove Street and Lot 289 and 290 Prinsep Street Norseman for the sum of \$52,500 +GST; and**
- 2. accept the offer included in the expression of interest by Resource Accommodation Management on the behalf of Tulla Group for the purchase of Lot 288 for the sum of \$7,500 +GST when the issue of the caveat on the title has been resolved; and**
- 3. advise Resource Accommodation Management that the sale of the lots does not constitute support for, development consent or approval of any proposed development as outlined in the expression of interest.**
- 4. offer for sale by expression of interest Lot 287 Prinsep Street Norseman.**

Moved Cr:

Seconded Cr:

Resolution

Carried by: Absolute Majority

For:

Against

11.2 Engineering and Works

Nil

11.3 Members and Policy

| Agenda Reference & Subject | |
|--|---|
| 11.3.1 – Receive the Information Bulletin | |
| Location / Address | Shire of Dundas |
| File Reference | PE.ME.2 |
| Author | Chief Executive Officer – Peter Fitchat |
| Date of Report | 7 th July 2020 |
| Disclosure of Interest | Nil |

Summary

For Council to consider receiving the Information Bulletin for the period ending 30th June 2020.

Background

The Councillors' Information Bulletin for the period ending 30th June 2020 was completed and circulated to Councillors.

Statutory Environment

Local Government Act 1995

- Section 2.7(2) - Provides that Council is to oversee the allocation of local government finances and resources and to determine the local government policies.
- Section 3.1 – Provides that the general function of the local government is to provide for the good governance of persons in its district.

Policy Implications

Council has no policies in relation to this matter

Financial Implications

The recommendation of this report has no financial implications for Council.

Strategic Implications

Keeping Councillors informed in respect to matters impacting on their role as Councillor.

Consultation

Nil

Comment

The intent of the Councillors' Information Bulletin is to assist in providing Councillors with information relevant to their role as a Councillor.

Because of certain confidential elements in the contents of this document, it is not a public document, it is distributed to Councillors and senior staff only and is not for public release.

Voting Requirements

Simple Majority

Officer Recommendation

That Council receive the monthly Councillors' Information Bulletin for the period ending 30th June 2020 as included in confidential papers relating.

Moved Cr:
Seconded Cr:

Resolution

Carried by: Simple Majority For: Against

| Agenda Reference & Subject | |
|--|---|
| 11.3.2 – WALGA AGM Item - State owned (UCL) House Blocks in Shire of Dundas | |
| Location / Address | Shire of Dundas |
| File Reference | GR.LO.3 |
| Author | Chief Executive Officer – Peter Fitchat |
| Date of Report | 16 th July 2020 |
| Disclosure of Interest | Nil |

Summary

During this AGM, Councils Elected Members have the opportunity to put motions forward to highlight impacts on our Local Government directly to Ministers about concerns in our community through the Executive Committee, this will allow delegated Councillors to speak to the motions presented at the WALGA 2020 Annual General Meeting on the 25th September 2020.

Background

The WALGA annual general meeting is held every year in August during local government week and each local government has the opportunity for 2 delegates to vote on WALGA resolutions, and to represent motions about our concerns at this AGM to Ministers.

Statutory Environment

N/A

Policy Implications

EM.1 Conferences – Elected Members Attendance and Representation

Financial Implications

Conference allocation as set in the adopted budget.

Strategic Implications

To enable the Shire of Dundas to be involved in the direction of Department of Local Government and WALGA to assist with issues impacting us directly.

Consultation

Councillors

Comment

Local governments impose rates to raise revenue to fund the services and facilities.

The quantum of rates payable is determined by three factors:

1. the method of valuation of the land
2. the valuation of the land; and
3. the rate in the dollar applied to that valuation by the local government.

Each property in Western Australia is assigned a method of valuation which is either the unimproved value or gross rental value. The Local Government Act 1995 (the Act) specifies that a property used for rural purposes is rated as unimproved value (UV)

and a property used for non-rural purposes will be rated as gross rental value (GRV). In practical terms, land used predominately for residential purposes is generally classified as GRV. A review of the method of valuation of land is currently being undertaken by the Valuer General's Office. Once this review is completed and amendments proposed, the relevant provisions in the Act will be examined, in line with any submissions received.

Options for potential reform are discussed below.

Rating

As part of preparing the budget, each local government must raise enough in rates to cover the shortfall (budget deficiency) between its predetermined expenditure and available revenue. It does this by applying a rate in the dollar to the valuation of each property. Rates can be imposed uniformly (a single rate in the dollar) or differentially (different rates in the dollar for different categories).

Local Government Rates and Revenue Strategy

Local governments are currently required to prepare a long-term financial plan that addresses rate increases. In Victoria it is a requirement that local governments have a revenue and rating strategy and in Queensland they must prepare a revenue statement. These require local governments to give due consideration to how they will raise rates and charges and where this burden falls.

An option is to introduce the requirement for local governments to develop a rates and revenue strategy, which could include:

- Rating categories (and potentially how they are determined)
- Rates in the dollar
- The objective of establishing each category and reasons for imposing the rate for each rating category (the 'objects and reasons')
- Schedule of fees, charges and levies including the methodology (adopted prior to the budget)
- Long term rating strategy

Rate Exemptions

The Act provides that all land is rateable unless it is listed as exempt.

Not all landowners are required to pay rates.

Other than land used or held by the Crown (State Government) for a public purpose, a local government or a regional local government, exemptions from rates apply to:

- Land used or held exclusively for churches (religious bodies)
- Land used or held exclusively for schools
- Land used exclusively for charitable purposes
- Land vested in trustees for agriculture or horticultural show purposes
- Land owned by Co-operative Bulk Handling Limited (CBH)
- Land exempted by the Minister for Local Government

Our options are an argument that everyone should pay local government rates as everyone uses the services and facilities provided by the local government, from roads to parks and community facilities.

In addition, rate exemptions can have a significant impact on the capacity of local governments to raise rate revenue, especially in regional and remote areas.

It is then left to the ratepayers to make up the shortfall.

Nevertheless, several organisations provide important services within the community with very limited funding. If those organisations are required to pay rates, it may impact on the ability for them to continue to provide those services. This may ultimately cost the local government in having to provide the services in house or alternatively the services to the community are removed or reduced.

Everyone pays rates Minimum contribution and Every owner of land is required to pay rates. Every occupier of land must pay a minimum contribution to the local government.

Local governments could offer concessions to landowners if determined by council.

The capped amount could be the minimum payment set by the local government, or an amount set in legislation.

Exemptions: charitable organisations

One of the more contentious exemptions is for 'land used exclusively for charitable purposes'.

The meaning of 'land used exclusively for charitable purposes' is not defined in the Act and differing interpretations of the meanings of 'charity' and 'charitable purposes' have continued to prove challenging across all levels of government in Australia. None of the approaches result in the satisfaction of all parties and reforms result in winners and losers.

In Western Australia the meaning of what constitutes 'land used exclusively for charitable purposes' has been the subject of several key decisions by the State Administrative Tribunal.

These decisions have been a matter of contention for the local government sector as exemptions have been provided to facilities for aged care even when residents are paying market rates for the individual housing within an estate, and to industry associations because they have a training arm.

The options for reform other than requiring everyone to pay rates except charitable organisations and possible reforms to the organisations and exemptions to exclude State Government and ask them to be a Rate Payer and assist us with our sustainability ratios as we don't get much else assistance from them.

Concerns are we are not included in discussions with the Valuer General on determining new valuations on land within the Shire boundaries, as it appears that there is no consideration from the Valuer General and or the Department of Local Government, Sport and Cultural Industries, when valuations are determined these Departments don't consider sustainability or any impacts Local Government has endeared and cost associated with staff increases, plant replacement and the general CPI increases and the lack of control that there is on the Consumer Price Index especial in remote areas regarding additional cost associated on a basket of food.

What is not considered is the roads in front of these properties still needs to sealed every ten years, the drains needs repairs and verges mowed, not to mention the portion of rates that contribute to the landfill, footy grounds, townhall, public amenities and swimming pool, not to mention the general beautification of the Town.

We have 679 Townsite Properties across our Shire.

We have 352 lots of Crown Land within the Town Boundary not paying rates or is not vested in the to anyone to pay rates.

This is just over 50% of blocks in our community that does not receive rates and the infrastructure in front of these blocks of land has to be maintained by the rest of our community and equated to \$158,400.00 per year the community has to find to maintain the infrastructure Infront of these properties this 16% of our rates revenue.

Our concern is taking these matters in consideration we don't understand how the last Audit Report can State the following.

Quoted from a letter dated the 28th of June 2018 from the Department of Local Government written by the Director Industry and Sector regulation Narrell Lethorn:

“Significant adverse trends in the financial position of the Shire: Asset Sustainability Ratio and Operating Surplus Ratio below the Department Standard.”

This shows a lack of understanding of the real issues small remote resource communities are facing on a yearly basis and this was the case for the last 25 years as there used to be houses on these 352 house blocks contributing to the Shires sustainability.

Voting Requirements

Simple Majority

Officer Recommendation

That the Shire of Dundas endorse the Shire President Laurene Bonza to present the following motions at the AGM on the 25th September 2020.

Regarding Rates Levied in line with The Local Government Act 1995 (the Act)

- 1. The Shire of Dundas asks that all Local Governments in Western Australia be involved in the Valuer General discussions if they want to be when it is time for valuations on land to be determined, so that the message can be carried to decision makers about the impacts on Local Governments when our sustainability is not considered in the Valuer General valuation determinations.**
- 2. The Shire of Dundas asks assistance from the Minister for Local Government, Sports and Cultural Industries, Hon. David Templeman to consider additional assistance to Shires that are impacted, and by removing the one size fits approach, all and that these matters be assessed and the adjustments made to compensate for unpaid rates on State Government owned Land as it roughly equates to \$158,400.00 a year and consists of over 50% of household blocks within our Shires town boundaries.**

Or

- 3. Legislation be amended to include the State Government as a rate payer to assist small communities to address their sustainability issues on all blocks that can be identified as house blocks.**

Moved Cr
Seconded Cr

Resolution

Carried by: Simple Majority

For:

Against:

| Agenda Reference & Subject | |
|---|---|
| 11.3.3 – WALGA AGM Item - Drought in the Goldfields Esperance GVROC Region | |
| Location / Address | Shire of Dundas |
| File Reference | GR.LO.3 |
| Author | Chief Executive Officer – Peter Fitchat |
| Date of Report | 16 th July 2019 |
| Disclosure of Interest | Nil |

Summary

During this AGM, Councils Elected Members have the opportunity to put motions forward to highlight impacts on our Local Government directly to Ministers about concerns in our community through the Executive Committee, this will allow delegated Councillors to speak to the motions presented at the WALGA 2020 Annual General Meeting on the 25th September 2020.

Background

The WALGA annual general meeting is held every year in August during local government week and each local government has the opportunity for 2 delegates to vote on WALGA resolutions, and to represent motions about our concerns at this AGM to Ministers.

Statutory Environment

N/A

Policy Implications

EM.1 Conferences – Elected Members Attendance and Representation

Financial Implications

Conference allocation as set in the adopted budget.

Strategic Implications

To enable the Shire of Dundas to be involved in the direction of Department of Local Government and WALGA to assist with issues impacting us directly.

Consultation

Councillors

Comment

The Australian Government has released a drought response, resilience and preparedness plan.

Our plan is focused on 3 themes:

- Immediate action for those in drought.
- Support for the wider communities affected by drought.
- Long-term resilience and preparedness.

Read the detail in the [Australian Government's Drought Response, Resilience and Preparedness Plan](#).

There is a various range of support and grant programmes in place under each of these themes including:

Immediate action for those in drought.

- Farm Household Allowance
- Rural Financial Counsellors
- Wellbeing Services
- Drought Community Support Initiative
- Regional Investment Corporation Loans
- Special Tax Deductions for primary producers
- Rebates for on-farm water infrastructure

Support for the wider communities affected by drought.

- Drought Communities Programme Extension
- Grants for Regional Communities
- Building Better Regions Fund
- Roads to Recovery
- School Special Circumstances Funding
- Drought Communities Small Business Support Program

Long-term resilience and preparedness.

- Future Drought Fund

In relation to the above the Hon David Littleproud MP, Minister for Agriculture, Drought and Emergency Management announced on 1 July 2020 that the Australian Government was investing \$3.9 billion (growing to \$5 billion) investment in the Future Drought Fund. This long-term, sustainable investment will make \$100 million available each year to help farmers and communities become more prepared for, and resilient to, the impacts of drought. The first of the Future Drought Funds Programs were announced and start to roll out from July 2020, funding farm business planning, greater access to information for decision-making, adoption of research and technologies, and building the drought resilience of natural resources such as soil and vegetation in agricultural landscapes. Communities will also benefit through improved regional planning, strengthening networks, leadership and community capabilities and small-scale infrastructure projects.

The eight programs, totalling \$89.5 million, are:

The \$20m Farm Business Resilience program will provide farm businesses with training to strengthen their strategic business management skills and develop a farm business plan to build risk management capacity and drought resilience.

The \$10m Climate Services for Agriculture program will fund the development and delivery of interactive digital 'climate information services' for the agriculture sector to assist farmers to make real-time decisions.

The \$3m Drought Resilience Self-Assessment Tool will provide an online self-assessment tool for farmers to self-identify drought risks based on a range of social, economic and environmental indicators, and take action to build the drought resilience of their farm business.

The \$20.3m Drought Resilience Research and Adoption program will establish two regionally located Drought Resilience Adoption and Innovation Hubs, and Innovation Grants will become available to research organisations, private sector, industry, not-for-profit organisations and community groups.

The \$15m Natural Resource Management (NRM) Drought Resilience program will fund regional NRM bodies to undertake projects to build drought resilience of natural resources on agricultural landscapes, and there will also be grants available to organisations, farmer groups and individuals to undertake NRM projects to build the drought resilience of natural resources on small scales.

The \$3.75m Networks for Building Drought Resilience program will support community-driven projects that enhance drought resilience and strengthen networks, including small-scale infrastructure projects to make community facilities drought resilient.

The \$7.45m Drought Resilience Leaders program will develop leadership capability in communities and include a mentoring component to foster uptake of innovative practices to build drought resilience of farmers and their businesses.

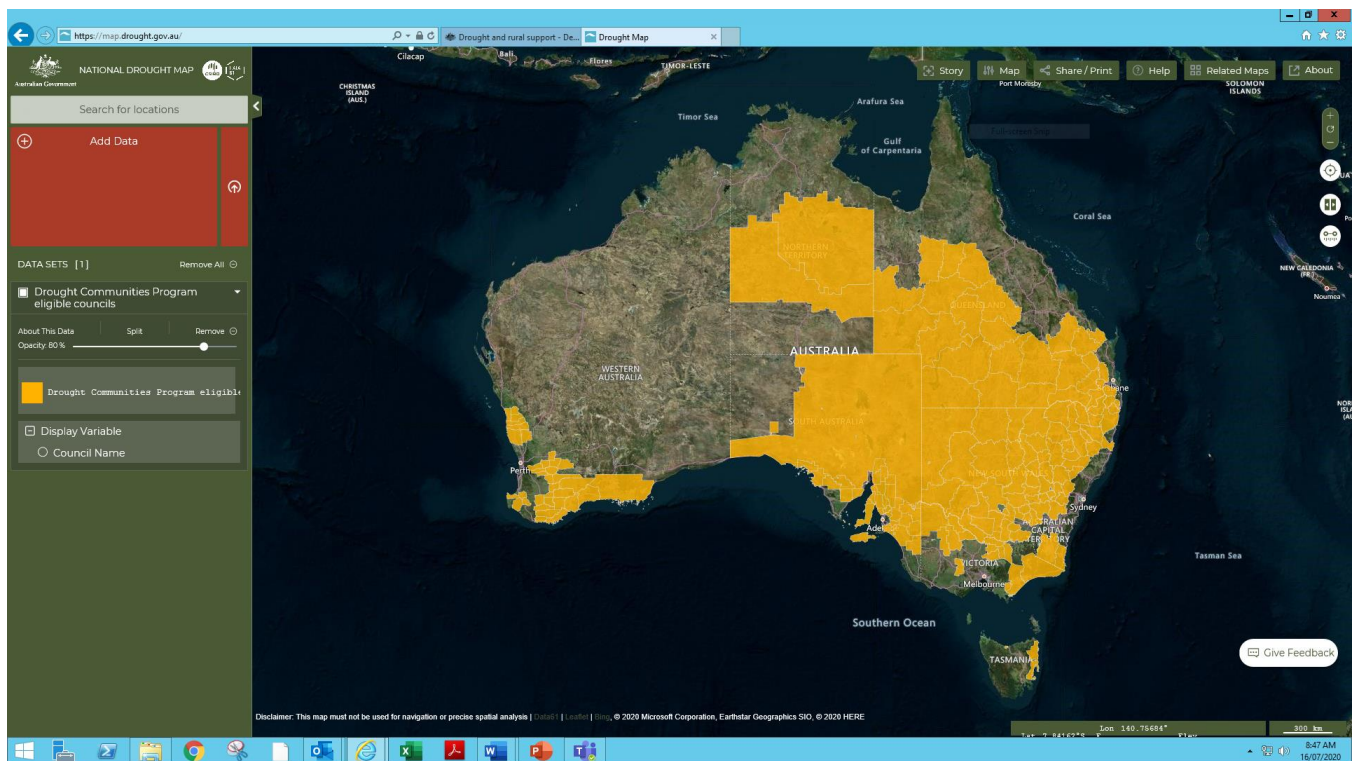
The \$10m Regional Drought Resilience Planning will provide funding to consortia of local councils or equivalent entities to develop Regional Drought Resilience Plans for agriculture and allied industries.

In response to the above announcements on the 1 July 2020, the Western Australian Government was critical of these as they had bypassed critical WA projects that had been presented in a WA Government submission. WA's submission included research and development projects to regenerate degraded and dehydrated lands, projects to prove and promote on-farm desalination, a boost to Strategic Community Water Supplies in the grainbelt and support for horticulture on the Gnangara Mound. While any Federal drought funding is welcomed by the State Government, they felt that this program represents a lost opportunity for WA farmers in need of long-term drought support.

Despite its disappointment with the outcome, the McGowan Government stated it will work with the Federal Government to deliver programs in WA and will continue to push for projects to deal with systemic dry conditions in WA.

Since the last GVROC meeting the State Government has also declared a water deficiency in another area of the Goldfields Esperance Region in the Shire of Esperance - Cascade area. This is the 12th declaration since May 2019. A declaration is made as a last resort, after continued dry conditions due to climate change have depleted on-farm and State Government managed community water supplies.

<https://map.drought.gov.au/>



The above map identifies the Shires or Regions eligible for this funding unfortunately we are excluded from any assistance for these programs except for the Shire of Esperance all the rest of Goldfield Esperance Region is excluded, and we want to highlight our position as severely impacted and the lack of understanding or support from both Federal and State Governments.

Voting Requirements

Simple Majority

Officer Recommendation

That the Shire of Dundas endorse the Shire President Laurene Bonza to present the following motions at the AGM on the 25th September 2020.

Matters regarding Drought Assistance:

1. The Shire of Dundas asks assistance from the Federal Minister for Agriculture, Water and Environment, Hon. David Littleproud to reconsider the Federal approach when determining the criteria on what areas is eligible and the whole of the GVROC Pastoral Range Lands be reconsidered for inclusion, and
2. And respectfully request that the Minister return to our region for a visit to these areas and not a just attend a forum in a meeting room but visit each Pastoral Property and the Communities the Drought has impacted.
Or,
3. Consider alternative assistance for the Shire of Dundas through a substantial Infrastructure program repairing roads assisting these producers to keep farming families on land in our Shire.
4. The Shire of Dundas asks assistance from the Western Australian Minister for Agriculture and Food, Hon. Alanah MacTiernan to reconsider the State Government approach of not assisting with our drought situation, and if the Department can't help under their Water Deficiency Program that is implemented to cart water from Norseman to our neighbours in Esperance that an alternative assistance package be considered, and
5. To assist the Shire of Dundas to arrange a meeting with the Minister for Agriculture and Food, Hon. Alanah MacTiernan to discuss these issues on the Pastoral Leases.

Moved Cr
Seconded Cr

Resolution

Carried by: Simple Majority

For:

Against:

| Agenda Reference & Subject | |
|--|--|
| 11.3.4 – Elected Members Community Projects Allowance | |
| Location / Address | Shire of Dundas |
| File Reference | CM.PO |
| Author | Community Development Manager - Pania Turner |
| Date of Report | 17 th July 2020 |
| Disclosure of Interest | Nil |

Summary

For Council to review and adopt the draft Shire of Dundas Policy- EM.5 Elected Members Community Projects Allowance which provides Councillors with the opportunity to support small local community projects, initiatives and activities.

Background

The 2020-2021 Budget has an allocation for Elected Members to support small projects they see of particular benefit to the Community. To ensure that funds are distributed in a manner that offers transparency and accountability it is important that a policy and the appropriate procedures are in place to provide the framework required for Council expenditure.

Statutory Environment

Nil

Policy Implications

The new policy sits outside of the Shire of Dundas Community Grants policy however the Community Grant policy has been used to guide criteria and accountability.

Financial Implications

The Budget allocation of \$10,000 sits under the Councillor Discretionary Fund and is divided to \$1500 per Councillor and \$2500 for the President project allowance.

Having a clear policy in place minimises financial risk to the Shire of Dundas.

Strategic Implications

Theme 1 – A vibrant, active and healthy socially connected Community

A strong, healthy, educated and connected Community that is actively engaged and involved.

Consultation

Chief Executive Officer
Community Development Manager
Manager of Finance and Administration
Elected Members

Comment

The Elected Members Community Project Allowance allows Councillors to support projects that they see of particular value to the Community. In determining whether the activity qualifies for funding support Councillors should consider that the activity can deliver outcomes within the following areas:

- Youth
- Seniors
- Ngadju and Mirning Cultural Projects
- Other Culture
- Disability Access and Inclusion
- Community Events
- Sport and Recreation
- Tourism and Area Promotion
- Health and Wellbeing
- Conservation/Environment/ Sustainability

Voting Requirements

Simple Majority

Officer Recommendation

That the Shire of Dundas Council adopt Policy EM.5 Elected Members Community Projects Allowance

Moved Cr:
Seconded Cr:

Resolution

Carried by: Simple Majority For: Against

11.4 Administration, Finance and Community Service

| Agenda Reference & Subject | |
|---|----------------------------|
| 11.4.1 – Accounts Paid 1/06/2020 to 30/06/2020 | |
| Location / Address | Shire of Dundas |
| File Reference | FM.CR |
| Author | Accounts Payable Officer |
| Date of Report | 15 th July 2020 |
| Disclosure of Interest | Nil |

Trust Payments

| Chq/EFT | Date | Name | Description | Amount |
|---------|------------|---|--|---------------|
| EFT4731 | 29/06/2020 | Department of Mines, Industry Regulation and Safety | BUILDING DEMOLITION PERMIT 1-20 | 255.30 |
| EFT4732 | 29/06/2020 | Shire of Dundas | RECOUP DEMOLITION COMMISSION PERMIT 1-20 | 5.00 |
| | | | | 261.30 |

Municipal Cheques

| Cheque | Date | Name | Description | Amount |
|--------|------|------|-------------|-------------|
| | | | | 0.00 |

Municipal Account EFT's

| EFT | Date | Name | Description | Amount |
|---------|------------|--------------------------------|--|---------|
| EFT4673 | 05/06/2020 | ZircoDATA Pty Ltd | Storage of Registers (26.03.2020 - 25.04.2020) | 160.24 |
| EFT4674 | 05/06/2020 | Shire of Dundas Municipal Fund | Payroll deductions | 475.00 |
| EFT4675 | 05/06/2020 | Bills Doors & Servicing | Service electronic doors administration Building + Town Hall Building | 660.00 |
| EFT4676 | 05/06/2020 | Star Track Credit | Freight (Superen) Waste facility A/C \$1374.44 Freight (Late Payment Fee) \$7.75 Freight (Late Payment Fee) \$7.75 | 1389.94 |
| EFT4677 | 05/06/2020 | Moore Australia (WA) Pty Ltd | Rates processing and management assistance for March 2020 | 1870.00 |
| EFT4678 | 05/06/2020 | Norseman IGA | Various IGA Purchases for May 2020 | 807.26 |
| EFT4679 | 05/06/2020 | OUTDOOR CAMERAS AUSTRALIA | Swift Enduro 4G cameras and accessories | 4992.00 |
| EFT4680 | 05/06/2020 | Toll Transport Pty Ltd | Freight - Stewart & Heaton (bush fire officers' uniforms) | 32.63 |

| | | | | |
|---------|------------|---|---|----------|
| EFT4681 | 05/06/2020 | Wilson's Diesel & Auto Repairs | Tyres for DS38, Carry out 70,000 km Service and safety inspection \$1620.30 Dismantle tyres from rims, clean up and carry out repairs and make up hydraulic hose \$986.60 Change grader tyre and replace damaged O'ring DS27 \$128.80 Purchase 2x mudflaps for Hino 500 Water Truck \$157.60 Carry out repairs to damaged rear bumper to Rubbish Truck \$602.40 | 3495.70 |
| EFT4682 | 05/06/2020 | Telstra Corporation Limited | Phone Usage for Admin, Doctors, Visitor Centre & Depot 05.05.2020 - 04.06.2020) \$719.95 Phone Usage for Co-Location, Admin and Youth Centre 20.05.2020 - 19.06.2020 \$534.39 | 1254.34 |
| EFT4683 | 05/06/2020 | Telstra Corporation Limited | Mobile Phone Usage 17.05.2020 - 16.06.2020 \$442.26 Satellite Phone Usage 16.05.2020 - 15.06.2020 \$180.00 | 622.26 |
| EFT4684 | 08/06/2020 | Australia Post | Postage April 2020 | 121.68 |
| EFT4685 | 08/06/2020 | Bonza Constructions Pty Ltd | Inspect and repair oven at Doctors house | 158.40 |
| EFT4686 | 08/06/2020 | Elite Gym Hire | Hire of weights (12.05.2020 - 12.06.2020) \$255.86 Hire of Treadmill, Bike, Rower and Cross Training (12.05.2020 - 12.06.2020) \$199.21 | 455.07 |
| EFT4687 | 08/06/2020 | MARRAK GROUP SAFETY SUPPLIES AND APPAREL | HI-VIS REVERSIBLE WATERPROOF VEST FOR MIRIAMA & HANNAH | 171.86 |
| EFT4688 | 08/06/2020 | Navman Wireless Australia Pty Ltd | Monthly satellite service (05.05.2020 - 04.06.2020) | 65.89 |
| EFT4689 | 08/06/2020 | O'Dwyer Electrical | Install 5 ceiling fans to 11 Roberts Street | 2850.00 |
| EFT4690 | 08/06/2020 | South East Petroleum | Diesel and Unleaded Card Sales for April 2020 | 117.38 |
| EFT4691 | 08/06/2020 | IT Vision | Rates and Property Essentials Training 4th May - 5th May 2020 for Ciara Stewart \$1210.00 Rates Modelling and Billing 07.05.2020 for Ciara Stewart \$561.00 Pensioner and senior Rates 06.05.2020 for Ciara Stewart \$561.00 End of Year rates essentials 08.05.2020 for Ciara Stewart \$561.00 | 2893.00 |
| EFT4692 | 08/06/2020 | Western Australian Local Government Association | 1 pallet 500 ml sanitizer (960 units) and 1 pallet 50 ml sanitizer (6000 units) | 23236.40 |
| EFT4693 | 08/06/2020 | Sharon Warner | Claim (Council Meeting - Ordinary meeting 19.05.2020), Audit GVROC - 15.05.2020, Workshop - 15.05.2020 | 416.00 |
| EFT4694 | 17/06/2020 | BRENTON SEE | Mural Design and Installation Woodlands Centre (50 % paid) | 5335.00 |
| EFT4695 | 17/06/2020 | Norseman Concrete | Loader work at bushfire laydown area (20.04.2020 - 30.04.2020) \$14052.50 Semi side tipper hire - Mort Harslett Drive 14,20,21,22,30 April 2020 \$7257.25 | 21309.75 |

| | | | | |
|---------|------------|--|--|----------|
| EFT4696 | 17/06/2020 | Water Corporation | Various Water Accounts (17.03.20 - 26.05.20) | 24433.96 |
| EFT4697 | 19/06/2020 | Australian Taxation Office | BAS (MAY 2020) | 18935 |
| EFT4698 | 19/06/2020 | Eucla Motor Hotel | Accommodation on 27th & 28th for Ray Marcon, Peter Ladewig, Craig Coulson. accommodation for Joe Hodges for the 27th May. Meals and fuel included \$4674.80 Accommodation and Meals for Richard Brookes 29.05.2020 \$188.00 | 4862.8 |
| EFT4699 | 19/06/2020 | Airport Lighting Specialists Pty Ltd | Purchase 2x Green Led Assy Suit Palled (Eucla Airstrip) | 379.5 |
| EFT4700 | 19/06/2020 | Bunnings Warehouse Kalgoorlie | Concrete Rapid Set Swan 20kg RAP20SW \$1363.73 Concrete kwikset westbuild 20KG \$427.88 Cladding, Block terralite, Hollow limestone \$750.28 Mortar cream swan 20kg \$89.30 | 2631.19 |
| EFT4701 | 19/06/2020 | Carroll & Richardson - Flagworld Pty Ltd | Aboriginal Flag (Knitted) 1800 x 900mm | 229.01 |
| EFT4702 | 19/06/2020 | Dundas Fencing & Building Maintenance | Work at the depot to locate septic tank, excavate to locate IO and check level \$361.35 Repair cistern pipework, supply and install backrest/cover to pipework \$280.50 | 641.85 |
| EFT4703 | 19/06/2020 | Horizon Power | Streetlights Billing (01.05.2020 - 31.05.2020) | 4311.86 |
| EFT4704 | 19/06/2020 | Landgate | Consolidated Mining Tenement Roll (Copy of Valuation Roll) | 4534.25 |
| EFT4705 | 19/06/2020 | Moore Australia (WA) Pty Ltd | Rates processing and management assistance for April 2020 | 1870 |
| EFT4706 | 19/06/2020 | Online Business Equipment | Monthly Service Agreement No17649 | 71.5 |
| EFT4707 | 19/06/2020 | Norseman General Practice | Locum Services at Norseman General Practice May 8 to 24 Inclusive \$23100.00 Workcover surgery consultation for David McEwan \$144.10 Final Certificate of Capacity – Left Eyre – David McEwan \$78.90 | 23323 |
| EFT4708 | 19/06/2020 | Rasa Patupis | Claim (Council Meeting - Ordinary x 2 - 21.04.20 & 25.05.20), Workshop x 2 - April & May 2020 \$624.00 Claim (Council Meeting - Ordinary – 17.03.2020), Workshop 05.03.2020, Audit 17.03.2020 \$416.00 | 1040 |
| EFT4709 | 19/06/2020 | Stewart & Heaton Clothing Co. Pty Ltd | UNIFORMS (BUSH FIRE OFFICERS) | 41.99 |
| EFT4710 | 19/06/2020 | Stratco (WA) Pty Ltd | Fencing and landscape materials for the Woodlands Centre | 14102.02 |
| EFT4711 | 19/06/2020 | South Coast Foodservice | Bulk toilet Paper, disinfectants, hand soaps & dispensers | 289.96 |
| EFT4712 | 19/06/2020 | Solutions IT (invoice S + B) | Managed support (Monthly billing for June) \$1479.50 Agreement – Cloud Back up (June) \$180.68 | 1660.18 |

| | | | | |
|---------|------------|------------------------------------|---|----------|
| EFT4713 | 19/06/2020 | VISSIGN AUSTRALIA PTY LTD | Woodlands Centre Funding Signage x 2 | 297 |
| EFT4714 | 19/06/2020 | Wilson's Diesel & Auto Repairs | Supply and fit New Battery to NAVARA 21DS | 247.8 |
| EFT4715 | 23/06/2020 | BP Norseman | Diesel+Unleaded Fuel & ICE Charges for May 2020 | 192.86 |
| EFT4716 | 23/06/2020 | BOC Limited | Container Service Fee (28.04.2020 - 28.05.2020) | 40.51 |
| EFT4717 | 23/06/2020 | Shire of Dundas Municipal Fund | Payroll deductions | 475 |
| EFT4718 | 23/06/2020 | Esperance Communications | Woodlands/Visitor Centre NBN cable run from external of building to the comms room plus travel | 1810 |
| EFT4719 | 23/06/2020 | Market Creations Pty Ltd | Brand and style guide refresh (Business Cards 11 x 250 of each and 1 x type 500). Pull up banner print x 2 | 1364 |
| EFT4720 | 23/06/2020 | Marketforce | Advertising - Kalgoorlie Miner 23.04.2020 (Local Scheme Amendment No9) | 187.81 |
| EFT4721 | 23/06/2020 | Norseman Community Resource Centre | Printing of the Norseman Today May 2020 Vol38 No4 - 200 colour copies | 1920 |
| EFT4722 | 23/06/2020 | Office National Kalgoorlie | Various Stationery Purchased | 252.26 |
| EFT4723 | 23/06/2020 | PathWest Laboratory Medicine WA | Pre-employment D&A referral for Clinton Redfern, Mathew Morgan, Patrick Beattie | 105.01 |
| EFT4724 | 23/06/2020 | South East Petroleum | Diesel 7500lts \$8028.08 Diesel and Unleaded Fuel Purchases (BP Cards) \$699.16 | 8727.24 |
| EFT4725 | 23/06/2020 | South Coast Foodservice | DP515 Cleaner & Sanitiser 20 Ltr \$80.70 Hand Towel, Toilet Tissue, Gloves and Roll of Cloths \$238.61 | 319.31 |
| EFT4726 | 23/06/2020 | Water Corporation | Water Connection Fee for 52 Austin Street | 10489.33 |
| EFT4727 | 24/06/2020 | Telstra Corporation Limited | Landlines Phone and Internet Usage 05.06.2020 - 04.07.2020 \$812.01 Home Internet Bundles for MFA and MOW 26.04.2020 - 25.05.2020 \$198.00 | 1010.01 |
| EFT4728 | 26/06/2020 | Shire of Dundas Municipal Fund | Payroll deductions | 475 |
| EFT4729 | 26/06/2020 | Norseman Concrete | Loader work at bushfire laydown area - 01.05.2020 - 08.05.2020 \$9240.00 10 Tonne Ballast Blue Metal \$250.00 Semi side tipper hire for Mort Harslett Drive (04.05.2020 - 08.05.2020) \$8214.25 Loader work at bushfire laydown area 11.05.2020 - 12.05.2020 \$2084.50 Loader work at Hyden Norseman Road Pit Area (13.05.2020 - 15.05.2020) \$4105.75 Semi Side tipper hire for Mort Harslett 11.05.2020 - 15.05.2020 \$7815.50 | 31710 |
| EFT4730 | 26/06/2020 | RENEE PETERSEN | Rates refund for assessment A754 36 CORNELL STREET NORSEMAN 6443 | 500 |
| EFT4733 | 29/06/2020 | Wedgetail Inn Cocklebidy | Accommodation and meals (9 rooms x 2 nights) | 3316.95 |

| | | | | |
|---------|------------|---------------------------------------|--|---------------------|
| EFT4734 | 30/06/2020 | Australia's Golden Outback | Shire Editorial in 2020 Australia's Golden Outback Holiday Planner | 1675 |
| EFT4735 | 30/06/2020 | ZircoDATA Pty Ltd | Storage of Registers (26.04.2020 - 25.05.2020) | 160.24 |
| EFT4736 | 30/06/2020 | Laurene Bonza | Claim (Quarterly Allowance - 1st April to 30 June) | 3900 |
| EFT4737 | 30/06/2020 | BEINGTHERE SOLUTIONS PTY LTD | Video Conferencing Subscription Service and on Call Support (Regular Plan) for April, May, June. | 4950 |
| EFT4738 | 30/06/2020 | Dundas Fencing & Building Maintenance | Pump out portable toilet at Norseman Airstrip | 264 |
| EFT4739 | 30/06/2020 | A.D. Engineering International | Town clock quarterly service (03.06.20 to 02.09.20) | 132 |
| EFT4740 | 30/06/2020 | JR & A Hersey Pty Ltd | Ablesan Surface sanitizer x 6 | 2310 |
| EFT4741 | 30/06/2020 | Highway Tilt Towing | Transport Sea Container from the Front Balladonia Roadhouse on Eyre Highway and deliver to Norseman Works Depot | 1080 |
| EFT4742 | 30/06/2020 | Harvey Norman | Microsoft Surface Pro 7 Signature Cover Type Cover-Ice Blue x2 | 498 |
| EFT4743 | 30/06/2020 | Star Track Credit | Freight (Geoff Kalgoorlie) \$274.82 Late payment fee \$5.60 Freight (Shenton pumps) \$301.87 | 682.29 |
| EFT4744 | 30/06/2020 | Norseman Concrete | Cart 50,000 litres water to site, float grader to jobsite plus labour (25, 26, 27 May) \$8657.00 Transport Bomag Roller to Tutt Bryant \$1100.00 Semi side tipper hire 18.05.2020 – 21.05.2020 \$6619.25 | 16376.25 |
| EFT4745 | 30/06/2020 | Rasa Patupis | Claim (Quarterly Allowance - 1st April to 30 June 2020) | 975 |
| EFT4746 | 30/06/2020 | Shenton Pumps | Service the robotic pool cleaner, replace worn parts, check cycles and pool test. | 674.48 |
| 5881 | 02/06/2020 | WA Treasury Corporation | Loan Repayment and Interest for Doctors New Residence | 28708.29 |
| 5882 | 02/06/2020 | Centrepay Fees | Centrepay Fees for A629 & A698 | 1.98 |
| 5901 | 09/06/2020 | Payroll | Direct Debit of Ney Pays | 60408.41 |
| 5911 | 11/06/2020 | Joseph Hodges | Remaining Removal Expenses Paid | 2250.00 |
| 5912 | 11/06/2020 | Raymond Marcon | Reimbursement of Protective Boots Purchased | 160.00 |
| 5925 | 16/06/2020 | Centrepay Fees | Centrepay Fees for A629 & A698 | 1.98 |
| 5936 | 23/06/2020 | Richard Brookes | Travel Allowance for June 2020 Health Inspections (Eucla – Norseman) | 574.86 |
| 5937 | 23/06/2020 | Payroll | Direct Debit of Net Pays | 60312.28 |
| 5950 | 30/06/2020 | Centrepay Fees | Centrepay Fees for A629 & A698 | 1.98 |
| | | | | \$425'785.00 |

Municipal Account Direct Debts

| | Date | Name | Description | Amount |
|---------|------------|-----------------|--|----------|
| 5878 | 01/06/2020 | ANZ | Merchant Fees | 179.47 |
| 5879 | 01/06/2020 | Equipment Rents | Sharp Interactive Board | 256.30 |
| 5884 | 03/06/2020 | ANZ | BPAY Transaction Fee | 13.20 |
| DD10324 | 03/06/2020 | SuperChoice | Superannuation 13.05.2020 - 26.05.2020 | 12975.06 |
| DD10333 | 12/06/2020 | SuperChoice | Superannuation 27.05.2020 – 09.06.2020 | 13836.52 |

| | | | | |
|------|------------|--------------------------|--|--------------------|
| 5910 | 15/06/2020 | 3E Advantage Pty Limited | CRC photocopier, Shire photocopier & Printer meter readings – MAY 2020 | 2681.26 |
| | | | | \$30'121.81 |

Municipal Account Credit Cards

| Chq/EFT | Date | Name | Description | Amount |
|-------------|-------------------|--------------------------------|--|----------------|
| 5915 | 15/06/2020 | Chief Executive Officer | ANZ Credit Card Purchases 22.04.2020 – 21.05.2020 | |
| | 24/04/2020 | Esperance Beeline Florist | ANZAC Day Wreaths | 180.00 |
| | 24/04/2020 | PO Box Renewal | CRC PO Box Renewal (Costs Recouped from CRC) | 329.00 |
| | 11/05/2020 | Norseman Gold Pharmacy | Purchase Flu Vaccines for Employees | 60.90 |
| | 11/05/2020 | Norseman Gold Pharmacy | Purchase Flu Vaccines for Employees | 99.00 |
| | 12/05/2020 | Adobe | Monthly Subscription | 25.74 |
| | 13/05/2020 | Catch Mulgrave | Purchase Giant Lawn Games Plus Delivery (Youth Activities) | 1063.00 |
| | 18/05/2020 | Land and Water Technology | Oval Sprinklers x12 | 932.00 |
| | | | Total Credit Card Payment for Purchases | 2689.64 |

Summary of Account Totals

| | |
|----------------------------------|---------------------|
| Trust EFT's / Cheques | \$261.30 |
| Municipal Cheques | \$0.00 |
| Municipal EFT's | \$425'785.00 |
| Municipal Direct Debit's | \$30'121.81 |
| Municipal Credit Card's | \$2689.64 |
| Grand Total for June 2020 | \$458'857.75 |

Voting Requirements

Simple Majority

Officer Recommendation

That the Shire of Dundas monthly accounts paid from 1/06/2020 to 30/06/2020 be noted.

Moved Cr:
 Seconded Cr:

Resolution

Carried by: Simple Majority

For:

Against

| | |
|---------------------------------------|---|
| Agenda Reference & Subject | |
| 11.4.4 – Officers Reports | |
| Location / Address | Shire of Dundas |
| File Reference | CM.PL.1 |
| Author | Chief Executive Officer – Peter Fitchat |
| Date of Report | 16 th July 2020 |
| Disclosure of Interest | Nil |

Summary

For Council to note the reports received from the Manager of Works and Services, the Manager of Community Development, the Youth and Events Officer and the Visitors and Administration Services Officer as included in the papers relating.

Background

The Officers present their reports on activities for the past month. These reports are in papers relating.

Statutory Environment

Nil

Policy Implications

Nil

Financial Implications

Nil

Strategic Implications

Nil

Consultation

Manager of Works and Services
 Manager of Community Development
 Youth and Events Officer
 Visitors Centre

Comment

The reports will advise councillors of the progress being made towards achieving the objectives of the Strategic Plan.

Voting Requirements

Simple Majority

Officer Recommendation

That Council note the reports of the Manager of Works and Services, the Manager of Community Development, the Youth and Events Officer and the Visitors and Administration Services Officer.

Moved Cr:
Seconded Cr:

Resolution

Carried by: Simple Majority For: Against

| Agenda Reference & Subject | |
|---------------------------------------|--|
| 11.4.5 – Budget 2020 - 2021 | |
| Location / Address | Shire of Dundas |
| File Reference | FM.BU |
| Author | Manager Finance & Administration – Aruna Rodrigo |
| Date of Report | 14 th July 2020 |
| Disclosure of Interest | Nil |

Summary

For the Council of the Shire of Dundas to consider and adopt the budget for 2020/21.

Background

Council will recall that the proposed capital projects, operating expenditure and income for 2020/21 were presented at June 2020 Workshop and Ordinary council meeting respectively for Councillors to note and provide feedback to be considered in finalising the budget for 2020/21.

A review of fees and charges was carried out and only two proposed have been approved in June 2020 ordinary council meeting.

Further, the budget 2020/21 include a 2.2% increase in wages and salaries for all employees.

At the June 2020 ordinary council meeting, the Council considered the proposed Rating strategy for 2020/21 and adopted the deferential rates and minimum payments as below with only two changes (i.e. minimum charge for Mining Prospecting Lease increased from \$309 to \$360 and a discount of \$3,150 offered to Rate payers in the Pastoral leases to equate their rates to 2019/20 amounts):

Gross Rental Value (GRV)

- **Townsites, Roadhouses and Service Stations - 15.7038 cents in the dollar of GRV**
- **Mining - 21.5000 cents in the dollar of GRV**

Unimproved Value (UV)

- **Pastoral - 8.3200 cents in the dollar of UV**
- **Mining - 15.7159 cents in the dollar of UV**

Minimum payment GRV \$360.00 per assessment

Minimum payment UV \$360.00 per assessment

Minimum payment UV- Prospecting \$360.00 per assessment

Statutory Environment

Section 6.2 of the Local Government Act 1995 requires that a local government is to adopt a budget by the 31st August unless extended by the Minister.

Policy Implications

Council policies have been considered in formulation of 2020/21 proposed budget.

Financial Implications

The proposed is a balanced budget with no borrowings and will form the basis of income and expenditure for the next twelve months.

Strategic Implications

The council's Strategic Community Plan, Corporate Business Plan and Long-Term Financial Plan have been considered in formulation of the proposed budget for 2020/21.

Consultation

Councillors, Manager of Works, Project Manager, Community Development Manager.

Comment

2020/21 property valuation details and proposed Rates revenue for 2020/21 as approved by the Council in June 2020 by Rating code are given below.

| | MINIMUM | | | NON - MINIMUM | | |
|---------------------|----------------|----------------|-------------------|----------------|-------------------|-------------------|
| | Properties (#) | Valuation (\$) | Rates Levied (\$) | Properties (#) | Valuation (\$) | Rates Levied (\$) |
| Non – Rateable | | | | 1,862 | 368,465 | - |
| GRV - Townsites | 154 | 51,790 | 55,440 | 525 | 3,441,562 | 540,456 |
| GRV Roadhouses/Ser. | | | | 9 | 899,340 | 141,231 |
| GRV Mining | | | | 3 | 1,058,000 | 227,470 |
| UV Pastoral | 27 | 28,745 | 9,720 | 15 | 747,436 | 62,187 |
| UV Mining | 24 | 30,333 | 8,640 | 136 | 7,273,947 | 1,143,166 |
| UV Exploration | 81 | 94,440 | 29,160 | 172 | 2,408,163 | 378,465 |
| UV Prospecting | 82 | 117,688 | 29,520 | 54 | 145,810 | 22,915 |
| Others | | | | 518 | | |
| | | | | | | |
| T O T A L | 368 | 322,996 | 132,480 | 3,294 | 16,342,723 | 2,515,890 |

Summary:

| | |
|------------------------------------|--------------------|
| Total # of properties: | 3,662 |
| Total Valuation (\$): | 16,665,719 |
| Total Proposed Rates Revenue (\$): | 2,648,370 |
| Less: Discount on pastoral leases | (3,150) (Estimate) |
| Expected Rates revenue for 2020/21 | 2,645,220 |

The final amount raised from the rates may vary as a result of changes in valuations before rates notices are issued. However, the impact in terms of a value is expected to be minimal at this point of time.

The proposed rate mainly reflects the ongoing cost (increased cost) involved in maintaining the road network that services these land use as the Shire's local authority boundaries extend all the way to the WA/SA state boundary, and the cost associated with bushfire emergency services covering this vast land

area. Further This also includes a contribution towards the upkeep of general amenities within the Shire from a sector of ratepayers that essentially are transitory.

Considering above factors, it is just and equitable to progress with the proposed Rating structure which has no increase in differential rates.

BUDGET 2020/21

Overarching objectives of 2020/21 budgeting process are;

- To stimulate growth in the local economy by launching Government – initiated, grant funded special capital projects
- Not to withdraw funds from reserve accounts during 2020/21 financial year despite the Pandemic
- No to increase differential Rates or minimums
- Maintain current service standards
- Very efficient, cost-conscious operation

Overall

The following schedule provides, in summary, budgeted revenue and budgeted expenditure for 2020/21 in comparison with 2019/20 Budgeted and Actuals.

| | 2019/20 BUDGET | 2019/20 REVISED BUDGET (A) | ACTUAL YTD - 30.06.20 | 2020/21 BUDGET (B) |
|---|-------------------|----------------------------------|-----------------------------|-----------------------|
| In \$ | | | | |
| OPERATING EXPENDITURE | 6,966,205 | 7,065,751 | 6,010,548 | 7,239,867 |
| OPERATING REVENUE | -4,007,518 | -4,228,554 | -4,949,756 | -5,291,255 |
| NET RESULT | 2,958,688 | 2,837,197 | 1,060,792 | 1,948,612 |
| CAPITAL EXPENDITURE | 4,662,193 | 4,628,235 | 3,934,939 | 2,718,336 |
| CAPITAL INCOME | -3,149,648 | -3,232,929 | -2,907,537 | -1,268,157 |
| Budget (Suplus)/Deficit | 4,471,233 | 4,232,502 | 2,088,194 | 3,398,791 |
| Asset Register Depreciation | -2,842,535 | (2,842,535) | (2,635,215) | (2,661,549) |
| Plus, Profit/(Loss) | 32,798 | 13,553 | -22,619 | -72,607 |
| Movement in Non-Current LSL Provision | 0 | 0 | -1,419 | 0 |
| Movement in Deferred Rates | 0 | 0 | 0 | 0 |
| Proceeds on Disposal of Assets | -145,000 | -147,385 | -129,066 | -123,000 |
| Previous Year (Surplus)/Deficit | -1,516,495 | -1,516,495 | -1,475,121 | -2,175,246 |
| Transfer to Reserves - Unspent capital grants | | | | 1,500,000 |
| Budget (Surplus)/Deficit | 1 | -260,360 | -2,175,246 | -133,611 |

As unaudited actual financial results for 2019/20 show a budget surplus of \$ 2,175,246.

Consequently, for 2020/21, the expected budget surplus for 2020/21 amounts to \$ 133,611 after the proposed transfer of \$1.5 m to reserves.

BUDGETED FINANCIAL PERFORMANCE AT FUNCTIONAL/DIVISIONAL LEVELS:**General Purpose Funding**

The Shire will be able to raise a total rates revenue of \$2,644,595 for the financial year 2020/21, reflecting an overall increase of 4.3% over actual rates revenue for 2019/20.

Significant variation in UV mining properties has pushed up next year's Rates despite no change to differential rates and minimums.

All GRV valuations remain unchanged as no revaluations have been conducted in these categories for 2020/21.

The Shire has experienced a significant increase in outstanding rates due to dwindling population coupled with the economic downturn and the Pandemic. Many vacant lands and rundown properties can be seen throughout the Norseman townsite.

As confirmed by the department, total FAG will decrease by 4%. The increase in FAG for 2020/21 is due to recognition of the full amount of FAG that includes expected advance payment in 2021.

Governance

There is no significant change in overall results compared with 2019/20.

New items include Designated Area Migration Agreement (\$10k), Records Management Services (\$26k) including training, and Plant replacement (\$44k) net.

Law, Order and Public Safety

Major programs include DFES fully funded LG host (\$ 300k for 2 years) and IGO fully funded bush fire compliance works (\$30k).

IGO provides \$100k grant for the Shire to implement several programs on community development and education.

The Shire aims at achieving cost neutrality in managing bushfire events with funding from DEFES.

Health

No significant projects have been planned for 2020/21. The Shire intends to defer capital repayment of loan on Doctor's house (\$47k). The loan deferral is cashflow relief initiated by WA Treasury to assist local government in combatting economic downturn resulting from the pandemic.

Education and Welfare

A budget allocation has been made for major upgrades on Youth Centre Toilet of \$25k.

Housing

There are no significant projects planned for 2019/20.

Community Amenities

There is no increase in any fees and charges including domestic waste service charges and commercial waste service charges.

If construction of liquid waste drying beds was completed by the end of this financial year, the Shire would be able to save around \$60k in contractor fees on emptying those ponds to accommodate townsite residential liquid waste.

This saving has already been included in the next year's budget, assuming the construction of liquid waste drying beds will be completed in the current year.

Recreation and Culture

Proposed capital projects include Town Hall toilet upgrade (\$25k), Town Hall Tech upgrade (\$10k), Eucla Town Hall Safety hand rails (\$15k), Eucla Townhall toilet upgrade (\$10k), Men in sheds kitchen upgrade (\$5k), Dodd house upgrade (\$30k), Swimming pool repair (\$22k), disabled access to Welcome park toilet (\$20k), Rotunda upgrade (\$24k) and Sunset seating – Lake Cowan (\$15k). Total capital project cost amounts to \$176k.

The first two projects will be funded with IGO contribution up to \$30k. All other programs will be funded out of the Shire's general revenue.

In addition, there is a project to be carried over from current year of \$10k on soundproof fencing.

New Operational programs: The Shire also intends to take up a 5-year lease for the current CRC building at the annual rent of \$2,400 plus GST. The Shire is also planning to construct a disabled access to the building at the projected cost of \$25k. The building will be used for community hub.

Other major operational programs include Norseman community Christmas decoration (\$10k), IGO funded Dundas Educational scholarship (\$10k), and IGO contribution to various community events (\$10k).

Transport

All delayed road projects (due to the involvement of Shire's staff in Norseman airport upgrade project) funded by Regional Road Group (RRG) namely RRG 2 – Hyden Norseman Rd. (\$457k) and RRG 3 – Mort Harslet Rd. (\$48k) have now been completed.

There may be a small portion of works on RRG 4 – Norseman Hyden Rd. (\$389k) to be carried forward to 2020/21. This will be assessed as at June 30th, 2020 and adjusted in the final budget that will be presented to the Council in July 2020.

During 2020/21, the Shire is planning to spend \$880k on roads and footpath capital projects with roads funding amounting to \$675k, consisting of \$268k from R2R and \$407k from RRG.

The Shire will not undertake any Black Spot Funding works for 2020/21.

Other major capital items include Norseman Airport fuel pod (\$150k) funded with Federal Infrastructure grant and plant replacement with an estimated net cost of \$386k.

Total Federal Infrastructure grant to be claimed in 2020/21 amounts to \$287k which will be used for installation of the above Fuel Pod (\$150k) and Laundromat (\$140k).

Economic Services

Woodlands Centre Project is nearing completion. Any outstanding works as at the year-end will be carried forward to the next financial year.

Woodlands Centre operating expenditure (utilities, insurance and other office costs) will be re-allocated to the two occupants, namely CRC and Visitor Centre.

An annual rent of \$18k will be charged to CRC to partially cover other maintenance costs of the Woodlands Centre including depreciation. A further annual admin fee of \$10k will be billed to CRC to cover cost of staff-time spent on providing organisational and accounting support.

Visitor Centre has now been taken over by the Shire. There are budget allocations for both operating expenditure and revenue for 2020/21. Tourist subsidy (\$60k) is therefore no longer payable and used to partially offset operating cost of the Visitor Centre.

Other new programs include IGO funded local and industry development (\$10k),

Other Property Services:

New items include proposed sale of 8 land lots and expected income from sale of gravel (\$60k).

Other Matters:

In accordance with the Shire's Financial Hardship Policy and Ministerial Order 2020 – Local Government Covid – 19 Response, Interest on outstanding Rates and, Charges could be applied at concessionary rate as follows

(1) Interest on overdue Rates, Fees and Charges:

For Excluded Persons: 0%
For Others: 8%

(2) Rates, Fees and Charges remaining due under instalment plan:

For Excluded Persons: 0%
For Others: 5.5%

Changes in Accounting Standards and Policies: The Financial model used to prepare Monthly financial reports for the Council has not incorporated the effect of new accounting standards namely AASB 15 – Revenue from contracts and AASB 1058 – Income for Not-for-profits.

The actual financial results for 2019/20 included in the budgets presented in the Papers relating has taken in to account the effect of these two new financial reporting standards.

The main impact is that unspent grant carried forward in to 2019/20 (\$846,539) has been recognised as a part of capital income under the new financial reporting standards.

Therefore, the actual deficit of \$ \$1,846,745 for 2019/20 (Operating income + Capital Income – Operating expenditure) reported in the Budget 2020/21 as comparatives is \$846,538 less than the deficit (\$1,000,207 on page 17) reported to the Council in the June 2020 financial report.

Voting Requirements

Absolute Majority

Officer Recommendation

That the Council notice the effect of changes in Accounting standards on the financial results reported for 2019/20, amounting to \$ 846,539,

And,

That the Council approve by an absolute majority the adoption of:

1. Interest on overdue Rates, Fees and Charges

For Excluded Persons: 0%
For Others: 8%

Rates, Fees and Charges remaining due under instalment plan

For Excluded Persons: 0%
For Others: 5.5%

2. 2.2% increase in wages and salaries for all employees

3. Valuation supplied by the Valuer General and totalling as stated be adopted and recorded in the rate book for use in the 2020/21 financial year;

- Gross Rental Value (GRV) \$5,450,692
- Unimproved Value (UV) \$10,846,562

4. The early rates payment incentive scheme be offered consisting of three cash payments as mentioned below;

| | | |
|-----------|------------|-------------------------------|
| 1st prize | \$750 Cash | Payment due by 17 August 2020 |
| 2nd prize | \$500 Cash | Payment due by 17 August 2020 |
| 3rd prize | \$250 Cash | Payment due by 17 August 2020 |

Prizes to be allocated by a draw to be held at the next scheduled Ordinary Council Meeting after the closing date that rates are due. To be eligible the ratepayer must make payment in full by the nominated due date;

5. The charge to apply for rate instalment plans be set at \$10.00 for each of the final three instalments with the interest rate set at 5.5% for each of the final three instalments FOR “non-excluded persons”;
6. Pursuant to Section 6.45 of the Local Government Act 1995 and Regulation 67 of the Local Government (Financial Management) Regulations 1996, impose a flat fee of \$50.00 on any ratepayer who wishes to negotiate alternative payment arrangements for “non-excluded persons”;
7. Pursuant to Section 67 of the Waste Avoidance and Resources Recovery Act 2007, the following charges for collection of domestic and commercial waste per bin per annum;

One Service Per week

| | |
|--|-------|
| 120/240 Litre MGB per Residential Property | \$204 |
| 360 Litre MGB per Residential Property | \$294 |

Two Services Per week

| | |
|---|-------|
| 120/240 Litre MGB per Commercial Property | \$286 |
| 360 Litre MGB per Commercial Property | \$411 |

8. The percentage and dollar value for identifying and reporting material variances for the Monthly Statement of Financial Activity presented to the Council for review and comparison to Budget will indicate the variance value plus (+) or minus (-) of 10% for items greater than \$5,000 variance;
9. 2020/21 Budget in statutory format including the following as given in papers relating;
- (a) Statement of Comprehensive Income by Nature and Type
 - (b) Statement of Comprehensive Income by Program on page
 - (c) Statement of Cash Flow on page
 - (d) Rate Setting Statement showing an amount of revenue that would have to be raised from rates.
 - (e) Notes to and forming part of the Budget
 - (f) Transfers to/from Reserves

Moved Cr:
 Seconded Cr:

Resolution

Carried by: Simple Majority

For:

Against

| Agenda Reference & Subject | |
|---|--|
| 11.4.6 – Rating Calendar – 2020/21 | |
| Location / Address | Shire of Dundas |
| File Reference | |
| Author | Manager Finance & Administration - Aruna Rodrigo |
| Date of Report | 17 th June 2020 |
| Disclosure of Interest | Nil |

Summary

The Rating calendar is to be set by the local government for the new financial year 2020/21.

Background

In the process of setting of rates in the dollar, the Council each year determines dates for payment of rates in full and by instalments.

The Council at its last meeting in June 2020 approved the following Rating Timetable.

Budget Adopted 23rd June 2020

Rate Notice

Date of Issue (Section 6.50 (2) of the LG Act) 13th July 2020
 Date in Synergy 9th July 2020
 Rate Notices Posted 10th July 2020
 Due Date (Statutory is 35 days. 14th July – 2nd September = 51 days) 2nd September 2020
 Rates Incentive Prize Due (Payable in 14 days or alternative date) (3 weeks) 4th August 2020
 (Policy Manual A.8)

Final Notices (these are not a statutory obligation)

Date of Issue 7th September 2020
 Due Date 21st September 2020

List to CS Legal for non-payment 22nd September 2020

2nd Instalment

Date of Issue (Not less than 28 days) (Sect 6.41 (2) (b) LG Act & FM Reg 57) 9th October 2020
 Due Date 10th November 2020

3rd Instalment

Date of Issue (Not less than 28 days) (Sect 6.41 (2) (b) LG Act & FM Reg 57) 14th December 2020
 Due Date 18th January 2021

4th Instalment

Date of Issue (Not less than 28 days) (Sect 6.41 (2) (b) LG Act & FM Reg 57) 12th March 2021
 Due Date 12th April 2021

However, as the Council is adopting the final budget on July 21st, 2020, the above Rating calendar is revised and presented to the Council for adoption as follows:

Revised Rating Calendar 2020-21

(Covid-19 consideration)

Budget Adopted 21st July 2020

Rate Notice

Date of Issue (Section 6.50 (2) of the LG Act) 27th July 2020

Date in Synergy 23rd July 2020

Rate Notices Posted 27th July 2020

Due Date (Statutory is 35 days. 14th July – 2nd September = 51 days) 16th September 2020

Rates Incentive Prize Due (Payable in 14 days or alternative date) (3 weeks) 17th August 2020
(Policy Manual A.8)

Final Notices (these are not a statutory obligation)

Date of Issue 21st September 2020

Due Date 2nd October 2020

List to CS Legal for non-payment 9th October 2020

2nd Instalment

Date of Issue (Not less than 28 days) (Sect 6.41 (2) (b) LG Act & FM Reg 57) 30th October 2020

Due Date 30th November 2020

3rd Instalment

Date of Issue (Not less than 28 days) (Sect 6.41 (2) (b) LG Act & FM Reg 57) 12th January 2021

Due Date 12th February 2021

4th Instalment

Date of Issue (Not less than 28 days) (Sect 6.41 (2) (b) LG Act & FM Reg 57) 27th April 2021

Due Date 25th May 2021

Statutory Environment

Section 6.45 of the Local Government Act 1995 and Regulation 64(2) of the Local Government (Financial Management) Regulations 1996, provides the process the Local Government should adopt in determination of payment dates for Rates.

A period of thirty-five days (35) from date of issue as appearing on Rate notice must be given to the Rate payers for payment of Rates in full.

For those who choose to pay by instalments, due dates for instalment payment must be set at interval of three (3) months from the due date for the payment of previous instalment.

Policy Implications

Nil

Financial Implications

The Rates recovery would have a direct impact on the cashflow position of the Council.

The proposed Rating calendar (COVID-19 consideration) will move forward payment dates by one to two weeks in order to match payment dates for the current year, taking into consideration of the Pandemic.

There is an opportunity cost to the Council and forgone interest for a few weeks whereas delayed dates could help Rate payers meet their payment commitments more easily, enhancing recoveries.

Strategic Implications

Nil

Consultation

CEO and Rates Staff

Voting Requirements

Absolute Majority

Officer Recommendation

1. That Council rescind the resolution made on the 23rd June 20120 regarding Item 11.4.10 – Council Rating Calendar 2020-2021, and;
2. That the Council adopt the following Rating Calendar for 2020/21:

Revised Rating Calendar:

- **Option One – One Instalment**
 Full payment due date **16 September 2020**
- **Option Two – Two Instalments**
 First instalment due date **16 September 2020**
 Second instalment due date **30 November 2020**
- **Option Three – Four Instalments**
 First instalment due date **16 September 2020**
 Second instalment due date **30 November 2020**
 Third instalment due date **12 February 2021**
 Fourth instalment due date **25 May 2021**

Resolution

Carried by: Absolute Majority For: Against

11 Elected Members Motions of Which Previous Notice Has Been Given

12 New Business of an Urgent Nature Introduced by the President or by a decision of the Meeting

The following item of urgent business was accepted for consideration by the President or by a majority of the members of the Council

Voting Requirement Simple Majority

Recommendation

That the members of the Council agreed to the introduction of the following late item for decision.

Moved Cr:
Seconded Cr:

Resolution

Carried by: Simple Majority For: Against

13 Next Meeting

The next Ordinary Meeting of the Council is scheduled to be held on the 18th August 2020.

14 Closure of Meeting

There being no further business the Shire President thanked all those in attendance and declared the meeting closed at