



Notice of Meeting and Agenda Ordinary Council Meeting 18th May 2021

NOTICE OF MEETING

The next Ordinary Meeting of the Council will be held on 18th June 2021 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 light blue horizontal line.

Peter Fitchat
Chief Executive Officer
14th May 14, 2021

Notes to Agenda

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AGENDA for the ORDINARY Meeting of Council
to be held in the Council Chambers at the Shire Administration Office –
Prinsep Street Norseman on the 18th May 2021 commencing at 6.00pm

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1. Declaration of Opening and Announcement of Visitors.

The Shire President welcomed all in attendance and declared the meeting open at

This Ordinary Council Meeting will be video recorded to assist in the preparation of the minutes of the meeting.

The Shire of Dundas recognises the Ngadju and Mirning People as First Nations People in the Shire of Dundas, acknowledging them as traditional custodians and pay our respects to their Elders, past, present, and emerging.

1.1 Attendance at meeting by Councillor AR Patupis.

The Shire President has been advised that Cr Patupis will be in Esperance, Western Australia when the meeting is held and have requested attendance by way of instantaneous telephone connection with other Councillors present at the meeting in accordance with Administration Regulation 14A.

Cr Patupis will be at 58 Dempster Road, Esperance WA 6450.

The Council must approve of the place that Cr Patupis is located as a “suitable place” that must be in a town site or other residential area at least 150 kilometres from where the meeting is being held.

Recommendation

That Cr Patupis be permitted to attend this meeting by way of instantaneous telephone connection from Esperance, Western Australia, on the basis that she is in a “suitable place” for the purpose of Administration Regulation 14A.

Moved: Cr
Seconded: Cr

Resolution

Carried by:	Absolute Majority	For:	Against:
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2. Declarations of Financial, Proximity, Impartiality Interests & Gifts Received.

Financial Interests:

Proximity Interests:

Impartiality Interests:

Gifts Received by Councillors:

As per the Shire of Dundas Code of Conduct section 3.4 Gifts, adopted by the Council on 21 October 2014 and reference to Regulation 34B of the Local Government (Administration) 1996.

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 Schultz	
Peter Fitchat	Chief Executive Officer
Pania Turner	Manager of Community Development
Joe Hodges	Manager of Works and Services

Public Gallery

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. Confirmation of Minutes of Previous Meeting.

Minutes of the Ordinary Meeting of Council held on 17th April 2021 be confirmed as a true and accurate record.

Recommendation

That the minutes of the Ordinary Council Meeting held on 17 April 2021 be confirmed as a true and accurate record.

Moved: Cr.
Seconded: Cr.

Resolution

Carried by: Simple Majority

For:

Against:

8. Petitions, Deputations or Presentations.

8.1 Reports of Committees

8.1.1. GVROC - Cr Bonza/Cr Warner

8.1.2. WALGA – Cr Bonza/Cr Patupis

8.1.3. Regional Roads Group – Cr Bonza/Cr Wyatt

8.1.4. Roadwise – Cr Wyatt/Cr Warner

9. Announcements by Presiding Member without Discussion.

10. Reports of Officers.

10.1 Planning, Development, Health and Building

Agenda Reference & Subject	
10.1.1 – Development Application – Proposed Unmanned Fuel Facility and Truck Parking on Lot 3 Eyre Highway Norseman, and Proposed Minor Site Improvements on Lot 2 Eyre Highway Norseman	
Location / Address	Lots 2 and 3 on Diagram 42692 Eyre Highway (cnr Coolgardie-Esperance Highway) Norseman
File Reference	DB.BD
Author	Chief Executive Officer - Peter Fitchat
Date of Report	14 th May 2021
Disclosure of Interest	Nil

Summary

The aforementioned development application for the proposed truck parking development on lot 3 be conditionally approved; the proposed unmanned 24 hour fuel facility on lot 3 not be approved because it is incapable of being approved pursuant to LPS 2; and that it be accepted that the proposed minor upgrade works to the existing development upon lot 2 is exempt from obtaining the development approval of Council.

Proposal

The Shire of Dundas has received a revised application for development approval to undertake the following development on lot 2 (Diagram No. 42692) corner of Eyre Highway and the Coolgardie-Esperance Highway, and lot 3 (Diagram No. 42692) Eyre Highway, in the town of Norseman:

1. Lot 2 – minor upgrade works comprising additional car parking, car park resurfacing and line-marking; modifications to existing drainage and stormwater infrastructure; and
2. Lot 3 – a 24-hour unmanned retail fuel facility and associated truck (road-train) parking accommodating up to 7 triple road-trains.

This proposed development includes the erection of a 13.5 metre by 8 metre new canopy over new fuel dispensers/bowsers, a 7.2m² control room to house control equipment, and two contained self-bunded ground diesel tanks.

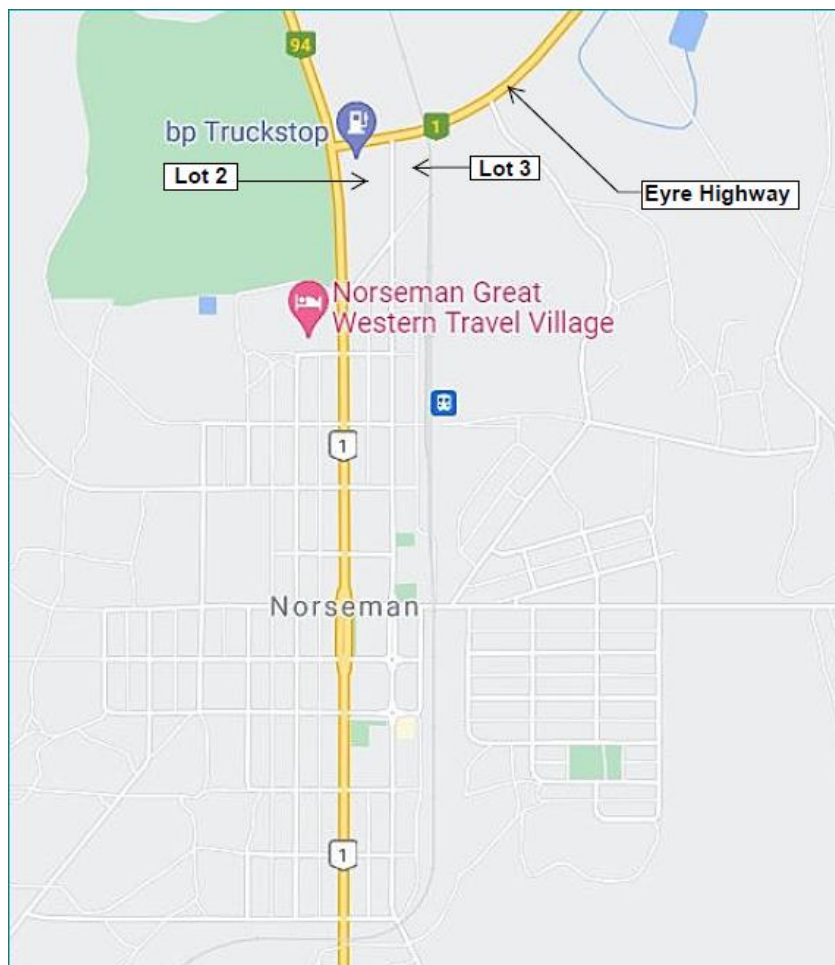
Ingress and egress to and from lot 3 will be from Roberts Street via proposed concrete crossovers connecting to a bitumen paved, concrete edged driveway providing access to the fuel dispensers/bowsers.

The truck parking area—to be accessed from the above proposed driveway—is proposed to be paved with a crushed stone base.

Existing trees and remnant woodland along the lot 3's Eyre Highway frontage will be retained but the remnant vegetation along the lot's eastern flank abutting the Kalgoorlie – Esperance Railway reserve is proposed to be removed.

Stormwater generated within the proposed development is proposed to be drained into the existing verge drains in Roberts Street.

A location map and aerial image of the subject land follows.



Location Map



Aerial Image of Subject Land

A site development plan denoting the proposed aforementioned works on both lots is provided at Attachment 1 to this report. An elevation drawing of the proposed unmanned fuel facility viewed from Roberts Street is provided at Attachment 2 to this report.

A copy of a Traffic Impact Assessment (TIA) of the proposed development upon lot 3 accompanying the development application is provided at Attachment 3 to this report.

A copy of a bushfire management plan to mitigate the potential bush fire risk to the proposed development is provided at Attachment 4 to this report.

In addition to the abovementioned proposed works, a new footpath will be installed within the Roberts Street verges of both lots and across the front of the existing diesel bowzers to the shop located within the existing service station/roadhouse on lot 2.

An area of 1,480 m² within both lots is proposed to be landscaped together with an entry statement and associated signage, although details of the entry statement and associated signage have not been provided with the application.

Background

Lot 2 is approximately 1.24 hectares in size and is located at the corner of the Coolgardie-Esperance Highway and the Eyre highway. It is fully developed comprising an existing service station/roadhouse.

Lot 3 is approximately 1.54 hectares in size and is located immediately east of lot 2 separated by Roberts Street, which is a local road under the care and control of the Shire of Dundas.

About half of the land area is developed with a relatively unformed truck parking area. The remaining undeveloped portion of lot 3 (mainly its perimeter) comprises remnant woodland.

Council previously considered a development application for largely the same proposal at its Ordinary Meeting held on 18 December 2018.

At that meeting Council resolved not to approve the application for development approval, principally due to it not having authority under the Shire of Dundas *Local Planning Scheme (LPS) 2* to permit an **unmanned 24-hour fuel facility** on lot 3. Given this, the proponent was invited by Council to pursue an amendment to LPS 2 to enable the proposed facility to be permitted upon lot 3.

To this end, LPS 2 was subsequently amended (via Amendments 9 and 10) in an endeavour to ultimately enable Council to permit—among other things—the expansion of the existing roadhouse on lot 2 into lot 3 and also expand the existing truck parking area on lot 3.

Amendment 9 (adopted by Council on the 24th August 2019) specifically expanded the range of permissible uses that could be considered upon Lot 3 as well as introducing more comprehensive conditions applicable to future development upon the lot. This is further outlined in the ‘Statutory Environment’ section of this report following.

Two (2) of the new use classes initially proposed upon lot 3 by this amendment were a **‘service station’** and a **‘roadhouse’**, which were to be permitted at Council’s discretion.

However, the finalised amendment (approved by the Minister for Planning and gazetted on 28 February 2020) removed—upon the advice of the Western Australian Planning Commission—reference to the use class **‘service station’** as this was considered to be embodied or incorporated within the meaning of the use class ‘roadhouse’ and therefore did not warrant a separate classification in LPS 2.

Amendment 10 was a broader amendment comprising significant changes to LPS 2, including removing the existing Special Purpose zones from the scheme and replacing these with 21 Special Use zones and associated provisions for each.

This amendment also removed a number of existing land use classes and their definitions and substituted them with new defined use classes. In respect to lot 3, this included changing the use class of **‘truck parking’** to **‘transport depot’** and inserting the use class **‘roadhouse’**.

Following the gazettal of these amendments a new development application for largely the same proposal was lodged with the Shire by Fueltech Consulting in July 2020. Unfortunately, this application was substantially incomplete and therefore could not be duly processed until further information was received by the Shire as outlined to the applicant in a letter dated 12 August 2020.

In its letter the Shire informed the applicant that it would seek legal advice on the land use permissibility of the proposed development upon lot 3 due to the complexities and inter-relationship of the definitions/meanings of ‘roadhouse’ and ‘service station’. This was critical to determining whether the proposed unmanned fuel facility could be considered for approval on lot 3.

Subsequently, the Shire sought legal advice and clarity about the permissibility of the proposed development on lot 3 from the law and mediation firm Castledine Gregory. Specifically, it requested advice as follows:

1. The correct use class that ought to be applied to the proposed unmanned fuel outlet;
2. Whether Council has discretion to approve the proposed unmanned fuel outlet; and
3. Whether the proposed unmanned fuel outlet could be considered an ancillary use to the existing service station/roadhouse development on lot 2.

Although Castledine Gregory provided a response to these questions by letter dated 19 August 2020 this letter was only received by the Shire on **21 April 2020**. This was due to Castledine

Gregory awaiting further information from the applicant about the proposal prior to finalising its advice. As this additional information had not been forthcoming from the applicant it decided to issue its initial advice with a right to review it upon receiving the additional information from the applicant.

It appears that the then applicant never provided the requested additional information but on the 17 February 2021 the Shire received the revised development application being reported on here from a new applicant (Dynamic Planning and Developments) representing the current landowner of lots 2 and 3.

Upon receipt of Castledine Gregory's initial legal advice a copy of the revised development application was referred to Castledine Gregory with a request to review its initial advice and additionally, to advise whether the proposed 24 hour unmanned fuel facility, for all intents and purposes, had merit to be considered as a 'roadhouse' even if it did not conform to all of the criteria prescribed for a 'freeway service centre'.

A copy of Castledine Gregory's initial advice on the permissibility of the proposed development upon lot 3 is provided at Attachment 5 to this report.

A copy of its further subsequent advice is provided at Attachment 6 to this report.

Statutory Environment

PLANNING AND DEVELOPMENT (LOCAL PLANNING SCHEMES) REGULATIONS 2015 (**LPS Regs**)

These regulations have been in place since 19 October 2015 and include a **Model Scheme Text (MST)** (Schedule 1 in the regulations) which comprises a standardised format and content that is to be applied to the drafting of new local planning schemes.

This content includes a list and definitions of standard use classes, including a '**roadhouse**' and a '**transport depot**' but not an '**unmanned 24-hour fuel facility**' (or the like).

Where existing use classes in a local planning scheme are sought to be altered, replaced or be substituted by new defined use classes, the relevant standard use class listed in the **MST** is generally to be applied. In some circumstances (particularly to address local circumstances), the Minister for Planning (upon the advice of the WAPC) may approve minor variations or alterations to the standard use class meanings.

As mentioned in the preceding section of this report the **MST** listed use classes of '**roadhouse**' and '**transport depot**' were introduced into LPS 2 by amendment 10. Definitions of these follow.

A '**roadhouse**' means premises that has direct access to a State road other than a freeway and which provides the services or facilities provided by a freeway service centre and may provide any of the following facilities or services –

- (a) a full range of automotive repair services;
- (b) wrecking, panel beating and spray painting services;
- (c) transport depot facilities;
- (d) short-term accommodation for guests;
- (e) facilities for being a muster point in response to accidents, natural disasters and other emergencies; and
- (f) dump points for the disposal of black and/grey water from recreational vehicles.

It should be noted that this definition includes reference to a **freeway service centre** which itself is listed and defined separately in the **MST** as follows:

A **'freeway service centre'** means premises that has direct access to a freeway and which provides all the following services or facilities and may provide other associated facilities or services but does not provide bulk fuel services -

- (a) service station facilities;
- (b) emergency breakdown repair for vehicles;
- (c) charging points for electric vehicles;
- (d) facilities for cyclists;
- (e) restaurant, cafe or fast food services excluding the sale or consumption of alcohol;
- (f) take-away food retailing, without a drive-through facility;
- (g) public ablution facilities, including provision for disabled access and infant changing rooms;
- (h) parking for passenger and freight vehicles;
- (i) outdoor rest stop facilities such as picnic tables and shade areas; and
- (j) dump points for the disposal of black and/or grey water from recreational vehicles'.

It is important to note that for a use to be considered as a **freeway service centre** all of the criteria in (a) – (j) above need to be fulfilled.

A **'transport depot'** means premises used primarily for the parking or garaging of 3 or more commercial vehicles including —

- (a) any ancillary maintenance or refuelling of those vehicles; and
- (b) any ancillary storage of goods brought to the premises by those vehicles; and
- (c) the transfer of goods or persons from one vehicle to another;

The question as to whether the proposed unmanned fuel facility conforms to the definition of **'roadhouse'** (or possibly even a **'transport depot'**) and thus can be considered for development approval upon lot 3 is addressed in the section **Officer Comment** of this report.

The LPS Regs also contain 'deemed provisions' that automatically apply to local planning schemes where relevant. Council has to consider these deemed provisions together with relevant LPS provisions in determining an application for development approval. Where there is a conflict or inconsistency between the two statutes, the **LPS Regs** prevail but only to the extent of the conflict or inconsistency.

The **LPS Regs** also effect the requirement for any proposed use/development of land to first apply for and obtain the development approval of the local government (or other authority where prescribed, eg. by the WAPC or a Regional Development Assessment Panel) unless the proposed development is a type of development (or use) exempt from obtaining development approval. This is also discussed in the section **Officer Comment** of this report in respect to the proposed works upon lot 2 Eyre Highway.

In determining an application for development approval Council is also required to have regard to matters listed in Clause 67 in Schedule 2 of the **LPS Regs** where relevant. These include (but not limited to) the aims and provisions of the prevailing local planning scheme (in this case LPS 2), orderly and proper planning, any approved relevant State policy and/or State Planning Policy, the compatibility of the development with its setting including to development on adjoining land, amenity, loading/unloading, access, traffic and parking, and any submissions received on a proposal.

SHIRE OF DUNDAS LOCAL PLANNING SCHEME (LPS) No 2

Lots 2 and 3 are included within the LPS 2 scheme area and are zoned as follows:

- Lot 2 - **Special Use: Service Station/Roadhouse (SS/R)**.
- Lot 3 - **Special Use (SU) 1**.

Land immediately south of lot 2 is zoned **Special Use: Motel (M)** whilst land immediately south of lot 3 is zoned **General Industry**. Lot 3 abuts the Kalgoorlie – Esperance Railway which is located along its eastern flank and is reserved as **Railways** under LPS 2.

Both the Coolgardie-Esperance and Eyre Highways—which front lots 2 and 3—are reserved as **Primary Distributor Roads** under LPS 2 whilst Roberts Street—which separates the two lots from each other—is reserved as a **Local Distributor Road**.

In order to consider and determine an application for development approval the permissibility of the proposed use/development under the applicable zoning applying to the subject land first needs to be considered and determined.

The permissibility of the proposed use/development upon lots 2 and 3 respectively are discussed as follows:

Lot 2 - additional car parking, car park resurfacing and line-marking; modifications to existing drainage and stormwater infrastructure

Under the **Special Use** zoning applying to lot 2 the only permissible uses are a 'service station' and a 'roadhouse'. The works proposed on lot 2 as described in the development application under consideration (see the section **Proposal** in this report) will not materially alter the nature of the existing use being carried out on lot 2 and in all probability, will either vary any previous development approval granted, any accompanying development plans endorsed, and/or conditions attached to any previous development approval granted.

Arguably, the proposed works may not even require development approval.

Item 16 - **Maintenance and Repair Works** listed in the Table contained in clause 61(1) in Schedule 2 of the *LPS Regs* exempts such works from the requirement to obtain development approval, subject to the place of those works not being heritage-listed. Lot 2 is not a heritage-listed place.

Lot 3 – 24 hour unmanned retail fuel outlet and associated truck parking

Under the **Special Use** zoning applying to lot 3 the only permissible uses are as follows:

- Transport Depot
- Roadhouse
- Fast Food Outlet
- Lunch Bar
- Motor Vehicle Wash
- Restaurant/Café

Notwithstanding that Amendment 9 to LPS 2 sought to enable the development of the proposed unmanned fuel facility on lot 3 as either a 'service station' or a 'roadhouse', the ability for Council to consider such a use upon lot 3 remains problematic.

This is principally due to 2 key considerations:

- (A) Based upon the advice of the Department of Planning, Lands, and Heritage (DPLH) given in respect to Amendment 9, the use class 'service station' is incorporated and deemed implicit within the use class 'roadhouse' and thus is not considered separately as a 'service station' use class; and
- (B) The nature and form of the proposed unmanned fuel facility as described in the revised development application does not conform to all the criteria prescribed in the use class 'freeway service centre' upon which the use class 'roadhouse' is predicated.

Having regard to the legal advice and opinion provided by Castledine Gregory, it appears that the proposed unmanned fuel facility cannot be classed as a '**roadhouse**' and as such cannot be considered for approval upon lot 3.

Furthermore, it also cannot be considered as an '**unlisted list**' by virtue of clause 21 (A)(b) of LPS 2.

However, the proposed truck parking development can be considered or classed as a '**transport depot**' which is capable of being approved upon lot 3.

In considering whether to grant approval to any proposed development upon lot 3 regard must be had (where relevant) to the prescribed specific conditions listed under the Special Use zoning applying to lot 3. A copy of these prescribed specific conditions are provided at Attachment 7 to this report.

It should be noted that both the proposed unmanned 24 hour fuel facility and truck parking developments will comply with specific conditions 3 (development setbacks from lot boundaries) and 4 (all vehicular access from Roberts Street) listed under the Special Use zoning applying to lot 3.

Specific conditions 2 (provision of food and beverages and short-stay accommodation) and 5 (screening of service areas) are not applicable, although the latter condition can always be addressed through the provision of onsite landscaping by way of a condition on any development approval granted.

Specific conditions 6 and 7 have been addressed by the submission of the TIA accompanying the revised development application. Specific condition 9 has also been addressed by the submission of the BMP accompanying the revised development application.

Specific condition 8 has also been addressed by referral of the revised application to Main Roads WA (see the section **Consultation** in this report).

The proposed development on lot 3 is also deemed to comply with the height and appearance of buildings provision set out in clause 32 (1) of LPS 2.

The maximum height of a building permitted within the scheme area is 8.0 m above natural ground level (unless otherwise varied by Council). The proposed canopy over the fuel dispensers/bowsers (the only proposed building within the proposed development) will be 6.4 m above natural ground level.

Given the nature of the proposed development upon lot 3 the scheme requirements for the provision of onsite parking are not applicable in this instance.

CONTAMINATED SITES ACT 2003 (**CS Act**)

The CS Act was introduced to identify, record, manage and clean up contamination in Western Australia. Land owners, occupiers and polluters must report known or suspected contaminated sites to the Department of Water and Environmental Regulation (DWER).

A memorial on the certificates of title to lots 2 and 3 states that these lots have been classified pursuant to the CS Act as '**Possibly Contaminated – Investigation Required**'. The status of any investigation carried out is unknown, however, a search of DWER's Contaminated Sites Database revealed that neither lot 2 nor lot 3 are known, suspected or registered as contaminated sites.

EPA GUIDANCE NOTE FOR THE ASSESSMENT OF ENVIRONMENTAL FACTORS

Although not a statutory requirement the aforementioned guidance note provides guidance for the separation of industrial (and like) uses from sensitive land uses (primarily residential development).

The guidance note specifically addresses generic separation distances between industrial/commercial and sensitive land uses to avoid conflicts between these land uses. Sensitive land uses include residential development, hotels, caravan parks, schools, child care facilities, schools and play grounds.

The guidance note focuses on protecting sensitive land uses from unacceptable impacts on amenity that may result from activities, emissions and infrastructure.

While not replacing the need for best practice approaches to emission management, the use of buffers is a useful tool in achieving an acceptable environmental outcome. It recognises that impacts are generally lessened with increased distances.

The guidelines recommend a buffer of 200 metres for 24 hour operations and transport depots.

The nearest sensitive land use to lot 3 is the Norseman-Eyre Motel located on lot 1 (on Diagram 42692), Coolgardie - Esperance Highway. It is located a short distance of about 60 metres from the western edge of the existing truck parking area upon lot 3.

Whilst the existing and proposed (upgraded) truck parking area is well within the recommended 200 metre separation distance both the motel and the existing developed truck parking area have co-existed for many years without detriment to the motel operation. It is considered that the proposed truck parking development will continue to have minimal impact upon the adjacent motel development.

Policy Implications

There are no Council policies that relate to the type of development and works proposed upon lots 2 and 3.

Financial Implications

At this stage the proposed development has no financial implications for the Shire.

However, should Council determine not to approve any or all of the proposed development upon lots 2 and 3, or impose conditions of approval deemed unwarranted by the applicant and for which no planning purpose is achieved, the applicant may apply to the State Administrative Tribunal (SAT) to review Council's determination.

This may result in the Shire incurring expenses in responding and attending to the SAT review, including payment of consultants and legal practitioners to provide expert advice and assistance in any defence of Council's determination (especially if the review proceeds to a formal hearing for a resolution).

Strategic Implications

The proposed development (if approved) has the potential to assist in achieving the following strategies and goals set out in the Shire's Community Strategic Plan:

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 of existing and new business opportunities	Increased level of infrastructure that is beneficial to business and industry	High
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
3.1	Management of environmental impact	To minimise the impact of Shire activities on the environment.	That any activities undertaken by the Shire have a demonstrable minimal impact on the environment and set a benchmark for the region.	Medium
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 townsites of Norseman and Eucla	That the townsites in the Shire are attractive, well presented and encourage people to work, live and visit the Shire.	Medium

Consultation

MAIN ROADS WESTERN AUSTRALIA (MRWA)

At the timing of writing this report MRWA had yet to provide any comments. It requested and was granted a 14 day extension up to 18 May 2021 to provide any comments upon the proposal.

It is anticipated that MRWA may provide comment in respect to the Traffic Impact Assessment (TIA) accompanying the revised development application, especially in respect to truck turning movements to and from the Eyre Highway.

Any comments received from MRWA will be tabled as an addendum to this report at the Ordinary Meeting.

DEPARTMENT OF PLANNING, LANDS AND HERITAGE (DPLH)

Advised that having regard to the submitted TIA it considers the proposed development upon lot 3 will have moderate impact on surrounding land uses. It further considered that the TIA (although not warranted on the basis of the amount of vehicular traffic to be generated by the proposed development) had satisfactorily conformed to the WAPC's guidelines for undertaking traffic impact assessment.

It further advised that the impact of the proposed development upon the surrounding road network was the province of MRWA and thus MRWA should be requested to comment in this respect.

DEPARTMENT OF WATER AND ENVIRONMENTAL REGULATION (DWER)

DWER advised that it had no objection to the proposed development and recommended that standard stormwater management controls be applied as a condition of any planning approval to be granted.

It further advised that the subject land is located within the Goldfields Groundwater Area proclaimed under the *Rights in Water and Irrigation Act (1914)* and as such a license will need to be obtained for works such as constructing a bore or taking water.

DEPARTMENT OF FIRE AND EMERGENCY SERVICES (DFES)

DFES advised that the development application and the accompanying bushfire management plan (BMP) adequately identified likely issues arising from the bushfire risk assessment undertaken and considered how compliance with the bushfire protection criteria can be achieved.

However, it advised that modifications to the BMP are necessary to ensure it accurately identifies the bushfire risk and necessary mitigations measures. It considers these modifications will not require alteration to the design and layout of the proposed development upon lot 3.

The required modifications are set out in the following table:

Issue	Assessment	Action
BMP Context	The BMP has not been amended to reflect the development application. The BMP states that it has been prepared for a Scheme Amendment and has not included an updated proposal description.	Modification to the BMP is required.
BAL Contour Map	The indicative BAL ratings cannot be validated. Table 5a in the BMP should be updated to include the actual separation distance from the proposed development to the classified vegetation. Currently Table 5a only has the range of distances taken from Table 2.5 in AS3959:2018.	Modification to the BMP is required.

These required modifications can be imposed as a condition of development approval if granted or, as part of a further revised application in the event that a revised application is deemed necessary to gain development approval for the proposed development on lot 3.

DEPARTMENT OF MINES, INDUSTRY REGULATION AND SAFETY (DMIRS)

DMIRS advised that the proposed development raised no issues with respect to mineral and petroleum resources, geothermal energy, and basic raw materials. It further advised that because a service station exists upon lot 2 and where dangerous goods may have been handled, it would refer the application to its Resources Safety Division for comment.

As yet, no comment has been received from this division on the proposed development.

Additional consultation on the proposed development was also undertaken with the Shire's Executive Management Team (ELT).

Assessment of the application and the drafting of this report on the proposed development was undertaken by Anthony (Tony) Dowling of Dowling Giudici + Associates, a town planning consultant.

Officer Comment

PROPOSED MINOR UPGRADE WORKS - LOT 2

As the proposed minor upgrade works described in the revised development application being reported on here are considered to fall under the category of **Maintenance and Repair Works** listed in the Table to clause 61(1) in Schedule 2 of the LPS Regs, development approval for these works is not required and can proceed subject to the proposed minor upgrade works complying with any requirements to obtain other relevant Shire approvals, permits and licences etc.

PROPOSED UNMANNED 24 HOUR FUEL FACILITY AND TRUCK PARKING – LOT 3

Based upon the advice of Castledine Gregory, both of these proposed developments can be considered as separate use classes under LPS 2 and thus can be considered and determined independently. As

such they have been separately assessed for compliance and capability for approval etc pursuant to the LPS Regs and LPS 2.

In considering whether the proposed unmanned 24 fuel facility can and ought to be approved upon lot 3, there are at least 2 options available for Council to consider, namely:

- (i) Take a liberal view that the proposed unmanned fuel facility - for all intents and purposes - closely accords or conforms to the use class 'roadhouse' and as such can be approved (with or without conditions) upon lot 3; or
- (ii) Not approve the proposed unmanned 24 hour fuel facility as it does not accord with or conform to the use class 'roadhouse', and by virtue of clause 21 (1)(b) of LPS 2, neither can it be considered as an 'unlisted use'.

In respect to (i) above, this will require Council to set aside the advice of Castledine Gregory. This brings a risk that Council may be challenged or accused of not properly adhering to or observing the tenets and requirements of LPS2. This is something that Council ought to give serious consideration and weight to in deliberating upon this.

In respect to (ii) above, this decision may be challenged by the landowner and/or the applicant by applying to the State Administrative Tribunal (SAT) to have the decision reviewed.

Castledine Gregory advised that if this occurred the likely and only issue to be determined is whether the proposed unmanned 24 hour fuel facility is capable of being classed as a 'roadhouse' and/or an 'unlisted use'. It further advised that if this is the only issue to be determined then the SAT review could occur quite quickly.

If it is found by the SAT that the proposed unmanned 24 hour fuel facility is capable of being classed as either a 'roadhouse' and/or an 'unlisted use' Council could be invited to reconsider its decision not to approve the development.

The Officer Recommendation following this section of the report provides two optional recommendations for Council to consider based on (i) and (ii) above.

In respect to the proposed truck parking development upon lot 3 this development can be classed as a '**Transport Depot**' and thus can be considered for development approval.

However, any development approval granted should be conditional upon the following:

- Driveway access to and from the truck parking area and the truck parking area being paved with either asphalt or concrete (crushed stone is not acceptable);
- Line-marking of the truck parking bays;
- Provision of relevant signage denoting a one way traffic system only;
- Provision of safe pedestrian access to the existing service station/roadhouse development upon lot 2 opposite;
- Provision of an onsite drainage system adequately capable of accommodating the volume of stormwater generated by the increased hardstand areas;
- Lot 3 being suitably landscaped, particularly along the lot's Eyre Highway and Roberts Street frontages; and
- The bushfire management plan (BMP) submitted with the revised development application being amended as per the advice from the DFES and being resubmitted for endorsement by the Shire.

Should the proposed unmanned 24 hour fuel facility not be approved by the Council then it might be necessary for the site development plans accompanying the revised development application to be further modified to exclude the proposed unmanned 24 hour fuel facility development, and the for the proposed internal driveway to be suitably realigned to serve the truck parking area only.

It should be noted that a 'Transport Depot' can include a refuelling facility component but this component will need to be an **ancillary function** to the truck parking component, and that any consequential refuelling of vehicles is strictly limited to refuelling vehicles that are parked or garaged upon lot 3 (and excludes vehicles passing through just to refuel).

Based on the site layout, scale and extent of the proposed unmanned fuel facility as presented, and by virtue of the 200 estimated daily vehicle trips to be generated by the proposed development as cited in the Traffic Impact Assessment (TIA) accompanying the current development application, any consideration of the proposed unmanned fuel facility as an ancillary function of the truck parking component is also problematic.

Voting Requirements

Simple Majority

Officer Recommendation

That Council, pursuant to clause 68 (2)(c) in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, REFUSE to approve the proposed **unmanned 24 hour fuel facility** on lot 3 on Diagram 42692 as set out in the development plans accompanying the application for development approval dated 25 November 2020 (and received by the Shire on 17 February 2021) for this purpose because the proposed development is incapable of being approved upon lot 3 for the following reasons:

- (i) The proposed unmanned 24 hour fuel facility does not conform to all the criteria prescribed for a 'freeway service centre' to be classed as a 'roadhouse' as listed and defined in the Shire of Dundas *Local Planning Scheme (LPS) 2*, and therefore cannot be considered as a 'roadhouse' under the scheme; and
- (ii) By virtue of clause 21 (1)(b) of LPS 2 neither can it be considered as an 'unlisted use' under the same scheme.

Moved Cr:
Seconded Cr:

Resolution

Carried by: Simple Majority

For:

Against

Agenda Reference & Subject	
10.1.2 - Purchase of Potential Commercial/Industrial Land on Lot 224 on DP 220083 Coolgardie Esperance Highway	
Location / Address	88-92 Prinsep Street, Norseman
File Reference	LP.PL.1
Author	Chief Executive Officer – Peter Fitchat
Date of Report	11 th May 2021
Disclosure of Interest	Nil

Summary

For the Council to consider the purchase of a potential commercial land in Norseman 1.2 kilometres south of town on the Coolgardie Esperance Highway, it is currently listed as Crown Land.

Background

Over the years the interested parties to own or start and or existing businesses in Norseman and Eucla has had limited opportunity to get land to start or to continue their business ventures.

More recently mining activity has increased in our shire and we are getting requests for land. Council has asked the CEO and staff to investigate what the possibilities are to obtain land for the purpose of Light/heavy industrial/commercial business activities, and after discussion with the Department of Planning, Land and Heritage we have the following options.

Statutory Environment

Local Government Act 1995

Policy Implications

N/A

Financial Implications

Valuation for consideration, Lot 224 on DP 220083 - Case 2002248

Please note this valuation has been sought from the Land Value-General office (Landgate)

With the returned valuation for both freehold and lease, provided below.

- Freehold value – \$40,000 (Forty Thousand Dollars) excluding GST (not in our current 20120-21 financial year budget)
- Lease Rental Value - \$3,200 (Three Thousand, Two Hundred) per annum excluding GST

Strategic Implications

The purchase and development of this land for commercial purposes meets several the objectives of the Community Strategic Plan 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 of existing and new business opportunities.	Increased level of infrastructure that is beneficial to business and industry.	High
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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

Councillors & the Department of Planning, Lands and Heritage and senior staff.

Comment

The purchase of this land property has been discussed by the Council on several occasions in relation to providing more flexibility for expansion of business opportunity within the shire and in particular Norseman, while Eucla options are still being investigated.

If the Shire can acquire the land at a reasonable price and taking into consideration the amount of work that would still be required to be undertaken to bring this land to its full potential as future heavy and light industrial land. This would give the Shire to either develop this on our own or in partnership or sell it directly to a developer it could be an asset that could be utilised for several potential industrial or commercial purposes.

The Department of Planning, Lands and Heritage has provided the Shire with the following options and valuation for consideration, Lot 224 on DP 220083.

This valuation has been from the Land Value-General office (Landgate) is broken up into the following options, freehold value – \$40,000 (Forty Thousand Dollars) excluding GST or a lease or rental value - \$3,200 (Three Thousand, Two Hundred) per annum excluding GST.

Voting Requirements

Absolute Majority

Officer Recommendation

That the Council of the Shire of Dundas:

1. Agree to entering into vested Lease agreement with the Lease Rental Value - \$3,200 (Three Thousand, Two Hundred) per annum excluding GST in the interim, and
2. agree to include in the 2021-22 financial year budget sufficient funds for the purchase Lot 224 on DP 220083 for the Freehold value – \$40,000 (Forty Thousand Dollars) excluding GST
3. authorise the Shire president and CEO to sign relevant documentation for the purchase of the property as early as possible after the 2021-22 budget is adopted.

Moved Cr:

Seconded Cr:

Resolution

Carried by: Absolute Majority

For:

Against

10.2 Engineering and Works

Nil

10.3 Members and Policy

Agenda Reference & Subject	
10.3.1 – Receive the Information Bulletin	
Location / Address	Shire of Dundas
File Reference	PE.ME.2
Author	Chief Executive Officer - Peter Fitchat
Date of Report	30 th April 2021
Disclosure of Interest	Nil

Summary

For Council to consider receiving the Information Bulletin for the period ending 30th April 2021.

Background

The Councillors' Information Bulletin for the period ending 30th April 2021 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 April 2021 , as included in confidential papers relating.

Moved: Cr.
Seconded: Cr.

Resolution

Carried by: Simple Majority For: Against:

10.4 Administration, Finance and Community Development

Agenda Reference & Subject	
10.4.1 - Approval for Use of the Common Seal	
Location / Address	Shire of Dundas
File Reference	LP.PL.2
Author	Senior Administration Officer - Ciara Stewart
Date of Report	12 th May 2021
Disclosure of Interest	Nil

Summary

For Council to approve the use of the Common Seal for the withdrawal of 47 caveats against Central Norseman Gold Corporation Residential Properties.

Background

The use of the Common Seal

Statutory EnvironmentPolicy Implications

Shire of Dundas Policy A.7 Common Seal

Financial Implications

Nil

Strategic Implications

Nil

Consultation

CEO and Manager of Community Development

Comment

Nil

Voting Requirements

Simple Majority

Officer Recommendation

That the Council of the Shire of Dundas approve the use of the Common Seal by the Shire President and Chief Executive Officer for the signing of the withdrawal of caveat against Central Norseman Gold Corporation 47 Properties.

Moved Cr:

Seconded Cr:

Resolution

Carried by: Simple Majority

For:

Against

Agenda Reference & Subject	
10.4.2 – Accounts Paid 01/04/2021 to 30/04/2021	
Location / Address	Shire of Dundas
File Reference	FM.CR
Author	Accounts and Payroll Officer – Ali Sherifi
Date of Report	12 th May 2021
Disclosure of Interest	Nil

Trust Payments

Chq/EFT	Date	Name	Description	Amount

				0.00
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Municipal Cheques

Cheque	Date	Name	Description	Amount
				0.00

Municipal Account EFT's

EFT	Date	Name	Description	Amount
EFT5451	09/04/2021	Bonza Constructions Pty Ltd	Hang Curtains & Sheers throughout the house, resize bath/toilet vertical blind, service stop clock for tank, replace flush pipe seal at 13 Robert Street.	541.20
EFT5452	09/04/2021	Laurene Bonza	President Allowance - 01.01.2021 - 31.03.2021 \$3900 Claim - (Council meeting - 30.03.2021), Audit 30.03.2021, Audit - 30.03.2021, IB Session, GVROC - 26.03.2021 \$680.	4580.00
EFT5453	09/04/2021	Shire of Dundas Municipal Fund	Payroll deductions	410.00
EFT5454	09/04/2021	Department of Fire & Emergency Services	ESL (MARCH 2021)	857.32
EFT5455	09/04/2021	Fairies and Other Mischief	2.5 x tattoos fairy, 2.5 x face painting fairy, 1 x Gazebo Set up, admin fee & travel fee for Opening of Woodlands Cultural and Visitor Centre 26th March 2021	1218.20
EFT5456	09/04/2021	John Edward Patrick Hogan	Claim (Council Meeting - 30.03.2021), Audit - 30.03.2021	312.00
EFT5457	09/04/2021	Norseman District High School P&C Association Inc.	Catering for Norseman Races 7th March 2021	2500.00
EFT5458	09/04/2021	Rasa Patupis	Deputy Allowance - 01.01.2021 - 31.03.2021	975.00
EFT5459	09/04/2021	Valma Joy Schultz	Claim (Council Meeting - 30.03.2021), Audit - 30.03.2021 & IB Session 02.03.2021	416.00
EFT5460	09/04/2021	Visimax Safety Products	10 x Warning Notice Ranger Services + postage and handling	26.35
EFT5461	09/04/2021	Veronica Wyatt	Claim (Council Meeting - 30.03.2021), Audit - 30.03.2021	312.00
EFT5462	09/04/2021	Sharon Warner	Claim (Council Meeting - 30.03.2021), Audit - 30.03.2021 & IB Session 02.03.2021	416.00
EFT5464	15/04/2021	Australian Taxation Office	BAS (MARCH 2021)	37809.00
EFT5465	15/04/2021	Bunnings Warehouse Kalgoorlie	Various hardware items for Woodlands Centre	412.87
EFT5466	15/04/2021	BOC Limited	Container Service Fee (26.02.2021 - 28.03.2021)	41.05
EFT5467	15/04/2021	Shire of Dundas Municipal Fund	Payroll deductions	360.00
EFT5468	15/04/2021	Felton Industries	1 x Stage Portable folding, 1 x Stage portable folding step 2 Tier plus Delivery Cost for Community Events	4262.50
EFT5469	15/04/2021	IFSS - Integrated Fuel Services & Solutions	Supply and Install dual fuel bowser with SMartfill at the Shire Depot \$43208.80 10 x SMartfill Fobs + Delivery fee \$227.04	43435.84
EFT5470	15/04/2021	Horizon Power	Streetlights - 01.03.2021 - 31.03.2021	4921.76
EFT5471	15/04/2021	Star Track Credit	Freight (Late Payment Fee)	9.42

EFT5472	15/04/2021	Raymond Marcon	Work on log and delivering to Depot, refurbish old lectern and make a podium for Woodlands Centre - 29 hours	990.20
EFT5473	15/04/2021	Norseman Historical Museum Association	Catering for Woodlands Opening 26th March 2021 & catering for interagency meeting 24 th March 2021	150.00
EFT5474	15/04/2021	RGS MW PTY LTD T/AS PACK & SEND EAST PERTH	Freight - Pool Pump to Norseman Swimming Pool	88.41
EFT5475	15/04/2021	South East Petroleum	Diesel & Unleaded Fuel Purchases (Bp Card - March 2021)	1000.48
EFT5476	15/04/2021	Solutions IT (invoice S + B)	Managed support - Maintain (Monthly billing for April) \$1479.50. Agreement – Cloud back up (Monthly billing for April) \$180.68 Office365 Licenses – Monthly Billing for April \$ 723.88	2384.06
EFT5477	15/04/2021	Water Corporation	Water Charges for 36 Angove Street - 26.01.2021 - 23.03.2021	60.62
EFT5478	15/04/2021	Telstra Corporation Limited	Phone Usage (Admin, Co-Location and Woodlands Centre) - 20.03.2021 - 19.04.2021 \$702.48 Home Bundles for Mow and EA 26.02.2021 – 25.03.2021. \$233 Telstra 4GXWifi Plus – for Peter Fitchat – 04.04.2021 – 03.05.2021 \$29	954.48
EFT5479	21/04/2021	ZircoDATA Pty Ltd	Storage of Registers (26.02.2021 - 25.03.2021)	160.24
EFT5480	21/04/2021	Bonza Constructions Pty Ltd	Demolition/salvage of Old Tennis Clubrooms - \$3405.60 Paint North side of garden bed at Admin Office – \$811.80 Travel to Eucla to inspect and plan various works to be completed at Eucla Hall \$2222	6439.40
EFT5481	21/04/2021	Bunnings Warehouse Kalgoorlie	10 x Mulch Richgro 40L pine bark, 1 x Acid Hydrochloric Bondall 5L	97.83
EFT5482	21/04/2021	Laurene Bonza	Claim (Council Meeting - 17.04.2021), IB Session - 08.04.2021	472.00
EFT5483	21/04/2021	Curtain Villa	Temporary curtains for 13 Robert Street	417.00
EFT5484	21/04/2021	Dundas Fencing & Building Maintenance	Pump septic tanks at Phoenix Park, Council disposal fees, DEC Waste Tracking Levy, remove tree roots from septic tank and clear blocked drain – \$1009.25. Pump out dump point at Welcome Park, Council disposal fee and DEC Waste Tracking Levy - \$721.05	1730.30
EFT5485	21/04/2021	FULL MOON CAFE	Catering for Woodlands Opening 26th March 2021	800.00
EFT5486	21/04/2021	Threat Protect	Alarm Monitoring (Admin Building) \$234.75 Alarm monitoring – Quarterly (Norseman Youth Centre) \$111 Alarm Monitoring (Laundromat) \$115.50	461.25
EFT5487	21/04/2021	Reynolds Graphics (1993) Pty Ltd	Hosting for May 2020 to April 2021 of Website - Old Norseman VC website	209.00
EFT5488	21/04/2021	John Edward Patrick Hogan	Claim (Council Meeting - 17.4.2021)	208.00
EFT5489	21/04/2021	Kulbardi Hill Consulting	Variation to Original Contract: wide range of additional signs and structures, agreed cost over runs for Woodlands Centre interpretation element project.	20526.00

EFT5490	21/04/2021	Kilima (WA) Pty Ltd	Rent for the month April 2021 - 81 Robert Street	220.00
EFT5491	21/04/2021	Katherine Hayes (Trading as Wayward Nation)	Digital file supplied to client, overall document, and layout, financial graphs & charts etc, front & back cover design.	600.60
EFT5492	21/04/2021	Landgate	SLIP Subscription Services Annual Charge \$2647.80 Gross rental valuation chargeable schedule no. G2020/9 Dated 19.09.2020 – 30.10.2020 \$358.99. Mining tenement chargeable Schedule M2020/11 Dated 17.10.2020 – 16.11.2020 \$65.60. Mining Tenement Chargeable – Schedule M2020/12, Date 17.11.2020 \$98.40	3170.79
EFT5493	21/04/2021	Megaphones	Re-Programming Telephone System as required Software Installation to SAO Computer Plus Labour & Travel	930.00
EFT5494	21/04/2021	Moore Australia (WA) Pty Ltd	Compilation of monthly statement of financial activity for January 2021 & February 2021 including EOM, Rates. \$6710 2020 Annual Compliance audit return services, disbursements in relation to onsite visit 21/22 February \$8960.09	15670.09
EFT5495	21/04/2021	Marketforce	Advertising - Change of Council Meeting Dates, Location and Times (Kalgoorlie Miner 19/03/2021)	462.64
EFT5496	21/04/2021	Golden Flame Nominees Pty Ltd	Catering food and drinks for the GVROC 25th March 2021	400.00
EFT5497	21/04/2021	Norseman Concrete	Supply concrete for Dodd House, Woodlands Centre & footpath - 16.02.2021 - 25.02.2021 \$15581.50 Supply Concrete for Dodd House, Woodlands Centre & Footpath 26.02.2021 \$2435.40	18016.90
EFT5498	21/04/2021	Norseman Community Resource Centre	Printing of the Norseman Today Vol39 N3 (300 Colour Copies) \$1800 Printing of the Norseman Today Vol39 No2 (300 copies) B/W \$900.	2700.00
EFT5499	21/04/2021	O'Dwyer Electrical	First trip: disconnect power points and data points for builder to complete works, second trip: fit off power points and data points, upgrade circuit breaker on power points to RCD safety switch protection, install emergency light for Shire Building.	3410.00
EFT5500	21/04/2021	RGSMW PTY LTD T/AS PACK & SEND EAST PERTH	Freight – Jaybro \$2033.86 Freight Woodlands Centre \$1883.98	3917.84
EFT5501	21/04/2021	Valma Joy Schultz	Claim (Council Meeting - 17.04.2021)	208.00
EFT5502	21/04/2021	T Stewarts Engineering	Cut & Drill stainless RHS supplied (approx. 240 holes) +labour travel charges for Eucla Town Hall Safety handrails.	929.50
EFT5503	21/04/2021	Veronica Wyatt	Claim (Council Meeting - 17.4.2021), IB Session - 08.04.2021	312.00
EFT5504	21/04/2021	Sharon Warner	Claim (Council Meeting - 17.04.2021), IB Session - 8.04.2021	312.00
EFT5505	21/04/2021	Sharon Warner	Standby Pool Manager - 21.03.2021 - 09.04.2021	2775.00

EFT5506	23/04/2021	Telstra Corporation Limited	Mobile Phones Usage for Staff, Cameras & Tablets (17.04.2021 - 16.05.2021) \$1542.78 Admin ADSL, Youth, Doctor, and Depot Usage \$186.87 Mobile Phone Usage – for Staff, Cameras & Tablets (17.04.2021 -16.05.2021) \$1542.78	2179.66
EFT5507	23/04/2021	DYENAMIC SUBLIMATION WA PTY LTD	Shire of Dundas Staff Shirts - 50% Payable on 23.04.2021	1694.00
EFT5508	23/04/2021	Norseman Community Resource Centre	Security Safety Card for Woodlands Centre Officer	402.60
EFT5509	23/04/2021	Valma Joy Schultz	Travel fee - Drive to Eucla and Return for Council Meeting 17.04.2021	1403.96
EFT5510	30/04/2021	Eucla Motor Hotel	Breakfast for Councillors & 47.92 ltrs Unleaded fuel for Pania's Vehicle. \$136.12 1x night accommodation for Councillors, CEO & President (16 April), 2x nights' accommodation for (CEO & President 16 & 17 April), Catering Community BBQ. \$2070	2206.12
EFT5511	30/04/2021	Australia Post	Postage (March 2021)	121.18
EFT5512	30/04/2021	BP Norseman	Diesel and Unleaded Charges for March 2021	2124.16
EFT5513	30/04/2021	Bonza Constructions Pty Ltd	Replace CEO door locks at 82 Angove Street	196.69
EFT5514	30/04/2021	Shire of Dundas Municipal Fund	Payroll deductions	360.00
EFT5515	30/04/2021	Future Security Solutions Pty Ltd	Alarm Monitoring (81 Robert Street)	150.15
EFT5516	30/04/2021	FULL MOON CAFE	Catering for IB Meeting	250.00
EFT5517	30/04/2021	THE FUTURES GROUP PTY LTD	Investigation of Conduct, preparation of interview questions, discussion of DoT investigator, Interviews of Ms Stewart, and Mr Fitchat & Drafting investigation report.	2798.13
EFT5518	30/04/2021	Goldfields Locksmiths	Audit for a Master Key System at 124 Prinsep Street	660.00
EFT5519	30/04/2021	Glen Flood Group Pty Ltd T/A GFG Consulting	Aquatic Facility and Airport Facility Concept Development - Site Visit/Scope Documentation	1452.00
EFT5520	30/04/2021	Goldfields Records Storage	14 x New Box/In Registration, 22 x archive box, 22 x handle box out - pull - February 2021 \$405.02 1 x 240 Ltr Bin Destruction – January 2021 \$107.25	512.27
EFT5521	30/04/2021	Horizon Power	Power charges for 1/1 Mildura Street - 13.02.2021 - 14.04.2021 \$1346.33 Tourist RA Toilets – \$280.75 Woodlands Centre - 13.02.2021 - 14.04.2021 \$1091.99 Old Visitor Centre 13.02.2021 - 14.04.2021 \$225.92 81 Robert Street - 13.02.2021 - 14.04.2021 \$ 215.90 55 Prinsep Street - \$13.02.2021 - 14.04.2021 \$720.56	3881.45
EFT5522	30/04/2021	Jason Signmakers	1 x ACM sign, 4 x illegal dumping sign, 1 x This Facility is Closed sign.	1469.74
EFT5523	30/04/2021	Golden Flame Nominees Pty Ltd	Meals and drinks for Woodlands Centre Opening 26.03.2021 & GVROC - 25.03.2021 \$293.10. Catering for Sun Downer 26 th March 2021 (20 x Small Pizzas). \$280	573.10

EFT5524	30/04/2021	Norseman Today Group Inc	ADVERTISING - Business foundation workshop, Photo Comp & Woodlands Centre Opening	440.00
EFT5525	30/04/2021	Norseman Concrete	Fee for mobilisation and demobilising Eucla Project.RR-26	39999.97
EFT5526	30/04/2021	Navman Wireless Australia Pty Ltd	Monthly satellite service (05.04.2021 - 04.05.2021)	65.89
EFT5527	30/04/2021	OFFICE OF THE AUDITOR GENERAL	Fee for the attest audit of the Shire of Dundas for the Year ended 30 June 2020	23320.00
EFT5528	30/04/2021	Plant Force Investment Pty Ltd T	Various Plants for Woodlands Centre	1308.45
EFT5529	30/04/2021	THE RAILWAY MOTEL AND WOODLANDS GUESTHOUSE	Cancellation Fee for Rasa Patupis on 15 April 2021	40.00
EFT5530	30/04/2021	Sigma Companies Group Pty Ltd	4 x Sigma Long term Algae Winteriser 20 L Blk Lid, 1 x Pallet Skid	346.50
EFT5531	30/04/2021	South Coast Foodservice	10 x gloves, 80 x Garbage bag, 6 x toilet roll, 6 x toilet tissue, 1 x fork napkin, 6 x Aussie care towel.	1844.11
EFT5532	30/04/2021	Safemaster Safety Products Pty Ltd	21m SAFEMASTER permanent aluminium levelled walkway system fixed to louvre roof structure. Includes all fittings and fixings.	46508.00
EFT5533	30/04/2021	Stabilisation Technology Pty Ltd	Soil testing and Engineering report + Travel Charges for Norseman Airstrip	2154.90
EFT5534	30/04/2021	Toll Transport Pty Ltd	Freight - Pathwest	14.84
EFT5535	30/04/2021	Winc Australia Pty Ltd	Various Stationary items for Admin – \$106.58 1 x pack cotton gloves (12), 4 x 500 g boxes rubber bands \$17.08 Various Stationary items for Admin \$194.98	318.64
6500	06/04/2021	Bank Fees	Centrepay Fees – A629, A771, A698	2.97
6512	08/04/2021	Pania Turner	Various Construction Adhesive for the Woodlands Centre	253.40
6516	12/04/2021	Bank Fees	Centrepay Fees (Helen Moir rent, A525)	1.98
PAY	13/04/2021	Payroll	Payroll Direct Debt of Net Pays	51211.47
6521	15/04/2021	Pania Turner and Margaret McEwan	Meals and Incidentals for (Eucla Council Meeting)	370.90
6522	15/04/2021	Steven Dachs	Electricity reimbursement	35.00
6531	19/04/2021	Bank Fees	Centrepay Fees (A771)	0.99
6533	20/04/2021	Bank Fees	Centrepay Fees (A698)	0.99
6539	23/04/2021	Akolade Pty Ltd	Youth training for Margaret Invoice 4097	2088.90
6540	23/04/2021	J Hodges and Margaret McEwan	Various cleaning agent, attending national homeless forum.	711.06
6542	26/04/2021	Bank Fees	Centrepay Fees (Helen Moir rent, A525)	1.98
PAY	27/04/2021	Payroll	Payroll Direct Debt of Net Pays	52698.27
				\$441,175.56

Municipal Account Direct Debts

	Date	Name	Description	Amount
6500	01/04/2021	ANZ	Merchant Fees	144.60
6510	07/04/2021	ANZ	BPAY Transaction Fee	18.98
6519	14/04/2021	3E Advantage Pty Limited	CRC photocopier, Shire photocopier & Printer meter readings – 01.03.2021 – 31.03.2021	2796.67
DD10671	07/04/2021	SuperChoice	Superannuation – 17.03.2021 – 30.03.2021	15960.03
DD10693	15/04/2021	SuperChoice	Superannuation – 31.03.2021 – 13.04.2021	13566.52
				\$32,486.80

Municipal Account Credit Cards

Chq/EFT	Date	Name	Description	Amount
6523	18/03/2021	Chief Executive Officer	ANZ Credit Card Purchases 22.02/2021 – 21/03/2021	5803.82
	22/02/2021	Sheldon Paint & PA Esperance	Insurance Excess – Holden Trailazer REGO #1DS	3000.00
	23/02/2021	Kmart Kalgoorlie	Assorted items for Norseman Races	60.50
	23/02/2021	WA Hotel West Perth	COVID – 19 Hygiene Course for Adena McEwan	18.22
	23/02/2021	Bunnings Kalgoorlie	For Woodlands Centre – Receipt not supplied.	50.91
	24/02/2021	Ebay	Dinosaur costumes for races	662.67
	27/02/2021	Doodly	Monthly Subscription	92.37
	01/03/2021	LinkedIn	Monthly Subscription	39.99
	04/03/2021	MYOB	Monthly Subscription	109.00
	05/03/2021	Booking.com	Accommodation for M. McEwan 26.04.2021 – 30.04.2021	639.00
	05/03/2021	WA Hotel West Perth	COVID – 19 Hygiene Course for Emelia Brydon	18.22
	11/03/2021	Australia Post	CRC Post Box Renewal	330.00
	12/03/2021	Adobe Acropro	Monthly Subscription	25.74
	15/03/2021	RIMPA VARISTY LAKES	Corporate Membership	642.60
	15/03/2021	NESPRESSO	Coffee Pods for Admin Machines	114.60
				5,803.82

Summary of Account Totals

Trust EFT's / Cheques	0.00
Municipal Cheques	0.00
Municipal EFT's	441,175.56
Municipal Direct Debit's	\$32,486.80
Municipal Credit Card's	5,803.82
Grand Total for April 2021	\$479,466.18

Voting Requirements

Simple Majority

Officer Recommendation

That the Shire of Dundas monthly accounts paid from 01/04/2021 to 30/04/2021 be noted.

Moved: Cr.

Seconded: Cr.

Resolution

Carried by: Simple Majority

For:

Against:

Agenda Reference & Subject	
10.4.3 – Financial Statements for the Period Ending 30th April 2021	
Location / Address	Shire of Dundas
File Reference	FM.FI
Author	Moore Australia
Date of Report	11 th May 2021
Disclosure of Interest	Nil

Voting Requirements

Simple Majority

Officer Recommendation

That the Shire of Dundas Financial Statements for the period ending 30th April 2021 be accepted.

Moved: Cr.
Seconded: Cr.

Resolution

Carried by: Simple Majority

For:

Against:

Agenda Reference & Subject	
10.4.4 – CRC Management Report & Financial Statements to 30 th April 2021	
Location / Address	Shire of Dundas
File Reference	CS.SP.8
Author	CRC Manager & Accounts Payable Officer
Date of Report	1 st April 2021
Disclosure of Interest	Nil



**Management Report & Monthly Statement of Financial Activity
For the period ending 30th April 2021**

Officer Recommendation

That the Norseman Community Resource Centre Management Report and Financial Statements for the period ending 30th April 2021 be accepted.

Moved: Cr.
Seconded: Cr.

Resolution

Carried by: Simple Majority

For:

Against:

Agenda Reference & Subject	
10.4.5 – Officers Reports	
Location / Address	Shire of Dundas
File Reference	CM.PL.1
Author	Chief Executive Officer – Peter Fitchat
Date of Report	13 th May 2021
Disclosure of Interest	Nil

Summary

For Council to note the reports received from the Manager of Works and Services, Manager of Community Development, 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, and the Visitors
Administration Services Officer

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, 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	
10.4.6 – Community Consultation Framework and Commencement of Community Consultation	
Location / Address	Shire of Dundas
File Reference	CR.CC.1
Author	Community Development Manager - Pania Turner
Date of Report	13 th May 2021
Disclosure of Interest	Financial

Summary

In preparation for the development of the Shire of Dundas Strategic Community Plan the Community Consultation Framework has been developed to inform the consultation process to begin in July. The framework is being presented to Council for its review and approval.

Background

The Shire has a Community Consultation and Engagement policy which guides the way the Shire conducts consultation. This policy along with the requirements of the Strategic Community Plan have informed the activities and process within Community Consultation Framework.

Statutory Environment

Local Government Act 1995

Policy Implications

C.9 Community Consultation and Engagement Policy

Financial Implications

The 2020 -2021 Budget has an allocation for Community Consultation.

The 2021/22 Budget will have an allocation for the Shire of Dundas Strategic Community Plan, which will include consultation costs. The budget will be presented to Council for adoption at the July Ordinary meeting of Council.

Strategic Implications

Strategic Community Plan

Theme 1 *A strong, healthy, educated and connected Community that is actively engaged and involved.*

1.3 Engagement of Community: That the Community are engaged in constructive activities that encourage social and Community development.

Consultation

Shire of Dundas Elected Members
Shire of Dundas CEO
Shire of Dundas Senior Officers

Comment

Recognising that people engage in different ways it is important that consultation is conducted in an inclusive and accessible manner that provides opportunity for all community members and stakeholders to have input whenever practical and achievable.

Voting Requirements

Simple Majority

Officer Recommendation

1. That the Shire of Dundas Council approve the Community Consultation Framework as the guiding document for community consultation in the development of the Strategic Community Plan, and
2. approve the commencement of community consultation in July 2021.

Moved Cr:
Seconded Cr:

Resolution

Carried by: Simple Majority

For:

Against

Agenda Reference & Subject	
10.4.7 – Community Grant Application Norseman Men’s Shed	
Location / Address	Shire of Dundas
File Reference	GS.PR.20/21
Author	Community Development Manager - Pania Turner
Date of Report	13 th May 2021
Disclosure of Interest	Financial

Summary

That the Shire of Dundas Council review the Community Grant Application submitted by the Norseman Men’s Shed Association to support the Men’s Shed in implementing a Containers for Change program in Norseman.

Background

The Norseman Men’s Shed is a not for profit organisation, with the goal of improving the mental health and wellbeing of men in the community.

The Norseman Men’s Shed Association have become a Registered Point Operator in the Containers for Change scheme with the goals of:

- Educating the public to be environmentally aware.
- Encouraging the public to be environmentally responsible when disposing of containers.
- Decrease litter in the Norseman townsite and surrounds.

Statutory Environment

Nil

Policy Implications

C.5 Community Grants Program

Financial Implications

The 2019/20 Budget has an allocation for Community Grant applications.

Strategic Implications

Strategic Community Plan

Theme 1 *A strong, healthy, educated and connected Community that is actively engaged and involved.*

1.3 Engagement of Community: That the Community are engaged in constructive activities that encourage social and Community development.

Theme 3 *A protected and enhanced environment that is aesthetically pleasing and provides benefits for the Community.*

Consultation

Norseman Men's Shed President

Shire of Dundas CEO

Comment

There is currently no community Registered Point Operator in the Containers for Change scheme in Norseman. An established RPO makes it easier for residents to participate in the program.

It is noted that the application indicates the expenditure has already occurred and the Norseman Men's Shed is looking to recoup some of the costs of the establishing the program

Voting Requirements

Simple Majority

Officer Recommendation

1. That the Shire of Dundas Council approve the Community Grant Application to the amount of \$_____.
2. Where the Grant application is successful signage acknowledging the Shire of Dundas support, as per the Community Grant guidelines will be displayed at the collection point.

Moved Cr:

Seconded Cr:

Resolution

Carried by: Simple 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****13. Next Meeting**

The next Ordinary Meeting of the Council is scheduled to be held on the 15th June 2021.

14. Closure of Meeting

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