

Shire of Goomalling



COUNCIL MEETING MINUTES

June 2020

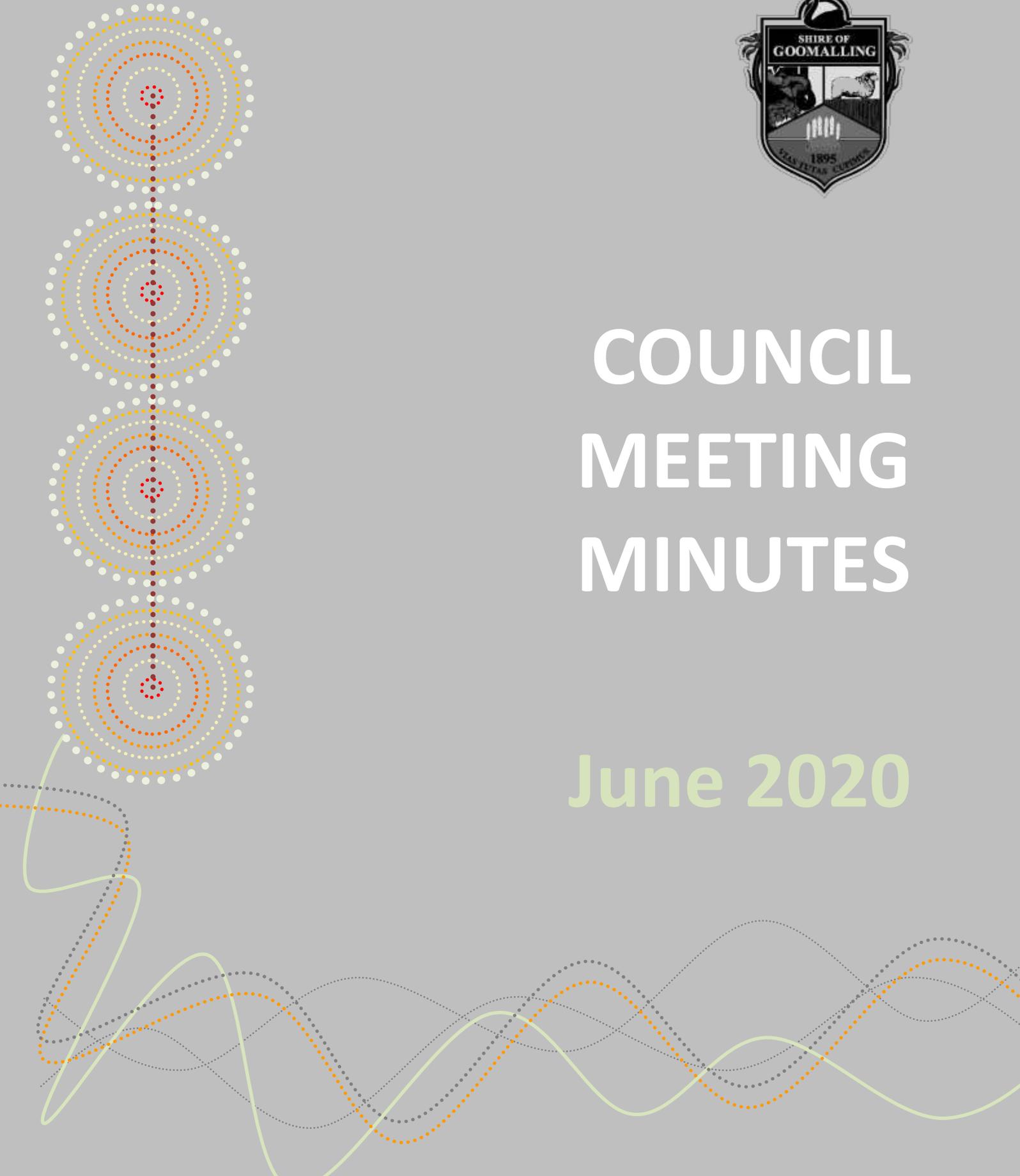




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NYOONGAR ACKNOWLEDGEMENT

We acknowledge this land that we meet on today is part of the traditional lands of the Nyoongar people and that we respect their spiritual relationship with their country. We also acknowledge the Nyoongar Ballardong people as the custodians of the greater Goomalling/Koomal area and that their cultural and heritage beliefs are still important to the living Nyoongar Ballardong people today.

NOTICE OF MEETING

Meeting No. 5 of 2020 of the Shire of Goomalling Council to be held in the Council Chambers, Administration Office, 32 Quinlan Street, Goomalling on Wednesday, 17 June 2020 beginning at 4.32 pm.

1. DECLARATION OF OPENING & ANNOUNCEMENT OF VISITORS

The Shire President declared the meeting opened at 4.32 pm

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

2.1. Attendance

Council	President & Chairperson	Cr Barry Haywood
	Councillor	Cr Christine Barratt
	Councillor	Cr Casey Butt
	Councillor	Cr Julie Chester
	Councillor	Cr Rodney Sheen
	Councillor	Cr Roland Van Gelderen
	Councillor	Cr Brendon Wilkes
Administration	Finance Manager	Miss Natalie Bird
	Works Manager	Mr David Long

2.2. Apologies

Apologies were received from the Chief Executive Officer, Mr Peter Bentley for non attendance at today's meeting.

2.3. Approved Leave of Absence

3. DECLARATION OF:

- FINANCIAL INTEREST
- MEMBERS IMPARTIALITY INTEREST: 11.3 - Cr Van Gelderen – Member of Lions Club
- PROXIMITY INTEREST

4. PUBLIC QUESTION TIME

5. APPLICATION FROM MEMBERS FOR LEAVE OF ABSENCE



6. CONFIRMATION AND RECEIVING OF MINUTES & BUSINESS ARISING

6.1 Ordinary Meeting of Council held Wednesday 20 May 2020

206. RESOLUTION

Moved Cr Van Gelderen, seconded Cr Wilkes

that the minutes of the Ordinary Meeting of Council held on Wednesday 20 May 2020, be confirmed as a true and correct record of proceedings.

CARRIED 7/0
By Simple Majority

7. ANNOUNCEMENTS BY THE PRESIDING PERSON WITHOUT DISCUSSION

- Cr Haywood attended an AROC meeting on Monday 15 June 2020
- Cr Haywood, Cr Chester, Cr Sheen, Cr Wilkes, Cr Van Gelderen & Cr Barratt attended a meeting with Mia Davies and Shane Love National Party

8. PETITIONS/DEPUTATIONS/PRESENTATIONS/SUBMISSIONS

Nil

9. OFFICERS' REPORTS

9.1 SCHEDULE OF ACCOUNTS PAID 1 APRIL TO 31 MAY 2020

DATE:	9 June 2020
SUBJECT:	Schedule of Accounts Paid
PROPONENT:	N/A
LOCATION:	Whole of the Shire
AUTHOR:	Christine Schorer – Accounts Payable
REPORTING OFFICER:	Natalie Bird – Finance Manager
FILE NO:	N/A
ASSESSMENT NO:	N/A

FUND VOUCHERS AMOUNT

EFT 2154-2215	\$1,247,140.29
Direct Debits 8396-8402	\$86,392.52
Cheques 15145-15151	\$11,847.74
Payroll 6259, 6275, 6275	\$143,248.00
Super DD12500, DD12522, DD12553	\$30,517.56
TOTAL	\$1,519,146.11



ATTACHMENTS

- Schedule of Accounts Paid May 2020
- Corporate Credit Card Statements April 2020

VOTING REQUIREMENT

Simple Majority

OFFICER COMMENTS

EFT 2169 Konnongorring Goomalling CWA \$348.00 replaces cancelled cheque 15063 (21/11/19)
EFT 2204 Colas WA \$14,625.60 replaces cancelled cheque 15136 (8/4/20)

RECOMMENDATION

That vouchers from the Municipal Fund and Trust Fund as detailed, be approved by Council:

EFT 2154-2215	\$1,247,140.29
Direct Debits 8396-8402	\$86,392.52
Cheques 15145-15151	\$11,847.74
Payroll 6259, 6275, 6275	\$143,248.00
Super DD12500, DD12522, DD12553	\$30,517.56
<i>TOTAL</i>	\$1,519,146.11

207. RESOLUTION (Officer Recommendation)

Moved Cr Van Gelderen, seconded Cr Wilkes

That vouchers from the Municipal Fund and Trust Fund as detailed, be approved by Council:

EFT 2154-2215	\$1,247,140.29
Direct Debits 8396-8402	\$86,392.52
Cheques 15145-15151	\$11,847.74
Payroll 6259, 6275, 6275	\$143,248.00
Super DD12500, DD12522, DD12553	\$30,517.56
<i>TOTAL</i>	\$1,519,146.11

**CARRIED 7/0
By Simple Majority**



9.2 FINANCIAL REPORT FOR MAY 2020

DATE:	10 June 2020
SUBJECT:	Monthly Financial Report
PROPONENT:	N/A
LOCATION:	Whole of the Shire
AUTHOR:	Natalie Bird – Finance Manager
REPORTING OFFICER:	Natalie Bird – Finance Manager
FILE NO:	N/A
ASSESSMENT NO:	N/A

PURPOSE

In accordance with the Local Government (Financial Management) Regulations 1996, to follow is the presentation of the Monthly Financial Reports to Council.

BACKGROUND

Monthly Financial Reports are to be presented to Council and are to be received by Council resolution.

STATUTORY IMPLICATIONS

Local Government Act 1995 – Section 6.4

Local Government (Financial Management) Regulations 1996 – Clause 34 and 35

POLICY IMPLICATIONS

No specific policy regarding this matter.

FINANCIAL IMPLICATIONS

Ongoing management of Council funds

STRATEGIC IMPLICATIONS

4.1.4 Provide reporting processes in transparent, accountable and timely manner.

ATTACHMENTS

Monthly Financial Report to 31 May 2020

VOTING REQUIREMENT

Simple Majority

RECOMMENDATION

That the following Monthly Financial Report be received by Council:

- Monthly Financial Report to 31 May 2020

208. RESOLUTION (Officer Recommendation)

Moved Cr Barratt, seconded Cr Wilkes

That the following Monthly Financial Report be received by Council:

- **Monthly Financial Report to 31 May 2020**

CARRIED 7/0
By Simple Majority



9.3 PLANNING CONSENT – 2 X 20FT SHIPPING CONTAINERS - LOT 159 HIGH ST, GOOMALLING

DATE:	9 June 2020
SUBJECT:	2 X 20ft shipping containers
PROPONENT:	Bernie Hush
LOCATION:	Lot 159 (No.9) High St, Goomalling
AUTHOR:	Hugo de Vos – Contract Planner
REPORTING OFFICER:	Peter Bentley – Chief Executive Officer
FILE NO:	176
ASSESSMENT NO:	A167

PURPOSE

To consider a proposal to place two (2) 20ft shipping containers on Lot 159 (No. 9) High Street in Goomalling.

BACKGROUND

The Shire of Goomalling has received an application for development approval to place two (2) 20ft shipping containers on Lot 159 (No. 9) High Street in Goomalling. The applicant has proposed a three (3) year time limit for their placement.

The property is zoned ‘Residential 1’ under the Shire’s Local Planning Scheme No. 3.

STATUTORY IMPLICATIONS

Planning and Development Act 2005
Shire of Goomalling Local Planning Scheme No. 3

POLICY IMPLICATIONS

The Shire of Goomalling’s ‘Placement of sea containers on land within the Shire of Goomalling’ policy under section 3:

“In determining applications for the placement of sea containers, Council shall have regard to the following designation of use symbols and prohibitions for certain zones and Reserve land in townships of the Shire of, Goomalling made in accordance with Shire of Goomalling Town Planning Scheme No. 1 –

<i>Residential 1</i>	<i>Prohibited</i>
<i>Residential 2</i>	<i>Prohibited</i>
<i>Tourist zone</i>	<i>“PS”</i>
<i>Hotel zone</i>	<i>“PS”</i>
<i>Shop zone</i>	<i>Prohibited</i>
<i>Office zone</i>	<i>Prohibited</i>
<i>Showroom zone</i>	<i>“PS”</i>
<i>Light Industry zone</i>	<i>“P”</i>
<i>General Industry zone</i>	<i>“P”</i>
<i>Civic and Cultural zone</i>	<i>“PS”</i>
<i>Reserve Land</i>	<i>“PS”</i>



Whilst the policy still references the Town Planning Scheme No. 1, it was last reviewed in May 2015 by which time the current Scheme was in force. It is recommended that a future review of the policy rectifies this to accurately reference the current Scheme.

Notwithstanding the above, the main issue identified is that the proposed development is prohibited in the Residential 1 zone. Generally, the reasoning behind this is for reasons of potential impact on the amenity of an area. As such there is a specific clause in the policy which states:

“As sea containers and other similar structures may have an adverse effect on the visual amenity of an area, their location in Residential, Shop or Office zones will not be supported unless the structure is for temporary building site works,”

However, the policy also states:

“The Council may vary the requirements of this policy, where it is considered that full compliance with the policy is impractical or such variation is warranted in the circumstances of the case.”

FINANCIAL IMPLICATIONS

Planning fee of \$147.00 to be paid by applicant.

STRATEGIC IMPLICATIONS

Strategic Community Plan 2019

Objective 3.1 – Enhance the health and integrity of the natural environment

Strategy 3.1.5 – Encourage the use of recycled materials and create a zero-waste culture amongst the community

Shipping containers are an abundant and cost-effective, recycled storage solution and are particularly relevant in tougher economic climates – such as the one afflicting the State currently.

ATTACHMENTS

A copy of the correspondence from the Applicant as well as the plans supplied are attached.

OFFICER COMMENT

The applicant has provided that the shipping containers are temporary and that they will be used for the storage of his various motorcycles and other miscellaneous tools.

The applicant has been provided written advice about the limitations contained in the policy and has provided the following submission:



Hi Hugo

I have asked GROH in Northam to build me a large 6x6 shed for me. I was told it is being processed. I guessed if once approved by GROH and Shire, I can allow the builder to secure building material in the sea container on site.

My primary application is, I am a motorcycles & 4wd enthusiastic owning 4x motorcycles, 2x 4WD and expensive tools and parts. These items need securing with something better as a small garden shed is not practical.

I am heavily involved in road safety without these items with me. My plan is to stay in Goomalling between 2-5 years.

If approved, I will remove the (red coloured) sea container when I transfer elsewhere.

*Kind Regards
Bernie Hush*

At this stage, the author of this report is not aware of any application for an outbuilding at Lot 159 High St from Government Regional Officer Housing (GROH) existing.

The property has been observed (through desktop survey) to have a solid 1.8m boundary fence. Thus any structures are generally obscured from the street.

The applicant is indicating he wishes to have a 3-year temporary approval.

Given the two points above, it is unlikely that there are any significant impacts on the amenity and, were there to be so, it is adequately controlled through a time-limited approval.

Adjoining Landowners have been advised in writing of the proposed development and given the opportunity to comment. No submissions were received by the closing date 29 May 2020.

VOTING REQUIREMENT

Simple Majority

RECOMMENDATION

That the Council:

Grant development approval for the temporary placement of two (2) 20ft shipping containers on Lot 159 (No. 9) High Street in Goomalling, subject to the following conditions:

1. The development hereby permitted must substantially commence within two years from the date of this decision letter.
2. The development hereby permitted taking place in accordance with the approved plans submitted with the application.
3. The shipping containers are only granted a three (3) year development approval after which they must be removed off the property at the applicant/landowners' cost – to the satisfaction of the Shire of Goomalling.



209. RESOLUTION (Officer Recommendation)

Moved Cr Van Gelderen, seconded Cr Barratt

That the Council:

Grant development approval for the temporary placement of two (2) 20ft shipping containers on Lot 159 (No. 9) High Street in Goomalling, subject to the following conditions:

- 1. The development hereby permitted must substantially commence within two years from the date of this decision letter.**
- 2. The development hereby permitted taking place in accordance with the approved plans submitted with the application.**
- 3. The shipping containers are only granted a three (3) year development approval after which they must be removed off the property at the applicant/landowners' cost – to the satisfaction of the Shire of Goomalling.**

CARRIED 7/0
By Simple Majority



9.4 PLANNING CONSENT – OUTBUILDING - LOT 3 (NO. 2218) NORTHAM-PITHARA RD, CUNJARDINE

DATE:	29 May 2020
SUBJECT:	Outbuilding
PROPONENT:	Jarrold Street - J&A Building Pty Ltd
LOCATION:	Lot 3 (No.2218) Northam Pithara Road, Cunjardine
AUTHOR:	Hugo de Vos – Contract Planner
REPORTING OFFICER:	Peter Bentley – Chief Executive Officer
FILE NO:	176
ASSESSMENT NO:	A621

PURPOSE

To consider a proposal to erect an outbuilding at Lot 3 (No.2218) Northam Pithara Road, Cunjardine.

BACKGROUND

The Shire of Goomalling has received an application for development approval to erect a 7.5m x 7.5m outbuilding at Lot 3 (No.2218) Northam Pithara Road, Cunjardine.

The proposed outbuilding is to be located adjacent to the existing dwelling and meets the required setbacks for the Rural 3 zone.

STATUTORY IMPLICATIONS

Planning and Development Act 2005

Planning and Development (Local Planning Schemes) Regulations 2015

Shire of Goomalling Local Planning Scheme No. 3

POLICY IMPLICATIONS

There is no specific policy relating to this matter.

FINANCIAL IMPLICATIONS

Planning fee to be paid by applicant.

STRATEGIC IMPLICATIONS

This matter is not directly dealt with within the Community Strategic Plan

ATTACHMENTS

A copy of the site plan, map and elevations supplied with the application is attached.

OFFICER COMMENT

In accordance with clause 3.5.6(e) of the Shire of Goomalling Local Planning Scheme No. 3, it is required that planning approval be obtained for all buildings including a residence and assess such applications to ensure minimal intrusion onto the rural landscape and the amenity of adjoining properties.

The proposed outbuilding is setback from the boundary and shielded by the existing dwelling and represents no impact on the amenity. It is recommended that this development be approved subject to conditions.



VOTING REQUIREMENT

Simple Majority.

RECOMMENDATION

That Council:

Grant development approval for the construction of an outbuilding at Lot 3 (No. 2218) Northam-Pithara Road in Cunjardine, subject to the following conditions:

1. The development hereby permitted must substantially commence within two years from the date of this decision letter.
2. The development hereby permitted taking place in accordance with the approved plans submitted with the application.

210. RESOLUTION (Officer Recommendation)

Moved Cr Van Gelderen, seconded Cr Wilkes

That the Council:

Grant development approval for the construction of an outbuilding at Lot 3 (No. 2218) Northam-Pithara Road in Cunjardine, subject to the following conditions:

- 1. The development hereby permitted must substantially commence within two years from the date of this decision letter.**
- 2. The development hereby permitted taking place in accordance with the approved plans submitted with the application.**

**CARRIED 7/0
By Simple Majority**



9.5 ADOPTION OF THE FINANCIAL HARDSHIP AND DEBT RECOVERY POLICY

DATE:	11 June 2020
PROPONENT:	Shire of Goomalling
LOCATION:	Whole of Shire
SUBJECT:	Financial Hardship and Debt Recovery Policy
AUTHOR:	Trudi Manera – Finance Officer
REPORTING OFFICER:	Peter Bentley – Chief Executive Officer
FILE NO:	132
ASSESSMENT NO:	N/A

PURPOSE

This Financial Hardship and Debt Recovery Policy outlines how the Shire of Goomalling will assist customers who cannot pay amounts owing (“debtors”) to Council by the due date.

Our policy applies to rates debtors and general debtors. Residential tenants who have agreed with the land owner to receive a rate notice are also covered by this policy.

The Shire of Goomalling is committed to working with debtors to find an appropriate payment solution that works for both parties. The Shire of Goomalling understands that it can be difficult to ask for support, and will treat debtors with sensitivity, respect and confidentiality.

BACKGROUND

The development of a financial hardship and debt recovery policy has been prepared to provide guidance to Council in managing the process of debt recovery for rates and other debts, and to manage the assessment and treatment of financial hardship applications.

The Western Australian Local Government Association (WALGA) has requested that Councils prepare and adopt a financial hardship policy for the duration of the COVID-19 crisis. This policy, while brought forward as a result of the ongoing crisis, is considered valuable and is suggested to be an ongoing policy in order to assist when persons or businesses experience financial hardship.

The Council has currently delegated to the Chief Executive Officer the ability to: (a) Amend the rate record; (b) Make agreements as to how rates and service charges are paid; (c) Determine the due date for the payment of rates; (d) Recover rates and service charges through courts; (e) Recover rates and service charges via tenants rent; (f) Recover rates and service charges through the taking of possession of land.

STATUTORY IMPLICATIONS

Local Government Act 1995

POLICY IMPLICATIONS

Council has a need for a complete Financial Hardship and Debt Recovery Policy to work hand in hand with procedure 1.4 Debt recovery procedures. This policy is intended to supersede no 2.10 Financial Hardship.



FINANCIAL IMPLICATIONS

No direct financial implication will occur upon adoption of this policy. However, it is difficult to assess exactly how many ratepayers and debtors may experience financial hardship in the future. Payment plans will ensure all the potential rates and charges and other debts are collected. In cases of severe financial hardship, the waiver of interest and payment plan fees may result in a reduction of revenue to the Shire. The deferral of any rates and service charges to future financial years may result in the carry forward of a receivable in the Shire's budget. These however may be recovered from the property over time, during a future sale, or, through the mechanisms provided in the Local Government Act 1995.

STRATEGIC IMPLICATIONS

This matter is not directly dealt with within the Community Strategic Plan.

COMMENT

Council to adopt this policy for further inclusion into its policy manual.

ATTACHMENTS

Copy of the proposed policy

VOTING REQUIREMENT

Simple Majority

RECOMMENDATION

That the Council:

Adopt the proposed Financial Hardship and Debt Recovery policy as attached.

211. RESOLUTION (Officer Recommendation)

Moved Cr Chester, seconded Cr Van Gelderen

That the Council:

Adopt the proposed Financial Hardship and Debt Recovery policy as attached.

**CARRIED 7/0
By Simple Majority**



10. ELECTED MEMBERS MOTION OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

11. NEW BUSINESS OF AN URGENT NATURE AGREED TO BY RESOLUTION OF COUNCIL

212. RESOLUTION

Moved Cr Barratt, seconded Cr Van Gelderen that Council agree for the new business to be dealt with.

CARRIED 7/0
By Simple Majority

11.1 APPLICATION FOR DEVELOPMENT APPROVAL – PROPOSED CARPORT AND PATIO AT LOT 204 (#60) GOOMALLING-TOODYAY ROAD, GOOMALLING

DATE:	15 June 2020
SUBJECT:	Proposed car port and patio
PROPONENT:	Katie Chester
LOCATION:	Lot 204 Goomalling-Toodyay Road, Goomalling
AUTHOR:	Hugo de Vos – Contract Planner
REPORTING OFFICER:	Peter Bentley – Chief Executive Officer
FILE NO:	176
ASSESSMENT NO:	A1221

PURPOSE

For Council to consider granting development approval (planning approval) for a proposed carport and patio at Lot 204 (#60) Goomalling-Toodyay Road, Goomalling (the property).

BACKGROUND

The applicant, Ms Katie Chester, proposes to construct a a 6m long X 4m wide X 3.1m high carport and a 12m x 3m x 3m patio.

The patio is to be located behind the existing dwelling and the carport adjacent to the existing carport.

PUBLIC CONSULTATION

Given the location of the proposed carport and patio relative to the legal boundaries of the property, public consultation was not considered necessary.

PLANNING FRAMEWORK

Lot 204 Goomalling Toodyay Road in Goomalling is zoned Rural Residential under the Shire of Goomalling’s Town Planning Scheme No. 3.

There is currently no exemption for the requirement to apply for development approval for new development in the Rural Residential zone under the Shire’s town planning scheme.



STATUTORY IMPLICATIONS

Planning and Development Act 2005

Planning and Development (Local Planning Schemes) Regulations 2015

Shire of Goomalling Town Planning Scheme No. 3

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

The applicant has paid the statutory application fee.

STRATEGIC IMPLICATIONS

Nil

ATTACHMENTS

A copy of the plans submitted with the application is attached.

OFFICER COMMENT

Council's Administration supports the application for the following reasons:

The patio is well shielded from the street as it is located behind the existing building. Similarly the proposed carport is also set back a considerable distance from Goomalling Toodyay Rd at approximately 78m. This comfortably meets the 50m requirement under the Scheme.

VOTING REQUIREMENT

Simple Majority.

RECOMMENDATION

That Council grants development approval to Katie Chester for the construction of a patio and a carport at Lot 204 (#60) Goomalling-Toodyay Road, Goomalling, subject to the following conditions:

1. The development hereby permitted must substantially commence within two years from the date of this decision letter.
2. The development hereby permitted taking place in accordance with the approved plans.

Advice Notes:

- i. Prior to commencing any works in relation to this determination, the applicant is required to apply for, and have issued, a Building Permit under the *Building Act 2012*.
- ii. If the development the subject of this approval is not substantially commenced within a period of 2 years, or such other period as specified in the approval after the date of the determination, the approval shall lapse and be of no further effect.
- iii. If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.



213. RESOLUTION (Officer Recommendation)

Moved Cr Sheen, seconded Cr Van Gelderen

That Council grants development approval to Katie Chester for the construction of a patio and a carport at Lot 204 (#60) Goomalling-Toodyay Road, Goomalling, subject to the following conditions:

1. The development hereby permitted must substantially commence within two years from the date of this decision letter.
2. The development hereby permitted taking place in accordance with the approved plans.

Advice Notes:

- i. Prior to commencing any works in relation to this determination, the applicant is required to apply for, and have issued, a Building Permit under the *Building Act 2012*.
- ii. If the development the subject of this approval is not substantially commenced within a period of 2 years, or such other period as specified in the approval after the date of the determination, the approval shall lapse and be of no further effect.
- iii. If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.

**CARRIED 7/0
By Simple Majority**



11.2 APPLICATION FOR DEVELOPMENT APPROVAL – PROPOSED GARAGE/CARPORT AT LOT 56 (#34) GRANGE STREET, GOOMALLING

DATE:	15 June 2020
SUBJECT:	Proposed Outbuilding (garage/carport)
PROPONENT:	Barry Chattaway on behalf of Andrew Smith (landowner)
LOCATION:	Lot 56 (#34) Grange Street, Goomalling
AUTHOR:	Kobus Nieuwoudt – Contract Planner
REPORTING OFFICER:	Peter Bentley – Chief Executive Officer
FILE NO:	176
ASSESSMENT NO:	A1002

PURPOSE

For Council to consider granting development approval (planning approval) for a proposed garage/carport at Lot 56 (#34) Grange Street, Goomalling (the property).

BACKGROUND

The property is located approximately 600m south-west of the Shire’s Administration Centre and has frontage to both Grange Street (west) and Maher Street (east). A single house is located on the property – as is more clearly shown on the attached Location Plan. Primary access to the property is facilitated off Grange Street, and the house has been oriented to address Grange Street.

The applicant proposes to construct a 98m² (14m long X 7m wide X 2.7m high) outbuilding (garage/carport) located 26.75m off the northern boundary and approximately 62.5m from the Maher Street boundary. The proposed outbuilding will be clad in the product known as TRIMDEK COLORBOND®. Refer attached plans.

PUBLIC CONSULTATION

Given the location of the proposed outbuilding relative to the legal boundaries of the property, public consultation was not considered necessary.

PLANNING FRAMEWORK

Lot 56 (#34) Grange Street, Goomalling is zoned ‘Rural 1 Town Environs’ under the Shire’s Town Planning Scheme No. 3.

There is currently no exemption for the requirement to apply for development approval for new development in the Rural 1 Town Environs zone under the Shire’s town planning scheme.

STATUTORY IMPLICATIONS

Planning and Development Act 2005

Planning and Development (Local Planning Schemes) Regulations 2015

Shire of Goomalling Town Planning Scheme No. 3

POLICY IMPLICATIONS

Nil



FINANCIAL IMPLICATIONS

The applicant has paid the statutory application fee.

STRATEGIC IMPLICATIONS

Nil

ATTACHMENTS

A copy of the plans submitted with the application is attached.

OFFICER COMMENT

Given that the proposed outbuilding is located behind the main entrance to the property (Grange Street), Council's Administration supports the application.

The application meets the relevant development standards in Council's Scheme No. 3, including the relevant matters listed under Clause 67 of the 'deemed provisions' of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

It is recommended Council approves the application subject to conditions.

VOTING REQUIREMENT

Simple Majority.

RECOMMENDATION

That Council grants development approval for the use and construction of an outbuilding at Lot 56 (#34) Grange Street, Goomalling, subject to the following conditions:

1. The development hereby permitted must substantially commence within two years from the date of this decision letter.
2. The development hereby permitted taking place in accordance with the approved plans.
3. Use of the outbuilding shall be for domestic purposes only.

Advice Notes:

- i. Prior to commencing any works in relation to this determination, the applicant is required to apply for, and have issued, a Building Permit under the *Building Act 2012*.
- ii. If the development the subject of this approval is not substantially commenced within a period of 2 years, or such other period as specified in the approval after the date of the determination, the approval shall lapse and be of no further effect.
- iii. If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.



214. RESOLUTION (Officer Recommendation)

Moved Cr Van Gelderen, seconded Cr Butt

That Council grants development approval for the use and construction of an outbuilding at Lot 56 (#34) Grange Street, Goomalling, subject to the following conditions:

1. The development hereby permitted must substantially commence within two years from the date of this decision letter.
2. The development hereby permitted taking place in accordance with the approved plans.
3. Use of the outbuilding shall be for domestic purposes only.

Advice Notes:

- i. Prior to commencing any works in relation to this determination, the applicant is required to apply for, and have issued, a Building Permit under the *Building Act 2012*.
- ii. If the development the subject of this approval is not substantially commenced within a period of 2 years, or such other period as specified in the approval after the date of the determination, the approval shall lapse and be of no further effect.
- iii. If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.

**CARRIED 7/0
By Simple Majority**



11.3 GOOMALLING LIONS CLUB – ADVISE OF DISBANDMENT

The Goomalling Lion's Club has written to Council advising of their decision to disband the club as of 30 June 2020. The club's volunteers are still dedicated to continue their involvement with recycling services in Goomalling and asked Council's support to do so and advice on the legal aspects of the individuals volunteering on shire property.

Council want to formalise their commitment to support the Lions Club's current volunteers to continue providing recycling services to the Goomalling community.

215. RESOLUTION

Moved Cr Barratt, seconded Cr Wilkes

That Council support the ex Lions Club in their endeavour to keep the group's service to the community going. By the way of helping the insurance of the group members to be able to carry out the duties of recycling in the community of Goomalling.

**CARRIED 7/0
By Simple Majority**

Cr Van Gelderen declared an impartiality interest in the above item.

12. INFORMATION BULLETIN

216. RESOLUTION

Moved Cr Sheen, seconded Cr Chester that Council receive the information bulletin.

**CARRIED 7/0
By Simple Majority**

13. MATTERS BEHIND CLOSED DOORS

Nil

14. MEETING CLOSURE

There being no further business the Shire President thanked everyone for their attendance and declared the meeting closed at 5.42 pm