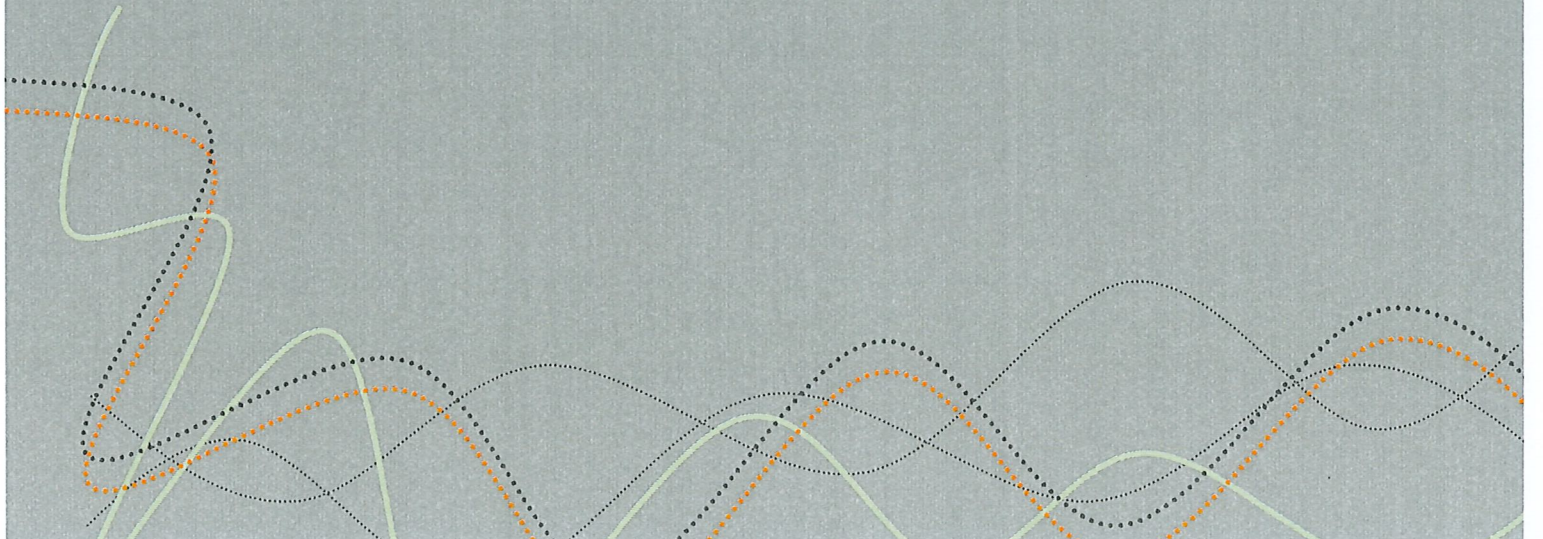
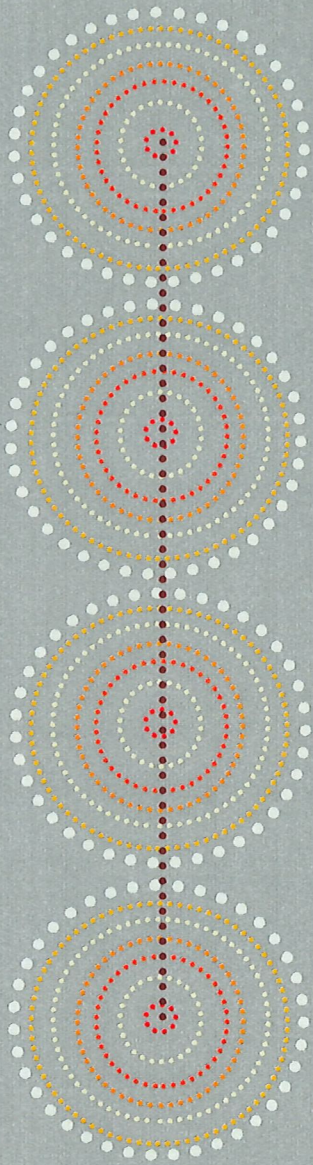


Shire of Goomalling



**COUNCIL  
MEETING  
MINUTES**

18 September 2024







## DISCLAIMER

This agenda has yet to be dealt with by the Council. The Recommendations shown at the foot of each Item have yet to be considered by the Council and are not to be interpreted as being the position of the Council. The minutes of the meeting held to discuss this agenda should be read to ascertain the decision of the Council.

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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. 08 of 2024 of the Shire of Goomalling Council to be held in the Council Chambers, Administration Office, 32 Quinlan Street, Goomalling on Wednesday, 18 September 2024 at 4.40pm.

Signature: *Jmchester* Page 2 of 63 Date: 16/10/2024





**1. DECLARATION OF OPENING & ANNOUNCEMENT OF VISITORS**

Aaron Lohman, Harry Norman and Jiri Jilek from CBH entered the meeting at 4.45

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

**2.1 Attendance**

Council	President & Chairperson	Cr Julie Chester
	Vice President	Cr Roland Van Gelderen
	Councillor	Cr Barry Haywood
	Councillor	Cr Brendon Wilkes
	Councillor	Cr Mark Ashton
Administration	Acting Chief Executive Officer	Miss Natalie Bird
	Acting Deputy Chief Executive Officer	Mrs Trudi Manera
	Works Manager	Mr David Long

**2.2 Apologies** Apologies were received from Cr Butt and Cr Barratt for non-attendance at today's meeting

**2.3 Approved Leave of Absence** nil

**3. DECLARATION OF:**

**3.1 Financial Interest**

**3.2 Members Impartiality Interest**

Cr Barry Haywood declared an impartiality interest in Item 9.3

**3.3 Proximity Interest**

Cr Barry Haywood declared a proximity interest in item 12.1

Mrs Trudi Manera declared a proximity interest in item 12.1

**4. PUBLIC QUESTION TIME**

Aaron Lohman, Harry Norman and Jiri Jilek from CBH discussed with council the details of planning application as per item 9.6

**SUSPENSION OF STANDING ORDERS**

**RESOLUTION: 809**

Moved Cr Ashton, seconded Cr Van Gelderen that the Council do now suspend standing orders at 4:45 to discuss item 9.6.

**CARRIED: 5/0**

	For	Against		For	Against
Cr Chester	√		Cr Ashton	√	
Cr Van Gelderen	√		Cr Haywood	√	
Cr Wilkes	√				

Aaron Lohman, Harry Norman and Jiri Jilek from CBH left the meeting at 5.00pm

Signature: *Jmchester* Page 3 of 63 Date: 16/10/2024





**RESUMPTION OF STANDING ORDERS**

**RESOLUTION: 810**

Moved Cr Haywood, seconded Cr Wilkes that Council now resume standing orders

**CARRIED: 5/0**

	For	Against		For	Against
Cr Chester	√		Cr Ashton	√	
Cr Van Gelderen	√		Cr Haywood	√	
Cr Wilkes	√				

**5. APPLICATION FROM MEMBERS FOR LEAVE OF ABSENCE**

**6. CONFIRMATION AND RECEIVING OF MINUTES & BUSINESS ARISING**

6.1 Ordinary Meeting of Council held Wednesday 21 August 2024.

**RESOLUTION: 811**

Moved Cr Wilkes, seconded Cr Van Gelderen that the Council confirms the minutes of the Ordinary Meeting of Council held on Wednesday 21 August 2024.

**CARRIED: 5/0**

	For	Against		For	Against
Cr Chester	√		Cr Ashton	√	
Cr Van Gelderen	√		Cr Haywood	√	
Cr Wilkes	√				

**7. ANNOUNCEMENTS BY THE PRESIDING PERSON WITHOUT DISCUSSION**

- |  |  |
|--|--|
| Cr Chester attended                      | Aroc Meeting 2/9/24<br>Disability action plan workshop 5/9/24<br>Meet & Greet CEO 5/9/24<br>Reconciliation Action Workshop 12/9/24 |
| Cr Wilkes attended                       | MSC Meeting  |
| Crs Van Gelderen & Chester               | Regional Road Group Meeting 13/9/24  |
| Crs Chester, Ven Gelderen, Wilkes & Butt | Attended CEO meet & Greet 5/9/24   |

**8. PETITIONS/DEPUTATIONS/PRESENTATIONS/SUBMISSIONS**

Signature: *JmChester* Page 4 of 63 Date: 16/10/2024





**9. OFFICERS' REPORTS**

**9.1 SCHEDULE OF ACCOUNTS PAID 1 AUGUST 2024 TO 31 AUGUST 2024**

<b>File Reference</b>	03.3D Credit Cards   03.15 Creditors
<b>Disclosure of Interest</b>	Nil
<b>Applicant</b>	Not Applicable
<b>Previous Item Numbers</b>	No Direct
<b>Date</b>	18 September 2024
<b>Author</b>	Natalie Bird – Deputy Chief Executive Officer
<b>Authorising Officer</b>	Natalie Bird – Deputy Chief Executive Officer
<b>Attachments</b>	9.1.1 Schedule of Payments – August 2024 9.1.2 Corporate Credit Card Statements – July 2024 (paid in August 2024)

**Summary**

**AUGUST 2024 FUND VOUCHERS AMOUNT**

EFT 7107 - 7126 and 7128 - 7206	\$688,766.82
Auto Payments 8641 - 8643	\$4,891.70
Cheques 15563 - 15567	\$43,493.33
Payroll JNL 7063, 7076 & 7083	\$170,896.00
Super DD18180, 18263 & 18347	\$30,329.97
<b>TOTAL</b>	<b>\$938,377.82</b>

*Note: EFT 7127 cancelled – see EFT 7184 (re-issued due to bank account details being incorrect)*

*Note: Cheque 15562 cancelled (raised in error)*

Signature: *Jmchester* Page 5 of 63 Date: 16/10/2024





**Voting Requirements**

Simple Majority

**RESOLUTION: 812**

Moved by Cr Ashton, seconded by Cr Wilkes that the Council approve vouchers from the Municipal fund and Trust Fund as detailed:

**FUND VOUCHERS AMOUNT**

EFT 7107 - 7126 and 7128 - 7206	\$688,766.82
Auto Payments 8641 - 8643	\$4,891.70
Cheques 15563 - 15567	\$43,493.33
Payroll JNL 7063, 7076 & 7083	\$170,896.00
Super DD18180, 18263 & 18347	\$30,329.97
<b>TOTAL</b>	<b>\$938,377.82</b>

**CARRIED: 5/0**  
Simple Majority

	For	Against		For	Against
Cr Chester	√		Cr Ashton	√	
Cr Van Gelderen	√		Cr Haywood	√	
Cr Wilkes	√				

Signature: *Jmchester* Page 6 of 63 Date: 16/10/2024





### 9.3 PIONEERS' PATHWAY – MEMORANDUM OF UNDERSTANDING (MoU) 2024-27

<b>File Reference</b>	<b>13.04 – Pioneers' Pathways</b>
<b>Disclosure of Interest</b>	Impartial – Barry Haywood
<b>Applicant</b>	Nil
<b>Previous Item Numbers</b>	Nil
<b>Date</b>	3 September 2024
<b>Author</b>	Tahnee Bird – Community Development Officer
<b>Authorising Officer</b>	Samuel E Bryce – Chief Executive Officer
<b>Attachments</b>	9.2.1 Pioneers' Pathway MoU_2024-27 Draft MoU Document_v1 9.2.2 Pioneers' Pathway MoU_2024 Budget 9.2.3 Pioneers' Pathway MoU_ Interpretation_RevA 9.2.4 Pioneers' Pathway MoU_Strategic Plan 2024_draft

**Summary**

Request to extend the current MoU for the Pioneers' Pathway for three years spanning 2024-2027, including financial expenditure.

**Background**

The Pioneers' Pathway has had a MoU between member Councils since 2017. The purpose of the MoU is to provide funding to continue to collaboratively develop historical tourism in the region through the development, promotion and marketing of the Pioneers' Pathway Self Drive Trail from Perth to Merredin reminiscing the path of the Pioneers' during the gold rush in the eastern goldfields and the development of agriculture and communities in the region.

Councils achieved the following through this collaboration:

- Employment of an executive officer for the pathway
- Strategic Plan and action plan for the initiative
- Basic DL for immediate promotion
- The product was refined and rebranded
- Website development
- Established a social media presence on Facebook
- Marketing plan including collaborative marketing in Easter Wheatbelt Visitor's Guide and Australia's Golden Outback Guide (annually) as well as online trails website
- Councils determined a "site" for promotion
- Stories were developed for corresponding sites
- Interpretation plan completed by Creative Spaces
- The Shire of Goomalling has been approved for two grants Building Better Regions Fund (\$17,500) and Lotterywest (\$82,500) for the implementation of the interpretive plan developed by Creative Spaces which was carried out in 2020-21.

Signature: *JmChester* Page 9 of 63 Date: 16/10/2024





In the 2023-2024 period the Councils achieved the following:

- New website (removed Trayning and refreshed) [www.pioneerspathway.com.au](http://www.pioneerspathway.com.au)
- Refreshed DL brochure (removed Trayning and refreshed)
- Creative Spaces consultation to expand on current offering at each site
- Marketing plan including collaborative marketing in Easter Wheatbelt Visitor's Guide and Australia's Golden Outback Guide (annually) as well as online trails website
- Collaborative promotion through AGO Wheatbelt Weekends  
<https://www.australiasthroughtheoutback.com/wheatbelt-weekends>

2024-2027

- Updated Strategic Plan 2024-27
- Implementation of Creative Spaces Interpretative Recommendations Phase 2
- Ongoing collaborative marketing initiatives reviewed annually

#### Consultation

Nil

#### Statutory Environment

Nil

#### Policy Implications

Nil

#### Financial Implications

\$3,500 for 2024-25

\$4,000 for 2025-26

\$4,500 for 2026-27

With a total investment of \$12,000 ex GST over three years

~\$12,000 ex GST for implementation of the Interpretative Recommendations but Creative Spaces including Google 360 Tour and activity trail map for kids.

#### Strategic Implications

Shire of Goomalling Community Strategic Plan 2019-2029	
2.2	Facilitate the development of local and regional tourism
2.2.5	Develop partnerships to actively support visitor growth
2.2.6	Provide relevant tourist information and marketing services

#### Comment/Conclusion

The MoU sets out the roles and objectives of the Pioneers' Pathway Advisory Group, lead Council (Goomalling) and participating Councils; communication; key performance indicators; resource investment; and term.

Shire of Dowerin, Merredin, Nungarin, Toodyay and Wyalkatchem have all endorsed the new MoU.

Pioneers' Pathway is one of two formal collaborative marketing opportunities the Shire of Goomalling is participating in, the other being Avon Tourism. Marketing "Goomalling" as its own brand isn't feasible due to the large investment required with minimal return. Whereas an arrangement where the costs are shared amongst multiple Council allows Shire of Goomalling to tap into multiple markets at a

Signature: *JmChester* Page 10 of 63 Date: 16/10/2024





reduced cost. Pioneers’ Pathway taps into the Australia’s Golden Outback region, while Avon Tourism is Destination Perth.

Avon Shire’s community development/tourism officers are working together under the new “Avon Valley” brand, which includes attending the caravan and camping show, landing page on Destination Perth website and collaborative marketing initiatives including a regional brochure. The arrangement was formalised with an MOU in 2023-2024. The focus for 2024-25 will be development of an Avon Valley website.

The current Memorandum of Understanding (MoU) is set to expire on 30 June 2024. The PP Advisory Group recommends that this MoU be renewed for another three-year period, extending its validity to 30 June 2027. The intent and objectives of the MoU will remain unchanged, focusing on continued collaboration and support between the parties involved. In alignment with the objectives of the MoU, it has been proposed to incrementally increase the Council’s financial commitment over the next three years. Specifically, the recommended financial contribution is as follows:

- \$3,500 for the year 2024-2025
- \$4,000 for the year 2025-2026
- \$4,500 for the year 2026-2027

The recommended increase in financial commitment is driven by several factors that underscore the importance and benefits of continuing this partnership, noting that there has not been an increase in Council contributions since 2017. This is a strategic decision addressing the current environment of inflation and rising costs aimed at sustaining and enhancing the partnership, ensuring that the objectives of the MoU are met effectively and efficiently over the next three-year period 2024-2027.

**Voting Requirements**

Simple majority

**RESOLUTION: 815**

Moved Cr Ashton seconded by Cr Wilkes that the Council endorse the Pioneers’ Pathway Memorandum of Understanding 2024-2027 and commit to a further three-year investment in the project to the value of \$12,000 excluding GST over the three-year period.

**CARRIED 5/0**  
Simple majority

	For	Against		For	Against
Cr Chester	√		Cr Ashton	√	
Cr Van Gelderen	√		Cr Haywood	√	
Cr Wilkes	√				





## 9.4 CHRISTMAS AND NEW YEAR CLOSURE

<b>File Reference</b>	04.01 – Administration Building and Council Chambers
<b>Disclosure of Interest</b>	Nil
<b>Applicant</b>	Council Staff
<b>Previous Item Numbers</b>	No Direct
<b>Date</b>	5 September 2024
<b>Author</b>	Natalie Bird – Deputy Chief Executive Officer
<b>Authorising Officer</b>	Samuel E Bryce – Chief Executive Officer
<b>Attachments</b>	Nil

### Summary

To Consider the closure of the Shire Admin and Shire Depot over the Christmas and New Year period.

### Background

Council over previous Christmas and New Year periods have approved the closure of the Shire Admin and Shire Depot to allow staff to maximise Christmas and New Year with their families. This year would see that period of leave be extended by two days if implemented. Being an employer of choice and maintaining a good work life balance is essential to retention of a sustainable work force in the current market.

### Consultation

Nil

### Statutory Environment

*Shire of Goomalling Workforce policy manual 3.09 Resolution 032024*

### Policy Implications

Nil

### Financial Implications

Nil

### Strategic Implications

<b>Shire of Goomalling Community Strategic Plan 2019-2029</b>	
4.2.3	Use resources efficiently and effectively

### Comment/Conclusion

The noted dates the Shire office and Shire depot would be closed are from 12 noon on Tuesday 24 December 2024 until Monday 6 January 2025 opening at 8.30am, the staff will be combining annual leave during this time, as well as the entitled public holidays. There will be a skeleton staff to carry out the collection of rubbish during this period along with duties involving watering of gardens and general works. It is not projected to diminish essential service delivery or have a detrimental community effect.

Signature: *JmChester* Page 12 of 63 Date: 16/10/2024





**Voting Requirements**

Simple majority

**RESOLUTION: 816**

Moved Cr Haywood seconded by Cr Wilkes that the Council approve the closure of the Shire Admin and Shire depot during the Christmas and New Year period for the following dates:

- Closing at 12 noon Tuesday 24 December 2024; and
- Reopening Monday 6 January 2025 at 8.30am respectively.

**CARRIED 5/0**  
Simple majority

	For	Against		For	Against
Cr Chester	√		Cr Ashton	√	
Cr Van Gelderen	√		Cr Haywood	√	
Cr Wilkes	√				

Signature: *JmChester* Page 13 of 63 Date: 16/10/2024





**9.5 WALGA AGM AGENDA ITEMS FOR DECISION**

<b>File Reference</b>	04.13 – WALGA / LG Professionals
<b>Disclosure of Interest</b>	Nil
<b>Applicant</b>	WALGA
<b>Previous Item Numbers</b>	No Direct
<b>Date</b>	10 September 2024
<b>Author</b>	Samuel E Bryce – Chief Executive Officer
<b>Authorising Officer</b>	Samuel E Bryce – Chief Executive Officer
<b>Attachments</b>	9.5.1 WALGA 2024 AGM Agenda

**Summary**

To consider items for decision at the 2024 WALGA AGM and direct Councils delegates as to their voting intentions for these matters.

**Background**

Councillors Chester and Barratt will be Councils delegates to the WALGA AGM in October and will need to vote regarding a variety of motions put forward to the meeting. A copy of the AGM agenda items has been included for Councillors to consider their position regarding the various items.

**Consultation**

Nil

**Statutory Environment**

*Local Government Act (1995)*

**Policy Implications**

Council does not have a specific policy regarding the WALGA AGM.

**Financial Implications**

Nil

**Strategic Implications**

<b>Shire of Goomalling Community Strategic Plan 2019-2029</b>	
1.1.1	This item is not directly dealt with within Councils Community Strategic Plan

Signature: *JmChester* Page 14 of 63 Date: 16/10/2024



**Comment/Conclusion**

The following table itemizes the matters for decision and the recommendations attached to them.

Item Description	Recommendation/Motion
<p><b>1. Amendments to the <i>Cat Act 2011</i> – Allow Local Governments to make local laws to contain cats to the owner’s property</b></p>	<p>That WALGA advocate to the State Government to make changes to the <i>Cat Act 2011</i> to permit local laws to be made to the following effect:</p> <ol style="list-style-type: none"> <li>1. Cats are to be confined to the cat owner’s residence premises;</li> <li>2. Cats within public places are to be under effective control and not to create a nuisance;</li> <li>3. Cats are not allowed on other private properties where the cat does not have the expressed permission of the occupier of that premises, and are not to create a nuisance;</li> <li>4. Cats are prohibited from ecologically sensitive areas designated as Cat Prohibited Areas by Absolute majority of Council, and clearly demarcated as such on a sign displayed at the area, without the need to modify the local law.</li> </ol>
<p><b>2. Advocacy to legislative reforms to counter land-banking</b></p>	<p>That WALGA:</p> <ol style="list-style-type: none"> <li>1. In line with its 2020-2025 Strategic Plan to provide a Sector Vision that enables Local Governments to be agile enhancing community wellbeing and economic prosperity, develops a draft Advocacy Position for Legislative Reforms to address Land-Banking practices including, but not limited to consideration of the following:                     <ol style="list-style-type: none"> <li>a. Prohibiting demolition of habitable housing until a Development Application (DA) has been approved;</li> <li>b. development applications that result in the demolition of existing habitable housing be time limited so that reasonable time periods for project commencement and project completion are conditions of the development application.</li> <li>c. provide Local Authorities with the ability to apply a “penalty fee” over and above any differential rating on vacant land, where the time conditions on the development application in (b) have not been met.</li> </ol> </li> </ol>

Signature: *JmChester*





	<p>d. Development of a mandatory register of unoccupied residential properties, with the ability of Local Governments to apply rates or levies on long term unoccupied residential properties, which could increase incrementally over time.</p> <p>2. Distributes the draft “WALGA Advocacy Position for Legislative Reforms to counter Land-Banking” to all West Australian Local Authorities for comment, and that a subsequent report be provided for consideration by WALGA Zones</p>
<p><b>3. Advocacy for expansion of differential rating to include long term unoccupied commercial buildings (Property Activation Levy)</b></p>	<p>That WALGA:</p> <ol style="list-style-type: none"> <li>1. Explores expanding Item 2.1.8 Differential Rates of its Advocacy Position Statement to consider inclusion of the following:                     <ol style="list-style-type: none"> <li>a. Advocating for Local Authorities to have the ability to apply a differential rate to long term unoccupied commercial buildings; and</li> <li>b. Developing legislation that requires commercial property owners to demonstrate that in order to avoid the imposition of a differential rate on unoccupied commercial property the property:                             <ol style="list-style-type: none"> <li>i. is commercially habitable with annual investment in maintenance</li> <li>ii. remains connected to essential services</li> <li>iii. is undergoing periodic compliance checks and,</li> <li>iv. has a plan in place to redevelop or make operational.</li> </ol> </li> <li>c. Develop legislation that enables Local Government to provide exemptions to the above differential rating based on an approved periodic activation program for the vacant commercial property by the Local Government.</li> </ol> </li> <li>2. Distributes the draft expanded WALGA Advocacy Position for Differential Rates to counter long term unoccupied commercial buildings to all West Australian Local Authorities for comment, and that a subsequent report be made available for consideration by WALGA Zones.</li> </ol>





<b>4. Action on asbestos for Western Australia</b>	That WALGA advocates for the state and federal governments to take urgent action to assist Local Governments and their communities in safely removing asbestos, including providing targeting funding programs and support for regional areas.
<b>5. Addressing the impracticality of Local Governments funding Department of Communities and Government Regional Officer Housing</b>	That WALGA advocates to the State Government for the State Government to fully fund Department of Communities (Social) and Government Regional Officer Housing.
<b>6. Advocacy for accessibility</b>	That WALGA develops an Advocacy Position calling for the WA Government to adopt the Liveable Housing Design Standards for accessibility as part of the National Construction Code, consistent with WALGA's 2020-2025 Strategic Plan Sector Vision to enable inclusive Local Governments enhancing community wellbeing and economic prosperity.



**7.1 AMENDMENTS TO THE CAT ACT 2011 - ALLOW LOCAL GOVERNMENTS TO MAKE LOCAL LAWS TO CONTAIN CATS TO THE OWNER'S PROPERTY**

Two Local Governments have submitted items on this matter. In accordance with WALGA's criteria for motions, when motions of a similar objective are received, they are to be consolidated.

**CONSOLIDATED MOTION**

That WALGA advocate to the State Government to make changes to the *Cat Act 2011* to permit local laws to be made to the following effect:

1. Cats are to be confined to the cat owner's residence premises;
2. Cats within public places are to be under effective control and not to create a nuisance;
3. Cats are not allowed on other private properties where the cat does not have the expressed permission of the occupier of that premises, and are not to create a nuisance;
4. Cats are prohibited from ecologically sensitive areas designated as Cat Prohibited Areas by Absolute majority of Council, and clearly demarcated as such on a sign displayed at the area, without the need to modify the local law.

**SHIRE OF ESPERANCE SUBMISSION:**

**MOTION**

That WALGA request the State Government make changes to the *Cat Act 2011* to allow Local Governments to make local laws to contain cats to the owner's property.

**IN BRIEF**

- The *Cat Act 2011* prohibits Local Governments to make a local law to prohibit a cat from wandering.
- Cats do a significant amount of damage to wildlife when left to wander.
- Wandering domestic cats add to the breeding of feral cats.

**MEMBER COMMENT**

The Joint Standing Committee on Delegated Legislation has advised the Shire of its reasons why a Local Government cannot create a local law to deal with wandering cats or cats that are creating a nuisance.

Local Governments are therefore unable to enact local laws to effectively deal with cats to meet the expectations of the community due to inconsistencies with the *Cat Act 2011*.

Amendments therefore need to be made to the *Cat Act 2011* to allow the effective management of cats.

**SECRETARIAT COMMENT**

The Motion generally aligns with current WALGA advocacy in relation to a review of the *Cat Act 2011*:

*That the Local Government sector advocates for a commitment from the State Government...to prioritise reforms to the Cat Act 2011, in accordance with the Statutory Review undertaken and tabled in the State Parliament on 27 November 2019.*

The 2019 Review included proposals that penalties should be incurred when cats wander/trespass on property without consent or cats should be confined to their property.

Signature: *JmChester* Page 18 of 63 Date: 16/10/2024





## SHIRE OF DARDANUP SUBMISSION

### MOTION

That WALGA develop a model Cat Local Law in consultation and agreement with the Department of Local Government, Sport and Cultural Industries, the Joint Standing Committee on Delegated Legislation and the WA Cat Feral Working Group that provides for the following:

1. Cats are to be confined to the cat owner's residence premises, unless under effective control;
2. Cats within public places are to be under effective control and not to create a nuisance at all times;
3. Cats are not allowed on other private properties where the cat does not have the expressed permission of the occupier of that premises, and are not to create a nuisance;
4. Cats are prohibited from ecologically sensitive areas designated as Cat Prohibited Areas by Absolute Majority of Council, and clearly demarcated as such on a sign displayed at the area, without the need to modify the local law.

### IN BRIEF

- The Shire of Dardanup attempted to bring its local law in line with that of other Local Governments where provisions have been included that expressly require cat owners to have effective control of their cats, and that makes it an offence for a cat to be in other places, where the occupier of that place has not given approval.
- The Joint Standing Committee on Delegated Legislation considered the Shire of Dardanup Cats Local Law 2023 and outlined that the Committee believed the proposed local law is contrary to the *Cat Act 2011*.
- Within Western Australia there are a number of Local Governments that have Cat Local Laws that require cats to be under effective control when in a public place. Some of these Cat Local Laws also make it an offence for a cat to be in a place, other than a public place, without the express permission of the occupier of that place. These local laws also require cats not to create a nuisance in either a public place, or other places
- WALGA's support for the development of a model Cat Local Law that incorporates these provisions as standard provisions are sought so as to ensure this is accepted in advance by the Department of Local Government, Sport and Cultural Industries and the Joint Standing Committee on Delegated Legislation.

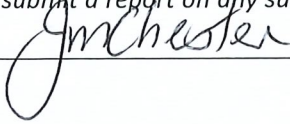
### MEMBER COMMENT

The Shire of Dardanup in 2022 attempted to bring its local law in line with that of other Local Governments where provisions have been included that expressly require cat owners to have effective control of their cats, and that makes it an offence for a cat to be in other places, where the occupier of that place has not given approval.

At its meeting of 25th of January 2023, the Shire of Dardanup resolved [09-23] as follows:

#### *THAT Council:*

1. *In accordance with Section 3.12 of the Local Government Act 1995 approves the advertising of the proposed 'Shire of Dardanup Cats Local Law 2023' [Appendix ORD: 12.4.2C] in order to seek community comment.*
2. *Provides a copy of the proposed Local Law and public notice to the Minister for Local Government; and*
3. *After the close of the public consultation period, requests the Chief Executive Officer to submit a report on any submissions received on the proposed Local Law to enable Council to*

Signature:  Page 19 of 63 Date: 16/10/2024





consider the submissions made and to determine whether to make the Local Law in accordance with section 3.12(4).

The Local Law was advertised, and no public submissions were received. A Submission from the Department of Local Government, Sport and Cultural Industries were received and considered by Council in November 2023. Council resolved [273-23] as follows:

THAT Council:

1. Receives the submission received from the Department of Local Government, Sport and Cultural Industries in respect of the Shire of Dardanup Cats Local Law 2023.
2. Notes that there were no public submissions received in respect of the Shire of Dardanup Cats Local Law 2023.
3. By Absolute Majority decision, adopts the Shire of Dardanup Cats Local Law 2023 [Appendix ORD: 12.4.1D] inclusive of the following minor amendments:
  - Clause 1.1: Citation changed to italics;
  - Clause 1.4: Changed both the citation title and "Government Gazette" to italics.;
  - Clause 1.5: In the definition of Act, changed the citation to italics;
  - The words ", in the opinion of an authorised person," deleted from Clause 2.1(1); Clause 2.2(1)(b) and Clause 2.4(2).
  - Clause 3.1(1) Amended to give clarity that the Shire acknowledges the local law process in the designation of cat prohibited areas by adding the words "after following the process for amending a local law pursuant to the Local Government Act." after the words 'Schedule 3';
  - Clause 4.8 Conditions – amend subclause (1)(a) to read: (a) each cat kept on the premises to be kept so as not to create a nuisance; and
  - Clause 4.8 Conditions – deletes subclause (1)(b) that read "(b) that the premises must be adequately fenced (and premises will be taken not to be adequately fenced if there is more than one escape of a cat from the premises);" ; and renumber the following subclauses accordingly.
4. Publishes a copy of the adopted local law in the Government Gazette.
5. Gives a copy of the adopted gazette ready Local Law to the Minister for Local Government.
6. After the local law has been published in the Gazette, gives local public notice as per section 1.7 of the Local Government Act 1995 advising:
  - The title of the local law;
  - Summarizing the purpose and effect of the local law;
  - Specifying the day on which the local law comes into operation; and
  - Advising the location of copies of where the local law may be inspected or obtained.
7. Supplies copies of the local law, Explanatory Memorandum, Statutory Procedures Checklist and other supporting material in accordance with Ministerial Directions, to the WA Parliament's Joint Standing Committee on Delegated Legislation within 10 working days of the gazettal publication date of the local law.

The Joint Standing Committee in Delegated Legislation (the Committee) considered the Shire of Dardanup Cats Local Law 2023 at its meeting held 13th of March 2024 and outlined that the Committee believed the proposed local law is contrary to the *Cat Act 2011*. The Committee therefore requires that Council agree to undertaking amendments to the Local Law at its meeting on 27th of March 2024 and by 3rd of April 2024.

The Committee requests the following undertakings:

1. Within 6 months:
  - delete the definition of **effective control** in clause 1.5

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Page 20 of 63 Date: \_\_\_\_\_ 16/10/2024 \_\_\_\_\_





- delete clause 2.2
  - amend clause 4.4(f) to ensure it is not inconsistent with the Cat Act 2011
  - correct the typographical error in the clause reference beneath the heading to Schedule 3.
2. All consequential amendments arising from undertaking 1 will be made.
  3. Clauses 2.2 and 4.4(f) will not be enforced in a manner contrary to undertaking 1.
  4. Where the local law is made publicly available by the Shire, whether in hard copy or electronic form, ensure that it is accompanied by a copy of the undertaking.

Whilst Council in March resolved to undertake the changes required by the Committee, Council in July 2024 when presented with the amendment local law, did not initiate the making of the amendment local law.

Officers have written to the Committee, providing it with the outcome of the Council decision. At the time of writing this report the Committee's response had not yet been received.

There are no direct legal implications of seeking WALGA form a position on the local law, however, should the motion be successful and WALGA is able to convince the State Government of the merits, then the motion may lead to possible changes to State Government Policy and Legislation.

#### Cat Act 2011

The authority for a Local Government to create a local law under the *Cat Act 2011* is provided in section 79 of the *Cat Act 2011*. The *Cat Act 2011* sets out the requirements inter alia for registration and sterilisation of cats, as well as the requirements for cat management facilities. The Cat Regulations 2012 set out the requirements for cats to be microchipped and registered, as well as the approval requirements for cat breeders.

In the paragraphs that follow, the Shire of Dardanup will not name any of these Local Governments that have Cat local laws in place, so as to not do these Local Governments in with the Joint Standing Committee on Delegated Legislation (the Committee). The Shire understands that the Committee may require those Local Governments that have local laws with such provisions, to amend these local laws in future, in order to ensure it is in line with the Committee's direction as given to the Shire of Dardanup. For that reason, this report will refer more broadly to other Local Governments within Western Australia that have such local laws.

Within Western Australia there are a number of Local Governments that have Cat Local Laws that require cats to be under effective control when in a public place. Some of these Cat Local Laws also make it an offence for a cat to be in a place, other than a public place, without the express permission of the occupier of that place. These local laws also require cats not to create a nuisance in either a public place, or other places. There are also Property and Public Places Local Laws, that allow Council's to make designations of areas, by absolute majority and to erect a sign to give effect to such designations.

These provisions seem sensible and require that a cat cannot simply go onto someone else's private property without their permission, that cats are under effective control in public places and are prohibited from entering areas of sensitive ecological values. The WA Feral Cat Working Group provided the Shire of Dardanup with an information sheet with reference to existing Cat Local Laws (names of Local Governments redacted), and a legal opinion received from Castledine Gregory in relation to this. This also includes reference to the WA Labor Party's party Platform for 2023.

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Page 21 of 63 Date: \_\_\_\_\_ 16/10/2024 \_\_\_\_\_



WALGA's support for the development of a model Cat Local Law that incorporates these provisions as standard provisions are sought so as to ensure this is accepted in advance by the Department of Local Government, Sport and Cultural Industries and the Joint Standing Committee on Delegated Legislation. By doing this, it will save a lot of frustration for Local Governments having to go through a local law development and/or review process and will also ensure that adequate provisions to control cats are included in the local law. This will assist greatly in dealing with complaints from residents in relation to the nuisances caused by cats and will also assist greatly in enforcement efforts by Local Government rangers.

#### SECRETARIAT COMMENT

Many Local Governments have made Cat Local Laws prohibiting cats from being on land under the care, control and management of the Local Government, as currently provided for under the *Cat Act 2011*.

It is established through numerous disallowance motions by Parliament's Delegated Legislation Committee that the *Cat Act 2011* does not provide the requisite heads of power for a Local Government to make Cat Local Laws requiring cats to be confined to the owner's residence or being prevented from roaming in any public place throughout the district.

Although not currently achievable, the intent of this Motion can be considered upon successful advocacy for a review of the *Cat Act 2011* and provision of the necessary heads of power that allow Cat Local Laws to prevent cats from wandering.

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*JmChester*

Page 22 of 63 Date: \_\_\_\_\_16/10/2024\_\_\_\_\_





## 7.2 ADVOCACY FOR LEGISLATIVE REFORMS TO COUNTER LAND-BANKING

*Town of Bassendean to move:*

### MOTION

That WALGA:

1. In line with its 2020-2025 Strategic Plan to provide a Sector Vision that enables Local Governments to be agile enhancing community wellbeing and economic prosperity, develops a draft Advocacy Position for Legislative Reforms to address Land-Banking practices including, but not limited to consideration of the following:
  - a. Prohibiting demolition of habitable housing until a Development Application (DA) has been approved;
  - b. development applications that result in the demolition of existing habitable housing be time limited so that reasonable time periods for project commencement and project completion are conditions of the development application.
  - c. provide Local Authorities with the ability to apply a “penalty fee” over and above any differential rating on vacant land, where the time conditions on the development application in (b) have not been met.
  - d. Development of a mandatory register of unoccupied residential properties, with the ability of Local Governments to apply rates or levies on long term unoccupied residential properties, which could increase incrementally over time.
2. Distributes the draft “WALGA Advocacy Position for Legislative Reforms to counter Land-Banking” to all West Australian Local Authorities for comment, and that a subsequent report be provided for consideration by WALGA Zones.

### IN BRIEF

- Land-banking reduces the availability of sites for development.
- Premature demolition of viable housing is unacceptable in what is a dire housing shortage for this nation.
- Additional legislative changes are required to enable Local Authorities the flexibility to apply additional levies to long term unoccupied housing.

### MEMBER COMMENT

The Victorian Government recently introduced the ability to tax long term unoccupied residential properties (i.e. a residential property left vacant for six months or more in a year). Victorian Councils welcomed these changes to “Vacant Residential Land Tax” (VRLT) emphasising that it is a significant step forward in addressing longstanding land-banking issues that plague many municipalities.

Tighter controls that prevent the demolition of viable housing stock prior to Development Approvals (DA) assists in closing a loophole, that has to date, increased the numbers of long term unsightly vacant blocks negatively affecting the amenity of suburbs and towns. The introduction of a levy on long term unoccupied residential homes is designed to encourage occupation or rental of those homes. In turn DA approvals that subsequently require the demolition of viable housing stock should require commencement and completion of the new development within reasonable timelines.

This will alleviate the strain on the housing market by avoiding premature demolition with the intention to retain viable housing for occupancy for as long as possible, leading to a positive impact on rental

Signature: *Jmcheester* Page 23 of 63 Date: 16/10/2024





availability and affordability. All of this can be accomplished without negatively affecting the development potential of a site.

#### Reference Documents

Link to media “New legislation to boost housing supply and combat land-banking” by Shire of Maribyrnong: <https://www.maribyrnong.vic.gov.au/News/New-legislation-to-boost-housing-supply-and-combat-land-banking>.

Link to media “How the world is tackling issue of empty homes” by The Guardian: <https://www.theguardian.com/society/2017/aug/02/how-the-world-is-tackling-issue-of-empty-homes>

#### SECRETARIAT COMMENT

##### Part 1a and 1b

Under Schedule 2 Clause 61 (1) of the Planning and Development (Local Planning Scheme) Regulations 2015 (LPS Regulations) the demolition of a single house, and any associated structure, are exempt from requiring development approval, unless the proposal is located in a heritage-protected place. Further demolition works are regulated by the *Building Act 2011* and the Building Regulations 2012, and thus the removal of a dwelling would require the issuance of a building permit before demolition is undertaken. Local Governments as permit authorities are required to issue building permits within statutory timeframes. There are limited reasons why a Local Government can refuse to issue a building permit, including where the necessary development approval has not been issued. The proposal outlined in the Town of Bassendean’s motion would require amendments to both the planning and building regulatory frameworks.

It should also be noted that under the LPS Regulations and State Planning Policy 3.1 Residential Design Codes (SPP3.1) most proposals for single houses are also exempt from requiring development approval. Most proposals for grouped and multiple dwellings do require development approval.

Local Governments are able to limit the validity period of a development approval and a building permit, with substantial commencement being required before the expiry date to ensure the ongoing validity of the approval. Common lengths of approval are 24 and 48 months.

##### Part 1c

The LPS Regulations Schedule.2, cl.71 provides that an approved development must be substantially commenced...if no period is specified in the approval, within the period of two years commencing on the date the determination is made or the period specified or as approved, with the approval lapsing if development is not substantially commenced within the determined period.

Part (c) of the proposal, appears to seek a modified penalty to be prescribed in Planning and Development Regulation 42, enabling an infringement notice to be issued, where residential development is not substantially commenced before expiry of the approval period.

It should be noted that if the time period for commencement of development expires, the approval expires and the development application process would need to restart if the developer so chooses to proceed. Applying a penalty to an expired application would likely require amendments to the LPS Regulations and potentially the *Planning and Development Act 2005*. The modified penalty under the planning framework is currently set at \$500.

##### Part 1d

Proposal for mandatory register of unoccupied residential properties

Signature: *JmChester* Page 24 of 63 Date: 16/10/2024





Implementing the proposed register would require legislative amendment and regulatory provisions to enable collection of evidence that a habitable residential property is unoccupied continually for a prescribed period, to inform entry of a property into the register.

Proposal for application of a differential rate to residential improved and long-term unoccupied properties

- Local Government Act section 6.33(1)(b) already enables a differential rate to be levied for a purpose for which the land is held or used as determined by the Local Government e.g. Some Local Governments currently levy a differential rate for “residential improved and vacant” property.
- It is unclear if section 6.33 provisions can be interpreted as enabling Local Government to levy scaled differential rates applicable to specified timeframes that an improved residential property has been unoccupied. This may require confirmation from the Department of Local Government, Sport and Cultural Industries subject to advice from the State Solicitor’s Office. If section 6.33 cannot be interpreted to enable this, then a legislative amendment would be required.

Proposal for a “levy” to be applied to long term unoccupied residential properties.

Local Government Act section 6.16 limits Local Government imposition of fees and charges to goods or services provided the Local Government. This proposal intends a penalty for long-term unoccupied residential property, which under written law would require legislative amendment to create an offence and prescribe a modified penalty / court proceedings.

Signature: JmChester Page 25 of 63 Date: 16/10/2024



### 7.3 ADVOCACY FOR EXPANSION OF DIFFERENTIAL RATING TO INCLUDE LONG TERM UNOCCUPIED COMMERCIAL BUILDINGS (PROPERTY ACTIVATION LEVY)

*Town of Bassendean to move:*

#### MOTION

That WALGA:

1. Explores expanding Item 2.1.8 Differential Rates of its Advocacy Position Statement to consider inclusion of the following:
  - a. Advocating for Local Authorities to have the ability to apply a differential rate to long term unoccupied commercial buildings; and
  - b. Developing legislation that requires commercial property owners to demonstrate that in order to avoid the imposition of a differential rate on unoccupied commercial property the property;
    - i. is commercially habitable with annual investment in maintenance
    - ii. remains connected to essential services
    - iii. is undergoing periodic compliance checks and,
    - iv. has a plan in place to redevelop or make operational.
  - c. Develop legislation that enables Local Government to provide exemptions to the above differential rating based on an approved periodic activation program for the vacant commercial property by the Local Government.
2. Distributes the draft expanded WALGA Advocacy Position for Differential Rates to counter long term unoccupied commercial buildings to all West Australian Local Authorities for comment, and that a subsequent report be made available for consideration by WALGA Zones.

#### MEMBER COMMENT

The Northern Territory Government enabled Darwin to apply a "Property Activation Levy" to address long term vacant land or unoccupied commercial buildings, endeavouring to activate or beautify properties that generally have a negative impact the overall amenity and vibrancy of streetscapes. The Property Activation Levy incorporates the following:

- Owners of unoccupied commercial property are provided a reasonable grace period to activate their property without incurring the levy.
- Any property meeting the minimum number of listed activation options does not incur the surcharge levy applicable only to long term unoccupied commercial buildings.
- Revenue raised from the Property Activation Levy, is used on revitalisation projects of public places and land.

The purpose of the property activation levy is to encourage owners of unoccupied commercial buildings to activate and maintain their properties to improve commercial precincts with a focus on the following objectives:

- To improve the amenity of commercial precincts for residents, workers and visitors / tourists.
- Support adjoining business operators by encouraging activation of all commercial premises within precincts.
- Improve the liveability, attractiveness, safety and cultural activity of these precincts.
- Encourage the commercial precincts to thrive.

Some of the suggested activation (that must include ongoing maintenance) for unoccupied commercial premises are listed below, noting this list is not exhaustive:

- Inset graphics, art displays or other visual installations on ground level external windows and walls.

Signature: *JmChester* Page 26 of 63 Date: 16/10/2024





- Repaint or retile and improve ground level frontage and associated awnings over the footpath.
- Include rotating shop displays (for example Christmas, Easter, local events) or community spaces, such as for group activities, classes or study areas.
- Where setback from the road reserve exists, undertake improved landscaping.

**Reference Documents:**

Link to the "Property Activation Levy" document is below, and outlines a diverse number of suggested options for the activation and beautification of vacant land or unoccupied mixed use premises:  
[https://treasury.nt.gov.au/\\_\\_data/assets/pdf\\_file/0010/901495/derelect-vacant-property-levy.pdf](https://treasury.nt.gov.au/__data/assets/pdf_file/0010/901495/derelect-vacant-property-levy.pdf)

**SECRETARIAT COMMENT**

WALGA's Advocacy Position 2.1.8 Differential Rates is below:

Position Statement	Section 6.33 of the <i>Local Government Act 1995</i> should be reviewed in contemplation of time-based differential rating, to encourage development of land.
Background	Concern at the amount of vacant land remaining in an undeveloped state for an extensive period of time and holding up development opportunities.

Local Government Act section 6.33(1)(b) already enables a differential rate to be levied for a purpose for which the land is held or used as determined by the Local Government e.g. Some Local Governments currently levy a differential rate for "residential improved and vacant" property. This can be extended to "commercial improved" and "commercial undeveloped".

Signature: JmChester Page 27 of 63 Date: 16/10/2024



#### 7.4 ACTION ON ASBESTOS FOR WESTERN AUSTRALIA

*Shire of Dundas to move:*

#### MOTION

That WALGA advocates for the state and federal governments to take urgent action to assist Local Governments and their communities in safely removing asbestos, including providing targeting funding programs and support for regional areas.

#### IN BRIEF

- The Asbestos Safety and Eradication Agency (ASEA) has released its 2024-2030 Strategic Plan, which identifies the need to take action to save lives, as asbestos materials are degrading, increasing the risk they pose.
- The approach to asbestos is unlikely to change unless Local Governments and their communities, particularly in regional areas, are provided with additional funding and support.

#### MEMBER COMMENT

The Asbestos Safety and Eradication Agency (ASEA) 2024-2030 Strategic Plan identifies, more than in previous plans, the risk posed by the increasing degradation of asbestos and the need for action. State governments are currently considering the plan, but any adoption of the plan must be supported by additional funding and support from Local Governments and their communities.

There are a range of ways that asbestos management impacts Local Governments. In WALGA's Submission on the ASEA Strategic Plan, it was identified:

*Asbestos management is an ongoing and increasing challenge for Local Government, particularly asbestos management during and following emergency events, illegal disposal of asbestos into the environment through Local Government services, and the regulation of the asbestos removal industry.*

*Local Governments in regional and remote areas face additional significant and complex challenges, including the limited availability and cost of suitably qualified contractors, large areas of asbestos contaminated land requiring remediation and limited ability to fund asbestos removal and communities where property with asbestos is under, or not, insured.*

A whole government package of support and funding is needed to address this issue and ensure that communities are not impacted and that asbestos is removed and not just managed through legislation.

The Asbestos National Strategic Plan (ANSP) for the 2024-2030 consultation aims to address the pressing issue of asbestos-related diseases in Australia. However, the current focus of the consultation is primarily on compliance rather than actively pursuing the funding and comprehensive removal of asbestos, which is crucial for safeguarding public health.

Australia grapples with one of the highest rates of mesothelioma globally, primarily caused by asbestos exposure. Western Australia faces a higher incidence rate of mesothelioma compared to other regions, emphasising the urgency of effective asbestos management.

The ANSP endeavours to enhance asbestos awareness and promote its safe management, removal, and disposal nationwide; it is all compliance-based. It aims to eliminate asbestos related diseases through

Signature: *JmChester* Page 28 of 63 Date: 16/10/2024





collaboration between the Australian government, states, and territories. The plan's key objectives include eradicating asbestos-related diseases, supporting affected individuals, and advocating for a global ban on asbestos production and trade.

To implement the ANSP for 2024-2030, the Asbestos and Silica Safety and Eradication Agency (ASSEA) seeks endorsement from states and territories, including Western Australia. Should Western Australia endorse the plan, a jurisdictional action plan aligned with the ANSP would be devised to address state-specific priorities and challenges.

However, the current consultation lacks a strong emphasis on funding and actively pursuing asbestos removal to improve the ANSP and ensure a more comprehensive approach; it's imperative to advocate for increased funding and prioritise the active removal and safe disposal of asbestos across affected areas of Western Australia.

#### SECRETARIAT COMMENT

The ASEA Strategic Plan has identified an increasing need to take action on asbestos. As the material degrades over time there is an increasing human health risk and costs associated with removal escalate. As identified in the AGM item, WALGA's recent Submission on the ASEA Strategic Plan noted that Asbestos management is an ongoing and increasing challenge for Local Governments, particularly in regional areas, and additional focus is needed. The approach of providing targeted funding and support would assist regional Local Government to address issues such as limited availability and cost of suitably qualified contractors and ability to fund asbestos removal.

Signature: *JmChester* Page 29 of 63 Date: 16/10/2024



**7.5 ADDRESSING THE IMPRACTICALITY OF LOCAL GOVERNMENTS FUNDING DEPARTMENT OF COMMUNITIES AND GOVERNMENT REGIONAL OFFICER HOUSING**

*Shire of Dundas to move:*

**MOTION**

**That WALGA advocates to the State Government for the State Government to fully fund Department of Communities (Social) and Government Regional Officer Housing.**

**IN BRIEF**

- Housing Funding Impracticality: Local Governments face impracticalities in funding housing due to the extra budgetary constraints then placed on the Local Government.
- Financial Risk: Investment in providing housing can be risky over the long term due the volatility of the housing market (particularly in areas where mining is the predominant industry) and the constraints placed on Local Governments that are borrowing money to fund these builds.
- State Responsibility: Housing should be funded through state taxes and mining royalties, not Local Government budgets.

**MEMBER COMMENT**

All remote and regional Local Governments face challenges in attracting and retaining staff which is also true of State Govt Depts, such as Police and the Education Dept. The provision of good housing is critical in attracting staff to these areas. Any Local Governments that are exposed to the boom-bust cycle of mining, face significant challenges related to the funding and provision of the Department of Community and Government Regional Officers' Housing (GROH). The volatile boom and bust cycles of the mining industry creates an even more financially risky environment for Local Governments to invest in housing. Most remote and regional Local Government areas are smaller and have the least capacity to raise funding through rates due their smaller population bases. Budgets are already stretched to provide community infrastructure for these communities.

- Boom and bust cycles in resource-dependent communities: The mining industry is inherently volatile, with periods of rapid growth (booms) followed by significant downturns (busts). This cycle profoundly affects local economies and property values. When Local Governments invest in housing during a boom, they face the risk of property values plummeting during a bust. Currently, the nickel crisis is an example of how quickly and severely property values can decline, leaving Local Governments with significant financial losses and underutilized assets.
- Impractical Investment: Local Governments are not in a position to absorb the financial risks associated with building houses with a long-term, 'lease back' agreement to recover their investment. Housing investments should be stable and predictable, (which is not the case in resource-dependent communities). If smaller Local Governments are seeking to borrow funds for these builds, they are then denied an opportunity to borrow for other community infrastructure projects that may be more of a local priority.
- State Responsibility: The function to supply and maintain Department of Communities and GROH housing in remote communities is a State Govt responsibility and should be funded through state taxes and royalties.

All remote and regional Local Governments urge WALGA to advocate for the State government to fully fund construction and maintenance of Department of Communities and GROH housing. Local Governments should not bear the financial risks associated with the provision of social and State agency

Signature: *Jmchester* Page 30 of 63 Date: 16/10/2024





housing. Funding of this housing by Local Governments impacts their sustainability and ability to fund their core responsibilities for their communities such as, asset management, staff retention, and roads.

#### SECRETARIAT COMMENT

The GROH Program provides housing for public sector employees providing essential services in regional and remote locations to attract and retain staff. The Department of Communities uses partnerships to increase supply of GROH housing in addition to its own capital investment and refurbishment programs. Partnerships include build to lease agreements, which Local Governments are eligible to apply to. The Department of Communities also provides subsidised rental accommodation to eligible low-income households across Western Australia commonly referred to as public or social housing. Public housing is owned and managed directly by the Department of Communities. Social housing can be owned and or maintained by a third party, typically Community Housing Providers.

In a 2024 WALGA survey, 100 percent of respondents viewed housing as a major challenge in their Local Government area and 64 percent stating that the lack of Government Regional Officer Housing (GROH) housing is “very challenging” or “extremely challenging”.

Housing supply continues to be a priority issue for both the Australian and State Government. The Australian Government’s 2024-2 budget included an additional \$1 billion to states and territories to deliver new housing including for connecting essential services such as water, power, sewerage and roads. This investment underpins the Federal Government commitment to increasing housing supply through the National Housing Accord, Housing Australia Future Fund and Social Housing Accelerator initiatives. The WA Government committed an additional \$43.8 million to the GROH program in the 2024-25 State Budget. The State budget also included \$400 million to expand the Social and Affordable Housing Investment Fund and \$179 million for maintenance of existing social and GROH housing.

WALGA is advocating for the State Government to work with the Local Government sector on the delivery of these investments, including ensuring member views are considered in relation to critical housing need. WALGA’s 2025 State Election platform calls for State Government to create a comprehensive long-term strategy to address the entrenched shortage of social, affordable and key worker housing and to undertake a review of the GROH program to improve coordination and responsiveness to regional housing needs and provide Local Government’s with greater scope to invest in GROH housing.

Signature: *Jmchester* Page 31 of 63 Date: 16/10/2024



## 7.6 ADVOCACY FOR ACCESSIBILITY

*Town of Victoria Park to move:*

### MOTION

That WALGA develops an Advocacy Position calling for the WA Government to adopt the Liveable Housing Design Standards for accessibility as part of the National Construction Code, consistent with WALGA's 2020-2025 Strategic Plan Sector Vision to enable inclusive Local Governments enhancing community wellbeing and economic prosperity.

#### IN BRIEF

- Advocacy for adoption of National Construction Code minimum accessibility standards
- Australia should have national building standards guaranteeing new homes have access for all abilities.
- WALGA should develop a policy to reflect its organisation commitment to accessibility, including but not limited to ensuring any venues WALGA utilises for its services or events have universal accessibility entry points (and are not dependent on one accessible entry point).

#### MEMBER COMMENT

Advocacy for adoption of National Construction Code minimum accessibility standards:

- Several years ago, at the direction of Commonwealth and State Ministers, the Australian Building Codes Board (ABCB) undertook a rigorous consultation process with experts and stakeholders to develop minimum accessibility requirements for Class 1a buildings (houses) and Class 2 sole-occupancy units (apartments) in the National Construction Code (NCC). The objective was to ensure that housing is designed to meet the needs of the community, including those with disability and older Australians.
- In 2021, minimum accessibility provisions were introduced for residential housing and apartments into the NCC based on Liveable Housing Design Guidelines (LHDG) silver standards.
- The NCC 2022 has seven minimum standards ensuring all new homes are accessible, with modifications including step-free entrances and showers, and wider doors and corridors that can accommodate wheelchairs and walking aids.
- The 2023 Disability Royal Commission Report recommended that all states and territories should adopt the minimum LHDG standards as soon as possible.
- In 2024, the ABCB has estimated that the additional cost to implement the minimum accessible design standards is between \$2,900 and \$4,400 per home, depending on the type of dwelling. The features covered by the LHDG standards are not a big ask and our communities will end up with better quality housing that is future-proof.
- To date, the WA Government, along with NSW, are the only states who have not adopted the NCC minimum LHDG silver standards.

#### SECRETARIAT COMMENT

The National Construction Code (NCC) is a uniform set of technical provisions for the design and construction of buildings and other structures, and plumbing and drainage systems throughout Australia.

The NCC is produced and maintained by the Australian Building Codes Board (ABCB) on behalf of the Commonwealth and all State and Territory government and is given legal effect through legislation at

Signature: *Jmchester* Page 32 of 63 Date: 16/10/2024





the state and territory level. The NCC is reviewed every 3 years, based on required regulatory practices, industry research, public feedback and policy directions.

The goal of the NCC is to enable the achievement of nationally consistent, minimum necessary standards of relevant safety (including structural safety and safety from fire), health, amenity and sustainability objectives efficiently. The NCC has traditionally included a part focused on access for people with a disability, setting out deemed-to-comply solutions and general building requirements for buildings based on their classification, for class 2-9 buildings. For the 2022 edition of the NCC new requirements titled the 'livable housing design' requirements, based on the Livable Housing Design Guidelines (silver level), were incorporated into both volumes of the NCC.

These requirements apply to all dwelling types, including new Class 1a (single house) buildings. The purpose of these changes was to help increase the stock of housing that is adaptable and better able to meet the needs of older people and people with mobility limitations. The Deemed-to-Comply provision of the new requirements, called the ABCB Livable Housing Design Standard, covers:

- Providing step-free access to the home.
- Making doorways and hallways easier to use for people with reduced mobility.
- Providing extra space in the bathroom and toilet.
- Wall reinforcing in the bathroom and toilet, to make it easier to install grabrails if needed in the future.

The NCC is implemented into Western Australia's building regulatory system through amendments to the Building Regulations 2012, with the NCC 2022 commencing operation in WA on 1 May 2023, following a 12-month transition period. In announcing the implementation of the NCC 2022, the State Government indicated that it had considered the current challenges facing the building and construction industry and as a result decided that some provisions, including energy efficiency, would have a longer transitional period and that the mandatory liveable (accessible) housing provisions would not be applied in Western Australia. In making this determination the Government indicated it would continue to monitor the situation in the building industry and the housing market. New South Wales and South Australia also determined to not support the new requirements. There is no indication, at time of writing, that the State Government has progressed in its consideration of the livable housing design requirements.

#### **WALGA's Building Act and Regulations Advocacy Position**

Assessments of the effectiveness of building control systems across Australia have recognised that there is diminishing public confidence in the building and construction industry, and that change is required to ensure buildings are safe and perform to expected standards. Now more than ever the focus is on Local Government building departments to deliver good governance, local leadership and sustainable services that meet the needs of their communities whilst supporting local jobs and economic growth.

The Association has the following endorsed positions:

1. Support the retention of Local Government as the primary permit authority in Western Australia for decisions made under the *Building Act 2011*.
2. Supports mandatory inspections for all classes of buildings, however, Local Government should not be solely responsible for all mandatory inspections.
3. Advocate for the State Government to urgently prioritise legislative reform that addresses systemic failures in the current building control model and to provide clarification on the role of Local Government in building control to ensure building legislation supports the following objectives:
  - a. Quality buildings that are cost efficient.
  - b. Functional, safe and environmentally friendly buildings.
  - c. Good decision making in all aspects of building.

Signature: *Jmchester* Page 33 of 63 Date: 16/10/2024



- d. Efficiency and effectiveness in building management, administration and regulation.
  - e. Openness and accountability with respect to all building matters.
  - f. Recognition of the rights and responsibilities of all parties in building matters in an equitable manner.
4. Existing and proposed building control related fees and charges to be cost recovery for Local Government.
  5. WALGA will work with members, state agencies and industry groups to develop training opportunities and to promote the Local Government building surveying profession to ensure sustainability of Local Government building control services.
  6. WALGA supports the Australian Building Codes Boards Trajectory for Low Energy Buildings by supporting Local Governments to meet community strategic objectives of a net zero carbon future by 2050 through work with members, state agencies and industry groups.

Signature: Jmchester Page 34 of 63 Date: 16/10/2024





Item Description	Recommendation/Motion	Council Decision
<p><b>1. Amendments to the <i>Cat Act 2011</i> – Allow Local Governments to make local laws to contain cats to the owner’s property</b></p>	<p>That WALGA advocate to the State Government to make changes to the <i>Cat Act 2011</i> to permit local laws to be made to the following effect:</p> <ol style="list-style-type: none"> <li>1. Cats are to be confined to the cat owner’s residence premises;</li> <li>2. Cats within public places are to be under effective control and not to create a nuisance;</li> <li>3. Cats are not allowed on other private properties where the cat does not have the expressed permission of the occupier of that premises, and are not to create a nuisance;</li> <li>4. Cats are prohibited from ecologically sensitive areas designated as Cat Prohibited Areas by Absolute majority of Council, and clearly demarcated as such on a sign displayed at the area, without the need to modify the local law.</li> </ol>	
<p><b>2. Advocacy to legislative reforms to counter land-banking</b></p>	<p>That WALGA:</p> <ol style="list-style-type: none"> <li>1. In line with its 2020-2025 Strategic Plan to provide a Sector Vision that enables Local Governments to be agile enhancing community wellbeing and economic prosperity, develops a draft Advocacy Position for Legislative Reforms to address Land-Banking practices including, but not limited to consideration of the following:                     <ol style="list-style-type: none"> <li>a. Prohibiting demolition of habitable housing until a Development Application (DA) has been approved;</li> <li>b. development applications that result in the demolition of existing habitable housing be time limited so that reasonable time periods for project commencement and project completion are conditions</li> </ol> </li> </ol>	



	<p>of the development application.</p> <ul style="list-style-type: none"> <li>c. provide Local Authorities with the ability to apply a “penalty fee” over and above any differential rating on vacant land, where the time conditions on the development application in (b) have not been met.</li> <li>d. Development of a mandatory register of unoccupied residential properties, with the ability of Local Governments to apply rates or levies on long term unoccupied residential properties, which could increase incrementally over time.</li> </ul> <p>2. Distributes the draft “WALGA Advocacy Position for Legislative Reforms to counter Land-Banking” to all West Australian Local Authorities for comment, and that a subsequent report be provided for consideration by WALGA Zones</p>	
<p><b>3. Advocacy for expansion of differential rating to include long term unoccupied commercial buildings (Property Activation Levy)</b></p>	<p>That WALGA:</p> <ul style="list-style-type: none"> <li>1. Explores expanding Item 2.1.8 Differential Rates of its Advocacy Position Statement to consider inclusion of the following:                     <ul style="list-style-type: none"> <li>a. Advocating for Local Authorities to have the ability to apply a differential rate to long term unoccupied commercial buildings; and</li> <li>b. Developing legislation that requires commercial property owners to demonstrate that in order to avoid the imposition of a differential rate on unoccupied commercial property the property;                             <ul style="list-style-type: none"> <li>i. is commercially habitable with annual investment in maintenance</li> <li>ii. remains connected to essential services</li> <li>iii. is undergoing periodic compliance checks and,</li> </ul> </li> </ul> </li> </ul>	

Signature: *Jmchester*





	<p>iv. has a plan in place to redevelop or make operational.</p> <p>c. Develop legislation that enables Local Government to provide exemptions to the above differential rating based on an approved periodic activation program for the vacant commercial property by the Local Government.</p> <p>2. Distributes the draft expanded WALGA Advocacy Position for Differential Rates to counter long term unoccupied commercial buildings to all West Australian Local Authorities for comment, and that a subsequent report be made available for consideration by WALGA Zones.</p>	
<b>4. Action on asbestos for Western Australia</b>	That WALGA advocates for the state and federal governments to take urgent action to assist Local Governments and their communities in safely removing asbestos, including providing targeting funding programs and support for regional areas.	
<b>5. Addressing the impracticality of Local Governments funding Department of Communities and Government Regional Officer Housing</b>	That WALGA advocates to the State Government for the State Government to fully fund Department of Communities (Social) and Government Regional Officer Housing.	
<b>6. Advocacy for accessibility</b>	That WALGA develops an Advocacy Position calling for the WA Government to adopt the Liveable Housing Design Standards for accessibility as part of the National Construction Code, consistent with WALGA's 2020-2025 Strategic Plan Sector Vision to enable inclusive Local Governments enhancing community wellbeing and economic prosperity.	

Signature: *JmChester* Page 37 of 63 Date: 16/10/2024



**Voting Requirements**

Simple majority

**RESOLUTION: 817**

Moved Cr Van Gelderen seconded by Cr Wilkes that the Council direct its delegates to the WALGA AGM to vote according to its wishes outlined within the above table.

**CARRIED 5/0**  
Simple majority

	For	Against		For	Against
Cr Chester	√		Cr Ashton	√	
Cr Van Gelderen	√		Cr Haywood	√	
Cr Wilkes	√				

Signature: *Jm Chester* Page 38 of 63 Date: 16/10/2024





## 9.6 PROPOSED RAIL LOADING FACILITY AND ASSOCIATED WORKS - KONNONGORRING

<b>File Reference</b>	<b>13.08 – Building Services</b>
<b>Disclosure of Interest</b>	Edge Planning & Property receive payment for planning advice to the Shire and declare a Financial Interest (section 5.70 of the <i>Local Government Act 1995</i> )
<b>Applicant</b>	CLE Town Planning & Design
<b>Previous Item Numbers</b>	Various including Resolution 636 on 17 May 2023 and Resolution 719 on 15 November 2023
<b>Date</b>	10 September 2024
<b>Author</b>	Steve Thompson – Consultant Planner
<b>Authorising Officer</b>	Samuel E Bryce – Chief Executive Officer
<b>Attachments</b>	9.6.1 CBH Konnongorring - Development Application Report 9.6.2 CBH Konnongorring - Development Plans 9.6.3 CBH Konnongorring - Noise Impact Assessment Report 9.6.4 CBH Konnongorring - Dust Management Plan

### Summary

For Council to consider a proposal for a fixed rail loading facility and associated works at the CBH facility at Konnongorring.

### Background

The existing Konnongorring CBH facility includes rail loading facilities, which have been operating at capacity for a number of years, resulting in delays and inefficiencies along the main rail line.

The Development Application (see Attachment 9.6.1) proposes to upgrade the existing facilities by expanding the grain loading capacity by rail to support the approved rail siding extension.

The application site includes Lot 10 (10.9 hectares) owned by CBH, the railway reserve and an unnamed road reserve managed by the Shire. Lot 10 contains the existing Konnongorring CBH grain handling and storage facility.

The managing body of the rail reserve, the Public Transport Authority, have provided their consent to construct the proposed rail loading infrastructure.

### Proposal

To support the rail siding works approved by the Council in November 2023, the Development Application proposes the construction of a new fixed rail loading facility and new loading silos within Lot 10 and Land ID 4090928 (rail reserve) as outlined in Attachment 9.6.2. In summary, the proposal includes the following:

Signature: *Jm Chester* Page 39 of 63 Date: 16/10/2024



- A new Fixed Rail Loading Facility;
  - Two 1.75kt capacity grain silos which are approximately 36m high;
  - Overhead transfer belt conveyor;
  - Elevator tower with bucket elevator and concrete basement and V-pit;
- Switch / control room building (14m long x 3.6m wide);
- Air compressor shed (6.7m long x 3.6m wide);
- Temporary laydown area within the unconstructed road reserve (Land ID 3448141); and
- A 3.6m high acoustic fence, 65m in length.

The proposed works will support the implementation of new loadout infrastructure for train loading, grain storage silos and associated conveyor systems. The extension of the new 1.15km rail siding approved by the Council in November 2023, will allow rail freight access to this new loadout infrastructure. It will ultimately enhance the loading and operational capacity of nearby farming pursuits and ensure efficiencies along the main rail line.

The proposed works represent a wider shift from road to rail, by removing the need for grain out loading via trucks outside of harvest periods and thereby improving road safety in the locality.

The applicant has submitted technical reports and details in support of the application including a Bushfire Management Plan, Noise Impact Assessment Report and Dust Management Plan.

Due to the size of the documents, not all of the technical reports and information are attached but can be made available to Councillors upon request.

#### *Site Details*

Land ID 4090928 forms part of the rail reserve and will be the site of the proposed loading facility. This will support the new 1.15km rail siding, maintenance access track and a temporary maintenance and construction pad which was approved within the rail corridor to support the proposed rail loading facility as part of the November 2023 approval.

Land ID 3123814 is an unmade road reserve, which is managed by the Shire of Goomalling, located just south of the new loading facility. A portion of this reserve has already been approved for temporary storage purposes as part of the rail siding approval, with the northern portion of the reserve proposed as well for storage and lay down purposes as part of this current Development Application.

#### *Previous Approvals*

The proposed works follow on from the existing development approval issued by the Council on 17 May 2023 and 15 November 2023. This included for a new rail siding.

As outlined above, a portion of unmade road reserve (vested with the Shire) is included with the Development Application. The use of this land was considered by Council, at its 17 May 2023 Ordinary Meeting, where it resolved the following at Resolution 636:

‘That the Council:

1. Advise the proponent that Council has no issues with the proposed use of the unmade road reserve as for construction laydown purposes during the construction phase of the project

Signature: *JmChestee* Page 40 of 63 Date: 16/10/2024





2. Has no issues with the proposed rail siding and associated access track crossing the unmade road reserve at the Konnongorring site.
3. Agrees to the proposal to re-site the road closed signage referred to in the proposal.
4. Delegates authority to the CEO to sign the Development Application for the project on Councils behalf as the owner/controller of subject land.'

### Consultation

The Shire sought comments from adjoining and nearby landowners (within 500m of the facility) for 14 days. Additionally, the Shire placed details of the Development Application on the website. No submissions were received by the Shire. CBH has also consulted with relevant stakeholders.

### Statutory Environment

*Planning and Development Act 2005*

*Planning and Development (Local Planning Schemes) Regulations 2015*

*Shire of Goomalling Town Planning Scheme No. 3 (TPS3)*

*Local Government Act 1995*

Land ID 4090928 is reserved as 'Railway Purposes' in TPS3. The objectives for 'Railway Purposes' is 'to set aside land for railway and other authorised purposes.' The proposed rail loading facility satisfies the objectives of TPS3 and reflects the purpose of the 'Railway Purposes' reserve by facilitating the efficient movement and loading of grain which supports farming and rural pursuits in Konnongorring and its surrounds.

Clause 2.2 of TPS 3, requires that Council have regard "for the ultimate purpose intended for the reserve" in respect to granting planning approval and confer with the relevant public authority. In this instance, the Public Transport Authority have provided their consent to construct the new siding in the 'Railways' reserve.

Lot 10 is zoned 'Rural 3 – General Farming' in TPS3. TPS3 objectives for this zone include to maintain the rural economy of the Shire, protect the rural landscape and environment generally and 'to ensure minimal intrusion onto the rural landscape and the amenity of adjoining properties.'

The fixed load rail facility is consistent with the 'Industry – Rural' land use classification as defined in TPS3 and reflects previous approvals which established the 'Industry – Rural' land use for the site.

As defined under TPS3, 'Industrial – Rural' means 'an industry handling, treating, processing or packing primary products grown, reared or produced in the locality, and a workshop servicing plant or equipment used for rural purposes in the locality.'

'Industry – Rural' is a 'AA' land use (discretionary use) within the 'Rural 3 – General Farming' zone under TPS 3.

### Policy Implications

Nil. The proposed development addresses *State Planning Policy 2.5 Rural Planning*, *State Planning Policy 3.7 Planning in Bushfire Prone Areas* and *State Planning Policy 5.4 Road and Rail Noise*.

### Financial Implications

The applicant has paid the Development Application fee. The applicant has a right of review to the State Administrative Tribunal to review the Council's decision. If this occurred, the Shire would have associated costs.

Signature:  Page 41 of 63 Date: 16/10/2024





### Strategic Implications

Shire of Goomalling Community Strategic Plan 2019-2029	
2.3	Actively support and develop local and new business
3.2	Manage assets and infrastructure in a sustainable manner
3.2.4	Provide commercial and industrial land aligned to economic needs and growth

### Comment/Conclusion

#### 1. Overview

The Development Application proposes upgrading the Konnongorring CBH grain facility. It is recommended that Council conditionally approve the Development Application given:

- There is an existing loading facility while the proposed rail loading facility will assist to lower heavy vehicle use;
- It will support a more efficient and productive local agricultural industry;
- It is consistent with the current use of the land and will provide a significant increase in storage and fast rail loading that will ease the strain on the road transport system;
- It is consistent with the planning framework;
- The Noise Impact Assessment Report demonstrates that the new rail loading facility will meet the requirements of *State Planning Policy 5.4 Road and Rail Noise* and the *Environmental Protection (Noise) Regulations 1997*;
- The proposed rail loading facility is not expected to create significant additional impacts on the amenity of the area;
- Subject to addressing dust and noise, there are expected to be manageable environmental impacts;
- Loading longer trains more quickly at the strategically located CBH bins will bring tangible financial returns to growers in the region;
- It supports growing the district economy and supports job creation; and
- Development conditions can assist to control the use and management of the development.

#### 2. Separation Distances

There is a need to ensure that proposed development limits the potential land use conflict with surrounding rural living land uses. The use of separation distances and buffers is recommended by *State Planning Policy 2.5 Rural Planning* to manage off-site impacts of industrial uses. The relevant separation requirements applicable to the proposed development are outlined in the EPA's *Separation Distances between Industrial and Sensitive Land Uses* (the Guidance Statement).

The Guidance Statement provides guidance on the assessment of industry and generic separation distances between sensitive land uses. The impact of the grain elevator (conveyor belt) incorporated as part of the train loading machinery is a relevant consideration.

The Guidance Statement sets a notional buffer distance of 500m which provides a default in lieu of any subsequent modelling having been undertaken with impacts such as noise, dust and risk applicable considerations. These considerations are relevant in respect to nearby 'sensitive uses' (residences and church). The applicant notes that only one dwelling is within this notional buffer distance, with CBH having been in ongoing discussions with the landowner regarding the detail, nature and timing of the proposal, who have to date, indicated no objection to the proposal.

The applicant has arranged an acoustic assessment and dust management plan in response to the considerations of the Guidance Statement.

Signature:  Page 42 of 63 Date: 16/10/2024





The Noise Impact Assessment prepared as part of this application confirms that the facility results in an overall net reduction in noise ensuring the property complies with the relevant noise criteria once mitigated measures are implemented.

### 3. *Acoustic Assessment*

The applicant notes that the new rail loading facility will result in a net reduction in noise emissions in the locality as the site transition from road to rail, resulting in an overall 9.5-hour reduction in loading times on site given the more efficient rail loading capabilities. The Noise Impact Assessment report (see Attachment 9.6.3) concludes that the operation of the facility will meet the requirements of *State Planning Policy 5.4 Road and Rail Noise* (SPP 5.4) and the *Environmental Protection (Noise) Regulations 1997*.

The Noise Impact Assessment notes the demolition of the old E-type shed, which acted as a partial noise barrier between truck and equipment operations, has necessitated the need for new noise mitigation measures to reduce noise impacts to the nearby property at 7153 Northam-Pithara Road. CBH have been in ongoing discussions with the landowner and the Public Transport Authority, with the preferred solution being the provision of a 3.6m high acoustic wall within the rail corridor. The acoustic consultant advises that the installation of this new acoustic barrier will ensure the facility remains compliant with the relevant noise targets.

The Noise Impact Assessment outlines that regardless of time, fixed plant, on-site road transport and on-site railway operations comply with the relevant noise regulations during day, evening and nighttime periods. The Noise Impact Assessment highlights the only exception where noise levels are exceeded, is for the nearby church at 7122 Northam-Pithara Road. The noise emissions marginally exceed Holiday and Sunday noise levels due to emissions associated with period of maximum truck movements. The church which operates on a semi-regular basis is already subject to higher noise emissions from public roads which are noted to be compliant with the requirements of SPP5.4 which manage traffic related noise. As the rail loading facility results in a net reduction in traffic movements on CBH's site, the acoustic consultant sets out the noise and associated amenity impact of truck activity on CBH's site during peak periods will be negligible in the context of surrounding traffic noise on public roads.

The acoustic consultant highlights the proposed facility results in an overall reduction in evening and nighttime noise emissions, due to reductions in road traffic associated with the movement of grain via rail rather than road, resulting in an overall reduction in noise for the surrounding locality.

### 4. *Dust Management*

The Dust Management Plan (Attachment 9.6.4) outlines CBH's commitments to minimise the ongoing impact of dust emissions from the proposed fixed rail loading facility. The applicant advises the measures outlined in the Dust Management Plan will ensure that any potential dust emissions will be mitigated so that surrounding properties are not impacted.

### 5. *Bushfire*

The Bushfire Management Plan sets out that the operation of the facility will be compliant with the requirements of *State Planning Policy 3.7 Planning in Bushfire Prone Areas*. There is a need for CBH to maintain an Asset Protection Zone around all boundaries of the facility.

Signature:  Page 43 of 63 Date: 16/10/2024





## 6. *Traffic Assessment*

The applicant highlights that the new rail loading facility will have a positive impact on the wider community and the surrounding road network as all truck out loading movements will no longer be required as operations transition from road to rail. This reflects a shift from road to rail, with the new facilities removing the need for out-loading truck trips between Konnongorring to Avon, and instead divert loading via rail.

Currently, CBH out loading movements from the existing Konnongorring site travel along Northam-Pithara Road to Avon where grain is unloaded and transferred via rail to the Kwinana port. These trucks then travel back to Konnongorring from Avon as part of a round trip. The proposed upgrade will remove the need for these road movements outside of the harvest period as part of the transition to rail outloading operations.

The applicant advises that it is anticipated that the proposed loading facility will result in a reduction of 3 truck outloading movements per hour from the road network between Konnongorring and Avon. This will result in an overall 4,257 reduction in truck movements per year by 2035 along Northam-Pithara Road.

The applicant notes that the proposal does not involve an increase in grain storage capacity, and such there will be no change in harvest period traffic movements beyond the site's existing approved operating conditions.

The proposed development will improve the capacity of the region to transport grain, which will have a significant benefit for road users, the local economy and the wider community.

## 7. *Environmental*

The new loading facility has been sited to ensure that no further vegetation clearing is required on site or the rail reserve corridor. The clearing required for the approved rail siding will be undertaken in accordance with the necessary approvals through the Department of Water and Environmental Regulation.

## 8. *Drainage*

The applicant sets out that no modifications to the drainage infrastructure approved as part of the rail siding development application are required for the facility. The applicant advises the site is able to accommodate onsite stormwater and upstream runoff without any impact to the new rail siding or other surrounding infrastructure or properties. The minor drainage design modifications approved as part of the rail siding approval will be implemented as required, with all access and maintenance tracks and roads to be suitably sealed and drained.

## 9. *Land Use*

The proposed rail loading facility and associated works are considered generally consistent with the criteria in TPS3 including land use within the 'Rural 3 – General Farming' zone. The proposed loading facility is consistent with the objectives of the zone by facilitating the handling and processing of grain on site and intends to expand on the existing infrastructure by improving the current grain processing and loading capability of the site, consistent with the 'Industry – Rural' use.

Signature: \_\_\_\_\_

A handwritten signature in cursive script that reads 'JmChester'.

Page 44 of 63

Date: \_\_\_\_\_ 16/10/2024 \_\_\_\_\_





As outlined in the Statutory Environment section, a portion of the proposed works are located within the adjoining rail reserve (Land ID 4090928) which is reserved as 'Railways Purposes' under TPS3. The proposed development is consistent with the objectives of the 'Railways Purpose' reserve.

#### 10. Setbacks

Overall, the proposed development on Lot 10 is consistent with TPS3 setbacks other than the setbacks to the eastern boundary (to the railway reserve).

The minimum side setback requirements for the 'Rural 3 – General Farming' zone is 20m.

The proposed loading facility does not comply with the 20m boundary setback requirement. The proposed silos are located within the rail reserve and the over rail bulk weigher traverses the boundary of the rail reserve to facilitate grain loading onto rail wagons. Accordingly, a nil setback is necessary to undertake the proposed works given the need to load grain directly onto rail wagons.

Clause 5.6.1(b) of TPS 3 provides scope for the minimum setback requirements to be varied subject to the Council being satisfied a variation is desirable by reason of lot configuration, topography or economy. The siting and location of the loading facility and the associated silos are a logical necessity. The nil setback to the eastern property boundary of Lot 10 is supported in the context of the site's zoning and the abutting rail reserve. The location of the proposed development has minimal impact on the amenity of surrounding properties.

#### 11. Summary

The proposed fixed rail loading facility and associated works are consistent with the objectives and intent of the 'Rural 3 – General Farming' zone of TPS3 and is considered appropriate for the location.

#### Voting Requirements

Simple majority

#### RESOLUTION: 818

Moved Cr Haywood seconded by Cr Wilkes that the Council grants development approval for a rail loading facility and associated works on Lot 10 on Deposited Plan 25798, Landgate ID 4090928 (rail reserve) and the unnamed road reserve (Landgate ID 312814), Konnongorong (outlined in Attachment 9.6.2) pursuant to Schedule 2, Clause 68 of the *Planning and Development (Local Planning Schemes) Regulations 2015* and subject to the following conditions and advice notes with changes to condition 6 and 7 as follows:

1. This approval shall expire if the development hereby approved has not been substantially commenced within a period of three years from the date hereof, or within any extension of that time (requested in writing prior to the approval expiring) that may be granted by the local government. Where the Development Approval has lapsed no further development is to be carried out.
2. The development hereby approved must be carried out in accordance with the plans and reports submitted with the application, addressing all conditions, or otherwise amended by the

Signature: Jmchester Page 45 of 63 Date: 16/10/2024





local government and shown on the approved plans and these shall not be altered and/or modified without the prior knowledge and written consent of the local government.

3. The vehicle access ways are to be designed, constructed, sealed and drained to the satisfaction of the local government prior to occupation. Thereafter, the applicant/landowner shall appropriately maintain these areas to the satisfaction of the local government.
4. The applicant/operator to install a 3.6m high acoustic wall, as set out in the Noise Impact Assessment Report, prior to occupation to the satisfaction of the local government.
5. The Bushfire Management Plan being suitably implemented and maintained to the satisfaction of the local government.
6. Within 6 months of the proposed development being completed, the applicant/operator to commission a short-term noise monitoring survey to confirm operational noise levels at nearby receivers and to undertake mitigations measures as required to the satisfaction of the local government. Following this, to commission a noise monitoring survey if there are any written noise complaints received and to undertake mitigations measures (as required) to reduce impacts on nearby receivers to the satisfaction of the local government.
  - A) Change to: If substantiated noise complaints are received by the local government, the applicant/operator shall commission short-term noise monitoring to confirm operational noise levels at nearby receivers are consistent with the SLR Noise Impact Assessment Report – Rail Loading Facility Konngorong dated 1 August 2024. Mitigations measures shall be implemented, if demonstrated to be required, to the satisfaction of the local government.
7. The Dust Management Plan to be suitably implemented to ensure compliance with air quality standards to the satisfaction of the local government. In the event of written complaints, the applicant/operator to investigate and advise the local government in writing of outcomes and as required set out additional mitigation measures. If dust concerns remain, the local government will require the applicant/operator to install a dust monitor(s) for at least 12 months. At the end of the 12-month period, the applicant/operator to set out the results and as required update the Dust Management Plan and undertake associated mitigation works to the satisfaction of the local government.
  - B) Change to..... The Dust Management Plan shall be implemented to the satisfaction of the local government. In the event of a substantiated complaint, the applicant/operator shall investigate and advise the local government in writing of outcomes and, if demonstrated to be required, additional dust mitigation measures are to be implemented to the satisfaction of the local government.
8. Any lighting devices are to be positioned and shielded so as not to cause any direct, reflected or incidental light to encroach beyond the property boundaries, in accordance with *Australian Standard AS4282/1997*.

Signature: \_\_\_\_\_

*Jmcheester*

Page 46 of 63 Date: \_\_\_\_\_16/10/2024\_\_\_\_\_



SHIRE OF GOOMALLING  
MINUTES FOR ORDINARY MEETING OF COUNCIL  
WEDNESDAY 18 SEPTEMBER 2024



CARRIED 5/0  
Simple majority

	For	Against		For	Against
Cr Chester	√		Cr Ashton	√	
Cr Van Gelderen	√		Cr Haywood	√	
Cr Wilkes	√				

Signature: *JmChester* Page 47 of 63 Date: 16/10/2024



- 10. ELECTED MEMBERS MOTION OF WHICH PREVIOUS NOITCE WHICH HAS BEEN GIVEN
- 11. NEW BUSINESS OF AN URGENT NATURE AGREED TO BY RESOLUTION OF COUNCIL
- 12. MATTERS BEHIND CLOSED DOORS

The meeting be closed to the public in accordance with section 5.23 Local Government Act 1995, 5.5.23 (2)

- Confidential
- Matters affecting employee(s)
- Personal affairs of any person(s), including financial and/or commercial contracts
- Commercial Confidentiality
- Legal advice/matters
- Public safety/security matters where public knowledge may be prejudicial

**RESOLUTION: 819**

Moved Cr Ashton seconded by Cr Haywood that Council meeting is closed to the public to deal with confidential matters.

**CARRIED: 5/0**

	For	Against		For	Against
Cr Chester	√		Cr Ashton	√	
Cr Van Gelderen	√		Cr Haywood	√	
Cr Wilkes	√				

**12.1 CONFIDENTIAL – OFFER TO PURCHASE PROPERTY – LOT 203  
 GOOMALLING-TOODYAY ROAD, GOOMALLING (CNR GRANGE STREET)**

Signature: *JmChester* Page 48 of 63 Date: 16/10/2024





## 12.1 CONFIDENTIAL – OFFER TO PURCHASE PROPERTY – LOT 203 GOOMALLING-TOODYAY ROAD, GOOMALLING (CNR GRANGE STREET)

<b>File Reference</b>	3.14C – Sale of Council Land
<b>Disclosure of Interest</b>	Cr Haywood owns property on Grange St Goomalling
<b>Applicant</b>	Reece & Shirley BIRCH, Ellenbrook, PERTH
<b>Previous Item Numbers</b>	N/A
<b>Date</b>	11 September 2024
<b>Author</b>	Trudi Manera – Finance Officer
<b>Authorising Officer</b>	Samuel E Bryce – Chief Executive Officer
<b>Attachments</b>	12.1.1 Offer to Purchase Lot 203 - Email containing offer 12.1.2 Offer to Purchase Lot 203 - Valuation report from Preston Rowe Paterson (Perth)

### Summary

Council has received an offer from Mr and Mrs BIRCH, of Ellenbrook, to purchase Lot 203 Goomalling-Toodyay Road. This 1.1875ha lot is located at the corner of Goomalling - Toodyay Road and Grange Street Goomalling and is currently owned by the Shire of Goomalling.

### Background

Lot 203 Goomalling-Toodyay Road is the last remaining lot in the Grange St estate created in 2007 by Council. It has an area of 1.1875ha, as of 30 June 2022 had a written down value of \$69,000. A current valuation of \$55,000 for Lot 203 has been received via communications and is attached.

Mr and Mrs BIRCH advised via email that they had seen the lot advertised on the Council's website (since removed) for \$70,000 and would like to offer \$60,000 for Lot 203 initially but would be willing to go to \$90,000 to secure the lot.

Noted for comparison is Lot 202 Grange St, with an area of 1.16ha subsequently sold for \$65,000 in late 2023.

### Consultation

Email and telephone enquiries were received from Mr and Mrs BIRCH of Ellenbrook. 'Preston Rowe Patterson (Perth) Pty Ltd' was engaged to provide a current valuation and has provided a value of \$55,000 with a valuation range of \$45,000 to \$60,000.

### Statutory Environment

*Local Government Act (1995)*

#### 3.58. Disposing of property

(1) *In this section –*

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

**property** includes the whole or any part of the interest of a local government in property but does not include money;

Signature: *JmChester* Page 49 of 63 Date: 16/10/2024



- (2) Except as stated in this section, a local government can only dispose of property to —
- (a) the highest bidder at public auction; or
  - (b) the person who at public tender called by the local government makes what is, in the opinion of the local government, the most acceptable tender, whether or not it is the highest tender.
- (3) A local government can dispose of property other than under subsection (2) if, before agreeing to dispose of the property —
- (a) it gives local public notice of the proposed disposition —
    - (i) describing the property concerned; and
    - (ii) giving details of the proposed disposition; and
    - (iii) inviting submissions to be made to the local government before a date to be specified in the notice, being a date not less than 2 weeks after the notice is first given;
- and
- (b) it considers any submissions made to it before the date specified in the notice and, if its decision is made by the council or a committee, the decision and the reasons for it are recorded in the minutes of the meeting at which the decision was made.
- (4) The details of a proposed disposition that are required by subsection (3)(a)(ii) include —
- (a) the names of all other parties concerned; and
  - (b) the consideration to be received by the local government for the disposition; and
  - (c) the market value of the disposition —
    - (i) as ascertained by a valuation carried out not more than 6 months before the proposed disposition; or
    - (ii) as declared by a resolution of the local government on the basis of a valuation carried out more than 6 months before the proposed disposition that the local government believes to be a true indication of the value at the time of the proposed disposition.
- (5) This section does not apply to —
- (a) a disposition of an interest in land under the Land Administration Act 1997 section 189 or 190; or
  - (b) a disposition of property in the course of carrying on a trading undertaking as defined in section 3.59; or
  - (c) anything that the local government provides to a particular person, for a fee or otherwise, in the performance of a function that it has under any written law; or
  - (d) any other disposition that is excluded by regulations from the application of this section.
- [Section 3.58 amended: No. 49 of 2004 s. 27; No. 17 of 2009 s. 10.]

### Policy Implications

There are not any policies that are related to this item

### Financial Implications

The sale of this lot has not been included in the 2024-2025 budget but would result in a positive effect to 2024/25 revenue. Currently Lot 203 Goomalling-Toodyay Road is recorded as Asset #2091 with a Written Down Value of \$69,000.

### Strategic Implications

#### Shire of Goomalling Community Strategic Plan 2019-2029

3.2	Manage assets and infrastructure in a sustainable manner
-----	--

### Comment/Conclusion

The offer of \$60,000, received via email from Mr and Mrs BIRCH on 11 September 2024, in conjunction with the valuation received from Preston Rowe Patterson via email on 12 September 2024, indicates parity between what has been received.

Signature: *Jmchester* Page 50 of 63 Date: 16/10/2024





**Voting Requirements**

Simple Majority

**RESOLUTION: 820**

Moved Cr Wilkes seconded by Cr VanGeldereren that the Council

1. Direct the CEO to inform Mr and Mrs BIRCH of Ellenbrook that Council must advertise the lot to the market for a period of 28 days and,
2. At the end of the 28 days advertisement period evaluate all offers received, and,
3. If acceptable offers are received, direct the CEO to enter negotiations with any and all-potential buyers for the sale of Lot 203 Goomalling-Toodyay Road recorded as Asset #2091 in the Shire of Goomalling asset register.
4. CEO not to accept offer lower than \$70000.

With additional point

5. CEO to negotiate the highest selling price.

**CARRIED 5/0**  
Simple majority

	For	Against		For	Against
Cr Chester	√		Cr Ashton	√	
Cr Van Gelderen	√		Cr Haywood	√	
Cr Wilkes	√				

**RESOLUTION: 821**

Moved Cr Haywood seconded by Cr Ashton that Council now open the doors.

**CARRIED: 5/0**

	For	Against		For	Against
Cr Chester	√		Cr Ashton	√	
Cr Van Gelderen	√		Cr Haywood	√	
Cr Wilkes	√				

Signature: *JmChester* Page 51 of 63 Date: 16/10/2024





### 13. WORKS REPORTS

**RESOLUTION: 822**

Moved by Cr Haywood, seconded by Cr VanGeldereren that the Council receive the Works Report for August 2024.

**CARRIED: 5/0**  
Simple Majority

	For	Against		For	Against
Cr Chester	√		Cr Ashton	√	
Cr Van Gelderen	√		Cr Haywood	√	
Cr Wilkes	√				

#### 13.1 Works Manager Report

***Konnongorring West/Northam-Pithara Junction – Black Spot Project and RTR***

The 100 % design specifications have been accepted by MRWA, final sign off on the design and implementation is now in progress. Tender specifications have been completed and will be let this month.

***Calingiri Road – WSNF***

Widening and reconstruction of the drains to 14 m has been completed with pavement reconstruction works to re-commence later in the budget year. These works are occurring between SLK 24.76 and 30.32.

Spotting for white lining has been completed by WSNF subcontractors, with line marking occurring later in the budget year. This is to occur on already constructed sections SLK 12.05 to SLK 21.20.

***Meckering Road – RRG***

Widening and reconstruction of the drains to 12 m has commenced with culvert replacement to be undertaken at SLK – 11.40. These works are occurring between SLK 10.40 and 13.20.

***Swimming Pool***

A contractor has been engaged to conduct repair works to be commencing in early October which is the earliest available time for the contractor to be available to complete the works. It is anticipated works will be completed in time for the season opening at this stage, however there may be a slight delay if any water quality issues arise from refilling with non-treated water and chemical interaction with the resealing works completed.

***Plant –***

Nil.

***Council meeting works -***

- 43 Throssell St – Security screen on windows – **Completed.**
- Senior Citizens – Ladies toilet cistern and fan – **In progress.**

Signature: *JmChester* Page 52 of 63 Date: 16/10/2024





## 13.2 Works Crew Report

DATE	WORK DESCRIPTION
1	Unsealed road network - inspect, repair signage and guideposts where required- prune vegetation blocking signs, prune overhanging vegetation on verges/Works Requests - Complete various tasks and deliveries from works request forms.
2	Rubbish run/Refuse site maintenance/Bebakine Rd - Remove fallen trees and limbs/GSC ovals surrounds - Cart and level cracker dust on access track for all weather access.
3	WEEKEND
4	WEEKEND
5	Rubbish run/Refuse site maintenance/WHS - Electrical test and tagging.
6	Evans Rd - Maintenance grade and fill in washouts/Bolgart East - Patch sand holes/Unsealed road network - inspect, repair signage and guideposts where required-prune vegetation blocking signs, prune overhanging vegetation on verges/Anstey park - Pick up perimeter fencing.
7	Rubbish run/Refuse site maintenance/Bolgart East - Patch sand holes and potholes/Townsite - Prune street trees/WHS - Electrical test and tagging.
8	Bolgart East - Patch sand holes and potholes/GSC ovals surrounds - Cart and level cracker dust on access track for all weather access/Works Requests - Complete various tasks and deliveries from works request forms/WHS - Electrical test and tagging.
9	Rubbish run/Refuse site maintenance/Robert Rd - Patch sand holes and potholes/Jennacubbine hall - Clean and restock for hire event/WHS - Electrical test and tagging.
10	WEEKEND
11	WEEKEND
12	Rubbish run/Refuse site maintenance/Bolgart East - Patch sand holes and potholes, reform and roll pavement/Works Requests - Complete various tasks and deliveries from works request forms/Safe roads - Patching potholes and edge frets on town streets with paveline patching truck.
13	Bolgart east - Patch sand holes and potholes, reform and roll pavement/Works Requests - Complete various tasks and deliveries from works request forms/Bridge Maintenance-Routine maintenance on pavement surface, guard rails, drainage and vegetation/Safe roads - Patching potholes and edge frets on Calingiri and Bolgart East roads with patching truck.
14	Rubbish run/Refuse site maintenance/Safe roads - Patching potholes and edge frets on town streets with paveline patching truck/Flora threatened species workshop - Wongan Hills/Unsealed road network - inspect, repair signage and guideposts where required-prune vegetation blocking signs, prune overhanging vegetation on verges.
15	Bolgart East - Patch sand holes and potholes, reform and roll pavement/Works Requests - Complete various tasks and deliveries from works request forms/Unsealed road network - inspect, repair signage and guideposts where required- prune vegetation blocking signs, prune overhanging vegetation on verges/Safe roads - Patching potholes and edge frets on various sealed roads with paveline patching truck.
16	Rubbish run/Refuse site maintenance/Staff Training - Senior First Aid course/Safe roads - Patching potholes and edge frets on various sealed roads with paveline patching truck.
17	WEEKEND
18	WEEKEND
19	Rubbish run/Refuse site maintenance/Sheen Rd - Install hazard signs on rough surface.

Signature: *JmChester* Page 53 of 63 Date: 16/10/2024

**SHIRE OF GOOMALLING**  
 MINUTES FOR ORDINARY MEETING OF COUNCIL  
 WEDNESDAY 18 SEPTEMBER 2024



20	Sheen rd. - Reform and compact over rough surface from clay pit to Beejoording Rd/Schell Rd - Repair broken culvert.
21	Rubbish run/Refuse site maintenance/Sheen Rd - Reform and compact full length/Unsealed road network - inspect, repair signage and guideposts where required-prune vegetation blocking signs, prune overhanging vegetation on verges/Sealed roads - Patch minor potholes on various sealed roads with cold mix.
22	Goomalling-Meckering Rd - Deliver materials for culvert replacement at SLK 11.65/Townsite - Sweep footpaths/Works Requests - Complete various tasks and deliveries from works request forms/Jennacubbine hall - Clean and restock for hire event.
23	Rubbish run/Refuse site maintenance/Variou roads - Remove fallen trees and limbs after strong winds.
24	WEEKEND
25	WEEKEND
26	Rubbish run/Refuse site maintenance/Pryor Rd - Maintenance grade and fill in washouts/Variou roads - Remove fallen trees and limbs.
27	Burabadji Rd - Maintenance grade and fill in washouts/Unsealed road network - inspect, repair signage and guideposts where required- prune vegetation blocking signs, prune overhanging vegetation on verges/Jennacubbine Hall - Clean and restock after hire event.
28	Rubbish run/Refuse site maintenance/Lake Rd - Maintenance grade and fill in washouts/Works Requests - Complete various tasks and deliveries from works request forms.
29	Refuse Site - Backfill household pit, push and level concrete rubble, construct new household waste cell/Sheen Rd - inspect, repair signage and guideposts where required-prune vegetation blocking signs, prune overhanging vegetation on verge.
30	Rubbish run/Refuse site maintenance/Refuse Site - Backfill household pit, push and level concrete rubble, construct new household waste cell/Cemetery - Grade and compact car parks/Tyndall Rd - Patch bitumen potholes with cold mix.
31	WEEKEND

Signature: *Jm Chester* Page 54 of 63 Date: 16/10/2024





### 13.3 Parks and Gardens Report

DATE	WORK DESCRIPTION
1	Rural Roadsides - Weed and vegetation control works/Railway museum - Rake and remove debris/Slater Homestead - edge and mow lawns, garden bed maintenance, rake and remove debris from surrounds/Football and Hockey oval - mow, trim surrounds/GSC surrounds - Rake and remove leaves and debris, weed control.
2	Public Toilets and War Memorial-rake and tidy/Town streets - pick up fallen limbs and general refuse-rake and remove leaves from drains and kerbs/Rural Roadsides - Weed and vegetation control works/Cemetery - Rake and remove debris, weed control/Pavilion and Gym - Edge and mow laws, clean paths and access areas.
3	WEEKEND
4	WEEKEND
5	Daily watering schedule/Public Toilets and War Memorial-rake and tidy/Town streets - pick up fallen limbs and general refuse-rake and remove leaves from drains and kerbs/Rural Roadsides - Weed and vegetation control works/Shire Offices - Blow down verandas and access areas, rake and remove leaves and debris from rear carpark/Tennis pavilion - Edge and mow laws, clean paths and access areas/Hockey oval - mow, weed control.
6	Rural Roadsides - Weed and vegetation control works/Slater Homestead - edge and mow lawns, garden bed maintenance, rake and remove debris from surrounds/Cemetery - Rake and remove debris, weed control/Football oval - mow, weed control/Pavilion and Gym - Edge and mow laws, clean paths and access areas.
7	Rural Roadsides - Weed and vegetation control works/Koomal Village - Edge, mow lawns, garden bed maintenance/Mortlock Lodge - Edge, mow lawns, garden bed maintenance/Football and Hockey oval - mow, trim surrounds.
8	Rural Roadsides - Weed and vegetation control works/7 Forward St - edge, mow lawns, garden bed maintenance/Swimming Pool - edge, mow lawns, garden bed maintenance/GSC oval playground - Playground inspection and clean/
9	Public Toilets and War Memorial-rake and tidy/Town streets - pick up fallen limbs and general refuse-rake and remove leaves from drains and kerbs/Hockey and Football oval - Line mark playing fields, top dress low areas for home game/Rural Roadsides - Weed and vegetation control works.
10	WEEKEND
11	WEEKEND
12	Public Toilets and War Memorial-rake and tidy/Town streets - pick up fallen limbs and general refuse-rake and remove leaves from drains and kerbs/Town site - Weed control on street verges and vacant blocks/Townsite Lawns - edge and mow lawns on all parks and street verges, inspect reticulation.
13	Rural Roadsides - Weed and vegetation control works/Cemetery - Rake and remove debris, weed control/Slater Homestead - edge and mow lawns, garden bed maintenance, rake and remove debris from surrounds/Town site - Weed control on street verges and vacant blocks/Football and Hockey - Post home game maintenance.
14	Town reserves - Weed control on fire breaks/APU - Edge, mow lawns, garden bed maintenance/Millstead - edge and mow lawns, garden bed and rose plant maintenance/Football and Hockey oval - mow, trim surrounds.
15	Rural Roadsides - Weed and vegetation control works/Railway museum - Rake and remove debris/Pavilion and Gym - Edge and mow laws, clean paths and access areas/Football oval - mow, weed control.
16	Public Toilets and War Memorial-rake and tidy/Town streets - pick up fallen limbs and

Signature: *JmChester* Page 55 of 63 Date: 16/10/2024



**SHIRE OF GOOMALLING**  
MINUTES FOR ORDINARY MEETING OF COUNCIL  
WEDNESDAY 18 SEPTEMBER 2024



	general refuse-rake and remove leaves from drains and kerbs/Staff Training - Senior First Aid course/Rural Roadsides - Weed and vegetation control works/Railway museum - Rake and remove debris/Pavilion and Gym - Edge and mow laws, clean paths and access areas/Football oval - mow, weed control/Tennis pavilion - Edge and mow laws, clean paths and access areas.
17	WEEKEND
18	WEEKEND
19	Public Toilets and War Memorial-rake and tidy/Town streets - pick up fallen limbs and general refuse-rake and remove leaves from drains and kerbs/Rural Roadsides - Weed and vegetation control works/Millsteed - edge and mow lawns, garden bed and rose plant maintenance/32 Eaton St - edge, mow lawns, garden bed maintenance.
20	Town reserves - Weed control on fire breaks/Town site - Weed control on street verges and vacant blocks/Railway museum - Rake and remove debris/Throssell St Museum - Rake and remove debris, garden bed maintenance/GSC surrounds - Rake and remove leaves and debris, weed control/Hockey and Football oval - Line mark playing fields, top dress low areas for home game.
21	Rural Roadsides - Weed and vegetation control works/Town site - Weed control on street verges and vacant blocks/Slater Homestead - edge and mow lawns, garden bed maintenance, rake and remove debris from surrounds/Millsteed - edge and mow lawns, garden bed and rose plant maintenance/Pavilion and Gym - Edge and mow laws, clean paths and access areas/Tennis pavilion - Edge and mow laws, clean paths and access areas.
22	Townsite - sweep, clean debris from streets and verges/Millsteed - edge and mow lawns, garden bed and rose plant maintenance/Shire Offices - Blow down verandas and access areas, rake and remove leaves and debris from rear carpark/Hockey and Football oval - Line mark playing fields, top dress low areas for home game.
23	Public Toilets and War Memorial-rake and tidy/Town streets - pick up fallen limbs and general refuse-rake and remove leaves from drains and kerbs/Rural Roadsides - Weed and vegetation control works/Anstey Park - Garden bed maintenance, playground inspection and clean up/Hockey and Football oval - Line mark playing fields, top dress low areas for home game/GSC surrounds - Rake and remove leaves and debris, weed control.
24	WEEKEND
25	WEEKEND
26	Public Toilets and War Memorial-rake and tidy/Town streets - pick up fallen limbs and general refuse-rake and remove leaves from drains and kerbs/Town site - Weed control on street verges and vacant blocks/APU - Edge, mow lawns, garden bed maintenance.
27	Townsite Lawns - edge and mow lawns on all parks and street verges, inspect reticulation/Townsite - sweep, clean debris from streets and verges/Shire Offices - Blow down verandas and access areas, rake and remove leaves and debris from rear carpark/Football and Hockey - Post home game maintenance.
28	Millsteed - edge and mow lawns, garden bed and rose plant maintenance/Slater Homestead - edge and mow lawns, garden bed maintenance, rake and remove debris from surrounds/Pavilion and Gym - Edge and mow laws, clean paths and access areas.
29	Townsite - sweep, clean debris from streets and verges/Town site - Weed control on street verges and vacant blocks/Anstey Park - Mow and edge lawn, garden bed maintenance/Nature Playground - playground inspection, mow lawn, garden bed maintenance/GSC surrounds - Rake and remove leaves and debris, weed control/Cricket Pitch - mow, fertilise.
30	Public Toilets and War Memorial-rake and tidy/Town streets - pick up fallen limbs and general refuse-rake and remove leaves from drains and kerbs/Football and Hockey oval - mow, trim surrounds/Rural Roadsides - Weed and vegetation control works/Nature

Signature: *Jmchester* Page 56 of 63 Date: 16/10/2024



**SHIRE OF GOOMALLING**  
MINUTES FOR ORDINARY MEETING OF COUNCIL  
WEDNESDAY 18 SEPTEMBER 2024



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	Playground - playground inspection, mow lawn, garden bed maintenance/Football and Hockey oval - Apply liquid fertiliser.
31	WEEKEND

Signature: *Jim Chester* Page 57 of 63 Date: 16/10/2024



**13.4 Plant Report**

				KMS/HRS
FLEET	MACHINE	KM/HRS START	KM/HRS END	COMPLETED
GO 009	UTE	100370	-103569	-3199
GO 010	J DEERE	0	0	0
GO 015	SUV	41249	-45136	-3887
GO 016	UTE	202806	-202832	-26
GO 017	LUIGONG LOADER	433	-463	-30
GO 018	6 WHEEL TRUCK	310022	-310322	-300
GO 019	P/MOVER TRUCK	607354	-610232	-2878
GO 020	12 H	18024	-18071	-47
GO 021	12 M	11229	-11264	-35
GO 022	STEEL ROLLER	4923	-4923	0
GO 023	UTE	6826	-7012	-186
GO 024	LOADER	365	-382	-17
GO 025	MULTI ROLLER	3354	-3368	-14
GO 026	UTE	278110	-280352	-2242
GO 027	SMALL TRUCK	291733	-292015	-282
GO 028	WATER TRUCK	246689	-246689	0
GO 033	COASTER BUS	190199	-190220	-21
GO 034	MASSEY	7291	-7297	-6
GO 037	UTE	203065	-203101	-36
GO 038	UTE	187304	-187426	-122
GO 039	UTE	303899	-304065	-166
GO 041	SMALL TRUCK	190655	-190812	-157
GO 042	UTE	163050	-164891	-1841
GO 183	UTE	183063	-186011	-2948
GO 050	FORD UTE	278955	-279025	-70
GO SHIRE1	BUS	319023	-319065	-42
GO 009	UTE			
GO 010	J DEERE			
GO 015	SUV			
GO 016	UTE			
GO 017	LUIGONG LOADER	Service		
GO 018	6 WHEEL TRUCK			
GO 019	P/MOVER TRUCK	Service		
GO 020	12 H			
GO 021	12 M			
GO 022	STEEL ROLLER			
GO 023	UTE			
GO 024	LOADER			

Signature: *JmChester* Page 58 of 63 Date: 16/10/2024



SHIRE OF GOOMALLING  
MINUTES FOR ORDINARY MEETING OF COUNCIL  
WEDNESDAY 18 SEPTEMBER 2024



GO 025	MULTI ROLLER	
GO 026	UTE	
GO 027	SMALL TRUCK	
GO 028	WATER TRUCK	Service
GO 033	COASTER BUS	
GO 034	MASSEY	
GO 037	UTE	Service, rear wheel bearings
GO 038	UTE	
GO 039	UTE	
GO 041	SMALL TRUCK	Service
GO 042	UTE	
GO 183	UTE	Service
GO 2990	FORD UTE	
GO SHIRE1	BUS	

Signature: *Jm Chester* Page 59 of 63 Date: 16/10/2024



### 13.5 Building Maintenance Report

DATE	WORK DESCRIPTION
1	Forward St - Backfill path access with cold mix, back fill wash outs.
2	Pump station-Maintenance/Imhoff-maintenance.
3	WEEKEND
4	WEEKEND
5	Pump station-Maintenance/Imhoff-maintenance/Sewer - Clear blockages on James and Lockyer St.
6	Anstey Park - Maintenance on play equipment/APU - Unit 6 - Minor repairs/Commercial buildings - Complete power metre readings/Sewer - clear blockage Forward St.
7	Sewer - clear blockage Lockyer St/APU - Unit 6 - Minor repairs.
8	Depot - Gyprock lunchroom walls and paint.
9	Pump station-Maintenance/Imhoff-maintenance/APU - Unit 7 - Minor repairs/Works Requests - Complete various tasks and deliveries from works request forms.
10	WEEKEND
11	WEEKEND
12	Pump station-Maintenance/Imhoff-maintenance/Sewer - clear blockage James St/WHS - Assist with electrical test and tagging/Works Requests - Complete various tasks and deliveries from works request forms.
13	Railway Station - replace damaged veranda support pole/50 Hoddy St - replace screen door closer.
14	39 Throssell St - Minor repairs, clean gutters/Sewer - clear blockage Quinlan St.
15	CBH Dam - Assist with water pump install and commissioning.
16	Pump station-Maintenance/Imhoff-maintenance/Konnongorring Hall - Kitchen entry door maintenance.
17	WEEKEND
18	WEEKEND
19	Pump station-Maintenance/Imhoff-maintenance/GSC ovals - Replace broken aluminium fence near gym.
20	GSC ovals - Replace broken aluminium fence near gym/Residential buildings - Carry out inspections.
21	Residential buildings - Carry out inspections/chlorinator - Maintenance on dosing pumps/Sealed roads - Assist with pothole patching/Slaters Homestead - Works on decking balustrade.
22	Caravan Park - Maintenance repairs on camp kitchen, units and ensuite site/Chlorinator - Install IBC spill containment system.
23	Pump station-Maintenance/Imhoff-maintenance/GSC - Assist with winter sports second semifinal preparation works.
24	WEEKEND
25	WEEKEND
26	Pump station-Maintenance/Imhoff-maintenance/Town Hall - Minor repairs in ablution areas/Shire offices - Minor maintenance repairs/Footpaths - DWC -Forrest St - Repairs on damaged sections.
27	Works depot - Minor maintenance repairs/Chlorinator - Maintenance works and inspections/Footpaths - DWC -Forward St - Repairs on damaged sections.
28	Anstey Park - Playground equipment maintenance from inspection completed/Works Requests - Complete various tasks and deliveries from works request forms/Footpaths -

Signature: *Jmchester* Page 60 of 63 Date: 16/10/2024



**SHIRE OF GOOMALLING**  
MINUTES FOR ORDINARY MEETING OF COUNCIL  
WEDNESDAY 18 SEPTEMBER 2024



	DWC -James St - Repairs on damaged sections/Slaters Homestead - DWC - Sand and oil barn veranda poles.
29	Gumnuts - Clear drain blockage/Works Requests - Complete various tasks and deliveries from works request forms.
30	Pump station-Maintenance/Imhoff-maintenance/Slaters Homestead - DWC - Sand and oil barn veranda poles.
31	WEEKEND

Signature: *JmChester* Page 61 of 63 Date: 16/10/2024



### 13.6 2025 Maintenance Grading Report

#### SOUTHWEST

ROAD NAME	DATE
ANDERSON	29.8.24
BEBAKINE	2.9.24
BEECROFT	26.6.24
BOLGART EAST	15.8.24
CHITIBIN	28.6.24
CLARKE	21.3.24
CLAY PIT	5.2.24
EATON	4.9.24
GOON GOONING	4.9.24
HUGHES	19.1.24
JENNACUBBINE E	27.8.24
KROE HUT	5.2.24
LAWLER	26.8.24
LEESON	30.8.24
LONG FORREST	3.9.24
MC LEAN	4.9.24
MUGGIN MUGGINS	9.1.24
ROSSMORE	4.9.24
ROWLES	6.2.24
SAWYER	7.2.24
SHEEN	5.9.24
SMITH	9.2.24
TYNDALL	30.8.24
WONGAMINE	19.1.24

#### SOUTHEAST

ROAD NAME	DATE
ABBATOIR	4.7.24
BERRING	18.6.24
BERRING E	6.9.24
BOASE	13.8.24
BROOKSBANK	15.8.24
DICK ST	3.7.24
GEORGE ST	4.7.24
HAGBOOM STH	2.11.23
HAYWOOD ST	4.7.24
HULLOGINE	21.8.24
KUNZIA WAY	4.7.24
MARTINDALE WAY	4.7.24
PATTERSON	16.8.24
PEAR TREE DRIVE	3.7.24
ROBERT	6.8.24
SLATER ST	4.7.24
SADLER	9.8.24
SALMON GUM WAY	3.7.24
SHORT ST	4.7.24
SMITH ST	4.7.24
UCARTY	12.8.24
YORK GUM WAY	3.7.24
WATERHOUSE WAY	4.7.24
WHITE ST	4.7.24
WILLIAM ST	4.7.24

Signature: *JmChester* Page 62 of 63 Date: 16/10/2024





**NORTHWEST**

ROAD NAME	DATE
BURNT HILL	28.2.24
BURABADJI	14.2.24
CACTI	14.3.24
CARTER	26.6.24
COULTHARD	26.2.24
DEW	14.3.24
DONALD	21.2.24
GLATZ	9.7.24
HAYWOOD	28.6.24
JONES	28.2.24
KONNONGORRING W	6.5.24
LORD	21.6.24
MORREL	6.3.24
PINKWERRY	5.3.24
WHITFIELD	7.3.24

**NORTHEAST**

ROAD NAME	DATE
BERRING	13.6.24
BOTHERLING E	21.6.24
BURABADJI E	12.1.24
BYBERDING	11.3.24
COOPER	15.11.23
DEAN	9.11.23
DOWERIN-KONNONGORRING	1.5.24
EGAN	27.10.23
EVANS	2.8.24
FAIRLEE	13.3.24
GABBY QUOI QUOI	8.3.24
GRIFFITH WHALEY	14.11.23
KALGUDDERING W	16.11.23
KING	18.10.23
LAKE	10.1.24
MOUNTJOY	10.11.23
NAMBLING NTH	23.10.23
OAKPARK	17.6.24
PRYOR	11.1.24
SAWYER	21.6.24
SCHELL	24.10.23
SEIGERT	10.11.23
SLATER	27.10.23
SPARK	8.2.24
WHITE	17.11.23
WILLIAMS	13.3.24

**14. MEETING CLOSURE**

The President thanked everyone for their attendance at today's meeting and declared the meeting closed at 5.58pm.

Signature: *JmChester* Page 63 of 63 Date: 16/10/2024