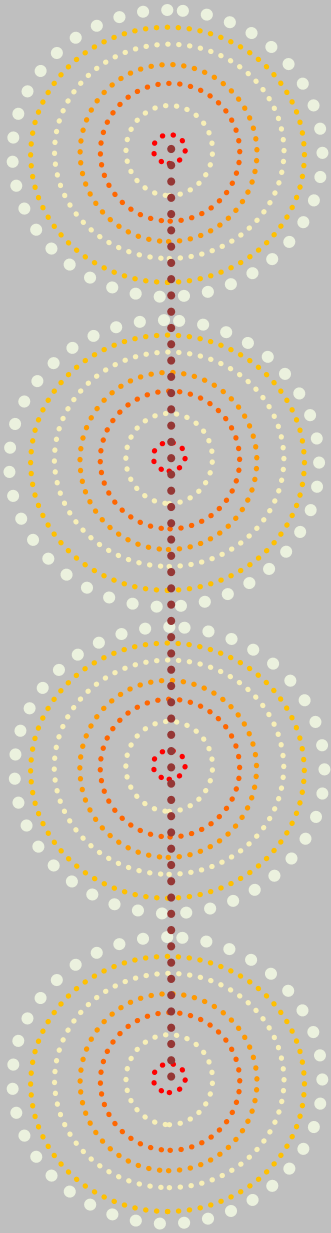


Shire of Goomalling



COUNCIL CONFIRMED MINUTES

July 2017





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. 6 of 2017 of the Shire of Goomalling Council to be held in the Council Chambers, Administration Office, 32 Quinlan Street, Goomalling on Wednesday, 19 July 2017 beginning at 1.00pm.

QUESTION TIME

Mrs Wendy Williams – Homestead Group entered the meeting at 1.00 pm

Suspension of standing orders

Resolution

Moved Cr Chester, seconded Cr Bowen that the standing orders be now suspended by Council at time 1.00 pm

CARRIED BY ABSOLUTE MAJORITY 6/0

Mrs Williams discussed with the Council the allocation of the capital funds for the Homestead to have some blinds to put up at the barn at the Slater Homestead and the Homestead group is prepared to pay half of the account.

Resumption of standing orders

Resolution

Moved Cr Romero, seconded Cr Sheen that the standing orders be now resumed by Council at 1.13 pm

CARRIED BY ABSOLUTE MAJORITY 6/0

Mrs Wendy Williams left the meeting at 1.13 pm

1. ATTENDANCE, APOLOGIES & ANNOUNCEMENTS

1.1. Attendance

Chairperson	President of Council	Cr Barry Haywood
Council	Councillor	Cr Raymond Bowen
	Councillor	Cr Julie Chester
	Councillor	Cr Christie Kingston (1.14pm)
	Councillor	Cr Geoffrey Romero
	Councillor	Cr Kevin Ryan
	Councillor	Cr Rodney Sheen
Administration	Chief Executive Officer	Mr Cornelis (Clem) Kerp
	Finance Manager	Miss Natalie Bird



1.2. Apologies

Apologies were received from the Deputy President, Cr Roland Van Gelderen for today's meeting.

Cr Kingston entered the meeting 1.14 pm

1.3. Announcements

- Cr Sheen attended the Water Council in Northam
- Cr Chester attended the AROC meeting on the 11 June 2017
- Cr Chester attended the Avon Tourism Meeting on the 13 June 2017
- Cr Chester attended the Mortlock Sports Council meeting.

Moved Cr Sheen, seconded Cr Romero that the announcements be received.

CARRIED

2. MINUTES

2.1. Ordinary Council Meeting held 7 June 2017

Resolution

Moved Cr Chester, seconded Cr Bowen that the Minutes of the Goomalling Shire Council ordinary meeting held on Wednesday, 7 June 2017 be confirmed as true and correct record of proceedings.

CARRIED BY ABSOLUTE MAJORITY 7/0

3. DECLARATION OF INTEREST

Councillors must declare to the President any potential conflict of interest they have in a matter before the Shire Council as soon as they become aware of it.

4. MATTERS ARISING

5. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

6. PETITIONS & MEMORIALS

7. REPORTS & MINUTES OF COMMITTEES

Resolution



Moved Cr Romero, seconded Cr Sheen that the Finance Report for June 2017 be received.

CARRIED

7.1. FINANCE REPORT

7.1.1. Financial Statements for Period ending 30 June 2017

FILE REF	
APPLICANT OR PROPONENT (S)	Shire of Goomalling,
PREPARED BY	Natalie Bird, Finance Manager
APPROVED BY	Clem Kerp, Chief Executive Officer
PREVIOUSLY BEFORE COUNCIL	No
DISCLOSURE OF INTEREST	Nil

ATTACHMENTS	1. List of accounts paid for 8 June 2017 to 19 July 2017
	2. Financial Statements for period ending 30 June 2017
	3. Copy Council Corporate Credit Card

Nature of Council's Role in the Matter

Executive
Legislative
Review

Purpose of Report

To endorse payment schedule 8 June 2017 to 19 July 2017 and receive Financial Statements for period ending 30 June 2017 including corporate credit card.

Background

In accordance with Local Government (Financial Management) Regulation 34(1), local governments are required to prepare, each month a statement of financial activity reporting on revenue and expenditure for the month in question.

The statement of financial activity is to be presented at an ordinary meeting of Council within two (2) months after the end of the month to which the statement relates.

The statements of financial activity for the period ending 30 June 2017 financial statements and list of accounts paid for the period ending 30 June 2017, are hereby presented for Council's Information.

Comments and details

Identify policy, strategic, financial, social, economic and environmental implications in this section. (if applicable)

Council is requested to accept the monthly statement of financial activity, financial statements and list of payments as presented.

Implications to Consider

Legal and Statutory

Local Government Act 1995

Local Government (Financial Management) Regulations 1996

Voting Requirements

Simple Majority

Absolute Majority

No



RESOLUTION

Moved Cr Romero, seconded Cr Sheen that Council:

1. endorse the list of payments

a. EFT1189 to EFT1209	\$ 53,035.44
b. 12802 to 12890, 129210 to 12914 & 102951 to 12957	\$222,536.54
c. 5323-5352	\$ 41,693.00
d. DD10154, DD10182 & DD10237	\$ 19,774.61
e. 8081-8107	\$216,502.75
f. 12915-12956 & 12958	\$136,743.67
g.12959-12981	\$ 59,335.70

Totalling \$749,621.71 for the period 8 June 2017 to 19 July 2017

2. receive the financial statements for the period ending 30 June 2017

3. receive the Council Corporate Credit card payment

CARRIED BY ABSOLUTE MAJORITY 7/0

7.2. Finance Committee Meeting

Resolution

Moved Cr Romero, seconded Cr Sheen that the Finance Committee Meeting minutes for meeting held Wednesday, 19 July 2017 be received.

CARRIED

8. OFFICER'S REPORTS

8.1 CHIEF EXECUTIVE OFFICER'S REPORT

8.1.1 DIFFERENTIAL RATING 2017/2018

FILE REF	142-6
APPLICANT OR PROPONENT (S)	Shire of Goomalling
PREPARED BY	Clem Kerp, Chief Executive Officer
APPROVED BY	Clem Kerp, Chief Executive Officer
PREVIOUSLY BEFORE COUNCIL	NIL
DISCLOSURE OF INTEREST	NIL

Nature of Council's Role in the Matter

Executive
Legislative

GOOMALLING
MINUTES FOR ORDINARY MEETING OF COUNCIL
WEDNESDAY, 19 JULY 2017



Purpose of Report

The Shire of Goomalling advertised its intention to apply differential rates and minimum Rate Payments for both UV's and GRV's within the Shire of Goomalling for the 2017/2018 Draft Budget which is delivering an overall rate increase of 4%.

Council is required to consider the adoption of its relevant differential rates and Minimum Rate Payments for both UV's and GRV's within the Shire of Goomalling.

Background

The following advertisement appeared in The West Australian Newspaper on Wednesday 21st June 2017 inviting comments and submissions to Council:

SHIRE OF GOOMALLING
NOTICE OF INTENTION TO LEVY DIFFERENTIAL RATES

In accordance with Section 6.36 of the Local Government Act 1995, the Shire of Goomalling hereby gives notice of its intention to impose differential rates on rateable property in the Shire of Goomalling in the 2017/2018 financial year.

Details of the proposed Rate in the Dollar and Minimum Rates for each rating category are as follows:

Category of Property	Cents in \$	Minimum Payment \$
Gross Rental Valuation Rating Categories		
GRV Residential	10.50	\$920
GRV Commercial	11.80	\$875
GRV Industrial	11.30	\$530
GRV Urban Farmland	10.10	\$690
Unimproved Rating Categories		
UV Rural Zone 2	0.65	\$1,100
UV Special Rural	1.29	\$1,135
UV General Zone 3 Farming	0.71	\$1,135

A statement of the Objects and Reasons for the proposed rates and minimum payments is available for inspection on the Shire website www.goomalling.wa.gov.au, and at the Shire Administration Building, 32 Quinlan Street, Goomalling during normal business hours.

The Shire invites submissions in relation to the proposed differential rates and minimum payments which are to be addressed to the:

Chief Executive Officer
Shire of Goomalling
PO Box 118
GOOMALLING WA 6460

Or by email to: goshire@goomalling.wa.gov.au to be received by Thursday 13th July 2017 at 10.00am.

Once Council has considered the submissions, the Differential Rates, Minimum Payments and the 2017/18 Budget (with or without modification) will be adopted by Council. All statutory entitlements in relation to rates for pensioner and other concession holders will apply.

Clem Kerp
Chief Executive Officer

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The rates in the dollar (\$) shown above are estimates and may be changed as part of the Council's deliberations on any submissions received. All statutory entitlements in relation to rates for pensioner and other concession holders will apply.

The objects and reasons for each proposed rate and minimum payment may be inspected at any time on the Shire's website or at the Shire Office at 32 Quinlan Street, Goomalling during normal business hours.

The Shire invites submissions in relation to the proposed differential rates which are to be addressed to:

Clem Kerp
Chief Executive Officer
Shire of Goomalling
PO Box 118
Goomalling WA 6460

2017/2018

The rates in the dollar (\$) and minimum rates shown above are estimates and may be changed as part of the Council's deliberations on any submissions received. All statutory entitlements in relation to rates for pensioner and other concession holders will apply.

The objects and reasons for each proposed rate and minimum payment may be inspected at any time on the Shire's website or at the Shire Office at 32 Quinlan Street, Goomalling during normal business hours.

The Shire invites submissions in relation to the proposed differential rates which are to be addressed to:

Clem Kerp
Chief Executive Officer
Shire of Goomalling
PO Box 118
Goomalling WA 6460

Executive Summary

Budget 2017/2018 Differential Rates and Minimum Payments Executive Summary.

1. In accordance with the requirements of the Local Government Act 1995, Section 6.33, a local government may impose differential rates having met the characteristics prescribed.
2. In accordance with the requirements of the Local Government Act 1995, Section 6.35, a local government may impose a minimum payment which is greater than the general rate which would otherwise be payable on that land.
3. In accordance with the requirements of the Local Government Act 1995, Section 6.36, a local government is required to give local public notice of intention of imposing differential general rates and/or minimum payments.

As council had implemented differential and concessional rating in 1997/98, council will not only be imposing differential rating to all unimproved values within the Shire of Goomalling in 2017/2018, it will also be imposing for the first time, differential rating and minimum rates to all Gross Rental Valuations within the Shire of Goomalling.

Objects and Reasons for each Proposed Rate and Minimum Payment

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MINUTES FOR ORDINARY MEETING OF COUNCIL WEDNESDAY, 19 JULY 2017



1. The continued implementation is seen as necessary by council as a means of redressing inequities in the current rating system which results from significant differences in unimproved values applicable to land in the district.
2. As a resultant of the increased capacity of land production in all areas due to technology and better farming methods which have led to a levelling out of land production capacities in all areas, council's intention is to bring some parity in the rates paid per hectare. As a result the rate in the \$ is a 9% reduction for Zone 2 compared to Zone 3 (General Farming). Zone 2 properties are mainly closed development lots (small hobby farms) and are reflected in the reduced rate in the \$.
3. Commencing in 2007/2008, concessional allowance will no longer apply to the central ward as it has been merged with north ward to be designated as the central/north ward. Commencing in 2012/2013, concessional allowance will no longer apply to the south ward. Wards no longer apply as they are now one district with Town Planning Zones applying from 2015/2016.
4. In special rural residential zone, the rate in \$ levied, is resultant of the area adjacent to the Goomalling townsite having the beneficial affects close to the Goomalling townsite as compared to other zones within the Shire of Goomalling. It is council's intention to bring some parity in rates levied with these properties affected by GRV's in the Goomalling townsite.
5. The minimum rates for Unimproved Values and Gross Rental Values are levied as follows:

Category of Property	Cents in \$	Minimum Payment \$
Gross Rental Valuation Rating Categories		
GRV Residential	10.50	\$920
GRV Commercial	11.80	\$875
GRV Industrial	11.30	\$530
GRV Urban Farmland	10.10	\$690
Unimproved Rating Categories		
UV Rural Zone 2	0.65	\$1,100
UV Special Rural	1.29	\$1,135
UV General Zone 3 Farming	0.71	\$1,135

As in the past Council has again set Minimum Rates for both UV's and GRV's to ensure all ratepayers are at least paying their fair share towards Council's provisions of many works and services which are provided to all members of the community.

In all areas of expenditures, Council is reviewing every item (of expenditure) to satisfy its efficiencies and effectiveness to all ratepayers and electors of the Shire of Goomalling. This is never easy as both Federal and State Governments are continually reducing relevant grants which must be accommodated by local governments or face with the fact that services may be reduced.

Again this year's (2017/2018) Budget is mainly an Asset Management Budget with several capital items requiring Council's cash contributions, mainly:

- \$100,000 Quinlan Street upgrade
- \$15,000 Replace part fence at Goomalling Recreation Ground
- \$205,000 Bitumen Widen/Primerseal 1.75Km, Goomalling-Meckering Road
- \$50,000 Continuing footpaths replacements.

6. Unimproved Values and Gross Rental Valuations and Minimum Payments – the rates in the dollar \$ for the various differential rates are calculated to provide the shortfall in income required to enable the Shire to provide necessary works and services in the 2017/2018 financial year after taking into account all non-rate sources of income.
7. Minimum Payments – The minimum payments in UV's and GRV's of:

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GRV Residential	\$920
GRV Commercial	\$875
GRV Industrial	\$530
GRV Urban Farmland	\$690
UV Rural Zone 2	\$1,100
UV Special Rural	\$1,135
UV General Zone 3 Farming	\$1,135

are applied to both categories in recognition that every property receives some minimal level of benefit from works and services provided. These rates for the first time are assessed at various minimum levels due to the implications of differential rating and minimum levels being implemented under differential rating based on gross rental valuations and they remain consistent with previous years to provide the shortfall in income required to enable the Shire to provide necessary works and services in the 2017/2018 financial year after taking into account all non-rate sources of income.

8. The rates for properties in the Townsites of Goomalling, Jennacubbine and Konnongorring are calculated based on Gross Rental Valuations (GRV's). These GRV's are provided to all Local Governments via Landgate and are assessed every five (5) years by Landgate Valuers. This quinquennial valuation ensures consistency and a reasonable degree of fairness in the allocation of rates. Properties not on GRV's will be rated based on Unimproved Valuations (UV's) where these properties are situated outside the mentioned three (3) townsites of Goomalling, Jennacubbine and Konnongorring and are located in either Rural Zones 2, 3 and Rural Residential (Special). These valuations (UV's) are updated annually by Landgate.
9. Differential Rates has been part of the Budget for some years especially with Unimproved Valuations, with modifications to categories introduced over time to assist in spreading the rate burden and providing opportunities for increases in overall rate income. For the first time this year (2017/2018) Differential Rating will be included for Gross Rental Valuations for the following four (4) categories:
 Residential Zone
 Commercial Zone
 Light Industrial Zone and
 Town Environmental Rural Zone 1.

 including minimum rate payments for the same mentioned categories.
10. The shire has now received updated valuations for Unimproved Values (UV's) and Gross Rental Values (GRV's) categories which is the responsibility of Landgate. Both UV's and GRV's will come into force as of 1st July 2017.
- I. The commentary from Landgate for Unimproved Values are detailed as follows:

SHIRE OF GOOMALLING – RURAL ASSESSMENTS
SUMMARY OF THE GENERAL VALUATION 2017/2018
(DATE OF VALUATION – 1 AUGUST 2016)
DATE VALUES IN FORCE – 30 JUNE 2017

The following is a brief summary of changes occurring in the level of value and relatives in the 2017/2018 general revaluation.

Total Valuation \$195,539,700
 Average Overall Change (Increase) Approx. 9%

Note: This figure could change slightly due to the effect of interim values.

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1. OVERALL VARIATION TO UNIMPROVED VALUATIONS

There has been an overall increase to the total unimproved values effective 30 June 2017. However, this increase is not consistent across all property sizes – properties in the lifestyle or smallholding sector have declined in value whereas intermediate sized and broad area properties have increased.

Some changes to individual assessments may have occurred either as a product of the mass valuation process or where records have been amended or corrected for more up to date information about soil types etc.

Basically, property valuations have increased in the western and northern part of the Shire, whereas property valuations have decreased in the south eastern and eastern parts of the Shire.

II. Also the commentary from Landgate for Gross Rental Values are detailed as follows:

GENERAL VALUATION SUMMARY FOR THE SHIRE OF GOOMALLING (GRV) 2017

The following data and advice should be read in conjunction with the statistical summary at the end of the valuation roll (enclosed).

- Date of Valuation 1st August 2016
- Date of coming into force 1st July 2017
- In respect of Gross Rental Values (GRV's) for the Local Authority of Goomalling, the following statistics are provided for your assistance:

	% inc/Dec	Values	Agg. Values	% of Total
Residential	22.09%	234	\$2,343,234	59.76%
Commercial	-6.12%	23	\$388,897	9.92%
Industrial	-16.37%	21	\$604,561	15.42%
Vacant Land	-0.71%	102	\$77,091	1.97%
Misc.	-14.57%	12	\$507,361	12.94%
TOTALS	5.18%	392	\$3,921,144	100.00%

To assist with your rate modelling exercise, I have included the above GRV statistical report extracts for the current and future revals highlighting the value total for each VEN classification.

Please note the actual total for all Local Authority GRV's is **\$3,949,712** as disclosed at the bottom of the valuation roll. The discrepancy between the figure and the total shown above is due to the fact that these statistics ignore properties without a previous GRV. Therefore, the figures above can only be used as an *indicative* guide to the movement in values between General Valuations.

Please note that the % change in some of the valuation classifications is significant (eg: industrial) when compared to previous revaluation figures. The use of a 'differential rate' or other mechanisms available within the Local Government Act may be appropriate to smooth out these anomalies and provide a more equitable distribution of the rates burden.

The Valuer-General advises that as part of the 2017-18 rate setting process, he supports Council's release of aggregated valuation data to ratepayers as part of its community engagement and information sharing process prior to the formal adoption of its budget.

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Overall, Council is proposing a 4% increase across the board for both Unimproved Values and Gross Rental Values. Due to pocket areas having some increases and others having decreases, there will be losers and winners when rate accounts are assessed. The Valuers of Landgate have assessed both valuations under UV's and GRV's based on a number of factors as depicted in their commentaries for both UV's and GRV's categories.

Council has endeavoured to be fair and just in indicating the differential rating for all categories particularly taking into account as depicted by Landgate that under UV's Categories, properties in the lifestyle or small holding sector have declined in value whereas intermediate sized and broad area properties have increased especially in the western and northern parts of the Shire. Similarly under GRV's categories there has been a large increase in valuations in the residential areas compares to decreases in the other areas such as commercial, light industrial, vacant land and others. Land GRV's are assessed every five (5) years.

11. The Shire has reviewed its position on providing a number of important services to the community and have unanimously resolved to retain such important services but is costing ratepayers to provide such services. These services which cost a loss to Council to retain including loss of revenue are detailed as follows per year:

Swimming Pool Operations	\$ 52,500
Gumnuts Childcare	\$ 20,000
Senior Citizens Building	\$ 10,500
Mens Shed	\$ 7,500
Horse & Pony Club	\$ 4,500
2 Go Karts Clubs in District	\$ 4,000
Goomalling Medical Surgery	<u>\$ 50,000</u>
Approx.	\$149,000

The most important service to be retained by Council is the operation of the Goomalling Medical Surgery and this service will be retained by Council whatever the circumstances may arise because there is no other important service to benefit our community than the health and welfare of our citizens.

12. The raising of rates will enable the Shire to maintain sustainable operations. The Shire is faced with significant increases in relation to State Government related costs in excess of the national CPI of 1.7%. These are:
- i. Removal of concessions on stamp duty exemption on vehicle purchases and licence fees resulting in increase costs by \$20,000 equivalent to a rate rise of 1.2%;
 - ii. Electricity estimates at 5%;
 - iii. Water estimates at 4.5%.

Notwithstanding the above, Council's revenue through Federal and State Governments' Grants and Subsidies are declining, putting extra burden on Councils to maintain sustainable operations. However it is this Council's primary objective to provide efficient and effective services in all areas which continue to benefit our community.

In essence the proposed rating structure is a critical element in ensuring ongoing financial sustainability. It is vital in enabling the Shire to deliver its capital works program and provide the continued and important services required by the community.

Comments and details

As no comments or submissions were received by 10.00am on Thursday 13th July 2017, it is my recommendation that Council adopt its relevant ratings for differentials and minimum ratings for 2017/2018 financial year.

Implications to Consider

Consultative

GOOMALLING

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As required by Section 6.36 of the Local Government Act 1995, Council did advertise its intention to levy and impose differential rates and minimum Rate Payments for both UV's and GRV's within the Shire of Goomalling for the 2017/2018 Draft Budget.

Comments and submissions were invited by state wide notification through advertisement in The West Australian Newspaper on 21st June 2017. No comments or submissions were received.

Strategic

To provide equity in the rating of properties across the Shire where the detailed rating categories have been determined for the implementation of differential rating and Minimum Rates Payments for both UV's and GRV's within the Shire of Goomalling.

Financial

The General Rates as detailed for the 2017/2018 financial year have been determined by Council on the basis of raising the revenue required to meet the deficiency between the total expenditure proposed in the budget and the estimated revenue to be received from all sources other than rates.

Legal and Statutory

Local Government Act 1995

Risk related

Nil

Voting Requirements

Absolute Majority Yes

8.1.1 RESOLUTION

Moved Cr Chester, seconded Cr Romero that whereas no comments nor submissions were received by the closing date of the advertising period (Thursday 13th July 2017), Council hereby adopted the following Differential Ratings and Minimum Rates Payments for Unimproved Valuations and Gross Rental Valuations for the 2017/2018 financial year:

Category of Property	Cents in \$	Minimum Payment \$
Gross Rental Valuation Rating Categories		
GRV Residential	10.50	\$920
GRV Commercial	11.80	\$875
GRV Industrial	11.30	\$530
GRV Urban Farmland	10.10	\$690
Unimproved Rating Categories		
UV Rural Zone 2	0.65	\$1,100
UV Special Rural	1.29	\$1,135
UV General Zone 3 Farming	0.71	\$1,135

CARRIED BY ABSOLUTE MAJORITY 7/0



8.1.2 REVIEW OF COUNCIL'S SYSTEMS AND PROCEDURES IN REGARDS TO RISK MANAGEMENT, INTERNAL CONTROL AND LEGISLATIVE COMPLIANCE EVERY TWO (2) YEARS

FILE REF	
APPLICANT OR PROPONENT (S)	Shire of Goomalling
PREPARED BY	Clem Kerp, Chief Executive Officer
APPROVED BY	Clem Kerp, Chief Executive Officer
PREVIOUSLY BEFORE COUNCIL	Yes 2015
DISCLOSURE OF INTEREST	NIL

Nature of Council's Role in the Matter

Executive
Legislative

Purpose of Report

As required by the Local Government (Audit) Amendment Regulations 2013, Council must carry out a review of its systems and procedures in regard to risk management, internal control and Legislative Compliance.

Background

Every two (2) years, Council must carry out a review of its systems and procedures in regards to Risk Management, Internal Control and Legislative Compliance.

Comments and details

1. Risk Management

Day to day hands on management of its risks management portfolio is carried out by the Chief Executive Officer and his staff in liaison and cooperation with Local Government Insurance Services (LGIS) in carrying out the required due diligence of completing the required systems and procedures as advocated by LGIS. The due process is a continuing one where the portfolio is evolving all the time and constantly utilised by the CEO to maintain Council's no claim history involvement.

2. Internal Controls

Day to day hands on management is provided by the Chief Executive Officer to all staff where all financial transactions are carried out by all staff including the following:

- CEO
- Finance Manager
- Finance Officer
- 2 Executive Assistants to the CEO
- 3 Customers Service Officers

to ensure the staffs' safe guards are in place of not allowing one staff member to solely concentrate on one specific financial area. This procedure protects both Council and staff members.

The signing of Purchase Orders will continue to be signed by the three (3) same staff positions: Chief Executive Officer, Works Supervisor and Finance Manager.

3. Legislative Compliance

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All staff members carry out their due diligence in performing their duties of legislative compliances and are regularly checked by the Chief Executive Officer. These functions although very onerous, are carried out to the best abilities of all staff members.

The legislative compliances are daily carried out by the CEO through his hands on management style for the benefit and betterment of its community.

Council's endorsement and authorisation is required for the above.

Voting Requirements

Absolute Majority YES

8.1.2 RECOMMENDATION

That Council hereby endorse and authorise the recent review carried out by the Chief Executive Officer of Council's systems and procedures in regards to Risk Management, Internal Control and Legislative Compliance as required by the Local Government (Audit) Amendment Regulations 2013.

8.1.2 RESOLUTION

Moved Cr Kingston, seconded Cr Sheen that as per Council's resolution in October 2016 the Chief Executive Officer appointment of an external independent professional to carry out our Shire's report into Risk Management, Internal Control and Legislative Compliance and that the Chief Executive Officer email the completed report to Councillor's before the August 2017 Ordinary Council Meeting.

CARRIED BY ABSOLUTE MAJORITY 7/0

Reason for change was a result of the Chief Executive Officer admitting the oversight of the adopted resolution in October 2016.



8.2 ENVIRONMENTAL HEALTH / BUILDING OFFICER'S REPORT

8.2.1 PLANNING APPLICATION

FILE REF	176
APPLICANT OR PROPONENT (S)	S & J Thomson
PREPARED BY	Linton Thomas Building Surveyor/EH Officer
APPROVED BY	Clem Kerp, Chief Executive Officer
PREVIOUSLY BEFORE COUNCIL	
DISCLOSURE OF INTEREST	NONE

APPENDICES	4. Site Plan
	5. House Plan
	6. Elevation Plan

Nature of Council's Role in the Matter

To oversee the proposed project for compliance to Council's Town Planning Scheme.

Purpose of Report

To advise Council that this is a proposed construction of a residence at Lot 281 York Gum Drive, Goomalling. The type of construction will be single storey, concrete floor, timber framed lined with composite weatherboards and an iron roof.

Background

Council acquired a number of small lots on York Gum Drive some years ago with the view that they will be available for purchase in time.

Comments and details

The proposal is before Council to gain Planning Approval for the construction before the title has been issued by Landgate which I understand is being prepared.

The reason being is that if Council does approve, then the construction plans, energy and Bushfire Attack Level assessments can get underway which in turn can save one or two months for these assessments to be made and submitted to Council for a Building Permit.

Implications to Consider

<i>Consultative</i>	<i>Nil</i>
<i>Strategic</i>	<i>Supports the development of small residential type holdings.</i>
<i>Policy Related</i>	<i>None</i>
<i>Financial</i>	<i>None</i>
<i>Legal and Statutory</i>	<i>Council Town Planning Scheme No. 3</i>
<i>Risk related</i>	<i>Nil</i>

Voting Requirements	Simple Majority
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8.2.1 RESOLUTION

Moved Cr Romero, seconded Cr Chester that Council approves the planning application for a single residence at Lot 281 York Gum Drive subject to Landgate issuing a Title for the said land.

CARRIED

Cr Haywood declared an impartial interest in the below item 8.2.2 planning application.

Cr Sheen is appointed as acting President to chair the meeting during in the below item and Cr Haywood did not participate

8.2.2 PLANNING APPLICATION

FILE REF	176
APPLICANT OR PROPONENT (S)	Geoff White
PREPARED BY	Linton Thomas Building Surveyor/EH Officer
APPROVED BY	Clem Kerp, Chief Executive Officer
PREVIOUSLY BEFORE COUNCIL	No
DISCLOSURE OF INTEREST	NONE

APPENDICES **7. WHITE APPLICATION**

Nature of Council's Role in the Matter

To oversee the proposed project for compliance to Council's Town Planning Scheme

Purpose of Report

To advise Council that this is a proposed construction of a general purpose shed Lot 12 York Gum Drive, Goomalling. The type of construction will be single storey, concrete floor, steel framed with an iron sidings and roof.

Background

Council has an outbuilding policy that any shed in a residential, rural residential and industry zoned land exceeding 56sqm is required to have planning approval.

In accordance to the Policy, this 360sqm outbuilding on this size lot is allowable under those guidelines.

Comments and details

Mr White wishes to have this size shed to store some equipment and machinery that he has retained after selling his farm at Konnongorring.

Council does not have any guidance in its town planning scheme text calling for the outer linings needing to be of an earth colour. i.e. Colorbond.

As part of this approval process, Council can call for outbuildings to be painted an earth colour.

My observation of the area indicates that this is the norm.

Implications to Consider

Consultative *Nil*



Strategic *Supports the development of small residential type holdings.*

Policy Related *None*

Financial *None*

Legal and Statutory *Council Town Planning Scheme No. 2*

Risk related *Nil*

Voting Requirements *Simple Majority*

8.2.2 RESOLUTION

Moved Cr Bowen, seconded Cr Chester that Council approves the planning application for a general purpose shed at Lot 12 York Gum Drive subject to it being painted an earth colour.

CARRIED 6/0

Cr Haywood – Shire President re took the chair of the meeting.

9. NOTICE OF MOTIONS FOR NEXT MEETING

Moved Cr Romero, seconded Cr Sheen that Council change the time as follows:

Finance Committee at 1.00 pm

Ordinary Council Meeting at 1.30 pm

To be commenced from the August 2017 Ordinary Council Meeting.

10. DATE OF NEXT MEETING

That the next meeting of the Goomalling Shire Council ordinary meeting be held in the Council Chamber, Administration Office, 32 Quinlan Street, Goomalling on Wednesday, 16 August 2017, commencing 1.30pm.

11. CLOSURE

There being no further business, the Shire President thanked everyone for their attendance and declared the Meeting closed at 2.02 pm.