
Shire of Perenjori
MINUTES
Special Council Meeting

To be held in the Shire of Perenjori Council Chambers, Fowler Street, Perenjori on 31st
January 2008, to commence at 1.00pm.

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SP 8011 PRELIMINARIES

SP 8011.1 DECLARATION OF OPENING AND ANNOUNCEMENT OF VISITORS

The Chairman declared the meeting open at 1.15 pm.

SP 8011.2 OPENING PRAYER

Cr Baxter led Council in the opening prayer.

SP 8011.3 RECORD OF ATTENDANCE, APOLOGIES AND LEAVE OF ABSENCE

Present:

- Cr B T Baxter
- Cr I F West
- Cr R A Benton
- Cr J H Hirsch
- Cr J A Bendsdorp
- Cr J R Cunningham
- Cr C R King

CEO S Scott

DCEO D Curtin
MCS G Agnew
EHO R Latham
Works Supervisor K Markham
EDO P Cleaver
Minute Takers D Reid

Apologies: Cr Hirsch
 Cr Reid
 Cr Butler

SP 8011.4 NOTATIONS OF INTEREST

Financial Interest – Local Government Act s 5.60A

Cr King – Item SP8012.2 As owner of land affected by Change

Proximity Interest – Local Government Act s 5.60B

Interest Affecting Impartiality – Shire of Perenjori Code of Conduct.

SP 8012 PURPOSE OF SPECIAL MEETING

The Purpose of the Special Meeting is to discuss the John Street Subdivision, Town Planning Scheme Review, Lease of the Caravan Park, Housing Project, Fuel Services in Town & the Townscape Committee.

SP 8012.1 900 JOHN STREET SUBDIVISION

APPLICANT: **SHIRE OF PERENJORI**
FILE: **O**
DISCLOSURE OF INTEREST: **NIL**
AUTHOR: **GARRY AGNEW - MCS**_____

RESPONSIBLE OFFICER **GARRY AGNEW - MCS**_____

REPORT DATE: **24 JANUARY 2008**
ATTACHMENTS **Nil**

Executive Summary:

Council is asked to give final endorsement for increasing the proposed 2007/08 budgeted borrowing of \$200,000.00 for the 900 John Street subdivision to \$400,000.00; and authorise the CEO to approve commencement of development work at the John Street subdivision.

Background:

Council is referred to resolution No. SP 7111.1 of its Special Meeting held on the 28th November 2007.

Moved: Cr Bendsorp

Seconded: Cr Benton

1. *That Council approve the draft Business Plan for the John Street subdivision and advertise for the statutory 42 days to seek public submissions;*
2. *That Council approve that proposed increase in borrowings for the subdivision and give a local public notice of its intention to borrow.*

Carried 7/0

Comment:

Council is informed that the following advertisement was placed in the West Australian on Wednesday the 1st December 2007.

SHIRE OF PERENJORI
NOTICE OF BUSINESS PLAN TO ENTER INTO A
MAJOR LAND TRANSACTION

The Shire of Perenjori proposes to develop a new residential subdivision at Lot 900 John Street, Perenjori. This constitutes a major land transaction as defined under Section 3.59 of the Local Government Act 1995. The proposal is to enter into an agreement for the construction of the Perenjori-Extension Hill Road.

A business plan has been developed in accordance with the Act and is available for inspection from the Shire of Perenjori Office at 44 Fowler Street, Perenjori or via phone 99731002 and email ceo@perenjori.wa.gov.au.

Members of the public may make comments in relation to the plan and forward them to "John Street Subdivision", Chief Executive Officer, Shire of Perenjori, PO Box 22, Perenjori WA, 6620.

Comments should be forward no later than 5pm Monday 14th January 2008.

S SCOTT

CHIEF EXECUTIVE OFFICER

PO BOX 22

PERENJORI WA 6620

Council is informed that **no comments** were received from members of the public.

Statutory Environment:

Local Government Act 1995 S3.1 – the general Function of Local Government is to provide for the good government of people in its district.

Section 3.59 of the *Local Government 1995* requires that, if a Local Government undertakes a major land transaction (including the development of land) that exceeds a prescribed amount then it must prepare and advertise a business plan. The Local Government (Functions and General) Regulations 1996, Regulation 7, states as follows:

For a land transaction to be a major land transaction the total value of:

(a) the consideration under the transaction; and

(b) anything done by the local government for achieving the purpose of the transaction,

has to be more, or worth more, than either \$1,000,000 or 10% of the operating expenditure incurred by the local government from its municipal fund in the last completed financial year.

For the purposes of the regulation the prescribed amount for the Shire of Perenjori is \$403,000. The expected project cost exceeds, or is likely to exceed this amount.

Section 6.20 of the *Local Government 1995* requires that, if a Local Government intends to borrow money, and details of that proposal have not been included in the annual budget, that the Local Government is required to give one month's local public notice of its intention. While the intention to borrow was disclosed in the budget the amount is substantially different. It would therefore be prudent to observe these requirements.

Policy Implications:

Nil

Financial Implications:

To proceed with the project Council will need to increase its proposed borrowings from \$200,000 to \$400,000 for this project. As a partial offset the \$70,000 loan for development of industrial land may not be required.

Strategic Implications:

The accommodation strategy is a key plank of Council's strategic plan. For the community to attract long term residents from mining projects we need housing, and by extension residential land. The cost of infrastructure projects is increasing at a significant rate and

there is no indication that this trend will not continue. As a result delaying the subdivision is likely to make the project more expensive.

Voting Requirements:

Absolute Majority

Officers Recommendation:

1. Approval is granted to increase the proposed budgeted borrowing of \$200,000.00 for the 900 John Street subdivision to \$400,000.00;
2. authorise the payment of the non-refundable \$44,842.11 (GST excluded) Western Power headwork's/subdivision charge; and
3. the CEO is authorised have the successful tenderers commence installation of infrastructure.

Moved: Cr Bendsdorp**Seconded: Cr Benton**

1. **Approval is granted to increase the proposed budgeted borrowing of \$200,000.00 for the 900 John Street subdivision to \$400,000.00;**
2. **Authorise the payment of the non-refundable \$44,842.11 (GST excluded) Western Power headwork's/subdivision charge; and**
3. **The CEO is authorised have the successful tenderers commence installation of infrastructure.**

CARRIED: 6/0

SP 8012.2 TOWN PLANNING SCHEME REVIEW

APPLICANT:	SHIRE OF PERENJORI
FILE:	0
DISCLOSURE OF INTEREST:	0
AUTHOR:	GARRY AGNEW – MANAGER OF COMMUNITY SERVICES
RESPONSIBLE OFFICER	GARRY AGNEW – MANAGER OF COMMUNITY SERVICES
REPORT DATE:	24 JANUARY 2008
ATTACHMENTS	DRAFT TPS TOWNSITE MAP

Executive Summary:

Council will recall discussing possible rezoning of land with the Perenjori townsite and consequently a review of the Shire of Perenjori Town Planning Scheme No.1 and Local Planning Strategy.

To progress this process Council must formalise its desires with consensus then arrange for a discussion forum with Council's Planning Consultant to clarify planning principles and gazettal procedures.

Background:

Council resolved the following at the July Council meeting:

“That Council adopt the draft revised scheme map as the basis for engaging a planning consultant and commencing public consultation.”

Statutory Environment:

Local Government Act 1995 S3.1 – the general Function of Local Government is to provide for the good government of people in its district.

Policy Implications:

The Local Planning Scheme is the primary policy document for the orderly development of the Shire.

Financial Implications:

Council has budgeted \$25,000 for a review of the town planning scheme.

Strategic Implications:

The revised Town Planning Scheme should reflect Council's long term strategic direction.

Consultation:

Section 83 of the Planning and Development Act 2005 requires that affected landholders be consulted, and this will occur when consultation of the draft plan occurs.

Voting Requirements:

Simple Majority

Officers Recommendation:

That Council discuss priority changes to the Town Planning scheme

Moved: Cr King

Seconded: Cr Cunningham

That Council remove the Sewerage Treatment from the Town Planning Scheme

CARRIED: 6/0

Moved: Cr West

Seconded: Cr King

That Council remove the Mining Accommodation from the Town Planning Scheme

CARRIED: 6/0

Moved: Cr West

Seconded: Cr Cunningham

That Council remove items 5 & 6 and Relocate the Residential area East of North Road be from Hesford Street to the creek line North of the Cemetery and identify it as Residential/Education

CARRIED: 6/0

Moved: Cr Bendsdorp

Seconded: Cr West

That Council re-name Lifestyle Blocks to Rural Residential

CARRIED: 5/0

Cr King declared an Interest as owner of land affected by this change and did not vote

Moved: Cr King

Seconded: Cr Cunningham

That Council relocate fairways 6 & 7 and that land be zoned residential

CARRIED: 6/0

Moved: Cr King

Seconded: Cr Cunningham

That the railway reserve on Fowler Street from Anzac Park to Loading Street and the entire reserve on west side of railway line be zoned commercial.

CARRIED: 6/0

SP 8012.3 LEASE OF CARAVAN PARK

APPLICANT:	SHIRE OF PERENJORI
FILE:	0
DISCLOSURE OF INTEREST:	0
AUTHOR:	GARRY AGNEW – MANAGER OF COMMUNITY SERVICES
RESPONSIBLE OFFICER	GARRY AGNEW – MANAGER OF COMMUNITY SERVICES
REPORT DATE:	24 JANUARY 2008
ATTACHMENTS	NIL

Executive Summary:

The Shire President, Deputy CEO and Manager of Community Services met with representatives of Patience Bulk Haulage Pty Ltd on the 17th January 2008 to discuss the possibility and location options for the development of a 52 man Accommodation Facility in the Perenjori Townsite.

The Perenjori Caravan Park was promoted as the most suitable location for this type of temporary (6 year min) accommodation facility.

The southern vacant portion of the existing caravan park reserve is the most appropriate location for the proposed facility.

Background:

Patience Bulk Haulage are tendering for the contract for haulage of Mt Gibson Haematite from Mt Gibson to Perenjori and would like to base their staff in the Perenjori Townsite.

Statutory Environment:

Local Government Act 1995 S3.1 – the general Function of Local Government is to provide for the good government of people in its district.

Policy Implications:

Nil

Financial Implications:

Potential for lease monies

Strategic Implications:

The basing of the accommodation facility in the townsite will provide additional income to all businesses and opportunities for locals.

Consultation:

Patience Bulk Haulage

Voting Requirements:

Simple Majority

Officers Recommendation:

Council determine an appropriate lease charge for the land together with other matters such as water, power, refuse collection, crossovers, landscaping and other services that may be required.

Moved: Cr King**Seconded: Cr West**

That Council charge a rate of \$100 per 4 man accommodation unit per week for the potential lease of land at the Perenjori Caravan Park

CARRIED: 6/0

Moved: Cr Cunningham

Seconded: Cr Bendsorp

In regard to the lease of land at the Perenjori Caravan Park, all additional costs and services are provided by the contractor, or will be subject to full cost recovery by council.

CARRIED: 6/0

SP8012.4 HOUSING PROJECT

APPLICANT:	SHIRE OF PERENJORI
FILE:	0
DISCLOSURE OF INTEREST:	OF 0
AUTHOR:	DOMENICA CURTIN – DEPUTY CEO
RESPONSIBLE OFFICER	DOMENICA CURTIN – DEPUTY CEO
REPORT DATE:	25TH JANUARY 2008
ATTACHMENTS	Draft MOU & MWDC Corro

Executive Summary:

Project is progressing and construction of prototypes should be completed by June. At the time of writing UWA advised that they have one panel for the first house and should have a window sin a few days to fit.

Significant potential for commercialisation of the flat packed housing concept.

Applicants Submission:Finalising agreement with UWA.

We have agreement with UWA that the intellectual property is shared between UWA and the Shire of Perenjori.

The UWA board has considered the agreement and has enclosed a draft MOU.

Completion of final design work on prototypes. UWA has engaged Daniel Bubnich, a student (now graduated) who was responsible for one of the selected designs. Council has made funds available from the housing budget towards the cost of his employment. (\$9,600 for two months)

Background:

We are into the second year of a long term collaboration with the UWA School of Architecture, Landscape and Fine Arts.

Statutory Environment:

Local Government Act 1995 S3.1 – the general Function of Local Government is to provide for the good government of people in its district.

Policy Implications:

Nil

Financial Implications:

Council has allocated \$250,000 to the construction of two 2 bedroom units.

\$9,600 of the project funds are available to UWA to complete the prototype design as well as matching funds from the Midwest Development Commission (on completion of grant application)

A funding application for \$430,000 to expand the project to include 2 x 4 bedroom houses is pending.

Strategic Implications:

Council identified the availability of land and housing as a key priority in its strategic plan.

Consultation:

The housing project has attracted extensive interest.

Comment:

With the huge national and state interest in affordable housing the potential for this project is enormous.

Voting Requirements:

Simple majority

Officers / Committee Recommendation:

That the IP agreement with UWA be considered for approval

Moved: Cr West

Seconded: Cr King

That Council will sign the IP Agreement with the University of WA

CARRIED: 6/0

Moved: Cr King

Seconded: Cr Benton

That Council will write a letter to UWA to congratulate them on their work

CARRIED: 6.0

SP 8012.5 FUEL SERVICES IN TOWN

APPLICANT:	SHIRE OF PERENJORI
FILE:	0
DISCLOSURE OF INTEREST:	0
AUTHOR:	DOMENICA CURTIN – DEPUTY CEO
RESPONSIBLE OFFICER	DOMENICA CURTIN – DEPUTY CEO
REPORT DATE:	25 JANUARY 2008
ATTACHMENTS	NIL

Executive Summary:

Council needs to consider the future of fuel services in town.

The DCEO has contacted Reliance Petroleum regarding the possibility of adding a Eftpos card facility to the current bowsers. They have advised that a whole new facility would be required and until it is know exactly what is happening with the store they are unable to assist further.

They suggested residents be encouraged to apply for fuel cards.

The DCEO has also tried to contact Don & Maria Morgan to discuss any interest they have had in either leasing or buying their shop but to no avail.

An immediate solution is required to ensure the availability of this important facility.

Background:

The only public fuel outlet in town is located at Perenjori Farm & General/Elders who currently have the property on the market and will close down on the 01st March 2008 unless a lessee is found.

Council has its own diesel storage but has been utilising the town bowsers by card for unleaded supplies.

Statutory Environment:

Local Government Act 1995 S3.1 – the general Function of Local Government is to provide for the good government of people in its district.

Policy Implications:	Nil
Financial Implications:	Nil
Strategic Implications:	Nil
Consultation:	Reliance
Voting Requirements:	Simple Majority

Officers Recommendation:

Council discuss options in relation to keeping fuel services functioning in Perenjori.

A presentation from Geraldton Fuel Company was provided on options available.

A Letter of support is required from Council.

Geraldton Fuel Company will negotiate with Perenjori Farm and General for lease of land.

SP 8012.6 PERENJORI TOWNSCAPE COMMITTEE

APPLICANT:	SHIRE OF PERENJORI
FILE:	0
DISCLOSURE OF INTEREST:	0
AUTHOR:	DOMENICA CURTIN – DEPUTY CEO
RESPONSIBLE OFFICER	DOMENICA CURTIN – DEPUTY CEO
REPORT DATE:	25 JANUARY 2008
ATTACHMENTS	NIL

Executive Summary:

Council and the community has raised concerns about the unattractive main street and the detriment effect it has to visitors of the town and its residents.

The Perenjori Townscape Committee in conjunction with the Shire has in the past pursued projects for the improvements to the townsite.

Additional improvements have not occurred in the last few years.

Background:

Council resolved at the December meeting the following:

“It was proposed that the Economic Development Committee would be the appropriate vehicle for considering suggestions from the Townscape Committee”

Statutory Environment:

Local Government Act 1995 S3.1 – the general Function of Local Government is to provide for the good government of people in its district.

Policy Implications: Nil

Financial Implications: As per budget

Strategic Implications:

Improvements of our townsite will assist in Councils endeavour to attract additional people to live in Perenjori

Consultation:

The Community should be consulted to be involved in the improvement of their town.

Cr Bendsdorp & the CEO are both representatives on the Townscape Committee.

Voting Requirements: Simple Majority

Officers Recommendation:

Council encourage and pursue improvements to the Perenjori Townsite through involvement with the Perenjori Townscape Committee.

Council noted.

SP 8012.7 MOTIONS OF WHICH DUE NOTICE HAVE BEEN GIVEN

Nil

SP 8012.8 QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN

Nil

SP 8012.9 MATTERS BEHIND CLOSED DOORS

Nil

SP 8012.10 DATE OF NEXT MEETING / MEETINGS

Full Council Meeting to be held Thursday 21st February 2008

SP 8012.11 CLOSURE

There being no further business the meeting was declared Closed at 3.45pm