



# AGENDA

## ORDINARY COUNCIL MEETING

19 November 2024

### Notice of Meeting

The Ordinary Council Meeting for the Shire of Corrigin will be held on Tuesday 19 November 2024 in the Council Chambers, 9 Lynch Street, Corrigin commencing at 3.00pm.

## Order of Business

12.30pm – 1.00pm	Lunch
1.00pm – 2.45pm	Discussion Forum
2.45pm – 3.00pm	Afternoon Tea
3.00pm –	Council Meeting

I have reviewed this agenda and am aware of all recommendations made to Council and support each as presented.



**Natalie Manton**  
Chief Executive Officer  
14 November 2024

*Disclaimer:*

*The Shire of Corrigin gives notice to members of the public that any decisions made at the meeting today, can be revoked, pursuant to the Local Government Act 1995. Members of the public should not rely on any decisions until formal notification in writing by Council has been received. Any plans or documents in agendas and minutes may be subject to copyright. The express permission of the copyright owner must be obtained before copying any copyright material.*

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*Strengthening our community now to grow and prosper into the future*

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**1 DECLARATION OF OPENING**

Council acknowledges the Noongar people as the traditional custodians of the land and pay our respect to their elders past and present as well as the pioneering families who shaped the Corrigin area into the thriving community we enjoy today.

Councillors, staff, and members of the public are advised that the Council meeting is being recorded for future publication.

**2 ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE**

**3 PUBLIC QUESTION TIME**

A period of 15 minutes is allocated for questions with a further period of 15 minutes provided for statements from members of the public. The procedure for asking questions and responding is to be determined by the presiding member. The time allocated for questions is to be decided by the members of the Council and members of the public are to be given an equal and fair opportunity to ask a question and receive a response.

Questions and statements are to be –

- a) Presented in writing on the relevant form to the Chief Executive Officer prior to commencement of the meeting; and
- b) Clear and concise

**4 MEMORIALS**

The Shire has been advised that Dennis John Lohar and Marjorie McKie (nee Tassell) have passed away since the last meeting.

**5 PETITIONS/DEPUTATIONS/PRESENTATIONS/SUBMISSIONS**

**6 DECLARATIONS OF INTEREST**

Councillors and Officers are reminded of the requirements of s5.65 of the *Local Government Act 1995*, to disclose any interest during the meeting before the matter is discussed and of the requirement to disclose an interest affecting impartiality under the Shire of Corrigin Code of Conduct.

## **7 CONFIRMATION OF MINUTES**

### **7.1 PREVIOUS COUNCIL MEETING**

#### **7.1.1 ORDINARY COUNCIL MEETING**

Minutes of the Shire of Corrigin Ordinary Council meeting held on Tuesday 15 October 2024 (Attachment 7.1.1).

#### **OFFICERS RECOMMENDATION**

*That the Minutes of the Shire of Corrigin Ordinary Council meeting held on Tuesday 15 October 2024 (Attachment 7.1.1) be confirmed as a true and correct record.*

### **7.2 COMMITTEE MEETINGS**

#### **7.2.1 LOCAL EMERGENCY MANAGEMENT COMMITTEE**

Minutes of the Local Emergency Management Committee meeting held on Monday 11 November 2024 (Attachment 7.2.1).

#### **OFFICERS RECOMMENDATION**

*That Council receives and notes the Minutes of the Local Emergency Management Committee meeting held on Monday 11 November 2024 (Attachment 7.2.1).*

## **8 MATTERS REQUIRING A COUNCIL DECISION**

### **8.1 CORPORATE AND COMMUNITY SERVICES**

#### **8.1.1 ACCOUNTS FOR PAYMENT**

Applicant:	Shire of Corrigin
Date:	12/11/2024
Reporting Officer:	Tanya Ludlow, Finance / Human Resources Officer
Disclosure of Interest:	NIL
File Ref:	FM.0036
Attachment Ref:	Attachment 8.1.1 – Accounts for Payment – October 2024

#### **SUMMARY**

Council is requested to note the payments from the Municipal and Trust funds as presented in the Schedule of Accounts Paid for the Month of October 2024.

#### **BACKGROUND**

This information is provided to Council monthly in accordance with provisions of the *Local Government Act 1995* Section 6.8 (2)(b) and *Local Government (Financial Management) Regulations 1996* Clause 13.

Accountability in local government can be multifaceted, as councils seek to achieve diverse social, political, and financial goals for the community benefit. The accountability principles of local government are based on strong financial probity, financial propriety, adherence to conflict of interest principles and expectations that local government is fully accountable for community resources.

All payments are independently assessed by the Deputy Chief Executive Officer, to confirm that all expenditure that has been incurred, is for the Shire of Corrigin and has been made in accordance with Council policy, procedures, the *Local Government Act 1995* and associated regulations. The review by the Deputy Chief Executive Officer also ensures that there has been no misuse of any corporate credit or fuel purchase cards.

#### **COMMENT**

Council has delegated authority to the Chief Executive Officer to make payments from the Shire's Municipal and Trust funds as required. A list of all payments is to be presented to Council each month and be recorded in the minutes of the meeting at which the list was presented.

#### **STATUTORY ENVIRONMENT**

*S6.4 Local Government Act 1995, Part 6 – Financial Management*  
*R34 Local Government (Financial Management) Regulations 1996*

#### **POLICY IMPLICATIONS**

Policy 2.1 – Purchasing Policy  
Policy 2.14 - Corporate Credit Cards

#### **FINANCIAL IMPLICATIONS**

Expenditure in accordance with the 2024/2025 Annual Budget.

**COMMUNITY AND STRATEGIC OBJECTIVES**

Shire of Corrigin Strategic Community Plan 2021-2031 and Corporate Business Plan 2021-2025:

**Objective: Governance and Leadership**  
**Strong Governance and leadership**

Strategic Community Plan		Corporate Business Plan	
Outcome	Strategies	Action No.	Actions
4.4	Provide informed and transparent decision making that, meets our legal obligations, and the needs of our diverse community	4.4.3	Regular reviews of Council's Long Term Financial Plan to ensure the long term financial stability of the Shire
		4.4.4	Provide Council adequate and appropriate financial information on a timely basis

**VOTING REQUIREMENT**

Simple Majority

**OFFICER'S RECOMMENDATION**

*That Council receives the list of accounts paid during the month of October 2024 as per the attached Schedule of Payment, and as summarised below:*

***Municipal Account (inclusive of credit card and fuel card purchases)***

<i>Cheque Payments</i>	<i>020992 – 020993</i>	<i>\$14,196.90</i>
<i>EFT Payments</i>	<i>EFT20549 – EFT20656</i>	<i>\$507,657.67</i>
<i>Direct Debit Payments</i>		<i>\$77,413.29</i>
<i>EFT Payroll Payments</i>		<i>\$209,192.90</i>

***Total Municipal Account Payments*** ***\$808,460.76***

***Trust Account***

<i>EFT Payments</i>	<i>EFT20612 – EFT20613</i>	<i>\$65.25</i>
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***Total Trust Account Payments*** ***\$65.25***

***Licensing Trust Account***

<i>Direct Debit Payments</i>		<i>\$47,731.50</i>
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***Total Licensing Trust Account Payments*** ***\$47,731.50***

***Total of all Accounts*** ***\$856,257.51***



### 8.1.2 MONTHLY FINANCIAL REPORT

Applicant:	Shire of Corrigin
Date:	14/11/2024
Reporting Officer:	Karen Wilkinson, Acting Deputy Chief Executive Officer
Disclosure of Interest:	NIL
File Number:	FM.0037
Attachment Ref:	Attachment 8.1.2 – Monthly Financial Report for the period ending 31 October 2024

#### SUMMARY

This report provides Council with the monthly financial report for the month ending 31 October 2024.

#### BACKGROUND

The *Local Government (Financial Management) Regulations 1996*, regulation 34 states that a local government must prepare each month a statement of financial activity reporting on the revenue and expenditure, as set out in the annual budget.

Variances between budgeted and actual expenditure including the required material variances (10% with a minimum value of \$10,000) are included in the variance report.

#### COMMENT

Item	Reference
<p><b>Cash at Bank</b> The total cash at bank on 31 October 2024 was \$10,524,287. This is comprised of \$832,912 municipal funds (Municipal Bank Account and various till floats), \$5,362,070 in short term investment and \$4,329,306 in reserve funds.</p>	<p>Page 9 – Cash and Financial Assets Page 10 – Reserve Accounts</p>
<p><b>Capital Acquisitions</b> The capital expenditure is approximately 0.03% complete at 31 October 2024. The Quairading Corrigin road works have been completed with the exception of the bitumen which has been delayed due to contractor availability.</p>	<p>Page 11 – Capital Acquisitions Page 12 – Capital Acquisitions Continued Page 13 – Disposal of Assets</p>
<p><b>Receivables</b> Rates outstanding is \$435,341 with 86.4% of rates collected for the year compared to 85.7% in October 2023. Current receivables of \$104,317.</p>	<p>Page 14 – Receivables</p>

Further information on the October financial position is in the explanation of material variances included in the monthly financial report.

#### STATUTORY ENVIRONMENT

- s. 6.4 *Local Government Act 1995, Part 6 – Financial Management*
- r. 34 *Local Government (Financial Management) Regulations 1996*
- r. 35 *Local Government (Financial Management) Regulations 1996*

**POLICY IMPLICATIONS**

NIL

**FINANCIAL IMPLICATIONS**

Expenditure in accordance with the 2024/2025 Annual Budget.

**COMMUNITY AND STRATEGIC OBJECTIVES**

Shire of Corrigin Strategic Community Plan 2021-2031 and Corporate Business Plan 2021-2025:

**Objective: Governance and Leadership**

**Strong Governance and Leadership**

Strategic Community Plan		Corporate Business Plan	
Outcome	Strategies	Action No.	Actions
4.4	Provide informed and transparent decision making that, meets our legal obligations, and the needs of our diverse community	4.4.3	Regular reviews of Council's Long Term Financial Plan to ensure the long term financial stability of the Shire
		4.4.4	Provide Council adequate and appropriate financial information on a timely basis

**VOTING REQUIREMENT**

Simple Majority

**OFFICER'S RECOMMENDATION**

*That Council accepts the Statement of Financial Activity for the month ending 31 October 2024 as presented, along with notes of any material variances.*

## 8.2 GOVERNANCE AND COMPLIANCE

### 8.2.1 APPLICATION TO KEEP THREE DOGS

<b>Applicant:</b>	C Philipps
<b>Date:</b>	29/10/2024
<b>Reporting Officer:</b>	Natalie Manton, Chief Executive Officer
<b>Disclosure of Interest:</b>	NIL
<b>File Ref:</b>	LE.0003 LE.0027
<b>Attachment Ref:</b>	Attachment 8.2.1 – Request to Allow 3 Dogs

#### SUMMARY

Council is asked to consider granting an exemption to allow three dogs at 2 Price Retreat, Corrigin.

#### BACKGROUND

An application has been received from Connie Philipps for an exemption as per section 26 of the *Dog Act 1976* to keep three dogs at her property, 2 Price Retreat Corrigin. (Attachment 8.2.1)

The applicant has one small elderly dog and would like to take another two dogs into her care for a friend who is moving to the seniors village. One dog is permitted at the seniors village but it is not recommended as the yard is very small.

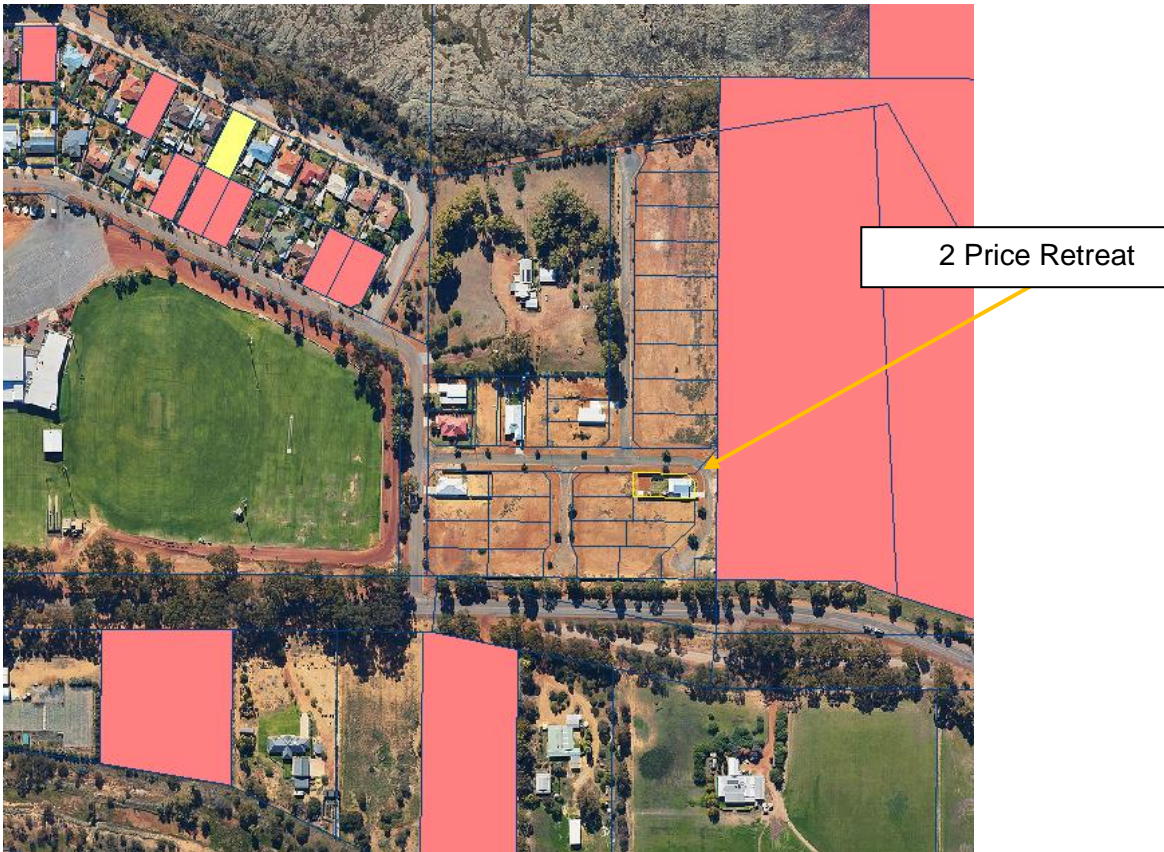
The applicant has previously cared for the dogs and due to the older dogs health issues she does not expect them to live much longer.

The application is for one male Poodle, one male Kelpie and one male Kelpie X, each over the age of one as follows:

	<b>Breed</b>	<b>Age</b>	<b>Sex</b>	<b>Microchipped</b>	<b>Sterilised</b>	<b>Registered</b>
<b>1.</b>	Poodle - Black	14	M	Yes	Yes	Yes
<b>2.</b>	Kelpie - Black	7	M	Yes	Yes	Yes
<b>3.</b>	Kelpie X – Tan/White	12	M	Yes	Yes	Yes

The property is 756m<sup>2</sup> and there is sufficient area at the rear of the property to keep three dogs.

There is one dog on an adjoining property and some distance to other dogs at neighbouring properties as shown in the diagram below. Pink coloured properties have one registered dog, the yellow coloured property has two registered dogs.



**COMMENT**

The dogs are all registered with the Shire of Corrigin and are microchipped and sterilised.

The applicant has demonstrated an understanding of their responsibilities.

There have been no complaints from neighbours and the applicant is aware of the need to keep the dogs from causing a nuisance to neighbours.

It is recommended that the application is supported subject to the condition that it applies only to the dogs specified in the application.

**STATUTORY ENVIRONMENT**

*Dog Act 1976 s 26(3) Where by a local law under this Act a local government has placed a limit on the keeping of dogs in any specified area but the local government is satisfied in relation to any particular premises that the provisions of this Act relating to approved kennel establishments need not be applied in the circumstances, the local government may grant an exemption in respect of those premises but any such exemption —*

- a) may be made subject to conditions, including a condition that it applies only to the dogs specified in the exemption; and*
- b) cannot authorise the keeping in or at those premises of —*
  - more than 6 dogs that have reached 3 months of age; or*
  - a dog under that age unless it is a pup of a dog whose keeping is authorised by the exemption; and*
- c) may be revoked or varied at any time.*

*Shire of Corrigin Dogs Local Law 2021 Part 3 section 3.2 Limitation on the number of dogs  
(2) The limit on the number of dogs which may be kept on any premises is, for the purpose of section 26(4) of the Act—*

- (a) 2 dogs over the age of 3 months and the young of those dogs under that age if the premises are situated within a townsite; or*
- (b) 4 dogs over the age of 3 months and the young of those dogs under that age if the premises are situated outside a townsite.*

**POLICY IMPLICATIONS**

NIL

**FINANCIAL IMPLICATIONS**

NIL

**COMMUNITY AND STRATEGIC OBJECTIVES**

Shire of Corrigin Strategic Community Plan 2021-2031 and Corporate Business Plan 2021-2025:

**Objective:** Governance and Leadership  
Strong Governance and leadership

Strategic Community Plan		Corporate Business Plan	
Outcome	Strategies	Action No.	Actions
4.5	Implement systems and processes that meet legislative and audit obligations	4.5.1	Continual improvement in governance and operational policies, processes and implementation

**VOTING REQUIREMENT**

Simple Majority

**OFFICER’S RECOMMENDATION**

*That Council approves an exemption to section 26 (3) of the Dog Act 1976 to allow Connie Philipps to keep three dogs at 2 Price Retreat, Corrigin subject to the following conditions.*

- 1. Fencing at the premises must be adequate and maintained to prevent the dogs from leaving the premises, to the satisfaction of the CEO.*
- 2. Registrations for each dog subject of the approved exemption must be current and maintained.*
- 3. An exemption applies only to the dogs registered and listed below and cannot be transferred to another dog:*
  - Jack Kelpie X registration number 25169*
  - Ozzy Kelpie registration number L0166*
  - Billy Poodle registration number L25171*

## 8.2.2 DELEGATED AUTHORITY – GRANT EXEMPTION AS TO NUMBER OF DOGS KEPT AT PREMISES

<b>Applicant:</b>	Shire of Corrigin
<b>Date:</b>	8/11/2024
<b>Reporting Officer:</b>	Natalie Manton, Chief Executive Officer
<b>Disclosure of Interest:</b>	NIL
<b>File Number:</b>	GOV.0001
<b>Attachment Ref:</b>	NIL

### SUMMARY

Council is asked to approve a delegation to the CEO to consider applications and grant an exemption as to the number of dogs to be kept at a premises.

### BACKGROUND

Council can delegate certain powers and duties to the CEO and the CEO, in turn, can on-delegate those powers and functions to other employees.

Section 5.46 of the Act requires the CEO to keep a register of, and records relevant to, delegations to the CEO and any delegations on-delegated to employees. This section also requires the delegations to be reviewed at least once every financial year. The current delegation register was last reviewed by Council at the Ordinary Council Meeting on 18 June 2024 and passed by resolution 51/2024.

### COMMENT

A new delegation is proposed to expedite the processing of considering requests from residents seeking approval to keep more than two dogs. The proposed delegation is based on the WALGA template and is provided following the officer's recommendation.

### STATUTORY ENVIRONMENT

*S5.18 Local Government Act 1995 Register of delegations to committees*

*S5.42 (1) Local Government Act 1995 Delegation of some powers and duties to CEO \**

*S5.46 (2) of the Local Government Act 1995 Register of, and records relevant to, delegations to CEO and employees.*

### POLICY IMPLICATIONS

NIL

### FINANCIAL IMPLICATIONS

NIL

**COMMUNITY AND STRATEGIC OBJECTIVES**

Shire of Corrigin Strategic Community Plan 2021-2031 and Corporate Business Plan 2021-2025:

**Objective: Governance and Leadership**  
**Strong Governance and leadership**

Strategic Community Plan		Corporate Business Plan	
Outcome	Strategies	Action No.	Actions
4.4	Provide informed and transparent decision making that, meets our legal obligations, and the needs of our diverse community	4.4.3	Regular reviews of Council’s Long Term Financial Plan to ensure the long term financial stability of the Shire
		4.4.4	Provide Council adequate and appropriate financial information on a timely basis
4.5	Implement systems and processes that meet legislative and audit obligations	4.5.1	Continual improvement in governance and operational policies, process and implementation.

**VOTING REQUIREMENT**

Absolute Majority

**OFFICER’S RECOMMENDATION**

*That Council adopt the delegation as provided below, and for the delegation to be incorporated into the Delegations Register.*

**Grant Exemption as to Number of Dogs Kept at Premises**

<b>Delegator:</b> <i>Power / Duty assigned in legislation to:</i>	Local Government
<b>Express Power to Delegate:</b> <i>Power that enables a delegation to be made</i>	<i>Dog Act 1976:</i> s.10AA Delegation of local government powers and duties
<b>Express Power or Duty Delegated:</b>	<i>Dog Act 1976:</i> s.26(3) Limitation as to numbers
<b>Delegate:</b>	<b>Chief Executive Officer</b>
<b>Function:</b> <i>This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.</i>	1. Authority to approve, and determine conditions that apply to, an exemption as to the limit to the number of dogs that can be kept at a premises [s.26(3)].
<b>Council Conditions on this Delegation:</b>	<p>a. The Chief Executive Officer permitted to sub-delegate to employees [s.10AA(3)].</p> <p>b. Decisions under this delegation must comply with the relevant provisions of the <i>Dog Act 1976</i> and the <i>Shire of Corrigin Dogs Local Law 2021</i>, including:</p> <ul style="list-style-type: none"> <li>• Consider and be satisfied that for any particular premises the provisions of the <i>Dog Act 1976</i> relating to kennel establishments need not be applied in the circumstances [s.26(3)].</li> <li>• Apply the provisions of s.26(4).</li> </ul> <p>c. Conditions that must be applied to an approved exemption, include:</p> <ul style="list-style-type: none"> <li>• Fencing at the premises must be adequate and maintained to prevent the dogs from leaving the premises, to the satisfaction of the CEO.</li> <li>• Registrations for each dog subject of the approved exemption must be current and maintained.</li> <li>• An exemption applies only to the dogs registered and listed in the approval and as such cannot be transferred to another dog.</li> </ul> <p>d. The Chief Executive Officer may further delegate (sub-delegate) to employees which the CEO has determined as being suitably capable of fulfilling the powers and duties contained in this Delegation.</p>
<b>Express Power to</b>	<i>Dog Act 1976:</i>



<b>Sub-Delegate:</b>	s.10AA(3) Delegation of local government powers and duties (NOTE – sub-delegation only permitted where delegation to the CEO expressly authorises sub-delegation)
<b>Sub-Delegate/s:</b> <i>Appointed by CEO</i>	<b>Deputy CEO</b>
<b>CEO Conditions on this Sub-Delegation:</b> <i>Conditions on the delegation also apply to sub-delegation.</i>	NIL
Compliance Links:	Note – Decisions under this delegation may be referred for review by the State Administration Tribunal <i>Shire of Corrigin Dogs Local Law 2021</i>
Record Keeping:	File Notes, Notices and Correspondence to be entered in the Shire of Corrigin Central Records system.

**Version Control:**

1	
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### 8.2.3 REPORT TO COUNCIL – SENIOR DESIGNATED EMPLOYEE EMPLOYMENT

Applicant:	Shire of Corrigin
Date:	12/11/2024
Reporting Officer:	Natalie Manton, Chief Executive Officer
Disclosure of Interest:	NIL
File Ref:	Personnel
Attachment Ref:	Confidential Deputy CEO Report

#### REASON FOR CONFIDENTIALITY

The agenda item is confidential in accordance with section 5.23(2)(a) of the Local Government Act because it deals with matters affecting an employee of Council.

#### OFFICER'S RECOMMENDATION

*That Council close the meeting to the public in accordance with sub section 5.23 (2) (c) and (e)(ii) of the Local Government Act 1995 and Clause 15.10 of the Standing Orders.*

#### SUMMARY

This item seeks to inform Council of the CEO's decision to enter into a contract of employment for the Deputy CEO position.

#### BACKGROUND

The position of Deputy Chief Executive Officer is a designated Senior Employee in accordance with section 5.37 of the *Local Government Act 1995* and Council Policy 5.4.

The CEO is to inform the council of each proposal to employ or dismiss a senior employee, other than a senior employee referred to in section 5.39(1a).

#### COMMENT

A confidential report outlining the recruitment and selection process is provided to Council.

#### STATUTORY ENVIRONMENT

*Local Government Act 1995*

*s5.36 (3)(b) – Council to satisfy itself as to the arrangements relating to a person's employment.*

*s5.37 (2) - The CEO is to inform the council of each proposal to employ or dismiss a senior employee, other than a senior employee referred to in section 5.39(1a), and the council may accept or reject the CEO's recommendation but if the council rejects a recommendation, it is to inform the CEO of the reasons for its doing so.*

*s5.39 – Senior employees to be employed under a contract.*

*s5.41(g) –CEO responsible for the employment, management supervision, direction and dismissal of other employees (subject to S 5.37(2) in relation to senior employees);*

#### POLICY IMPLICATIONS

Policy 5.4 The following positions are classified as Senior Employees for the purposes of Section 5.37(1) of the *Local Government Act 1995*:

- Deputy CEO

#### FINANCIAL IMPLICATIONS

The salary and on costs for the Deputy CEO position as well as advertising and recruitment costs are included in the annual salaries budget.

**COMMUNITY AND STRATEGIC OBJECTIVES**

Shire of Corrigin Strategic Community Plan 2021-2031 and Corporate Business Plan 2021-2025:

**Objective: Governance and Leadership**  
**Strong Governance and leadership**

Strategic Community Plan		Corporate Business Plan	
Outcome	Strategies	Action No.	Actions
4.4	Provide informed and transparent decision making that, meets our legal obligations, and the needs of our diverse community	4.4.3	Regular reviews of Council’s Long Term Financial Plan to ensure the long term financial stability of the Shire
		4.4.4	Provide Council adequate and appropriate financial information on a timely basis

**VOTING REQUIREMENT**

Simple Majority

**OFFICER’S RECOMMENDATION**

*That Council notes and accepts the CEO decision in regard to the employment of a senior designated employee.*

**OFFICER’S RECOMMENDATION**

*That Council in accordance with Clause 15.11 of the Standing Orders reopen the meeting to the public.*

## 8.2.4 OFFER TO PURCHASE LOT 27 AND 28 GRANITE RISE ESTATE (CONFIDENTIAL)

Applicant:	Shire of Corrigin
Date:	13/11/2024
Reporting Officer:	Natalie Manton, Chief Executive Officer
Disclosure of Interest:	NIL
File Ref:	CP.0002, LUP.0003
Attachment Ref:	Confidential Report Offer to Purchase 6 (lot 27) and 8 Lindsay Rise (Lot 28) Granite Rise Estate

### REASON FOR CONFIDENTIALITY

The Chief Executive Officer's Report is confidential in accordance with s5.23 (2) the Local Government Act because it deals with matters affecting:

- s5.23 (2)(c) *a contract entered into, or which may be entered into, by the local government and which relates to a matter to be discussed at the meeting; and*
- s5.23 (2)(e)(ii) *a matter that if disclosed, would reveal information that has a commercial value to a person.*

### OFFICER'S RECOMMENDATION

*That Council close the meeting to the public in accordance with sub section 5.23 (2) (c) and (e)(ii) of the Local Government Act 1995 and Clause 15.10 of the Standing Orders.*

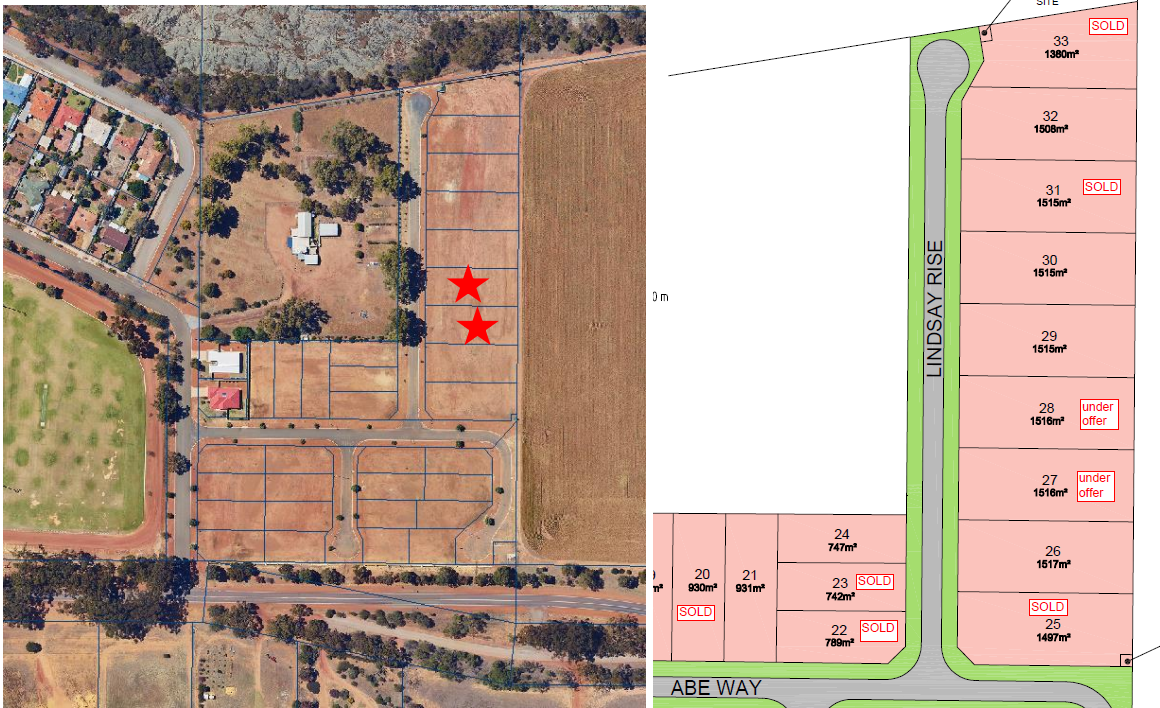
### SUMMARY

Council is asked to consider an in principle offer to purchase 6 Lindsay Rise (Lot 27) and 8 Lindsay Rise (Lot 28) Granite Rise Estate for less than the reserve price.

### BACKGROUND

In 2009 the Shire of Corrigin developed 32 residential lots in the subdivision known as Granite Rise Estate. The level of interest in the land has slowly increased and twelve lots have sold with offers on a further four lots.

One lot has been purchased by the applicant and a further two lots are current under offer pending the finalisation of the sale at the conclusion of the advertising period as required under the *Local Government Act 1995*. The same company has made offers on two of the larger lots for less than the reserve of \$83,040.



**COMMENT**

Council has made allowance in the 2024/25 budget for the sale of land at Granite Rise Estate based on the reserve price for the lots determined by Council at the ordinary Council meeting in May 2021.

The buyer has been notified that the Shire of Corrigin will need to advertise the disposal of the land for a period of two weeks and consider any submissions before finalising the sale to comply with s3.58 of the *Local Government Act 1995*.

The proposal to build houses on the larger block in the Granite Rise Estate will provide much needed housing to addresses the known housing shortage.

It is recommended that Council authorise the CEO to negotiate a contract of sale for the following reasons:

- Evidence of strong demand for housing based on Roe ROC Housing Needs Analysis.
- Purchaser has made offers on multiple lots.
- Experienced builder
- Short timeline for development of multiple lots
- Developer risk with selling new homes in untested market
- Fully funded development.
- Rate revenue will be generated from the development of the land.

In November 2023 Council endorsed an amendment to the conditions on the delegation to the Chief Executive Officer 1.2.12 Disposing of Property to assist with timely and efficient sale of vacant land in the Shire of Corrigin. This offer falls outside the conditions on the sale of vacant land as it is more than -10% of the reserve value set by Council.

## **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.

(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.*

### *Local Government (Functions and General) Regulations*

#### 30. *Dispositions of property excluded from Act s. 3.58*

*Local Government (Uniform Local Provisions) Regulations 1996, Reg15 Contribution to cost of crossing - Sch. 9.1 cl. 7(4)*

*(1) Where —*

*(a) a local government —*

*(i) under regulation 12 constructs or approves the construction of; or*

*(ii) under regulation 13(1) requires the construction of, a crossing giving access from a public thoroughfare to private land or a private thoroughfare serving the land; and*

*(b) the crossing is the first crossing in respect of the land; and*

*(c) the crossing is a standard crossing or is of a type that is superior to a standard crossing, the local government is obliged to bear 50% of the cost, as estimated by the local government, of a standard crossing, but otherwise the local government is not obliged to bear, nor prevented from bearing, any of the cost.*

### **POLICY IMPLICATIONS**

Policy 10.2 Proceeds of the Sale of Industrial or Residential Land

Policy 11.4 Crossovers and Minimum Standards

### **FINANCIAL IMPLICATIONS**

The reserve price for land in the Granite Rise Estate was set at the Council meeting in May 2021.

An independent valuation was obtained from APV Valuers in 2024.

Two of the larger lots in Lindsay rise have sold at the reserve price and one at a discounted price for a multi unit development.

Income from the sale of vacant land and associated rates income will be included in future budgets.

Costs associated with the real estate agent commission and settlement agent fees will apply to the sale of land.

The cost for a first standard crossover in the 2024/25 Fees and Charges is actual costs plus 20%.

Council contribution for the first standard crossover is 50% of the total cost.

**COMMUNITY AND STRATEGIC OBJECTIVES**

Shire of Corrigin Strategic Community Plan 2021-2031 and Corporate Business Plan 2021-2025:

**Objective:** Governance and Leadership  
Strong Governance and leadership

Strategic Community Plan		Corporate Business Plan	
Outcome	Strategies	Action No.	Actions
4.4	Provide informed and transparent decision making that, meets our legal obligations, and the needs of our diverse community	4.4.4	Provide Council adequate and appropriate financial information on a timely basis

**VOTING REQUIREMENT**

Absolute Majority

**OFFICER’S RECOMMENDATION**

*That Council:*

1. Authorise the Chief Executive Officer to negotiate the sale of 6 Lindsay Rise (Lot 27) and 8 Lindsay Rise (Lot 28) Granite Rise Estate, Corrigin.
2. Authorise the Chief Executive Officer to give local public notice of its intention to dispose of 6 Lindsay Rise (Lot 27) and 8 Lindsay Rise (Lot 28) Granite Rise Estate should an acceptable sale be achieved.
3. Subject to not receiving any submissions from the advertising process, delegates authority to the Chief Executive Officer to execute the sale documents on behalf of the Shire of Corrigin.



### 8.2.5 SELLING AGENCY AGREEMENT FOR VACANT LAND

Applicant:	Shire of Corrigin
Date:	14/11/2024
Reporting Officer:	Natalie Manton, Chief Executive Officer
Disclosure of Interest:	NIL
File Ref:	LUP.0002
Attachment Ref:	Confidential report on applications

#### REASON FOR CONFIDENTIALITY

The Chief Executive Officer's Report is confidential in accordance with s5.23 (2) the Local Government Act because it deals with matters affecting:

- s5.23 (2)(c) *a contract entered into, or which may be entered into, by the local government and which relates to a matter to be discussed at the meeting; and*
- s5.23 (2)(e)(ii) *a matter that if disclosed, would reveal information that has a commercial value to a person.*

#### OFFICER'S RECOMMENDATION

*That Council close the meeting to the public in accordance with sub section 5.23 (2) (c) and (e)(ii) of the Local Government Act 1995 and Clause 15.10 of the Standing Orders.*

#### SUMMARY

This item seeks Council endorsement of the selling agency agreement for the sale of vacant land in the Shire of Corrigin for a three year period.

#### BACKGROUND

the Shire of Corrigin invited proposals from local and regional real estate agents for the sale of vacant land in the shire for the next three years following the expiry of the current selling agent agreement.

Applicants were required to submit the following information:

1. Cover letter expressing interest.
2. Experience and recent sales record.
3. Agent resources, backup staff and administration support.
4. Sales approach or methodology.
5. Advertising strategy and estimate of advertising costs.
6. Commission fee.
7. Referees.

#### COMMENT

The demand for vacant lots in the Granite Rise Estate has increased since 2020 with 16 lots sold or under offer. Nine vacant lots in Courboules Crescent, Janes Drive and Turner Avenue are also available for sale.

The request for quote was sent to 10 real estate agents. Three responded to the request for proposals and contacted the shire to discuss the contract. Two submissions received by the advertised closing date.

Both proposals were professional and outlined the company and agent's experience, advertising

and selling commission fees. A confidential report is provided to assist Council in determining the successful contractor.

**STATUTORY ENVIRONMENT**

*Local Government Act 1995*

*s. 3.58. Disposing of property*

*Local Government (Functions and General) Regulations*

*s. 30. Dispositions of property excluded from Act*

**POLICY IMPLICATIONS**

NIL

**FINANCIAL IMPLICATIONS**

Income from the sale of vacant land is included in the 2024/25 budget.

Costs associated with the real estate agent commission on the sale price and settlement agent fees will apply to the sale of land.

**COMMUNITY AND STRATEGIC OBJECTIVES**

Shire of Corrigin Strategic Community Plan 2021-2031 and Corporate Business Plan 2021-2025:

**Objective:** Governance and Leadership  
Strong Governance and leadership

Strategic Community Plan		Corporate Business Plan	
Outcome	Strategies	Action No.	Actions
4.4	Provide informed and transparent decision making that, meets our legal obligations, and the needs of our diverse community	4.4.4	Provide Council adequate and appropriate financial information on a timely basis

**VOTING REQUIREMENT**

Simple Majority

**OFFICER’S RECOMMENDATION**

*That Council*

1. *Accepts the proposal submitted by \_\_\_\_\_ to form a Contract as exclusive selling agent for the sale of Granite Rise Estate and vacant land in the Shire of Corrigin over the next three years at the reserve prices set by Council in November 2024.*

2. *Delegates the formation of the Contract with \_\_\_\_\_ to the Chief Executive Officer, subject to any variations (of a minor nature) prior to entry into the Contract.*

**OFFICER’S RECOMMENDATION**

*That Council in accordance with Clause 15.11 of the Standing Orders reopen the meeting to the public.*

## 8.2.6 VACANT LAND - RESERVE VALUES

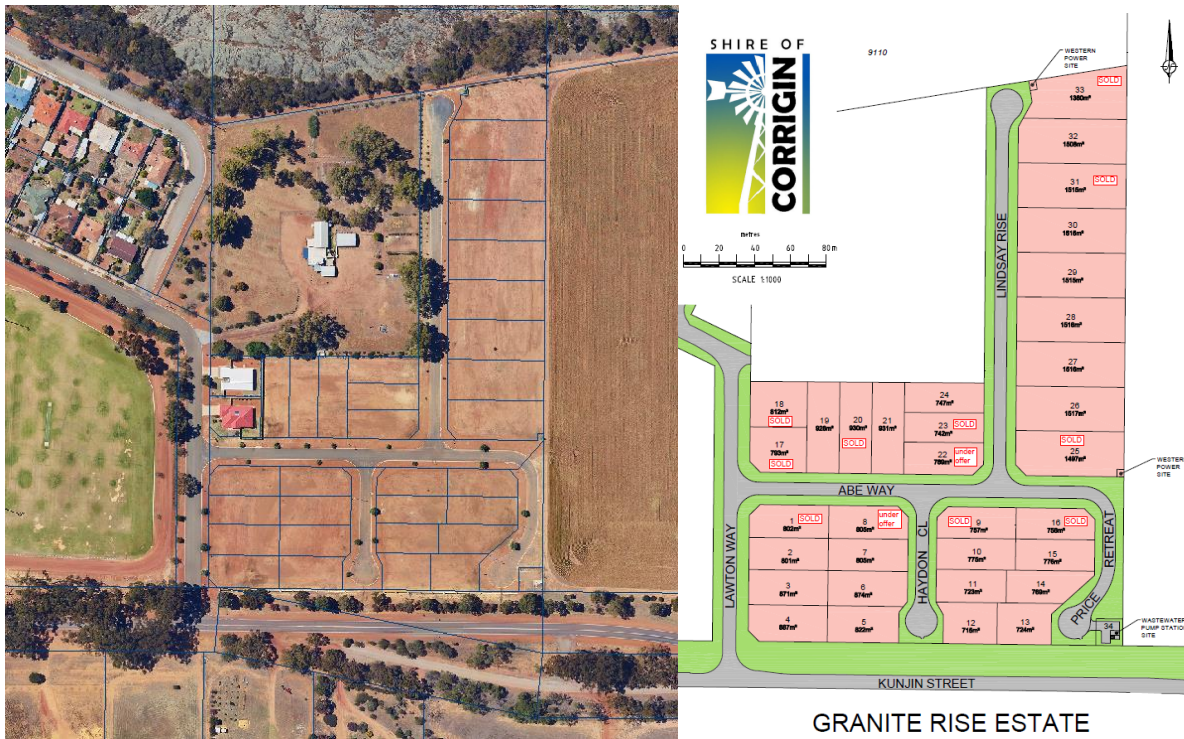
Applicant:	Shire of Corrigin
Date:	13/11/2024
Reporting Officer:	Natalie Manton, Chief Executive Officer
Disclosure of Interest:	NIL
File Ref:	CP.0002, LUP.0002
Attachment Ref:	NIL

### SUMMARY

This item asks Council to set the reserve prices for the sale of vacant land in the Shire of Corrigin.

### BACKGROUND

The Shire of Corrigin developed 32 residential lots in the subdivision known as Granite Rise Estate in 2009. Twelve lots have sold and two are under offer pending the close of the advertising period as required by the *Local Government Act 1995* for the disposal of property. Offers on a further two properties have been received and are subject to Council consideration.

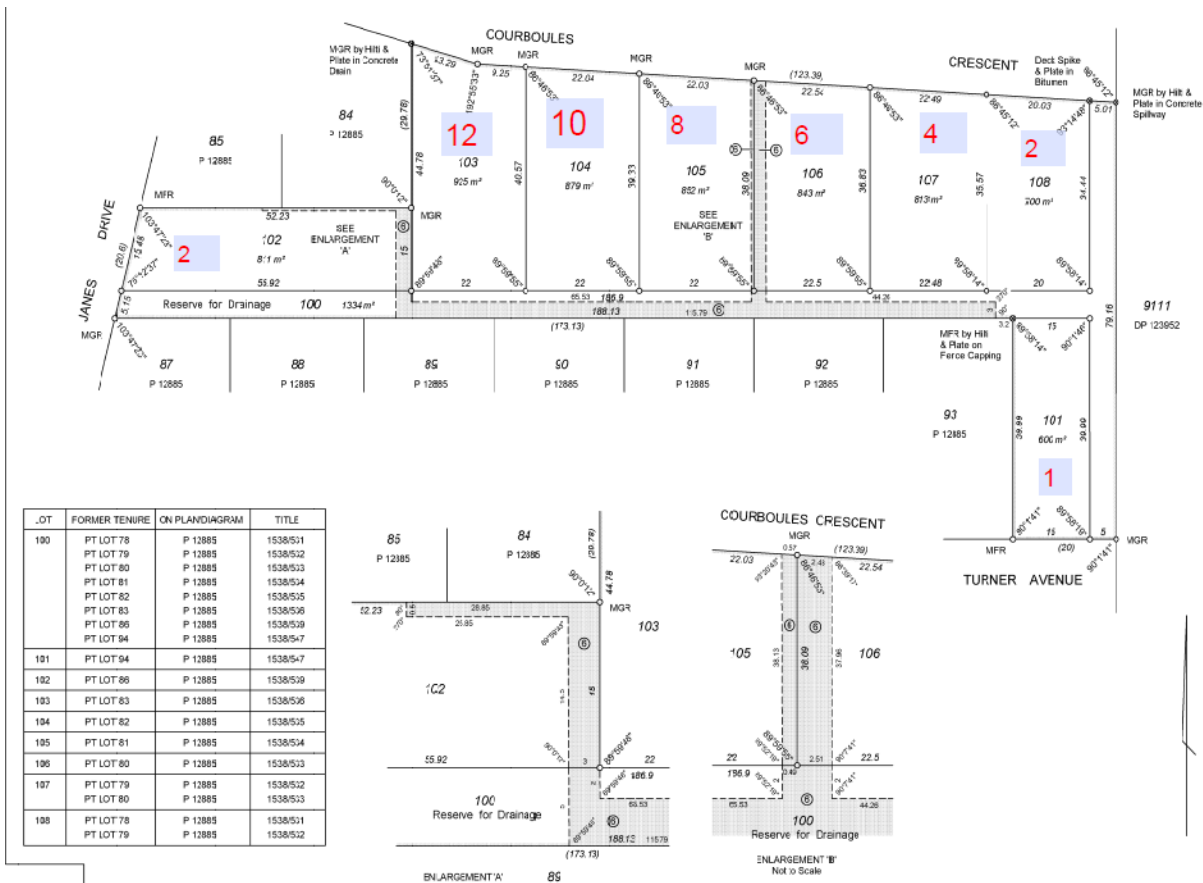


In 2009 the Shire of Corrigin commenced the process of surveying and subdividing lots in Janes Drive, Turner Avenue and Courboulos Crescent to create a drainage reserve at the rear of the lots.

At the Ordinary Council Meeting on 22 August 2017 a resolution (179/2017) was passed requesting the CEO to make an application to Landgate for new titles. The new titles were received in 2019 for the lots shown in below.

Reserve prices for these lots have not previously been set by Council.

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Agenda – Ordinary Council Meeting – Tuesday 19 November 2024

The market value of the vacant land was last reviewed at the Ordinary Council meeting on 18 May 2021. An independent valuation by APV Valuers was obtained in June 2024. A summary of the values is presented in the table below.

Lot No.	Street No.	Street Name	Area (m2)	May 2021 (inc GST)	Sold Date	Independent Market Valuation June 2024
1	8	Lawton Way	802	\$43,920	2017	
2	6	Lawton Way	801	\$43,840	under offer	\$44,000
3	4	Lawton Way	871	\$47,680		\$55,000
4	2	Lawton Way	887	\$53,360		\$55,000
5	8	Haydon Close	822	\$49,840		\$44,000
6	6	Haydon Close	874	\$47,840		\$55,000
7	4	Haydon Close	805	\$44,080	under offer	\$44,000
8	2	Haydon Close	805	\$44,080	2024	\$44,000
9	1	Haydon Close	757	\$41,440	2023	
10	3	Haydon Close	775	\$42,480		\$44,000
11	5	Haydon Close	723	\$39,600		\$44,000
12	7	Haydon Close	715	\$44,000		\$44,000
13	8	Price Retreat	724	\$44,480		\$44,000
14	6	Price Retreat	769	\$42,160		\$44,000
15	4	Price Retreat	776	\$42,480		\$44,000
16	2	Price Retreat	756	\$41,440	2020	
17	10	Lawton Way	813	sold	2010	
18	12	Lawton Way	813	sold	2010	
19	3	Abe Way	928	\$50,800		\$55,000
20	5	Abe Way	930	\$50,960	2020	
21	7	Abe Way	931	\$50,960		\$55,000
22	1	Lindsay Rise	789	\$43,200	2024	\$44,000
23	3	Lindsay Rise	742	\$40,640	2020	
24	5	Lindsay Rise	747	\$40,880		\$44,000
25	2	Lindsay Rise	1490	\$81,600	2023	
26	4	Lindsay Rise	1517	\$82,960		\$77,000
27	6	Lindsay Rise	1516	\$83,040	under offer	\$77,000
28	8	Lindsay Rise	1516	\$83,040	under offer	\$77,000
29	10	Lindsay Rise	1515	\$83,040		\$77,000
30	12	Lindsay Rise	1515	\$82,960		\$77,000
31	14	Lindsay Rise	1515	\$82,960	2023	
32	16	Lindsay Rise	1508	\$82,560		\$77,000
33	18	Lindsay Rise	1380	\$80,320	2023	

101	1	Turner Avenue	600			\$44,000
102	2	Janes Drive	811			\$44,000
103	12	Courboules Crescent	926			\$55,000
104	10	Courboules Crescent	880			\$55,000
105	8	Courboules Crescent	852			\$55,000
106	6	Courboules Crescent	843			\$55,000
107	4	Courboules Crescent	814			\$44,000
108	2	Courboules Crescent	700			\$44,000
85	16	Courboules Crescent	864			\$55,000

The delegation from Council to the CEO relating to the disposal of vacant land was amended in 2023 to expedite the sale of land without the need to wait for the next Council meeting as described below:

Where a private treaty is determined [s.3.58(3)] as the method of disposal, authority to:

- Negotiate the sale of the property up to a -10% variance on the valuation; and
- Consider any public submissions received and determine if to proceed with the disposal, ensuring that the reasons for such a decision are recorded.

When disposing of property, a local government is required to comply with the provisions of s3.58 of the Local Government Act 1995 whereby local government property is to be sold by public auction or tender. 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.

**COMMENT**

Initial demand for the blocks was very slow with only three blocks selling between 2009 and 2020. The demand for lots in the Granite Rise Estate has increased over the past three years largely due to increased marketing effort, discounted block values, COVID stimulus grants and cash back incentives from the Shire of Corrigin.

Four lots sold in 2023, two lots in 2024 and a further four lots are currently under offer.

The recommended reserve prices are based on previous sale values, independent valuations and feedback from the selling agent

**STATUTORY ENVIRONMENT**

*Local Government Act 1995*  
*s. 3.58. Disposing of property*

*Local Government (Functions and General) Regulations  
s. 30. Dispositions of property excluded from Act*

**POLICY IMPLICATIONS**

Policy 10.2 Proceeds of the Sale of Industrial or Residential Land

**FINANCIAL IMPLICATIONS**

Council has made allowance in the 2024/25 Budget for the sale of six lots in the Granite Rise Estate based on the reserve price as determined by Council in March 2021.

Average rate income of \$1,500 per annum for developed lots.

Costs associated with the real estate agent commission on the sale price and settlement agent fees will apply to the sale of land.

**COMMUNITY AND STRATEGIC OBJECTIVES**

Shire of Corrigin Strategic Community Plan 2021-2031 and Corporate Business Plan 2021-2025:

**Objective:** Governance and Leadership  
Strong Governance and leadership

Strategic Community Plan		Corporate Business Plan	
Outcome	Strategies	Action No.	Actions
4.4	Provide informed and transparent decision making that, meets our legal obligations, and the needs of our diverse community	4.4.4	Provide Council adequate and appropriate financial information on a timely basis

**VOTING REQUIREMENT**

Simple Majority

**OFFICER’S RECOMMENDATION**

*That Council set the following reserve prices for the sale of vacant land in the Shire of Corrigin by private treaty and in accordance with the requirements of the Local Government Act 1995 and Local Government (Functions and General) Regulations.*

Lot No.	Street No.	Street Name	Area (m2)	Recommend Reserve Inc GST
1	8	Lawton Way	802	sold
2	6	Lawton Way	801	under offer
3	4	Lawton Way	871	\$48,000
4	2	Lawton Way	887	\$54,000
5	8	Haydon Close	822	\$45,000
6	6	Haydon Close	874	\$48,000
7	4	Haydon Close	805	under offer
8	2	Haydon Close	805	sold

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9	1	Haydon Close	757	sold
10	3	Haydon Close	775	\$44,000
11	5	Haydon Close	723	\$44,000
12	7	Haydon Close	715	\$44,000
13	8	Price Retreat	724	\$44,000
14	6	Price Retreat	769	\$44,000
15	4	Price Retreat	776	\$44,000
16	2	Price Retreat	756	sold
17	10	Lawton Way	813	sold
18	12	Lawton Way	813	sold
19	3	Abe Way	928	\$55,000
20	5	Abe Way	930	sold
21	7	Abe Way	931	\$55,000
22	1	Lindsay Rise	789	sold
23	3	Lindsay Rise	742	sold
24	5	Lindsay Rise	747	\$41,000
25	2	Lindsay Rise	1490	sold
26	4	Lindsay Rise	1517	\$83,000
27	6	Lindsay Rise	1516	under offer
28	8	Lindsay Rise	1516	under offer
29	10	Lindsay Rise	1515	\$83,000
30	12	Lindsay Rise	1515	\$83,000
31	14	Lindsay Rise	1515	\$83,000
32	16	Lindsay Rise	1508	\$82,000
33	18	Lindsay Rise	1380	sold
101	1	Turner Avenue	600	\$35,000
102	2	Janes Drive	811	\$44,500
103	12	Courboules Crescent	926	\$55,000
104	10	Courboules Crescent	880	\$54,000
105	8	Courboules Crescent	852	\$47,000
106	6	Courboules Crescent	843	\$46,500
107	4	Courboules Crescent	814	\$45,000
108	2	Courboules Crescent	700	\$40,000
85	16	Courboules Crescent	864	\$47,500



## 8.2.7 DEVELOPMENT APPLICATION – VARIOUS PROPOSED ALTERATIONS AND ADDITIONS TO COOPERATIVE BULK HANDLING LIMITED’S EXISTING GRAIN HANDLING & STORAGE FACILITY IN BULYEE

Applicant:	Cooperative Bulk Handling Limited
Landowner:	As above
Location:	Lot 3 on DP47662 & Lot 22 (No.120) Bulyee Road, Bulyee
Date:	14/11/2024
Reporting Officer:	Mr Joe Douglas – Town Planner
Disclosure of Interest:	NIL
File Ref:	PA 10-2024
Attachment Ref:	Attachment 8.2.7 – CBH Planning Application

### SUMMARY

This report recommends that Council grant conditional approval to a development application submitted by Cooperative Bulk Handling Limited (Landowner) for various proposed alterations and additions to its existing grain handling and storage facility on Lot 3 on DP47662 and Lot 22 (No.120) Bulyee Road, Bulyee.

### BACKGROUND

Cooperative Bulk Handling Limited (CBH) have submitted a development application requesting Council’s approval for various proposed alterations and additions to its existing grain handling and storage facility on Lot 3 on DP47662 and Lot 22 (No.120) Bulyee Road, Bulyee.

Council should note two (2) proposed new grain storage bulkheads are proposed to be constructed to replace two (2) existing smaller size bulkheads in the same location on the subject land that will be removed in their entirety. If approved the proposed development will result in a 20,270 tonne or 15% increase to the total grain storage capacity on the land. Notwithstanding this proposed increase to the facility’s total storage capacity, the proposed development will not result in any significant increase in heavy vehicle volumes to/from the facility and will help reduce the need to out-load grain during the annual harvest period thereby improving road safety for all motorists.

A full copy of the development application, including various supporting information and plans, is provided in Attachment 1.

### COMMENT

Lot 3 is classified ‘Rural’ zone under the Shire of Corrigin Local Planning Scheme No.2 (LPS2). Given Council has previously approved the development of grain storage bulkheads and associated infrastructure on this lot, there is no need to address the requirements of clause 18(4) of LPS2 as it applies specifically to uses not listed in the Zoning Table of the Scheme (i.e. the use class ‘warehouse/storage’ has previously been determined by Council as being consistent with the objectives of the ‘Rural’ zone and is therefore a use that may be permitted on the land subject to conditions).

Lot 22 is classified ‘Local Road’ reserve in LPS2, the stated objective for which is to set aside land required for local road purposes. Notwithstanding the land’s reserve classification in LPS2, it has also historically been developed and used by CBH for grain handling and storage purposes pursuant to previous approvals granted by the Shire. As such Council has scope to consider and approve any further development on this lot under the non-conforming use provisions in clause 22 of LPS2 subject to public advertising and any conditions Council considers appropriate.

Assessment of the application in the context of the specific objectives and standards of the Shire's local planning framework including Local Planning Scheme No.2 (LPS2), the Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*, all relevant State Planning Policies as well as the outcomes from public advertising has confirmed the proposal is compliant, or capable of compliance, with the following relevant requirements:

- Land capability and suitability;
- Land use compatibility including buffer separation distances to sensitive land uses;
- Lot boundary setbacks;
- Amenity of the locality including potential environmental, visual and social impacts;
- Protection of the natural environment including environmental offset measures, water resources and cultural heritage significance;
- Vehicle access and parking including traffic management and safety;
- The provision of key essential services; and
- Flood, stormwater drainage and bushfire risk management.

In light of the above findings it is concluded the proposal for Lots 3 and 22 is acceptable and unlikely to have any negative impact on the general amenity, character, functionality and safety of the immediate locality subject to compliance with a number of conditions. As such, it is recommended Council exercise its discretion and grant conditional approval to the application to ensure the development proceeds in a proper and orderly manner.

#### **STATUTORY ENVIRONMENT**

- *Planning and Development Act 2005 (as amended)*
- *Planning and Development (Local Planning Schemes) Regulations 2015*
- *Shire of Corrigin Local Planning Scheme No.2*

#### **POLICY IMPLICATIONS**

- State Planning Policy 2 – *Environment and Natural Resources Policy*
- State Planning Policy 2.5 – *Rural Planning*
- State Planning Policy 2.9 – *Water Resources*
- State Planning Policy 4.1 – *State Industrial Buffer*

#### **PUBLIC CONSULTATION**

Public consultation was undertaken for a period of 28 days in accordance with the procedural requirements of the Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*. At the conclusion of public advertising no submissions had been received which indicates the local community has no objections to and is generally supportive of the proposed development.

#### **FINANCIAL IMPLICATIONS**

All administrative costs associated with processing the application are provided for in Council's annual budget and have been offset in full by the \$17,553.00 development application fee paid by the applicant. All costs associated with the proposed development will be met by the applicant.

It is significant to note should the applicant be aggrieved by Council's final decision in this matter they have the right seek a formal review of that decision by the State Administrative Tribunal. Should this occur for whatever reason the Shire would need to respond. The cost to respond to an appeal cannot be determined at this preliminary stage but could be expected, based on the recent experience of other local government authorities in Western Australia, to range anywhere from \$5,000 to \$60,000 excluding GST depending upon how far the matter proceeds through the review process.

**COMMUNITY AND STRATEGIC OBJECTIVES**

The proposed development is consistent with the following elements of the *Shire of Corrigin Strategic Community Plan 2021-2031* and *Corporate Business Plan 2021-2025*:

**Objective: Economic**

**A strong, diverse economy supporting agriculture, local business and attracting new industry.**

Strategic Community Plan		Corporate Business Plan	
Outcome	Strategies	Action No.	Actions
2.1	Support the diverse industry across the Shire	2.1.5	Support local business development initiatives where possible.

**Objective: Environment**

**An attractive natural and built environment for the benefit of current and future generations.**

Strategic Community Plan		Corporate Business Plan	
Outcome	Strategies	Action No.	Actions
3.1	Safe, efficient and well maintained road and footpath infrastructure.	3.1.1 & 3.1.2	Update, review and achievement of the 10yr Road Works Program / Update, review and achievement of the Road Asset Management Plan including network hierarchy and service levels.
3.5	Conservation of our natural environment.	N/A	No actions listed of direct relevance listed.

**Objective: Governance and Leadership**

**Strong governance and leadership**

Strategic Community Plan		Corporate Business Plan	
Outcome	Strategies	Action No.	Actions
4.3	Forward planning and implementation of plans to achieve strategic direction and service levels.	4.3.1	Work with external organisations to collaboratively plan and achieve improved community, education, health and business outcomes.
4.4	Provide informed and transparent decision making that meets our legal obligations and the	N/A	No actions listed of direct relevance listed.

	needs of our diverse community.		
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**VOTING REQUIREMENT**

Simple Majority

**OFFICER’S RECOMMENDATION**

*That Council **APPROVE** the development application submitted by Cooperative Bulk Handling Limited (Landowner) for various proposed alterations and additions to its existing grain handling and storage facility on Lot 3 on DP47662 and Lot 22 (No. 120) Bulyee Road, Bulyee subject to the following conditions and advice notes:*

Conditions

1. *The proposed development shall be undertaken strictly in accordance with the documentation and plans submitted in support of the application subject to any modifications required as a consequence of any condition/s of this approval or otherwise approved by the local government.*
2. *Any additional development which is not in accordance with the application the subject of this approval or any condition of approval will require the further approval of the local government.*
3. *The proposed development shall be substantially commenced within a period of two (2) years from the date of this approval. If the development is not substantially commenced within this period it shall not be carried out without the further approval of the local government having first being sought and obtained.*
4. *Prior to occupation and use of the development all proposed stormwater drainage works shall be completed in accordance with the stormwater management plan submitted in support of the application (i.e. Shawmac Document No.2402001-REP-001 dated 8 August 2024) and maintained thereafter for the life of the development in accordance with the local government’s requirements.*

Advice Notes

1. *This approval is not an authority to ignore any constraint to development on the land which may exist through contract or on title, such as an easement or restrictive covenant. It is the responsibility of the proponent and not the local government to investigate any such constraints before commencing development. This approval will not necessarily have regard to any such constraint to development, regardless of whether or not it has been drawn to the local government’s attention.*
2. *This is a development approval of the Shire of Corrigin under its Local Planning Scheme No.2. It is not a building permit or an approval to commence or carry out development under any other law. It is the responsibility of the proponent to obtain any other necessary approvals, consents, permits and licenses required under any other law, and to commence and carry out development in accordance with all relevant laws.*
3. *In accordance with the Building Act 2011 and Building Regulations 2012, demolition and/or building permit application/s may need be submitted to and approved by the local government prior to the commencement of any demolition, construction or earthworks on the land. It is recommended the proponent contact the Shire’s Building Surveyor Mr Peter Hulme to confirm the relevant requirements in this regard ( Tel: 9257 9941 / Email: [peter.hulme@kalamunda.wa.gov.au](mailto:peter.hulme@kalamunda.wa.gov.au) ).*
4. *If a building permit application is required all proposed buildings to be constructed and/or placed*

*on the land are required to comply in all respects with the National Construction Code of Australia. Plans and specifications which reflect these requirements are required to be submitted with the building permit application/s.*

- 5. No construction works shall commence on the land prior to 7am without the local government's written approval. No construction works are permitted on Sundays or Public Holidays.*
- 6. The proponent is reminded of its obligation to ensure compliance with the specific standards and requirements of the Shire of Corrigin Annual Fire Break Notice.*
- 7. The proponent is responsible for ensuring the correct siting of all structures on the land the subject of this approval. An identification survey demonstrating correct siting and setbacks of structures may be requested of the proponent by the local government to ensure compliance with this determination notice and all applicable provisions.*
- 8. Failure to comply with any of the conditions of this development approval constitutes an offence under the provisions of the Planning and Development Act 2005 and the Shire of Corrigin Local Planning Scheme No.2 and may result in legal action being initiated by the local government.*
- 9. If the proponent is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the Planning and Development Act 2005 Part 14. An application must be submitted directly to the State Administrative Tribunal within 28 days of the local government's determination.*

**8.3 WORKS AND SERVICES**

**9 CHIEF EXECUTIVE OFFICER REPORT**

The Chief Executive Officer's report was provided to Council during the Discussion Forum

**10 PRESIDENT'S REPORT**

**11 COUNCILLORS' QUESTIONS, REPORTS AND INFORMATION ITEMS**

**12 URGENT BUSINESS APPROVED BY THE PRESIDENT OR DECIDED BY THE COUNCIL**

**13 INFORMATION BULLETIN**

**14 WALGA AND CENTRAL ZONE MOTIONS**

**15 NEXT MEETING**

Ordinary Council Meeting on 17 December 2024.

**16 MEETING CLOSURE**