

**Town of Narrogin
Ordinary Council Meeting
25 July 2006
Minutes**

1. OFFICIAL OPENING/ANNOUNCEMENT OF VISITORS

The Presiding Member declared the meeting open at 8:00pm and welcomed visitors and members of the public. The Mayor called on Father Bendotti, who offered a prayer for the meeting.

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

Present:

Mayor S A Higgins - Presiding Member
Deputy Mayor, Councillor J F Muller
Councillor D E Ennis
Councillor S C Gorton
Councillor T I McDougall
Councillor J E McKenzie
Councillor D A Russell
Councillor M A Sander
Mr G K O'Neil - Chief Executive Officer
Mr D J Turner - Manager, Technical Services
Mr M C Sully - Director, Corporate & Community Services

Visitors & Gallery:

Father Wayne Bendotti
Mel Crosby
Jane Hollingshead

Apologies:

Councillor S V Lee
Councillor B J Page

3. DECLARATIONS OF INTEREST BY ELECTED MEMBERS AND COUNCIL EMPLOYEES IN MATTERS INCLUDED IN THE MEETING AGENDA

Nil.

4. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

No previous public questions taken on notice.

5. PUBLIC QUESTION TIME

The following questions was asked by Mel Crosby and answered by the Mayor -

Question: Is it possible for Council to consider including footpath developments including access ramps, when considering development applications and planning approvals?

Answer: It is possible.

6. APPLICATIONS FOR LEAVE OF ABSENCE

Moved: Mayor Higgins

Seconded: Councillor Muller

That Councillor Sander be granted Leave of Absence for the August 2006 round of meetings.

CARRIED 8/0

7. CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

7.1 ORDINARY COUNCIL MEETING HELD 27 JUNE 2006

Moved: Councillor Muller

Seconded: Councillor Sander

That the minutes of the ordinary meeting of Council held on 27 June 2006 be confirmed as an accurate record of proceedings.

CARRIED 8/0

8. ANNOUNCEMENTS BY THE PERSON PRESIDING WITHOUT DISCUSSION

Nil.

9. PETITIONS/DEPUTATIONS/PRESENTATIONS/SUBMISSIONS

The following questions was asked by Jane Hollingshead in relation to item 12.1.3 and answered by the Director of Technical Services, Dan Turner -

1. Question: Is the drain connecting the storm water above or below ground?

Answer: Below ground.

2. Question: How binding are the advise notes included in the recommendation?

Answer: They will be included as conditions of building approval.

10. MATTERS WHICH REQUIRE DECISIONS

10.1 DEVELOPMENT & TECHNICAL SERVICES COMMITTEE RECOMMENDATIONS

Moved: Councillor Muller

Seconded: Councillor McKenzie

Minutes of the Development & Technical Services Committee meeting held on 20 June 2006 have been distributed to all Council members.

CARRIED 8/0

10.1.399 APPLICATION FOR OVERSIZED SHED - 57 FELSPAR STREET

COUNCIL DECISION (COMMITTEE & OFFICER'S RECOMMENDATION):

Moved: Councillor Muller

Seconded: Councillor McKenzie

That Council grant planning approval for a 144m² shed constructed of colorbond sheeting materials at 57 Felspar Street.

CARRIED 8/0

10.1.400 APPLICATION FOR OVERSIZED SHED - 16 GRAY STREET

COUNCIL DECISION (COMMITTEE & OFFICER'S RECOMMENDATION):

Moved: Councillor Muller

Seconded: Councillor McKenzie

That Council grant planning approval for a 100m² shed constructed of colorbond sheeting materials at 16 Gray Street.

CARRIED 8/0

10.2 CORPORATE & COMMUNITY SERVICES COMMITTEE RECOMMENDATIONS

Moved: Mayor Higgins

Seconded: Councillor Gorton

Minutes of the Corporate & Community Services Committee meeting held on 21 June 2006 have been distributed to all Council members.

CARRIED 8/0

10.2.457 2006/2007 BUDGET

COUNCIL DECISION (COMMITTEE & OFFICER'S RECOMMENDATION):

Moved: Mayor Higgins

Seconded: Councillor Muller

1. That the draft 2006/2007 budget as printed and circulated be adopted, subject to the following alterations;
 - a) Deletion of the Smith Street Lighting improvements project realising savings of \$15,000.
 - b) Increase in the Corporate Services "Service Contracts" 2005/06 forecast of \$7,900 and an increase in the Corporate Services "Service Contracts" budget of \$7,100 to reflect the payment of a \$22,000 invoice received in the past week for the 2005/2006 revaluation with 50% to be allocated to 2005/2006 and 50% to 2006/2007.
 - c) Increase in the Development Services budget "Cash on Sale of Assets" from \$1,360,000 to \$1,960,000 with a corresponding increase in the Development Services "Transfer to Property Development Reserve" budget from \$835,000 to \$1,435,000;
2. That a general rate in the dollar of 12.23 cents apply for the calculation of rate assessments on all rateable gross rental valuations for the financial year ended 30 June 2007, realising an estimated total general rate revenue of \$1,698,700;
3. That the minimum rate be increased by 4% from \$600 to \$624 per assessment for the financial year ended 30 June 2007 realising an estimated total minimum rate revenue of \$228,400;
4. That the rubbish rate remain at \$140 per annum per 240 litre bin for rateable property for the financial year ended 30 June 2007;
5. That the rubbish rate remain at \$200.00 per annum per 240 litre bin service for non-rateable property for the financial year ended 30 June 2007;
6. That a grease trap collection service fee of \$20.00 per service be charged on property based on the number of services required to that property in the 2006/2007 financial year;

7. That the emergency services levy for ESL Category 4 be included in the 2006/2007 rate assessments;
8. That penalty interest of 11% be charged on rate arrears, service charge arrears and rubbish fee arrears in the 2006/2007 financial year;
9. That interest of 5.5% be charged on the balance of rates paid under instalment options;
10. That an account fee of \$6.00 be charged for the option to pay rates by two instalments;
11. That an account fee of \$15.00 be charged for the option to pay rates by four instalments;

CARRIED BY ABSOLUTE MAJORITY 8/0

Moved: Mayor Higgins

Seconded: Councillor Muller

12. That fees and charges, including the introduction of discounts for privilege card holders, as specified at Note 24 of the Statutory Budget and supported by information schedules contained in the Management Budget be adopted for the 2006/2007 financial year, subject to the following alterations;
 - a) Decrease in the standard “team sports” fee from \$8.00 to \$6.00.
 - b) Decrease in the privilege “team sports” fee from \$6.00 to \$5.00.
 - c) Decrease in the standard “team sports” concession fee from \$6.00 to \$5.00.
13. That residents of the Town of Narrogin and contributing Councils and contributors to the Narrogin Regional Recreation Centre Fund Raising Campaign be entitled to receive Town of Narrogin Services and Facilities Privilege Card; and

CARRIED BY ABSOLUTE MAJORITY 8/0

Moved: Mayor Higgins

Seconded: Councillor Muller

14. That a maximum of four Councillors be authorised to attend the 2006 Local Government Week Conference.

CARRIED BY ABSOLUTE MAJORITY 8/0

Moved: Mayor Higgins

Seconded: Councillor Muller

15. That an incentive prize of one \$2,500 fuel voucher for the early payment of rates be included.

CARRIED BY ABSOLUTE MAJORITY 8/0

10.2.465 ACCOUNTS SCHEDULE

COUNCIL DECISION (COMMITTEE & OFFICER'S RECOMMENDATION):

Moved: Mayor Higgins

Seconded: Councillor Ennis

That the following accounts for payment from the Municipal Account be passed by Council:

June 2006		
Cheques	# 29525 - 29575	\$717,072.96
	# 29580 - 29585	
	# 29587 - 29619	
	# 29622 - 29727	
	# 29729 - 29768	
EFT		\$127,088.82
Credit Card		\$102.37
		<u>\$844,264.15</u>

CARRIED 8/0

11. ELECTED MEMBERS MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil.

12. NEW BUSINESS OF AN URGENT NATURE APPROVED BY THE PERSON PRESIDING OR BY DECISION OF THE MEETING

12.1.3 DENSITY DEVELOPMENT - 28 GRAY STREET

COUNCIL DECISION (COMMITTEE & OFFICER'S RECOMMENDATION):

Moved: Councillor Muller

Seconded: Councillor Sander

That Council resolve to:

1. Note the submissions received.
2. Approve the application for planning consent submitted by Michael Nolan – Architect (on behalf of the Government Employees Housing Authority), to develop six (6), two bedroom, single storey units on Lot 1624 (No.28) Gray Street, Narrogin, subject to the following conditions:
 - a. This development is to 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 the approval will lapse and be of no further effect. Where an approval has lapsed, no development shall be carried out without the further approval of the Town of Narrogin having first been sought and obtained.
 - b. A Completed Demolition Licence and Building Licence application must be submitted to, and approved by the Town's Building Surveyor prior to any demolition, construction or earthworks commencing on the site.

- c. Opaque perimeter fencing is to be installed to a minimum height of 1.65m above finished ground level immediately below the fencing to the satisfaction of the Town of Narrogin.
- d. All costs incidental or otherwise associated with the stormwater drainage construction and the preparation, implementation and registration of a drainage easement on adjoining Lot 1623 shall be borne by the applicant/developer prior to occupation of the dwellings. All works and documentation shall be to the satisfaction of the Town of Narrogin.
- e. Modifications to the approved plans are to be made and shown on a plan with lodgment of a Building Licence application ensuring adequate motor vehicle reversing and maneuvering areas behind Carports 2, 5 & 6 and Parking Area 3, to the satisfaction of the Town of Narrogin.
- f. The applicant is to demonstrate that the applicable minimum site area requirements of the R-Codes are satisfied on plans lodged with the Building Licence application.
- g. The Landscaping, drainage, parking areas, pavement, kerbing, line marking and external building facades, as depicted on the approved plans, shall be installed and maintained at all times to the satisfaction of the Town of Narrogin.
- h. Any existing crossovers not included as part of the proposed development on the approved plan shall be closed, and the verge and kerb reinstated prior to the practical completion of the development to the satisfaction of the Town of Narrogin.
- i. All earthworks and /or associated on-site storm water drainage details shall be in accordance with plans and specifications approved by the Town of Narrogin.
- j. Earthworks are not to extend over the boundary of Lot 1624.
- k. The development must be connected to the Water Corporation's sewer where available.

ADVICE NOTES:

- a. *That the applicant be aware that the subject land abuts a property that is used as a kindergarten site and therefore may be affected by noise generated by the normal daily activities associated with that kindergarten.*
 - b. *The East Narrogin Primary School P&C have requested that required demolition works be undertaken during periods of staff and student vacancy and that appropriate timing of these works should be discussed with the P&C President and relevant school staff.*
 - c. *It is requested that the applicant contact the kindergarten staff and Narrogin Independent Playgroup and agree to a suitable works schedule that will enable the timely completion of the development whilst minimising impacts on the kindergarten and Narrogin Independent Playgroup operations.*
3. *Advise those that made submissions on the proposal accordingly*

CARRIED BY ABSOLUTE MAJORITY 8/0

13. CLOSURE OF MEETING

The Presiding Member closed the meeting at 8:20pm.

These minutes were confirmed at the Council meeting held on

Signed DATE
(Presiding Member at the meeting at which the minutes were confirmed)