

# **SHIRE OF LEONORA**

## **MINUTES OF THE ORDINARY COUNCIL MEETING**



# **LEONORA**

*Star of the West*

**HELD IN COUNCIL CHAMBERS,  
LEONORA ON TUESDAY,  
17<sup>th</sup> June, 2003**

## SHIRE OF LEONORA

Minutes of the Ordinary Meeting held in Council Chambers, Leonora on Tuesday 17<sup>th</sup> June, 2003 commencing at 9:00am.

### 1.0 DECLARATION OF OPENING / ANNOUNCEMENTS OF VISITORS / FINANCIAL INTEREST DISCLOSURES

1.1 Cr Dawes declared the meeting open at 9.04am and announced visitors:  
10.00am – Wayne Henman (Recreation Centre Manager)  
12.00pm – Sgt John Leach – OIC Leonora Police

1.2 Financial Interest Disclosure - Nil

### 2.0 RECORD OF ATTENDANCE / APOLOGIES / LEAVE OF ABSENCE (previously approved)

#### 2.1 PRESENT

President	G R Dawes
Deputy President	N.G Johnson
Councillors	T C Demasson
	G R Kemp
	S J Heather
	T P Hewson
	J F Carter
	P J Craig
	B S D Taylor
Chief Executive Officer	J G Epis
Deputy Chief Executive Officer	J F Rowe

#### 2.2 APOLOGIES

Nil

#### 2.3 LEAVE OF ABSENCE

Nil

### 3.0 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Nil.

### 4.0 PUBLIC QUESTION TIME

Nil.

### 5.0 APPLICATIONS FOR LEAVE OF ABSENCE

Nil

### 6.0 PETITIONS / DEPUTATIONS / PRESENTATIONS

Nil

### 7.0 CONFIRMATION OF THE MINUTES OF THE PREVIOUS MEETING

Moved Cr Craig seconded Cr Demasson that the Minutes of the Ordinary Meeting held on Tuesday 20<sup>th</sup> May, 2003 be confirmed as a true and accurate record.

**CARRIED (9 VOTES TO 0)**

### 8.0 ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION

Cr Dawes advised he attended the WALGA Zone Meeting in Kalgoorlie.

**9.0 REPORTS OF OFFICERS**  
**9.1 CHIEF EXECUTIVE OFFICER**  
**9.1(A) PURCHASE OF PROPERTY**

**SUBMISSION TO:** Meeting of Council  
Meeting Date: 17<sup>th</sup> June, 2003

**AGENDA REFERENCE:** 9.1 (A) JUN03

**SUBJECT:** Purchase of Property

**LOCATION / ADDRESS:** Leonora

**NAME OF APPLICANT:** Not Applicable

**FILE REFERENCE:** Council Property 3.0

**AUTHOR, DISCLOSURE OF ANY INTEREST AND DATE OF REPORT**

**NAME:** James Gregory Epis

**OFFICER:** Chief Executive Officer

**INTEREST DISCLOSURE:** Nil

**DATE:** 28<sup>th</sup> May, 2003

**BACKGROUND**

Following the May Meeting of Council it was suggested that I provide a report in regards the condition of the “bank” building and furthermore that I contact Mr Kevin Rogan in regards his intention to sell Lot 25 Tower Street and in particular the sale price.

The building is constructed to the building line of the north east intersection of Tower and Trump Streets. The building has a hipped roof with vented gables. A lean-to veranda roof extends across the front façade which is broken by two, small gable roofs- one either side of the elevation. This gabled veranda roof is supported on paired, square timber posts. The roof features a corbelled brick chimney, decorative gable finials and decorative ridge motifs. The veranda roof has match boarding to the spandrels and twin brackets appear to support the overhang of the main roof.

Most windows have been damaged however in earlier times windows were double-hung sashes and a casement window, to the Trump Street elevation, was divided into eight smaller panes with slim glazing bars.

There are outbuildings at the rear of the property. The building has been extended to the rear with a lean-to addition. Many additions to the building are considered to be intrusive. The building is in poor condition- all joinery requires patching and repainting.

In June 1898 the National Bank advertised that a branch of its bank would be open for business in Leonora. It is assumed that this was the building that is known as the former National Bank.

This building briefly served as the Shire Office from October 1993 to May 1994 when the present Shire Office was being refurbished.

The building has aesthetic value for its use of decorative structure elements that are common features of the exuberance of goldrush architecture.

The Municipal Inventory of Heritage Places classified the building as management category two, which is “high level of protection appropriate: provide maximum encouragement to the owner to conserve the significance of the place”.

In recent years a fast food outlet was constructed on the northern portion of the property. This building remains in reasonable condition and does house toilet facilities.

## **9.0 REPORTS OF OFFICERS**

### **9.1 CHIEF EXECUTIVE OFFICER**

#### **9.1(A) PURCHASE OF PROPERTY (continued)**

Council has in the past expressed interest in collocating the Leonora Telecentre, the Leonora Information Centre and the Leonora Public Library. The “bank” building fully renovated would be ideal. Its location has many advantages.

Ms Annaliese Walster, Senior Projects Officer with the Goldfields Esperance Development Commission has discussed the Leonora Collocation proposal in detail with Ms Anita Shah at the Department of Local Government and Regional Development and on her recommendation prepared an application to the Department of Transport and Regional Services for Field Officer Assistance for a Rural Transaction Centre (RTC) on behalf of the Shire of Leonora.

In May 2003 the Shire of Leonora was advised that they had been granted assistance from the RTC in the form of Field Officer Assistance from Ms Heidi Armstrong.

Ms Armstrong met with myself Ms Annaliese Walster, Mr Adrian Jones (Chairperson of the Leonora Telecentre) and Ms Julie Yates (Co-ordinator Leonora Telecentre) early in May to discuss the project. On 26-27<sup>th</sup> May Ms Armstrong again visited Leonora and spent two days working with Ms Walster on an application for funding refurbishment/renovation and fit out of a collocated facility.

Ms Armstrong is confident that if the Shire of Leonora provides a premises for the collocated facility the RTC will meet all other funding requirements.

Ms Walster will be completing the application over the next month. Ms Armstrong expects that once the application has been submitted there will be a turn around of approximately 2-3 months.

On the 22<sup>nd</sup> May, 2003 I discussed with Mr Ron French of Goldfields Realty Mr Rogans expectations and suggested Council was prepared to offer \$85,000.00. Mr French advised that for various reasons Mr Rogan would not accept this offer.

On the 26<sup>th</sup> May, 2003 I did on behalf of Council offer in writing an amount of \$90,000.00 (in line with Council direction), payment for which would be made in the current financial year if accepted. On the 27<sup>th</sup> May, 2003 Goldfields Realty advised in writing that Mr Rogan had accepted Councils offer of \$90,000.00 for the purchase of the land in Certificate of Title Volume 1909 Folio 890 and Volume 1909 Folio 891.

## **STATUTORY ENVIRONMENT**

Section 2.7 and 3.1 of the Local Government Act 1995 relating to general function provisions apply.

Section 6.8 of the Local Government Act under financial implications needs to be considered.

## **POLICY IMPLICATIONS**

Nil

## **FINANCIAL IMPLICATIONS**

Section 6.8 of the Local Government Act 1995 states that a local government is not to incur expenditure from its municipal fund for an additional purpose not included in its annual budget except where the expenditure-

- (a) is incurred in a financial year before the adoption of the annual budget by the local government.
- (b) is authorised in advance by resolution; or
- (c) is authorised in advance by the Mayor or President in an emergency.

## **STRATEGIC IMPLICATIONS**

The location of the property will provide easy and convenient access to members of the public wishing to utilise services being provided from within the building.

The collocation of the Telecentre, the Information Centre and the Public Library will benefit not only those involved in providing the services but also the users.

## **RECOMMENDATIONS**

That Council endorse the actions of the Chief Executive Officer in submitting offer for the purchase of the property Lot 25 Tower Street, Leonora and that expenditure be authorised in accordance with Section 6.8 (1)(B) of the Local Government Act 1995.

**9.0      REPORTS OF OFFICERS**  
**9.1      CHIEF EXECUTIVE OFFICER**  
**9.1(A)   PURCHASE OF PROPERTY (continued)**

**VOTING REQUIREMENT**

Absolute majority required.

**Moved Cr Carter seconded Cr Johnson**

*That Council endorse the actions of the Chief Executive Officer in submitting offer for the purchase of the property Lot 25 Tower Street, Leonora and that expenditure be authorised in accordance with Section 6.8 (1)(B) of the Local Government Act 1995.*

**CARRIED (9 VOTES TO 0)**

## 9.0 REPORTS OF OFFICERS

### 9.2 DEPUTY CHIEF EXECUTIVE OFFICER

#### 9.2 (A) MONTHLY FINANCIAL STATEMENTS – MAY 2003

<b>SUBMISSION TO:</b>	Meeting of Council Meeting Date: 17 <sup>th</sup> June, 2003
<b>AGENDA REFERENCE:</b>	9.2(A) JUNE 03
<b>SUBJECT:</b>	Monthly Financial Statements – MAY 2003
<b>AUTHOR:</b>	J F Rowe
<b>POSITION:</b>	Deputy Chief Executive Officer
<b>INTEREST DISCLOSURE:</b>	Nil
<b>DATE:</b>	5 <sup>th</sup> June 2003
<b>COMMENT:</b>	Monthly statements submitted for adoption include:  (a) Financial Position as at 5 <sup>th</sup> June, 2003 (b) Operating Statement Summary – 31 <sup>st</sup> May, 2003 (c) Operating Statement - Detail – 31 <sup>st</sup> May, 2003 (d) Operating Statement - Nature/Type– 31 <sup>st</sup> May, 2003 (e) Balance Sheet as at – 31 <sup>st</sup> May, 2003 (f) Statement of Fixed Assets – 31 <sup>st</sup> May, 2003 (g) Statement of Outstanding Debtors – 31 <sup>st</sup> May, 2003

#### RECOMMENDATION

The Monthly financial statements for the month ended 31<sup>st</sup> May, 2003 consisting of Operating Statements (3), Balance Sheet, Statement of Fixed Assets, Lists of Outstanding Debtors, and the Financial Position as at 5<sup>th</sup> June, 2003 showing balances of:-

	\$	
Municipal	\$215,993.05	Credit
Long Service Leave Reserve	\$55,135.80	Credit
Fire Disaster Reserve	\$2,145.86	Credit
Building Reserve	\$7,219.90	Credit
Plant Replacement Reserve	\$6,908.96	Credit
Community Amenities Reserve	\$18,700.34	Credit
Municipal Investment	\$400,000.00	Credit

be adopted.

#### VOTING REQUIREMENTS

Simple Majority

**Moved Cr Johnson seconded Cr Taylor**

*That the Monthly financial statements for the month ended 31<sup>st</sup> May, 2003 consisting of Operating Statements (3), Balance Sheet, Statement of Fixed Assets, Lists of Outstanding Debtors, and the Financial Position as at 5<sup>th</sup> June, 2003 showing balances of:-*

	\$	
<i>Municipal</i>	<i>\$215,993.05</i>	<i>Credit</i>
<i>Long Service Leave Reserve</i>	<i>\$55,135.80</i>	<i>Credit</i>
<i>Fire Disaster Reserve</i>	<i>\$2,145.86</i>	<i>Credit</i>
<i>Building Reserve</i>	<i>\$7,219.90</i>	<i>Credit</i>
<i>Plant Replacement Reserve</i>	<i>\$6,908.96</i>	<i>Credit</i>
<i>Community Amenities Reserve</i>	<i>\$18,700.34</i>	<i>Credit</i>
<i>Municipal Investment</i>	<i>\$400,000.00</i>	<i>Credit</i>

**CARRIED (9 VOTES TO 0)**

## 9.0

## REPORTS OF OFFICERS

## 9.2 DEPUTY CHIEF EXECUTIVE OFFICER

## 9.2 (A) MONTHLY FINANCIAL STATEMENTS – MAY 2003

<b>SHIRE OF LEONORA</b>		
<b>FINANCIAL POSITION AS AT 5<sup>th</sup> June, 2003</b>		
		<b>MUNICIPAL</b>
		\$
Balance as at 31 <sup>st</sup> May, 2003		\$211,705.30
Receipts to 5 <sup>th</sup> June, 2003		\$4,287.75
<b>Balance</b>		<b>\$215,993.05</b>
Less Accounts since 31 <sup>st</sup> May, 2003		Nil
<b>Balance 5<sup>th</sup> June, 2003</b>		<b>\$215,993.05</b>
<b>AMOUNT HELD ON TERM DEPOSIT - NATIONAL AUSTRALIA BANK</b>		
		\$
A) PLANT REPLACEMENT RESERVE	\$6,908.96	CREDIT
B) LONG SERVICE LEAVE	\$55,135.80	CREDIT
C) FIRE DISASTER RESERVE	\$2,145.86	CREDIT
D) BUILDING RESERVE	\$7,219.90	CREDIT
E) COMMUNITY AMENITIES RESERVE	\$18,700.34	CREDIT
F) MUNICIPAL INVESTMENT	\$400,000.00	CREDIT

**9.0 REPORTS OF OFFICERS**

**9.2 DEPUTY CHIEF EXECUTIVE OFFICER**

**9.2 (B) ACCOUNTS FOR PAYMENT – MAY 2003**

**SUBMISSION TO:** Meeting of Council  
Meeting Date: 17<sup>th</sup> June, 2003

**AGENDA REFERENCE:** 9.2(B) JUNE 03

**SUBJECT:** Accounts for Payment

**AUTHOR:** J F Rowe

**OFFICER:** Deputy Chief Executive Officer

**INTEREST DISCLOSURE:** Nil

**DATE:** 10<sup>th</sup> June, 2003

**COMMENT:**

Attached statement consists of Vouchers 1024 to 1138 plus Direct Bank Transactions and totalling \$392,661.35 attached.

**RECOMMENDATION**

That accounts as represented by Vouchers 1024 to 1138 inclusive plus Direct Bank Transactions and totalling \$392,661.35 be authorised for payment.

**VOTING REQUIREMENTS**

Simple Majority

**Moved Cr Craig seconded Cr Demasson**

*That accounts as represented by Vouchers 1024 to 1138 inclusive plus Direct Bank Transactions and totalling \$392,661.35 be authorised for payment.*

**CARRIED (9 VOTES TO 0)**

Mr Chambers (Kalgoorlie Miner) attended at 9.15am.



**9.0 REPORTS OF OFFICERS**  
**9.2 DEPUTY CHIEF EXECUTIVE OFFICER**  
**9.2(C) SWIMMING POOL**

**SUBMISSION TO:** Meeting of Council  
Meeting Date: 17<sup>th</sup> June 2003

**AGENDA REFERENCE:** 9.2(C)JUNE 03

**SUBJECT:** Construction of a Swimming Pool and Extensions to Recreation Centre

**LOCATION/ADDRESS:** Recreation Centre

**NAME OF APPLICANT:** Not applicable

**FILE REFERENCE:** 4.9(a)

**AUTHOR, DISCLOSURE OF ANY INTEREST AND DATE OF REPORT**

**NAME:** J F Rowe

**OFFICER:** Deputy Chief Executive Officer

**INTEREST DISCLOSURE:** Nil

**DATE:** 9<sup>th</sup> June 2003

**BACKGROUND**

Following a Public Meeting held on 14<sup>th</sup> April, 2003 Council moved at its Meeting held on 15<sup>th</sup> April, 2003 to call Tenders for the appointment of a Consultant for the provision of Architectural and Tender Documentation and Contract Services as per a brief prepared by MPS Architects.

Tenders closed on the 6<sup>th</sup> June, 2003 and Tenders were received from the following:

- (a) GHD Pty Ltd Group
- (b) Donavon Payne Architects Pty Ltd
- (c) Bollis Design Group

**STATUTORY ENVIRONMENT**

Tenders should now be considered in accordance with the criteria selection document.

**POLICY IMPLICATIONS**

Construction of this project conforms with Councils adopted Strategic Plan.

**FINANCIAL IMPLICATIONS**

Should Council proceed with an appointment of a consultant this would commit Council to inclusion of the entire project in the forthcoming 2003/4 Budget. Preliminary estimates for Councils portion of costs of the project is \$1.113 million with Government Grants promised of \$1.068 million making the total project of some \$2.181 million.

**STRATEGIC IMPLICATIONS**

Timing of the project (as per brief) allows Council to consider tenders up to 27<sup>th</sup> June, 2003 when an appointment should be made.

Tenders must be assessed against a set criteria supplied by Council in the documentation.

**RECOMMENDATION**

That Council seek professional independent Assessor and then full Council meet to compare Councils assessment and the independents with a view to accepting a Tender.

**9.0      REPORTS OF OFFICERS**  
**9.2      DEPUTY CHIEF EXECUTIVE OFFICER**  
**9.2(C)   SWIMMING POOL(continued)**

**VOTING REQUIREMENTS**

Simple majority.

**Moved Cr Taylor seconded Cr Hewson**

*That Council seek professional independent Assessor and then full Council meet to compare Councils assessment and the independents with a view to accepting a Tender.*

**CARRIED (9 VOTES TO 0)**

Mr Tim Young attended at 9.28am.

**9.0 REPORTS OF OFFICERS**

**9.3 ENVIRONMENTAL HEALTH/BUILDING OFFICER**

**9.3(A) APPLICATION FOR PLANNING CONSENT- HOME OCCUPATION**

Cr Heather declared an interest as the owner of a Hairdressing Shop in Leonora, Cr Heather left the meeting at 9.30am.

**SUBMISSION TO:** Meeting of Council  
Meeting Date: 17 June 2003

**AGENDA REFERENCE:** 9.3(A) JUNE03

**SUBJECT:** Application for Planning Consent – Home Occupation

**LOCATION:** Lot 462 Rochester Street, Leonora

**NAME OF APPLICANT:** Julie Yates

**FILE REFERENCE:** Development Approvals 21.1.0

**AUTHOR, DISCLOSURE OF ANY INTEREST AND DATE OF REPORT**

**NAME:** Timothy James Young

**OFFICER:** Environmental Health Officer

**INTEREST DISCLOSURE:** Nil

**DATE:** 22<sup>nd</sup> May 2003

**BACKGROUND**

Ms Yates wishes to conduct a mobile hairdressing business in the town. The administration requirements of this business will be carried out within the residential building on Lot 462 Rochester Street Leonora. Activities proposed to be carried out from the property will no cause injury to or prejudicially affect the amenity of the neighbourhood.

'Home Occupation' is an 'AA' use as listed in the Shire of Leonora Town Planning Scheme No. 1 Zoning Table 1. This means Council may at its discretion permit the use.

**STATUTORY ENVIRONMENT**

Shire of Leonora Town Planning Scheme No.1

**POLICY IMPLICATIONS**

Nil

**FINANCIAL IMPLICATIONS**

Nil

**STRATEGIC IMPLICATIONS**

Nil

**OFFICER RECOMMENDATION:**

That Council resolve to approve application made by Ms Yates to carry out a mobile hairdressing business from Lot 462 Rochester Street Leonora as a Home Occupation with the condition it is done so in accordance with the requirements as set out in the Shire of Leonora Town Planning Scheme No.1.

**9.0 REPORTS OF OFFICERS**

**9.3 ENVIRONMENTAL HEALTH/BUILDING OFFICER**

**9.3(A) APPLICATION FOR PLANNING CONSENT- HOME OCCUPATION (continued)**

**VOTING REQUIREMENT**

Simple majority

**Moved Cr Carter seconded Cr Johnson**

*That Council resolve to approve application made by Ms Yates to carry out a mobile hairdressing business from Lot 462 Rochester Street Leonora as a Home Occupation with the condition it is done so in accordance with the requirements as set out in the Shire of Leonora Town Planning Scheme No.1.*

**CARRIED (8 VOTES TO 0)**

Cr Heather returned to the meeting at 9.33am and was advised of Councils decision.

**9.0 REPORTS OF OFFICERS**  
**9.3 ENVIRONMENTAL HEALTH/BUILDING OFFICER**  
**9.3(B) APPLICATION FOR PLANNING CONSENT**

**SUBMISSION TO:** Meeting of Council  
Meeting Date: 17 June 2003

**AGENDA REFERENCE:** 9.3(B) JUNE03

**SUBJECT:** Application for Planning Consent – Office Relocation

**LOCATION:** Lot 1109 Hall Street, Leonora

**NAME OF APPLICANT:** Mr Bell Salelea

**FILE REFERENCE:** Development Approvals 21.1.0

**AUTHOR, DISCLOSURE OF ANY INTEREST AND DATE OF REPORT**

**NAME:** Timothy James Young

**OFFICER:** Environmental Health Officer

**INTEREST DISCLOSURE:** Nil

**DATE:** 10<sup>th</sup> June 2003

**BACKGROUND**

Mr Salelea has made application for planning consent for the relocation of a transportable building to his industrial premise Lot 1109 Hall Street, Leonora. The proposed use of the building is for office facilities. The building will comprise of a crib room, ablutions and an office.

Existing development on Lot 1109 is comprised of an industrial shed, a transportable care takers building and a transportable storage building. Deep sewer is not available to this Lot and sewage is therefore disposed on site. Current business operating from this Lot is Weldpower whom carry out boiler making, earthmoving and welding repairs to the mining industry.

‘Office’ is listed as a ‘P’ use in the industrial zone in the Shire of Leonora Town Planning Scheme No.1 Zoning Table 1. ‘P’ use means the use is permitted provided it complies with the relevant standards and requirements laid down in the scheme and all conditions imposed by Council in granting approval.

**STATUTORY ENVIRONMENT**

Shire of Leonora Town Planning Scheme No.1

**POLICY IMPLICATIONS**

Nil

**FINANCIAL IMPLICATIONS**

Nil

**STRATEGIC IMPLICATIONS**

Nil

**9.0 REPORTS OF OFFICERS**

**9.3 ENVIRONMENTAL HEALTH/BUILDING OFFICER**

**9.3(B) APPLICATION FOR PLANNING CONSENT (continued)**

**OFFICER RECOMMENDATION**

That Council resolve to approve application made by Mr Salelea to relocate a transportable building to Lot 1109 Hall Street Leonora for the use as office facilities subject to the following conditions:

- The building is to be of, or be amended to, a quality that will not affect the existing and likely future character and amenity of the general locality, to the satisfaction of Council's Environmental Health Office.
- The building is to be connected to the existing onsite effluent disposal system. It is required that Council's Environmental Health Officer is supplied with appropriate plans of proposed sanitary plumbing and that appropriate inspection and testing is carried out before use of the building.
- The building is to be located a minimum of 1.2m from septic tanks and 1.8m from leach drains.

**VOTING REQUIREMENT**

Simple majority

**Moved Cr Demasson seconded Cr Carter**

*That Council resolve to approve application made by Mr Salelea to relocate a transportable building to Lot 1109 Hall Street Leonora for the use as office facilities subject to the following conditions:*

- *The building is to be of, or be amended to, a quality that will not affect the existing and likely future character and amenity of the general locality, to the satisfaction of Council's Environmental Health Office.*
- *The building is to be connected to the existing onsite effluent disposal system. It is required that Council's Environmental Health Officer is supplied with appropriate plans of proposed sanitary plumbing and that appropriate inspection and testing is carried out before use of the building.*
- *The building is to be located a minimum of 1.2m from septic tanks and 1.8m from leach drains.*

**CARRIED (9 VOTES TO 0)**

**9.0 REPORTS OF OFFICERS**

**9.3 ENVIRONMENTAL HEALTH/BUILDING OFFICER**

**9.3(C) APPLICATION FOR PLANNING CONSENT- HOME OCCUPATION**

**SUBMISSION TO:** Meeting of Council  
Meeting Date: 17 June 2003

**AGENDA REFERENCE:** 9.3(C) JUNE03

**SUBJECT:** Application for Planning Consent – Home Occupation

**LOCATION:** Lot 1142(A) Walton Street, Leonora

**NAME OF APPLICANT:** Miss Honor Willis

**FILE REFERENCE:** Development Approvals 21.1.0

**AUTHOR, DISCLOSURE OF ANY INTEREST AND DATE OF REPORT**

**NAME:** Timothy James Young

**OFFICER:** Environmental Health Officer

**INTEREST DISCLOSURE:** Closely Associated Person

**DATE:** 10<sup>th</sup> June 2003

**BACKGROUND**

Miss Willis wishes to conduct a commercial cleaning business in the town. The administration requirements of this business will be carried out within the residential building on Lot 1142 Walton Street Leonora. Activities proposed to be carried out from the property will no cause injury to or prejudicially affect the amenity of the neighbourhood.

'Home Occupation' is an 'AA' use as listed in the Shire of Leonora Town Planning Scheme No. 1 Zoning Table 1. This means Council may at its discretion permit the use.

**STATUTORY ENVIRONMENT**

Shire of Leonora Town Planning Scheme No.1

**POLICY IMPLICATIONS**

Nil

**FINANCIAL IMPLICATIONS**

Nil

**STRATEGIC IMPLICATIONS**

Nil

**OFFICER RECOMMENDATION**

That Council resolve to approve application made by Miss Willis to carry out a commercial cleaning business from Lot 1142 Walton Street Leonora as a Home Occupation with the condition it is done so in accordance with the requirements as set out in the Shire of Leonora Town Planning Scheme No.1.

**9.0 REPORTS OF OFFICERS**

**9.3 ENVIRONMENTAL HEALTH/BUILDING OFFICER**

**9.3(C) APPLICATION FOR PLANNING CONSENT- HOME OCCUPATION (continued)**

**VOTING REQUIREMENT**

Simple majority

**Moved Cr Taylor seconded Cr Hewson**

*That Council resolve to approve application made by Miss Willis to carry out a commercial cleaning business from Lot 1142 Walton Street Leonora as a Home Occupation with the condition it is done so in accordance with the requirements as set out in the Shire of Leonora Town Planning Scheme No.1.*

**CARRIED (9 VOTES TO 0)**



**10.0 NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF THE MEETING**

**(A) ELECTED MEMBERS**

Nil

**(B) OFFICERS**

10.1 Planning Accommodation Application – Lot 52 Otterburn Street

Mr Young advised of an application for an accommodation unit at Lot 52 Otterburn Street Leonora.

**Moved Cr Carter seconded Cr Kemp that this matter be treated as urgent.**

**CARRIED (9 VOTES TO 0)**

Mr Young circulated a report to all present.

The Meeting adjourned for morning tea at 10.15am and resumed at 10.35am with the attendance identical to that at item 2.1.

Mr Wayne Henman (Rec Centre Manager) joined the meeting at 10.36am and was welcomed by Cr Dawes. Mr Henman outlined his background and experience. Mr Henman left the meeting at 10.40am.

**10.1 (B)(A) APPLICATION FOR PLANNING CONSENT -ACCOMMODATION**

<b>SUBMISSION TO:</b>	Meeting of Council Meeting Date: 17 June 2003
<b>AGENDA REFERENCE:</b>	10(B)(A) JUN03
<b>SUBJECT:</b>	Planning Application – Accommodation
<b>LOCATION / ADDRESS:</b>	Lot 52 Otterburn Street, Leonora
<b>NAME OF APPLICANT:</b>	Greg Roberts
<b>FILE REFERENCE:</b>	21.1.0

**AUTHOR, DISCLOSURE OF ANY INTEREST AND DATE OF REPORT**

<b>NAME:</b>	Timothy Young
<b>OFFICER:</b>	Environmental Health/Building Officer
<b>INTEREST DISCLOSURE:</b>	Nil
<b>DATE:</b>	16 June 2003

**BACKGROUND**

Mr Greg Roberts has made application for planning consent to site a transportable building on his Industrial property, Lot 52 Otterburn Street Leonora. The building contains four bedrooms each with an en-suite. Existing buildings on this lot is an industrial shed and office facility. Deep sewer is not available to the lot and the existing buildings are connected to a septic tank and leach drain system to dispose of liquid waste.

The proposed building is to be used by employees whom may require overnight accommodation and to provide for caretaking of the property.

Shire of Leonora Town Planning Scheme No.1 states that a caretakers dwelling is an “IP” use in the Zoning Table 1 in the Industrial Zone. This means that the use is not permitted unless such use is incidental to the predominant use as decided and approved by Council. However the Scheme does restrict a care takers dwelling to a maximum of two bedrooms.

**10.1 (B)(A) APPLICATION FOR PLANNING CONSENT –ACCOMMODATION  
(continued)**

The Scheme allows Council to approve a single house within the Industrial Zone; however Shire of Leonora Health Local Laws 1999 requires a dwelling house to have a laundry and an equipped kitchen.

**STATUTORY ENVIRONMENT**

Shire of Leonora Town Planning Scheme No.1  
Shire of Leonora Health Local Laws 1999

**POLICY IMPLICATIONS**

Nil

**FINANCIAL IMPLICATIONS**

Nil

**STRATEGIC IMPLICATIONS**

Nil

**RECOMMENDATIONS**

That Council resolve to approve the proposed development as a single residence subject to the following conditions;

- That the dwelling is provided with kitchen and laundry facilities as required by Shire of Leonora Health Local Laws 1999,
- That the dwelling is not occupied until it complies with all aspects of the Shire of Leonora Town Planning Scheme and Health Local Laws,
- Building Licence application to be submitted and approval given before any works are commenced,
- The existing septic tank and leach drain system be amended as required by EHO to appropriate capacity for possible increase of use by occupants of the dwelling.

**VOTING REQUIREMENT**

Simple majority required.

**Moved Cr Taylor seconded Cr Craig**

*That Council resolve to approve the proposed development as a single residence subject to the following conditions;*

- *That the dwelling is provided with kitchen and laundry facilities as required by Shire of Leonora Health Local Laws 1999,*
- *That the dwelling is not occupied until it complies with all aspects of the Shire of Leonora Town Planning Scheme and Health Local Laws,*
- *Building Licence application to be submitted and approval given before any works are commenced,*
- *The existing septic tank and leach drain system be amended as required by EHO to appropriate capacity for possible increase of use by occupants of the dwelling.*

**CARRIED (9 VOTES TO 0)**

Mr Young left the meeting at 11.08am, the meeting adjourned at 11.09am and resumed at 12.05pm.

Cr Carter requested thank you and congratulations to the CEO, staff and committee be recorded in the Minutes for the excellent organisation of the Street Opening Weekend.

At 12.05pm Sgt John leach joined the meeting and was welcomed by Cr Dawes. Sgt Leach advised of the past 12 months statistics for Leonora – crime rate has not changed in the past two years. Sgt Leach gave a comprehensive resume of the Leonora Police activities and intended initiatives.

**11.0 NEXT MEETING**

The next Ordinary Meeting was set for Tuesday 15<sup>th</sup> July, 2003 in the Council Chambers Leonora, commencing at 9.00am.

**12.0 CLOSURE**

Cr Dawes declared the meeting closed at 1.00pm.

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**PRESIDENT**

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**DATE**