



Minutes Ordinary Council Meeting

Thursday
24th April 2014



ANZAC DAY SERVICE - 2014



SHIRE OF SANDSTONE

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Ian Fitzgerald
Chief Executive Officer

28/4/2014

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SHIRE OF SANDSTONE
MINUTES OF THE ORDINARY MEETING HELD IN THE COUNCIL CHAMBERS,
SANDSTONE, ON THURSDAY 24TH APRIL 2014

1.0 DECLARATION OF OPENING/ ANNOUNCEMENT OF VISITORS

The Presiding Member, Cr Bethel Walton, declared the meeting open at 2:00pm.

2.0 ATTENDANCE

2.1 PRESENT

| | | |
|-----------|-----------------|---------------|
| B Walton | Shire President | District Ward |
| C Hodshon | Councillor | District Ward |
| D McQuie | Councillor | District Ward |
| D Bennett | Councillor | District Ward |
| A Bloore | Councillor | District Ward |
| D Murat | Councillor | District Ward |

STAFF

IB Fitzgerald Chief Executive Officer

There was 2 member of the community in the gallery during the meeting.

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 / PETITIONS / DEPUTATIONS / PRESENTATIONS / SUBMISSIONS

Mr Marc Halsall, Town Planning Consultant, addressed Council on Item 9.3.1, Consent to Advertise Local Planning Scheme No.2 and Local Planning Strategy for public comment. Mr Halsall ran you the detail behind the proposed new scheme and explained the various maps that help inform the documents.

5.0 APPLICATIONS FOR LEAVE OF ABSENCE

Nil

6.0 DECLARATIONS OF INTEREST

Nil

7.0 CONFIRMATION OF PREVIOUS MEETING MINUTES

22/14 **MOVED:** Cr D Mcquie
SECONDED: Cr D Murat

That the Minutes of the Ordinary Meeting of Council held on Thursday 27th March 2014, be confirmed as a true and accurate record of proceedings.

CARRIED

Voting 6/0

8.0 ANNOUNCEMENTS BY PRESIDING PERSON WITHOUT DISCUSSION

Nil

9.0 OFFICERS REPORTS

9.1 CHIEF EXECUTIVE OFFICER'S REPORTS

9.1.1 DIFFERENTIAL RATES 2014/15

Agenda Reference: CEO 04/14 – 01
Location/Address: Shire of Sandstone
Name of Applicant: Shire of Sandstone
Disclosure of Interest: Nil
Date of Report: 16th April 2014
Author: Ian Fitzgerald, Chief Executive Officer

Signature of Author: _____

Summary

Council is requested to approve the draft rates in the dollar and the minimum rates and the various differential rate categories for the 2014/15 financial year to allow advertising and obtaining of the Ministers approval as required.

Attachments

The Statement of Objects and Reasons for Differential Rates and Minimum Payments is attached to this item.

Background

Council has had the need to request Ministerial approval for the setting of differential rates over the past few years.

Comment

The Valuer General's Office (Landgate) provides Council with a rateable value for each rateable property within the Shire. Properties located in the Sandstone town site, and potential mining camps, are valued based on gross rental value (GRV). Pastoral properties and mining tenements are valued based on the unimproved value (UV). Council sets a rate in the dollar and a minimum rate on the properties listed in the valuation roll.

In the past Council has adopted a differential rating strategy and currently has four rating categories being residential/commercial, mining and transient workforce facilities, mining tenements and pastoral.

The annual differential rating proposal must be advertised for public comment for a period of 21 days prior to its adoption by Council. Should Council adopt these differential rates at its ordinary meeting on 24th April the intention is to advertise the proposed rates in the Western Australian as soon as possible. Submissions would be invited from ratepayers and electors and be received up to Friday 30th May 2014. If any submissions are received, Council is required to consider them.

Submissions would be considered at the June Council meeting (26th June). If there are no submissions received then approval will be sought from the Minister as at the end of May 2014.

As Council already has a differential rate that is more than twice the lowest differential rate imposed, the approval from the Minister for Local Government must be obtained before these rates are formally adopted by Council. The approval of the Minister will be sought at the end of the public consultation phase in order to obtain feedback prior to the Council meeting.

Once ministerial approval has been granted, Council can then formally adopt the budget.

As required by the Local Government Act, Council must adopt the budget by 31st August 2014.

The proposed rates in the dollar are as follows:

| Rate Category | Basis | 2013-14 Rate cents in \$ | 2013-14 Minimum | Proposed 2014/15 Rate cents in \$ | Proposed 2014-15 Minimums | Percentage |
|---|-------|--------------------------|-----------------|-----------------------------------|---------------------------|------------|
| Residential and Commercial | GRV | 5.3800 | | 5.4876 | | 2.00 |
| Residential and Commercial | GRV | | 200.00 | | 200.00 | |
| Mining and Transient Workforce Facilities | GRV | 32.8704 | | 33.1991 | | 1.00 |
| Mining Tenements | UV | 25.3400 | | 25.5934 | | 1.00 |
| | | | 295.00 | | 305.00 | 3.40 |
| Pastoral | UV | 5.3800 | | 5.4338 | | 1.00 |
| Pastoral | UV | | 295.00 | | 305.00 | 3.40 |

These suggested rates allow for an increase of between 1 and 3.4% with the minimums seeing the larger increase over the 2013/14 rate charges other than the GRV minimum which have been maintained at \$200 to comply with the Local Government Act. The Consumer Price Index increase for Perth for the December Quarter was 2.9% - the March Quarter figure should be announced prior to the Council meeting.

Consultation

Nil

Statutory Environment

Local Government Act 1995

Policy Implications

Nil

Financial Implications

The raising of rates is used to help fund Council activities for the year.

Strategic Implications

To ensure the Shire of Sandstone raises sufficient funds to meet operational requirements for the financial year.

Voting Requirements

Absolute majority

23/14 OFFICER RECOMMENDATION AND COUNCIL RESOLUTION – ITEM 9.1.1

MOVED: Cr D McQuie
SECONDED: Cr D Murat

That Council advertises its intention in accordance with section 6.36 of the Local Government Act 1995 to adopt the following rates in the dollar and minimum rates for the differential categories specified for the 2014/15 financial year:

| Rate Category | Basis | 2013-14 Rate cents in \$ | 2013-14 Minimum | Proposed 2014/15 Rate cents in \$ | Proposed 2014-15 Minimums | Percentage |
|---|-------|--------------------------|-----------------|-----------------------------------|---------------------------|------------|
| Residential and Commercial | GRV | 5.3800 | | 5.4876 | | 2.00 |
| Residential and Commercial | GRV | | 200.00 | | 200.00 | |
| Mining and Transient Workforce Facilities | GRV | 32.8704 | | 33.1991 | | 1.00 |
| Mining Tenements | UV | 25.3400 | | 25.5934 | | 1.00 |
| | | | 295.00 | | 305.00 | 3.40 |
| Pastoral | UV | 5.3800 | | 5.4338 | | 1.00 |
| Pastoral | UV | | 295.00 | | 305.00 | 3.40 |

That application be made to the Minister for approval to adopt a differential rating and rates in the dollar that exceed 2:1, immediately following the close of the submission period, subject to no submission being received.

CARRIED
Voting 6/0
ABSOLUTE MAJORITY

Statement of Objects and Reasons for Differential Rates and Minimum Payments

The following are the Differential Rates and Minimum Payments proposed for the Shire of Sandstone for the 2014/2015 Rating Year.

General Rates

| | |
|---|------------|
| GRV Residential/ Commercial/ Rural | \$0.054876 |
| GRV Mining & Transient Workforce Facilities | \$0.331991 |
| UV Pastoral | \$0.054876 |
| UV Mining | \$0.255934 |

Minimum Payments

| | |
|---|----------|
| GRV Residential/ Commercial | \$200.00 |
| GRV Mining & Transient Workforce Facilities | \$305.00 |
| UV Pastoral | \$305.00 |
| UV Mining | \$305.00 |

Shire's Principal Services

The principal services provided by the Shire within its district include:

- provision and maintenance of roads and drainage;
- other engineering services and works;
- waste removal and disposal;
- environmental health control;
- planning and building control;
- fire control services;
- dog control and licensing;
- other licensing;
- library services;
- recreation facilities;
- employment and tenders; and
- cemetery.

The Shire has a broad pastoral and mining sector, and it is essential that it be maintained throughout difficult times. The rates and minimum payments proposed for pastoral land use areas are set at levels which are considered to be the maximum that the various elements of that sector have the capacity to pay.

The rates and minimum payments proposed for the GRV Residential and Commercial areas are also set at what are considered to be the maximum those areas can bear.

While every effort is made to establish rates and minimum payments at the fairest possible levels, it is considered that the mining sector has the capacity to pay the UV rate at the levels proposed.

All sectors benefit from the services provided by the Shire, though it is inevitable that some sectors, and some individuals in any sector, may benefit more or less, from any particular services.

Persons operating within all sectors have the right to use all of the services provided by the Shire. The Shire does not seek to restrict the use of its services by any sector, though it is inevitable that some will have a greater capacity to contribute to the Shire's revenue than others.

GRV Residential, GRV Commercial

The object of the GRV rates and minimum payments in these two categories is to require a fair contribution to the revenue requirements of the Shire, while not risking additional financial pressure on the uses in those areas that affect their long term viability. They have been in the past, and are likely to continue into the long term future, to provide the main support for the social and economic life of the Shire.

The reasons for the levels of rates and minimum payments set for each of those categories is that they allow for a fair contribution to the revenue requirements of the Shire at the highest sustainable level.

UV Pastoral

Similar objects and reasons apply to the proposed UV Pastoral rate.

UV Mining

The object of the UV Mining rate is to permit the imposition of rates on mining land which is reasonably proportional to the financial resources of those who will bear the burden of the rates, and striking a reasonable balance between the capacity to pay and the fairness of the requirement.

In dealing with the object of the rate, it should be remembered that operators in the mining industry when they come to the district have the advantage of established Shire services and facilities which often have been provided by the rates contributed in the long term by ratepayers in other sectors, who will continue in the long term future to contribute in the same way. The

maintenance of Shire assets and services for the benefit of all users, long term and short term, is a burden which to a significant extent falls upon the long term ratepayers.

On the other hand, it is not uncommon for operators in the mining sector to be present in the district for a short period with a prospect of withdrawing very substantial profits in that time exploiting the mineral resources of the district. That is not a criticism and simply recognises the often transitory nature of mining enterprises. However the mining sector stands to be a beneficiary of the existence and maintenance of the Shire's assets and services to the extent that the mining operators and their connections use them.

The reason for the UV Mining rate and the UV Mining minimum payment is to assist the Shire to make up the deficiency in its revenue at a level which is fair in all of the circumstances.

Prepared 16th April 2014

9.2 FINANCIAL REPORTS

9.2.1 FINANCIAL STATEMENTS FOR MONTH OF MARCH 2014

Agenda Reference: FO 4/14 – 01
Location/Address: Shire of Sandstone
Name of Applicant: Shire of Sandstone
Disclosure of Interest: Nil
Date of Report: 11TH April 2014
Author: Candice Smith – Finance Officer

Signature of Author: _____

Summary

The Monthly Statement of Financial Activity reports for the month ending 31st March 2014 is presented to Council for adoption.

Attachments

The Monthly Financial Activity Reports for the month of March 2014 are attached to this item.

Background

The Financial Management Regulations require a monthly statement of financial activity to be presented to Council.

Comment

These financial reports are presented to council after being prepared by our contract accountant. Council continues to be in a strong financial position.

Council's current operating surplus as at 31st March 2014 was \$620,812.89.

Summary of Funds – Shire of Sandstone as at: 31st March 11th April

| | | |
|---|-------------|--------------|
| Municipal Cheque Account (CBA and BankWest) | \$43,035 | \$103,737.29 |
| Municipal Investment Account (CBA and BankWest) | \$2,722,317 | 2,723,310 |
| Trust Fund (CBA and BankWest) | \$2,138 | \$2,138 |
| Reserve Bank Accounts (BankWest) | \$5,051,177 | 5,051,177 |
| Reserve Account (CBA) | \$1,000,000 | \$1,000,000 |
| ME Bank Investment | \$254,684 | \$254,684 |

Debtor's accounts are being monitored with efforts made to ensure that monies are recovered. The outstanding balance as at 14th April 2014 was \$118,976. Accounts outstanding for 60 days or more are being followed up.

Rate debtors as at 14th April 2014 were \$78,675 (as compared to \$361,565 his time last year). Outstanding rates are being pursued and several have been referred to a debt collection agency for action.

Consultation

Nil

Statutory Environment

Local Government (Financial Management) Regulations 1996: Regulation 34(1) (a) and Regulation 17.

Policy Implications

Nil

Financial Implications

No significant financial trends are identified at this time.

Strategic Implications

Nil

Voting Requirements

Simple Majority

24/14 OFFICER RECOMMENDATION AND COUNCIL RESOLUTION – ITEM 9.2.1

MOVED: Cr D McQuie

SECONDED: Cr A Bloore

That Council adopt the Financial Activity Report for the months of March 2014 as presented.

CARRIED
Voting 6/0

9.2.2 ACCOUNTS FOR PAYMENT FOR MONTH OF MARCH 2014

Agenda Reference: FO 4/14 – 02
Location/Address: Shire of Sandstone
Name of Applicant: Shire of Sandstone
Disclosure of Interest: Nil
Date of Report: 11th April 2014
Author: Candice Smith, Finance Officer

Signature of Author: _____

Summary

Council is requested to confirm payment of creditors for the month of March 2014 in accordance with the Local Government (Financial Management) Regulations 1996 section 13.1.

Attachments

The list of accounts (EFT and cheque payments) is attached which will enable Council to confirm payment of its creditors

Background

Financial Regulations require a schedule of payments made through the bank accounts to be presented to Council for their inspection. The lists include details for each payment made incorporating the payee's name, amount of payment, date of payment and a brief transaction description.

Comment

Invoices supporting all payments are available for inspection. All invoices and vouchers presented to Council have been certified as to receipt of the goods or services and that the amounts shown were due for payment.

Consultation

Nil

Statutory Environment

Local Government Act 1995

Financial Management Regulations 1996

Policy Implications

Payments have been made under Council delegation.

Financial Implications

Funds were available to meet the expenditure.

Strategic Implications

Nil

Voting Requirements

Simple majority

25/14 OFFICER RECOMMENDATION AND COUNCIL RESOLUTION – ITEM NO. 9.2.2

MOVED: Cr C Hodshon
SECONDED: Cr D McQuie

That Council confirm the March 2014 accounts for payment as presented:

Municipal Fund:

March 2014 - Cheque numbers 37 - 40 and EFT Payment Numbers 2613 - 2686 totalling \$ 311,782.78

Trust Fund:

March 2014 - Cheque number totalling \$ 256.30

Payroll EFT:

March 2014 - \$30,265 & \$20,152 Totalling \$50,417

Credit Cards:

March 2014 - Bankwest \$2,518.82 as detailed on the attached statements.

CARRIED
Voting 6/0

9.3 HEALTH, BUILDING and TOWN PLANNING REPORTS

9.3.1 CONSENT TO ADVERTISE LOCAL PLANNING SCHEME NO. 2 AND LOCAL PLANNING STRATEGY FOR PUBLIC COMMENT

Agenda Reference: CEO 04/14 – 01
Location/Address: Shire of Sandstone
Name of Applicant: Shire of Sandstone
Disclosure of Interest: The author of this report is related to families that own land in Sandstone
Date of Report: 1st April 2014
Author: Andrew Blee and Marc Halsall of Halsall and Associates, Town Planning Consultants

Signature of Author: _____

Summary

At its meeting held on 31st May 2012, Council formally resolved to initiate the Scheme and Local Planning strategy process and therefore for Halsall and Associates to commence the preparation of Local Planning Scheme No. 2 and the Local Planning Strategy concurrently. Halsall and Associates have undertaken community and agency consultation and have subsequently completed the drafts of these documents (refer to Attachments 1-4). It is recommended that Council adopt Local Planning Scheme No. 2 and the Local Planning Strategy for public advertising for a period of not less than 3 months as required under the relevant legislation.

Attachments (some are separate documents)

1. Draft Local Planning Scheme No. 2
2. Scheme maps
3. Draft Local Planning Strategy
4. Strategy maps
5. Community workshop summary
6. Response from government agencies and service providers

Background

The Shire of Sandstone's current Town Planning Scheme No.1 was originally gazetted on the 30th August, 1996 and this included a scheme text and maps to guide land use, development and subdivision throughout the Shire. The Scheme comprises of the preliminary, the zones, development requirements, requirements in relation to non-conforming uses, heritage matters and requirements for planning approval and administration.

The Town Planning Regulations (1967) require a review of town planning schemes every five (5) years and changes to legislation now also require the preparation of a Local Planning Strategy to inform the scheme review process and consideration of the recommendations of the

Model Scheme Text. This is to promote consistency in the formulation and content of Town Planning Schemes throughout the state.

Halsall and Associates were engaged to make an initial review of what would be required in relation to a scheme review and the typical content of a Local Planning Strategy so it could be ascertained what documentation was required. It was also necessary to determine what would be the objectives and intentions of the Scheme and the Local Planning Strategy. This was undertaken through community and agency consultation and discussions with the Shire.

Based on the outcomes of this consultation and discussions with the Department of Planning, the Local Planning Scheme No. 2 and Local Planning Strategy have now been prepared for public advertising.

Comment

As outlined to Council at its meeting held on 31st May 2012, there were a number of key objectives that were required to be addressed through the Strategy and Scheme processes as follows:

- a) strengthen the role of Sandstone as a rural service centre
- b) support and foster mining and promote contributions by mining to the local community
- c) plan for growth and accommodation of general and mining populations/exploration (camp areas) and make the town attractive for settlers
- d) support pastoralism
- e) assist commercial, industrial, business and tourism enterprise showcasing the heritage values of the area, to maximise employment opportunities and broaden the economic base of the Shire
- f) promote and encourage improvements to local infrastructure and services which serves the needs of the community by providing a range of alternatives including public transport
- g) strengthen the role of local education facilities
- h) address the shortage of industrial land
- i) identify land use constraints and seek to resolve these
- j) provide a scheme that is flexible, considers the model scheme text and reviews the shortcomings of the current Town Planning Scheme.

It is considered that these objectives have been considered and are addressed in part below and in more detail at Attachments 1 – 4.

Local Planning Strategy

The draft Local Planning Strategy is structured as follows:

1. Introduction
2. Vision and Planning Principles
3. Objectives
4. Background and Analysis
5. State and Regional Planning Context
6. Local Planning Context
7. Local Profile
8. Strategic Plan
9. Strategies and Actions
10. Implementation

Under the Town Planning Regulations, the Local Planning Strategy is required to cover three broad elements as follows:

- a) The long-term planning directions for the local government;
- b) Apply State and regional planning policies; and
- c) Provide the rationale for the zones and other provisions of the Scheme.

The long-term planning directions for the Shire are addressed in a number of sections of the strategy. Firstly the vision and planning principles set out the broad direction of what the Shire wants to be in the future. The strategic plan, strategies and actions clearly identify in detail what the long-term directions are and what needs to be done to achieve these.

The state and regional planning context clearly shows the link between the strategy and relevant state and regional planning policies. The Strategy is considered to be consistent in this regard.

The rationale for proposed Local Planning Scheme No. 2 is guided by the local profile and strategic plan. The specific changes to the Scheme are highlighted in the strategies and actions section and through the strategy maps.

It is considered that the Local Planning Strategy is consistent with the Town Planning Regulations to enable the document to be considered for public advertising. In addition, the Strategy embraces the vision and needs of the local community and Shire to ensure that it can be readily implemented into the future. The Strategy is a balance of being realistic, but also recognising the potential that the Sandstone townsite has in the context of the overall Murchison/outback region.

Local Planning Scheme

The purpose and aims of the Scheme and the basis for Halsall and Associates engagement to prepare the Scheme are to:

- Set out the local governments planning aims.
- Set aside land as reserves for public purposes.
- Zone land within the scheme area.
- Control and guide land use and development.
- Make provision for the administration enforcement of the scheme.
- Provide for other matters as may be necessary and appropriate to the local area.

As such, draft Local Planning Scheme No. 2 is structured as follows:

1. Preliminary
2. Local Planning Policy Framework
3. Reserves
4. Zones and the use of land
5. General Development Requirements
6. Special control areas
7. Heritage protection
8. Development of land
9. Applications for planning approval
10. Procedure for dealing with applications
11. Enforcement and administration
12. Relevant schedules

This layout is model scheme text compliant. The model scheme text is a format produced by the department of planning that assists Shires in producing documents that have a consistent format. The key sections which are Shire specific are the purpose and aims of the Scheme under the preliminary section, the purpose and objectives of zones under the zones and use of land section, the zoning table under the zones and use of land section, specific development requirements relating to each zone under the zones and use of land section, the general development requirements section and the introduction of special control areas.

The main aim of the Scheme is to provide flexibility in relation to development within the Sandstone townsite. In this regard the townsite zone was applied to the majority of the townsite area with a range of land uses considered under the zoning table.

It was considered important that the Shire be given direction in relation to a number of general development requirements to ensure that the integrity and amenity of the townsite is maintained. These requirements include the development of chalets and cabins, car parking, servicing, access ways, loading and unloading spaces; building envelopes, setback, plot ratio and site coverage, the parking of heavy vehicles, derelict vehicles, telecommunications infrastructure, caretaker's dwelling, home business and home occupation.

Discussion with the Department of Planning identified the need to address the townsites of Youanmi and Nunngarra. As such 'development in the Youanmi and Nunngarra townsites' has been included in the general development requirements. New Scheme maps have also been prepared for each townsite to clearly show the zoning. The intent is still that development should be focused in the Sandstone townsite and use of a Scheme provision ensure this is the case.

It is proposed to introduce two special control areas into the Scheme. The first is to introduce a structure planning area to control the subdivision of land to the east of the townsite (currently zoned special use under TPS No. 1). This will ensure that the lots will not be further subdivided beyond what is shown on the relevant structure plan and address design and issues that need to be assessed. This is important given that the maximum density on land zoned Townsite is R10 and can therefore be subdivided down to 1000m². The intention of this area is to provide for an alternative lifestyle choice through the availability of larger lot sizes. Schedule 13 outlines the key requirements and considerations of the preparation of a Structure Plan for this area.

The second special control area is to protect the Sandstone Water Reserve located north of the townsite. This was a direct request from the Department of Water through initial consultation.

As well as zoning the land, it is proposed to introduce a number of local planning reserves which the current Scheme does not have. These reserves include 'parks and recreation', 'public purpose' and 'road'. This ensures that relevant land is protected from development except where it is consistent with purpose and intent of the reserve. The Department of Parks and Wildlife have requested that the parks and recreation reserve be applied to the stations that they have taken over management of. These are clearly shown on the Scheme maps at Attachment 2.

Proposed key zoning and reservation changes between TPS No. 1 and draft LPS No. 2

The key zoning and reservation changes identified through the Strategy process that are proposed to be implemented through the Scheme review are shown in the table below. The corresponding map reference in column 1 can be seen at Attachment 4.

| Map Ref. | Location | Existing zoning | Proposed zoning/reservation | Comments |
|----------|---|------------------------------------|--|--|
| 1 | Caravan park | Recreation and Community | Townsite | To facilitate greater flexibility on what can be developed on the site. |
| 2 | Industrial lots to the south west and south of the caravan park. | Industrial | Townsite | The current location is not appropriate given its proximity to the caravan park. |
| 3 | Land north of the industrial area to the south west of the caravan park | Recreation and Community | Townsite | This area will facilitate future residential and commercial growth and acts as a more appropriate entry statement to the town. |
| 4 | Street block bounded by Hack, Payne, Oroya and Rowe Streets. | Recreation and Community | Townsite | Formalise the current use of the land and provide greater flexibility. |
| 5 | Special use area adjacent to Griffith Street. | Special Use – Area 2 | Townsite | Current workers accommodation. Zoning change provides greater flexibility for the site. |
| 6 | Special use area 1 to the east of town. | Special Use – Area 1 | Townsite and overlaying Structure Plan Area. | Will allow for the development of larger lot sizes to what is currently available. |
| 7 | Various road alignments | Recreation and Community | Road | The road reservations in and around the townsite need to reflect the actual alignment of the roads. |
| 8 | The airport, golf course, power station, tip site and school. | Recreation and Community, Industry | Public Purpose | The reservation should reflect the use of the land. |

| | | | | |
|----|---|--|---|---|
| 9 | Various parks and recreation areas. | Townsite | Parks and Recreation | The reservation should reflect the use of the land. |
| 10 | Various pastoral leases | Pastoral and Mining | Parks and Recreation | DPAW have requested that their management of these leases should be reflected through a reservation. |
| 11 | Public drinking water source area and associated water tanks. | Pastoral and Mining and Recreation and Community | Rural and Parks and Recreation with Special Control Area. | The Department of Water has requested that this area be recognised and protected through the Scheme. |
| 12 | Various lots to the north of the townsite. | Recreation and Community | Townsite | This will allow for additional residential growth. |
| 13 | Current Gymkhana grounds | Recreation and Community | Industry | To allow for development of an industrial area with adequate separation from the townsite and access to services. |

Consultation

A public presentation and workshop was held on the 30th April 2013 to gauge the opinions of the general public and to inform them of the Shire of Sandstone Scheme Review and preparation of a Local Planning Strategy. Out of the 60 residents with the townsite itself, 13 attended the workshop. Three main questions were asked of the attendees to help shape the Local Planning Strategy and the future direction of the Shire. The questions were as follows:

- What do you like about Sandstone?
- What would you like to see improved?
- Have you experienced any land or development related problems?

In addition, key planning issues identified prior to the workshop were discussed, to find an appropriate way forward. The summary of the workshop is included at Attachment 5.

In addition to the community workshop, comments were requested from key agencies and service providers as follows:

- Department of Fire and Emergency Services

- Department of Regional Development and Lands
- Department of Agriculture and Food
- Department of Education
- Department of Training and Workforce Development
- Department of Housing and Works
- Department of Transport
- National Trust of Western Australia
- Midwest Development Commission
- Water Corporation
- Western Power and Horizon Energy
- Department of Environment and Conservation (now Department of Parks and Wildlife)
- Department of Water
- Main Roads WA
- Department of Mines and Petroleum
- Adjoining local governments

The responses from government agencies and service providers is included at Attachment 6.

Throughout this initial process continual consultation has been undertaken with the Department of Planning to ensure that the documents are on track and address the relevant information as required under the Regulations and Act outlined below. This has included providing them with draft copies of the document and having a meeting with the relevant officers.

Statutory Environment

The Local Planning Scheme Review and Local Planning Strategy are prepared under the Town Planning Regulations 1967 notably Clause 4 and 12/12A and under Part 5 of the Planning and Development Act 2005. The Regulations and Act will guide the process.

Once endorsed, the Local Planning Scheme and Local Planning Strategy will be a statutory planning document which will guide future development and land use and general planning decisions within the Shire. These will have significant force and effect given their preparation under the Regulations and Act.

Policy Implications

The Local Planning Strategy will in effect be a major strategic policy for the Shire. Local Planning Policies may also be endorsed under the Local Planning Scheme to further guide issues that may arise. As part of this process it has been identified that two local planning policies should be prepared relating to development in or within close proximity to buffers and also relating to tourism development.

It is also recommended that a detailed Local Tourism Strategy be prepared, to clearly identify the future direction of the Shire in this regard. The Strategy would then provide a mechanism for future funding applications and also inform future budgets of Council.

Financial Implications

The Shire have received notable grant funding to assist in financing the project. The Shire also originally budgeted for the preliminary phase of the project. Monitoring of budget and grant funds will need to occur to ensure management of the Scheme and Local Planning Strategy through the process can be covered.

Strategic Implications

The draft Local Planning Strategy sets out the future direction of the Shire over the next 10 -15 years. This relates to encouraging additional land use and development, more lifestyle opportunities through additional land release and setting out economic priorities for the Shire such as embracing and encouraging tourism development. Many of these strategic directions have been implemented through the Scheme where they relate to land use and development. This is outlined in more detail under Section 9 of the Strategy document.

The Local Planning Strategy can also be used to inform other strategic requirements under the Local Government Act such as the Strategic Community Plan. These documents will also have implications for future financial planning and subsequently the setting of future budgets.

It is important that the Strategy be reviewed at least every five years to ensure that directions laid out are being met or if these directions are no longer relevant that the document reflects a new direction for the Shire. This can then be implemented through a minor scheme review which should also be undertaken at the same time.

Voting Requirements

Simple majority

26/14 OFFICER RECOMMENDATION AND COUNCIL RESOLUTION – ITEM NO. 9.3.1

MOVED: Cr A Bloore

SECONDED: Cr C Hodshon

That the Council –

- 1. Adopt Local Planning Scheme No. 2 for public advertising and forward to the Environmental Protection Authority pursuant to Section 81 of the Planning and Development Act 2005.**
- 2. Subject to Council receiving notification from the EPA pursuant to section 48A of the Environmental Protection Act, Council shall forward the Scheme to the Commission pursuant to Regulation 13 (2) of the Town Planning Regulations 1967.**
- 3. Adopt the Local Planning Strategy for public advertising and forward to the Commission pursuant to Regulation 12B (1) of the Town Planning Regulations 1967.**
- 4. Forward the documents to the Western Australian Planning Commission under Regulations 12B (1), 14 and 15(3) of the Town Planning Regulations 1967 and request consent to advertise.**

And subject to Council receiving notification from the Western Australian Planning Commission pursuant to Regulations 12B (1), 14 and 15(3) of the Town Planning Regulations 1967 Council shall:

- 1. Advertise the Local Planning Scheme No. 2 for a period of not less than 3 months from the date of advertisement in the Government Gazette in accordance with Regulation 15 of the Town Planning Regulations 1967 as follows:**
 - (a) Publish, in the Form No. 3 in appendix A of the Town Planning Regulations 1967, at least once in a newspaper circulating in the district and display a copy of the notice in a prominent place in the local government offices for the three month advertising period.**
 - (b) Forward to any relevant public authority likely to be affected by the Local Planning Scheme.**
- 2. Advertise the Local Planning Strategy concurrently with Local Planning Scheme No. 2 for a period of three months, in accordance with Regulation 12B (2) as follows:**
 - (a) Publish in a newspaper circulating in the Scheme Area at least once a week for 2 consecutive weeks.**
 - (b) Forward to any relevant public authority likely to be affected by the Local Planning Strategy.**

**CARRIED
Voting 6/0**

9.4 WORKS and SERVICES

Nil

10. ELECTED MEMBERS MOTIONS OF WHICH PRIOR NOTICE HAVE BEEN GIVEN

Nil

11. NEW URGENT BUSINESS INTRODUCED BY DECISION OF THE MEETING

11.1 ELECTED MEMBERS

11.2 STAFF

12. CONFIDENTIAL ITEMS

Nil

13. COUNCILLOR REPORTS

Nil

14. TIME AND DATE OF NEXT MEETING

The next scheduled ordinary meeting of the Council will be held on Thursday 29th May 2014 at 2.00pm

15. CLOSURE

The Shire President thanked all for attending and declared the meeting closed at 2.38pm.

These minutes were confirmed at a meeting on 29th May 2014.

Signed: _____

Presiding Officer

Date: 29th May 2014