



Shire of Cunderdin

Minutes of an Ordinary Council Meeting

Dear Council Member,

The Ordinary Meeting of the Cunderdin Shire Council was held on Thursday 15th December 2016 in the Council Chambers, Lundy Avenue Cunderdin commencing at 5:00pm.

A handwritten signature in black ink, appearing to read 'Peter Naylor'.

Peter Naylor
Chief Executive Officer

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AGENDA

1. Declaration of opening

The President declared the meeting open at 5.00 pm

The Shire of Cunderdin disclaimer was read aloud.

The Local Government Act 1995 Part 5 Division 2 Section 5.25 and Local Government (Administration) Regulations 1996 Regulation 13

“No responsibility whatsoever is implied or accepted by the Shire of Cunderdin for any act, omission or statement or intimation occurring during this meeting. It is strongly advised that persons do not act on what is heard at this Meeting and should only rely on written confirmation of Council’s decisions, which will be provided within ten working days of this meeting”.

2. Public Question Time

Response to previous public questions taken on notice

Declaration of public question time opened at

Declaration of public question time closed at

3. Record of Attendance, Apologies and Approved Leave of Absence

Record of attendances

Councillors

Cr DA (Dennis) Whisson	Shire President
Cr DB (Doug) Kelly	Deputy President
Cr B (Bernie) Daly	
Cr RC (Clive) Gibsone	
Cr AE (Alison) Harris	
Cr TE (Todd) Harris	
Cr NW (Norm) Jenzen	
Cr DG (Dianne) Kelly	

Apologies

On Leave of Absence

Staff

Peter Naylor	Chief Executive Officer
Paul Godfrey	Deputy Chief Executive Officer
Ian Bartlett	Manager Works & Services
Meredith Lee-Curtis	Governance/Compliance Officer (to 6:16pm)

Guests of Council

Members of the Public

Applications for leave of absence

Declaration of Members and Officers Financial Interests

Item 7.6	Cr Dennis Whisson and Peter Naylor (Chief Executive Officer)
Item 10.2	Cr's Dianne Kelly and Doug Kelly
Item 11.1	Cr Todd Harris

4. Petitions, Deputations, Presentations

Deputations

Presentations

5. Announcements by President without discussion

6. Confirmation of the Minutes of Previous Meetings

6.1 Special Meeting of Council held on Thursday 13 October 2016

Location:	Cunderdin
Applicant:	Administration
Date:	9 December 2016
Author:	Peter Naylor
Item Approved by:	Chief Executive Officer
Disclosure of Interest:	N/A
File Reference:	Nil
Attachment/s:	14 pages - circulated

Proposal/Summary

Council to confirm the minutes of the Special Council Meeting held on Thursday 13th October 2016.

Background

The minutes of the meeting have been circulated to all Councillors and have been made available to the public.

Comment

No business arising.

Consultation

Nil

Statutory Environment

Local Government Act 1995 Part 5 Division 2 Subdivision 3 - Section 5.22 (2)

The minutes of a meeting of a council or a committee are to be submitted to the next ordinary meeting of the council or the committee, as the case requires, for confirmation.

Policy Implications

Nil

Financial Implications

There are no financial implications in considering this item.

Strategic Implications

Nil

Resolution 6.1

That:

- 1. The Minutes of the Special Council Meeting held on Thursday 13 October 2016, be confirmed as a true and correct record.**

Moved: Cr Bernie Daly

Seconded: Cr Todd Harris

Vote – Simple majority

Carried: 8/0

6.2 Ordinary Meeting of Council held on Thursday 17 November 2016

Location:	Cunderdin
Applicant:	Administration
Date:	9 December 2016
Author:	Peter Naylor
Item Approved by:	Chief Executive Officer
Disclosure of Interest:	N/A
File Reference:	Nil
Attachment/s:	43 pages - circulated

Proposal/Summary

Council to confirm the minutes of the Ordinary Council Meeting held on Thursday 17 November 2016.

Background

The minutes of the meeting have been circulated to all Councillors and have been made available to the public.

Comment

No business arising.

Consultation

Nil

Statutory Environment

Local Government Act 1995 Part 5 Division 2 Subdivision 3 - Section 5.22 (2)

The minutes of a meeting of a council or a committee are to be submitted to the next ordinary meeting of the council or the committee, as the case requires, for confirmation.

Policy Implications

Nil

Financial Implications

There are no financial implications in considering this item.

Strategic Implications

Nil

Resolution 6.2

That:

- 1. The Minutes of the Ordinary Council Meeting held on Thursday 17 November 2016, be confirmed as a true and correct record.**

Moved: Cr Alison Harris

Seconded: Cr Dianne Kelly

Vote – Simple majority

Carried: 8/0

Note to this item:

The President will sign the minute declarations.

7. Finance & Administration

7.1. Financial Reports for November 2016

Location:	Cunderdin
Applicant:	Deputy Chief Executive Officer
Date:	9 December 2016
Author:	Paul Godfrey
Item Approved by:	Chief Executive Officer
File Reference:	Nil
Attachment/s:	18 Pages (3 attachments)

Proposal/Summary

The financial position as at 30 November 2016 is presented for consideration.

Background

The financial reports have been circulated to all Councillors.

Comment

Nil

Consultation

Nil

Statutory Environment

The *Local Government Act 1995* Part 6 Division 3 requires that a monthly financial report be presented to Council.

Policy Implications

Nil

Financial Implications

All financial implications are contained within the reports.

Strategic Implications

Nil

Resolution 7.1

That Council receives the monthly financial reports to 30 November 2016.

Moved: Cr Bernie Daly

Seconded: Cr Clive Gibsone

Vote – Simple majority

Carried: 8/0

7.2 Accounts Paid – November 2016

Location:	Cunderdin
Applicant:	Deputy Chief Executive Officer
Author:	Paul Godfrey
Report Date:	9 December 2016
Item Approved By:	Chief Executive Officer
Disclosure of Interest:	Nil
File Reference:	Nil
Attachment/s:	Warrant of Payments for 1 November to 30 November 2016.

Proposal/Summary

Council is requested to confirm the payment of Accounts totalling \$228,587.14 for November 2016 as listed in the Warrant of Payments for the period 1 November to 30 November 2016.

Background

Nil

Comment

Nil

Consultation

Nil

Statutory Environment

In accordance with Financial Management Regulations 12 & 13, a List of all accounts paid or payable shall be presented to Council (Refer Warrant of Payments attached).

Financial Management Regulations 12 & 13.

Policy Implications

Nil

Financial Implications

All financial implications are contained within the reports

Strategic Implications

Nil

Resolution 7.2

(a) That Council's payment of accounts amounting to \$ 228,587.14 for the month of November 2016, from the Municipal Fund be confirmed and noted.

(b) The Payments List as presented where incorporated in the Minutes of the Meeting.

Moved: Cr Doug Kelly

Seconded: Cr Norm Jenzen

Vote – simple majority

Carried: 8/0

Listing of Accounts Paid During November 2016

Cheque /EFT No	Date	Name	Invoice Description	Amount
EFT1019	14/10/2016	Market Force	Advertising	2,441.22
EFT1020	14/10/2016	Cunderdin Co-Op	Lock	1,527.92
EFT1021	14/10/2016	Covs Parts Pty Ltd	Fuel Filter, Enamel and Blades	215.66
EFT1022	14/10/2016	AIR LIQUIDE	Cylinder Hire	103.64
EFT1023	14/10/2016	Avon Waste	Rubbish Services	12,035.20
EFT1024	14/10/2016	Goodfield Quality Meats	Ham, Salami and Roast beef	59.15
EFT1025	14/10/2016	WA Contract Ranger Services	Ranger Services from 14/09/2016- 03/10/2016	607.75
EFT1026	14/10/2016	Glenwarra Development Services	Town Planning service fee	3,712.50
EFT1027	14/10/2016	IT Vision	Monthly Synergysoft Fee	2,190.10
EFT1028	14/10/2016	Combined Tyres Cunderdin	Day Care Stationery Supplies	171.22
EFT1029	14/10/2016	Hitachi Construction Machinery (Aus) Pty Ltd	Parts	2,788.61
EFT1030	14/10/2016	Regional Concrete & Plumbing	Disabled Toilet Plumbing	2,327.60
EFT1031	14/10/2016	CDA Air & Solar	Summer open up and Service of AC	970.00
EFT1032	14/10/2016	Cunderdin Pub	Museum- John Curtain Students	266.00
EFT1033	14/10/2016	AMJ Industries	Altered Switchboard lighting	286.55
EFT1034	14/10/2016	WALGA	Short Course booking for Alison Harris	205.00
EFT1035	14/10/2016	Country Copiers	Colour Copier Service / Meter reading	1,175.91
EFT1036	14/10/2016	Kleenheat Gas Pty Ltd	Gas Cylinder Fee	138.60
EFT1037	14/10/2016	Cunderdin Roadhouse	Refreshment Lepc Meeting	394.50

EFT1038	14/10/2016	Donovans Engineering	3m Lenghts of Flat	58.30
EFT1039	14/10/2016	TMR Consulting	Refund of Building Permit Fees	157.65
EFT1040	14/10/2016	Baxters Rural Centre KB	Couplings and Bearings	921.16
EFT1041	14/10/2016	Michelle Samson	Reimbursement for Expenses relating to Exhibition	194.50
EFT1042	14/10/2016	Rob's Auto Electrics	Electrical Repairs to Shire plant	2,295.10
EFT1043	14/10/2016	AjSmith Welding	Telstra locate Cunderdin bowling Club	484.00
EFT1044	14/10/2016	Diamler Trucks Perth	Repair order	1,001.45
EFT1045	14/10/2016	Concept Media Pty Ltd	Advertising Travel Page	131.18
EFT1046	14/10/2016	Scope Training	Diploma of project Management	4,700.00
EFT1047	14/10/2016	Shop for Shops	Supplies for Museum	399.95
EFT1048	14/10/2016	A&B Canvas Australia	Repair shade sails	693.00
EFT1049	14/10/2016	Avon 4WD Centre	Cleaned out Radiator	140.00
EFT1050	14/10/2016	Specialised Tree Services	Vegetation Management Meckering and Cunderdin	12,650.00
EFT1051	14/10/2016	Earthstyle Contracting Pty Ltd	Shoulder Grading	33,137.50
EFT1052	14/10/2016	Courier Australia	Freight	36.00
EFT1053	14/10/2016	Country Ford	Clutch Kit and Freight	2,586.49
EFT1054	14/10/2016	Department of Fire and Emergency Services	2016/17 ESL	943.69
EFT1055	18/10/2016	Department of Planning	DAP FEE- Sun Brilliance - Shire of Cunderdin	6,557.00
EFT1056	21/10/2016	Critical Room Solutions Pty Ltd	Daintys Daughter Components Services	3,113.55
EFT1057	26/10/2016	Australian Tax Office	BAS September	18,496.00
11118	14/10/2016	Water Corporation	Standpipe at Rabbit Proof Fence rd Cunderdin	42.38

11119	14/10/2016	Synergy	Streetlights Power	8,377.65
11120	14/10/2016	Jason Signmakers	signs	323.40
11121	14/10/2016	Cunderdin Newsagency	Office Stationery and papers	200.59
11122	14/10/2016	Telstra	Land Line Phones	1,828.66
11123	14/10/2016	Autopro Northam	Jack, Globes and Universal Joints	723.75
11124	14/10/2016	Petty Cash	Museum Petty Cash Sept- Oct	98.10
11125	14/10/2016	Shire of Cunderdin	Council Donation 50% of Cunderdin Masonic Lodge Rates 16/17	505.62
11126	14/10/2016	Pentacle Holdings P/L	Drinks for JCW	125.00
11127	14/10/2016	KIDSAFE WA	Freight	15.00
11128	24/10/2016	Petty Cash	Admin Petty Cash Recoup	229.70
			TOTAL	132,783.50

Cheque /EFT No	Date	Name	Invoice Description	Amount
EFT1058	09/11/2016	Cunderdin Co-Op	Bulk Fuel Purchases	11,657.02
EFT1059	09/11/2016	Australia Post	Post charges for the month	320.60
EFT1060	09/11/2016	AIR LIQUIDE	Cylinder Hire Fee	107.10
EFT1061	09/11/2016	Wurth	Cutting Discs, Fastening Tape, Spring Cotter Pin	137.56
EFT1062	09/11/2016	Avon Waste	Rubbish Collection Fees	13,308.98
EFT1063	09/11/2016	WA Contract Ranger Services	Ranger services provided 21/10/2016-2/11/2016	818.12
EFT1064	09/11/2016	Glenwarra Development Services	Town Planning Consultancy Services	4,400.00
EFT1065	09/11/2016	IT Vision	Monthly Synergysoft fee	1,948.10
EFT1066	09/11/2016	George Johnson EHO Consultant	Meat Inspection fees for Ag College	690.00
EFT1067	09/11/2016	Kayla James	Travel Reimbursement 44km x .78 c per km	34.32

EFT1068	09/11/2016	Combined Tyres Cunderdin	Repair Tyre Tube	35.00
EFT1069	09/11/2016	Shire of Northam	Old Quarry Tipping Fees	2,833.40
EFT1070	09/11/2016	Cr Dennis Whisson	OCM Sitting Fee 13/10/2016	485.00
EFT1071	09/11/2016	Cr Todd Harris	OCM Sitting Fee 13/10/2016	236.00
EFT1072	09/11/2016	Cr Norm Jenzen	OCM Sitting Fee 13/10/2016	236.00
EFT1073	09/11/2016	Peak Transport	Deliver Chlorine Gas for pool	123.86
EFT1074	09/11/2016	Regional Concrete & Plumbing	Supply, Labour and equipment for laying concrete	3,465.00
EFT1075	09/11/2016	CDA Air & Solar	Supply and Install Airconditioner 21 Mitchell St	1,823.70
EFT1076	09/11/2016	LGIS	Regional Risk Coordination Programme Project 9460	3,896.20
EFT1077	09/11/2016	Fire and Saftey WA	Helmets and PPE	882.81
EFT1078	09/11/2016	Contract Aquatic Services	Pool Management costs	21,373.00
EFT1079	09/11/2016	Shire of Quairading	Cesm Costs July - Sept 16	3,714.84
EFT1080	09/11/2016	Macri Partners	Reimbursements for online banking and audit costs	152.50
EFT1081	09/11/2016	AMJ Industries	Electrical work at swimming pool	2,608.19
EFT1082	09/11/2016	Cunderdin Panelbeaters	Supply and Fit Windscreen for Ford Ranger	440.00
EFT1083	09/11/2016	LGMA	Training session	80.00
EFT1084	09/11/2016	Av-Sec Security	Security monitoring service - admin and depot	180.20
EFT1085	09/11/2016	Cunderdin Community Resource Centre	Advertsising Bandicoot	24.00
EFT1086	09/11/2016	Shire of Merredin	Holiday Plannner	200.90
EFT1087	09/11/2016	Eastern Hills Saws and Mowers	Various Parts	1,145.00
EFT1088	09/11/2016	Avon Community	Annual Subscription 16/17	550.00

		Development Foundation Inc		
EFT1089	09/11/2016	Pestex Co	Treat bees in Lane way off pemeberton Street	203.50
EFT1090	09/11/2016	Signs Plus	Name badges for councillors	64.00
EFT1091	09/11/2016	Metal Artwork Creations	gold honour board plates	20.90
EFT1092	09/11/2016	Stewart & Heaton Clothing Co. Pty Ltd	PPE Equipment	2,056.73
EFT1093	09/11/2016	Cr. Alison Harris	OCM Siting Fee 13/10/2016	236.00
EFT1094	09/11/2016	Cr. Bernard Daly	OCM Sitting Fee 13/10/2016	236.00
EFT1095	09/11/2016	Macs Agencies	3 x Bags of Rags	96.00
EFT1096	09/11/2016	IXOM	Chlorine Gas	911.50
EFT1097	09/11/2016	Hutton & Northey Sales	IZUZU Service	3,300.86
EFT1098	09/11/2016	Australias Golden Outback	Editorial in 2017 golden outback holiday planner	1,675.00
EFT1100	09/11/2016	Sportspower Northam	Polo Shirts	88.05
EFT1101	09/11/2016	Cunderdin Tennis Club	Tennis fees for Kidsport	242.00
EFT1102	09/11/2016	Baxters Rural Centre KB	Metric Ball Bearing	22.64
EFT1103	09/11/2016	Tutt Bryant Equipment	Mirror	112.65
EFT1104	09/11/2016	Diamler Trucks Perth	Fuso Service	601.20
EFT1105	09/11/2016	LGISWA	Insurance payments	68,830.02
EFT1106	09/11/2016	Kerb Doctor	Barrier Kerbs	1,293.60
EFT1108	09/11/2016	Airport Lighting Specialists Pty Ltd	Lamp, airbag	256.30
EFT1109	09/11/2016	Moddex Group Pty Ltd	pipe and connectors	40.65
EFT1110	09/11/2016	Mobile Concrete Services Pty Ltd	Supply Concrete	3,595.46
EFT1112	09/11/2016	Trufab Global	Level out ground for concrete next to town hall	396.00

EFT1113	09/11/2016	Laurise Maree Wilson	Refund over payment for pool pass	50.00
EFT1114	09/11/2016	Bluesteel Enterprises Pty Ltd	Camlocks and adaptors	460.64
EFT1115	09/11/2016	Earthstyle Contracting Pty Ltd	Culvert Replacement Olympic Avenue	33,000.00
EFT1116	09/11/2016	Courier Australia	Freight	106.16
EFT1117	09/11/2016	Australian Tax Office	Bas October 2016	17,449.00
EFT1118	09/11/2016	Country Ford	Doctors Car 200,000Km Service	753.75
EFT1119	09/11/2016	EASTWAYS	Toilet Roll Garbage Bags and Hand Towel	771.44
11129	09/11/2016	Water Corporation	Swimming Pool Water	8,006.15
11130	09/11/2016	Synergy	Depot Power	1,340.60
11131	09/11/2016	Jason Signmakers	Lateral Shift Maker	391.82
11132	09/11/2016	Cunderdin Newsagency	Stationery	529.38
11133	09/11/2016	Telstra	Phone Bills	1,103.52
11134	09/11/2016	Autopro Northam	Workshop Supplies, Globes Bayonets and Carpet Spray	410.22
11135	09/11/2016	Cr Ronald Clive Gibsone	OCM Sitting Fee 13/10/2016	236.00
11136	09/11/2016	Cr Dianne Kelly	OCM Sitting Fee 13/10/2016	236.00
11137	09/11/2016	Cr Douglas Brian Kelly	OCM Sitting Fee 13/10/2016	236.00
11138	09/11/2016	Quairading Ag Implements	Drug & Alcohol Testing	1,320.00
			TOTAL	228,587.14

7.3 Council Investments – As at 30 November 2016

Location:	Cunderdin
Applicant:	Deputy Chief Executive Officer
Author:	Paul Godfrey
Report Date:	9 December 2016
Item Approved By:	Chief Executive Officer
Disclosure of Interest:	Nil
File Reference:	Nil
Attachment/s:	Nil

Proposal/Summary

To inform Council of its investments as at 30 November 2016.

Background

The authority to invest money held in any Council Fund is delegated to the Chief Executive Officer. Council Funds may be invested in one or more of the following:

- Fixed Deposits;
- Commercial Bills;
- Government bonds; and
- Other Short-term Authorised Investments.

Council funds are to be invested with the following financial institutions:

- Major Banks & Bonds Issued by Government and/ or Government Authorities.

Comment

COUNCIL INVESTMENTS					
Institution	Amount Invested	Investment type	Municipal Funds	Reserve Funds	Trust Funds
Bendigo Bank	\$775,226.94	Reserves Term Deposit 2.90% Expires : 4/1/2017		\$775,226.94	
Westpac Banking Corporation	\$1,072,963.20	Business Cash Reserve 22-3647 1.30%	\$1,072,963.20		
Westpac Banking Corporation	\$9,721.73	Trust Working Account 12-2981			\$9,721.73
TOTAL INVESTMENTS	\$1,857,911.87		\$1,072,963.20	\$775,226.94	\$9721.73

Consultation

Nil

Statutory Implications

Financial Management Regulation 19.

Policy Implications

Delegation #18 – Investments.

Financial Implications

There are no financial implications in considering this item.

Strategic Implications

There are no strategic implications in considering this item.

Resolution 7.3

That the report on Council investments as at 30 November 2016 be received and noted.

Moved: Cr Clive Gibsone

Seconded: Cr Todd Harris

Vote – Simple Majority

Carried: 8/0

7.4 Camp Kulin

Location:	Shire of Cunderdin
Applicant:	Community Development Officer
Date:	9 December 2016
Author:	Kayla James
Item Approved by:	Chief Executive Officer
Disclosure of Interest:	Nil
File Reference:	Nil
Attachment/s:	1 pages (1 attachments)

Proposal/Summary

To assist by sponsoring up to two children from the Shire of Cunderdin who will be attending Camp Kulin. The sponsorship cost is \$350 per week per child and includes accommodation, transport to and from Perth, meals, facilitation and activities.

Camp Kulin will acknowledge the Shire's sponsorship on all social media pages, local media and in their summer feedback pack distributed to over 400 stakeholders.

Background

During January 2017, Camp Kulin will run camps for children from across Western Australia. Approximately 204 campers will be attending over the summer months including a large number of scholarship campers. Scholarship campers include children who have been affected by domestic violence, sexual assault, child abuse, children who are considered at risk, who have experienced torture situations, have lost their parents and children who are currently homeless.

During the week they will take part in Camp Kulin's internationally recognised program designed to teach important life skills such as leadership, respect, trust, self-esteem, self-confidence, perseverance, ambition and communication skills.

Comment

The Shire of Cunderdin has a number of children who are underprivileged and who would appreciate an opportunity to participate in this worthwhile and educative event, with children of similar backgrounds and with similar needs.

Two children from within the Cunderdin Shire will be attending Camp Kulin during January 2017.

Consultation

N/A

Statutory Implications

Nil

Policy Implications

Nil

Financial Implications

Sponsorship of \$700.00.

Strategic Implications

Cunderdin Strategic Community Plan

The Cunderdin Community Strategic Plan aims to manage growth sustainably through governance, leadership, and targeted service and economic growth. The goals to achieve the aim are:

Social

- Grow and build the population base.
- Improve community spirit, collectively caring for each other.
- Build an active community, increasing participation and ownership.

Environmental

- Maintain and enhance the natural environment and resources.
- Maintain and enhance the area's infrastructure.

Economic

- Strengthen local business and employment capacity.
- Support and encourage sustainable business growth.
- Position the area as a regional strategic location and transport hub.

Resolution 7.4

That Council:

- 1. Agrees to provide financial sponsorship of \$700 to assist with two local children to attend Camp Kulin during January 2017.**
- 2. Allocates the \$700 from Community Development Officer expenditure GL Code 132101.**

Moved: Cr Doug Kelly

Seconded: Cr Bernie Daly

Vote – Absolute majority

Carried: 8/0

7.5 Local Government Integrated Planning and Reporting Requirements

Location:	Shire of Cunderdin
Applicant:	Chief Executive Officer
Date:	30 th November 2016
Author:	Peter Naylor
Item Approved by:	Chief Executive Officer
Disclosure of Interest:	Nil
File Reference:	Nil
Attachment/s:	Nil

Proposal/Summary

For Council to consider presenting a proposal to the Wheatbelt Development Commission (and / or other State Government Agencies) to be approached to assist Wheatbelt Local Governments with the Integrated Planning and Reporting requirements.

Background

In 2010, the Integrated Planning and Reporting (IPR) Framework and Guidelines were introduced in Western Australia as part of the State Government's Local Government Reform Program. All Local Governments were required to have their first suite of IPR documents in place by 1 July 2013.

The IPR suite of documents included:

- Strategic Community Plan;
- Corporate Business Plan;
- Asset Management Plan;
- Workforce Plan; and
- Long Term Financial Plan.

In essence the IPR was designed as a process to:

- Articulate the community's vision, outcomes and priorities; and
- Allocate resources to achieve the vision, striking a considered balance between aspirations and affordability.

The initial preparation of the plans was phased in a gradual basis as the framework and guidelines were developed by the Department of Local Government & Communities.

The unfortunate scenario however existed that almost as soon as the plans were adopted they became null and void due to the demise of the Royalties for Regions Country Local Government Fund, the freeze placed on the indexation of the Local Government Financial Assistance Grants (by the Commonwealth Government) and the freeze placed on the indexation of the State to Local Government Roads Agreement (by the State Government).

As required under the legislation, a desktop review of the Strategic Community Plan and the Corporate Business Plan was undertaken in April 2016 and endorsed by Council.

A full Review of all of the IPR plans is required by June 2017.

Comment

The Wheatbelt Development Commission (WDC), Regional Development Australia Wheatbelt (RDAW), and Department of Sport & Recreation (DSR) prepare a number of Wheatbelt Regional Plans. These documents along with the Local Government IPR Plans basically identify the same strategic goals for every local government in the Wheatbelt.

For example the Liveable Communities section of the Wheatbelt Regional Investment Blueprint Roadmap for Growth, prepared by the WDC, includes:

- **Goal:** Diverse, safe, healthy and resilient communities where services and infrastructure reflect the needs and aspirations of residents.
- **Priority1:** Connected settlements – support economic growth and offer multiple liveability options.
- **Priority 2:** Service Delivery Reform – collaborative strategies ensure health, education, aged and youth / children’s services reflect the needs of current and future Wheatbelt residents.
- **Priority 3:** Community Amenity – contribute to community well-being and liveability and create economic opportunity.

It seems that to avoid a great deal of duplication and to save time with our valuable resources the WDC, RDAW and / or DSR could be engaged to work in a closer liaison with local governments to carry out an overall strategic plan for the wheatbelt communities, which includes community consultation, and preparation of an overarching strategic plan with an addendum added for each LG independently.

An additional benefit to this process could be that if the many projects identified within each LG area can be prioritised it would enable the Local Governments to work more confidently with their community organisations to apply for grant funding, when their project/s are due, and receive that funding.

Consultation

Wendy Newman, Chief Executive Officer, Wheatbelt Development Commission
Juliet Grist, Executive Officer, Regional Development Australia Wheatbelt
Jennifer Collins, Manager Wheatbelt, Department Sport & Recreation

Statutory Implications

Local Government Act 1995

5.56. Planning for the future

- (1) *A local government is to plan for the future of the district.*
- (2) *A local government is to ensure that plans made under subsection (1) are in accordance with any regulations made about planning for the future of the district.*

Local Government (Administration) Regulations 1996

19C. Strategic community plans, requirements for (Act s. 5.56)

- (1) *A local government is to ensure that a strategic community plan is made for its district in accordance with this regulation in respect of each financial year after the financial year ending 30 June 2013.*
- (2) *A strategic community plan for a district is to cover the period specified in the plan, which is to be at least 10 financial years.*
- (3) *A strategic community plan for a district is to set out the vision, aspirations and objectives of the community in the district.*

- (4) *A local government is to review the current strategic community plan for its district at least once every 4 years.*
- (5) *In making or reviewing a strategic community plan, a local government is to have regard to —*
 - (a) *the capacity of its current resources and the anticipated capacity of its future resources; and*
 - (b) *strategic performance indicators and the ways of measuring its strategic performance by the application of those indicators; and*
 - (c) *demographic trends.*
- (6) *Subject to subregulation (9), a local government may modify its strategic community plan, including extending the period the plan is made in respect of.*
- (7) *A council is to consider a strategic community plan, or modifications of such a plan, submitted to it and is to determine* whether or not to adopt the plan or the modifications.*
**Absolute majority required.*
- (8) *If a strategic community plan is, or modifications of a strategic community plan are, adopted by the council, the plan or modified plan applies to the district for the period specified in the plan.*
- (9) *A local government is to ensure that the electors and ratepayers of its district are consulted during the development of a strategic community plan and when preparing modifications of a strategic community plan.*
- (10) *A strategic community plan for a district is to contain a description of the involvement of the electors and ratepayers of the district in the development of the plan or the preparation of modifications of the plan.*
[Regulation 19C inserted in Gazette 26 Aug 2011 p. 3483-4.]

19DA. Corporate business plans, requirements for (Act s. 5.56)

- (1) *A local government is to ensure that a corporate business plan is made for its district in accordance with this regulation in respect of each financial year after the financial year ending 30 June 2013.*
- (2) *A corporate business plan for a district is to cover the period specified in the plan, which is to be at least 4 financial years.*
- (3) *A corporate business plan for a district is to —*
 - (a) *set out, consistently with any relevant priorities set out in the strategic community plan for the district, a local government’s priorities for dealing with the objectives and aspirations of the community in the district; and*
 - (b) *govern a local government’s internal business planning by expressing a local government’s priorities by reference to operations that are within the capacity of the local government’s resources; and*
 - (c) *develop and integrate matters relating to resources, including asset management, workforce planning and long term financial planning.*

Policy Implications

Nil

Financial Implications

To be determined.

Strategic Implications

Cunderdin Community Strategic Plan

The Cunderdin Community Strategic Plan aims to manage growth sustainably through governance, leadership, and targeted service and economic growth. The goals to achieve the aim are:

Social

- Grow and build the population base.
- Improve community spirit, collectively caring for each other.
- Build an active community, increasing participation and ownership.

Environmental

- Maintain and enhance the natural environment and resources.
- Maintain and enhance the area's infrastructure.

Economic

- Strengthen local business and employment capacity.
- Support and encourage sustainable business growth.
- Position the area as a regional strategic location and transport hub.

Resolution 7.5

That Council approaches the Wheatbelt Development Commission, Department of Sport & Recreation and Regional Development Australia Wheatbelt with a view to:

- 1. Streamlining the strategic planning processes for the Wheatbelt; and**
- 2. Working in collaboration for the preparation of the Integrated Planning and Reporting requirements for the local governments in the Wheatbelt.**

Moved: Cr Todd Harris

Seconded: Cr Doug Kelly

Vote – Simple majority

Carried: 8/0

7.6 Cunderdin Community Resource Centre

Location:	Shire of Cunderdin
Applicant:	Cunderdin Community Resource Centre
Date:	9 th December 2016
Author:	Paul Godfrey, DCEO
Item Approved by:	Chief Executive Officer
Disclosure of Interest:	Yes
File Reference:	
Attachment/s:	1 Pages

Cr Dennis Whisson and Mr Peter Naylor, Chief Executive Officer, declared an Impartiality Interest as they are members of the Cunderdin Community Resource Centre Committee.

Proposal/Summary

The Cunderdin Community Resource Centre has requested a reduction in the rates that have been levied on their property, located at 57 Main St Cunderdin.

Background

The rates that have been levied for the 2016/17 year are \$642 , with bin charges of \$233 and Emergency Services Levy of \$71, for a total amount of \$946.

Comments

The Cunderdin Community Resource Centre is a non-profit organisation, operating for the benefit of the Cunderdin Community.

Consultation

Nil

Statutory Implications

Nil

Policy Implications

Nil

Financial Implications

Council will bear the burden of any rate discount if applied.

Strategic Implications

Nil

Cunderdin Community Strategic Plan

The Cunderdin Community Strategic Plan aims to manage growth sustainably through governance, leadership, and targeted service and economic growth. The goals to achieve the aim are:

Social

- Grow and build the population base.
- Improve community spirit, collectively caring for each other.
- Build an active community, increasing participation and ownership.

Environmental

- Maintain and enhance the natural environment and resources.
- Maintain and enhance the area's infrastructure.

Economic

- Strengthen local business and employment capacity.
- Support and encourage sustainable business growth.
- Position the area as a regional strategic location and transport hub.

Resolution 7.6

That Council:

- 1. Reduces the amount of property rates levied for the 2016/2017 Financial Year by 50% (\$321), for the property at 57 Main Street Cunderdin owned by the Cunderdin Community Resource Centre**
- 2. Does not consider a discount for the bin and emergency services levy charges as these relate to a service fee and State Government Agency charges that Council is obliged to pay.**
- 3. Approves the 50% Rates Discount for the Cunderdin Community Resource Centre for future rating years.**

Moved: Cr Todd Harris

Seconded: Cr Bernie Daly

Vote – Absolute Majority

Carried: 7/1

8 Environmental Health & Building

8.1 Cunderdin Sports & Recreation Centre Building

Location:	Cunderdin Sports Ground (Lot 50)
Applicant:	Cunderdin Sports & Recreation Centre Management Committee
Date:	8 th December 2016
Author:	Peter Naylor
Item Approved by:	Chief Executive Officer
Disclosure of Interest:	Nil
File Reference:	Nil
Attachment/s:	51 Pages (9 attachments)

Proposal/Summary

Council to consider a proposal from the Cunderdin Sports & Recreation Centre (CSRC) Management Committee for the installation of Solar Panels on the roof of the building.

Background

The CSRC Committee have obtained quotation of \$35,990 (GST Ex) from Solar Gain to install solar panels on the roof the Sports & Recreation Centre building.

The proposal is to install a 39.96kWp Solar PV Systems comprising of the following:

- 2 x Fronius Symo 15kW inverter;
- 148 x Jinko 270W Polycrystalline panels; and
- Clenergy extruded aluminium Flush mount racking system

Taking into consideration the information obtained through a Interval Data Analysis it is estimated the CSRC Committee will save \$9,070 on their electricity costs in the first year of operation.

Comments

This is a very good initiative by the CSRC Committee and a proposal that was often discussed during the planning phase for the new centre however was not proceeded with due to the final construction costs.

It is proposed that if Council is to endorse the request to install the solar panels on the building, the CSRC Committee will submit a funding application to the Cunderdin Community Centre Trust to apply for financial assistance under the CCCT Community & Sporting Facilities Development Fund Program.

Consultation

David Beard, President Cunderdin Sports & Recreation Centre Management Committee
Tim Jurmann, Shire of Cunderdin Environment Health Officer / Building Surveyor

Statutory Implications

Building Code of Australia

Policy Implications

Nil

Financial Implications

Nil

Strategic Implications

Cunderdin Community Strategic Plan

The Cunderdin Community Strategic Plan aims to manage growth sustainably through governance, leadership, and targeted service and economic growth. The goals to achieve the aim are:

Social

- Grow and build the population base.
- Improve community spirit, collectively caring for each other.
- Build an active community, increasing participation and ownership.

Environmental

- Maintain and enhance the natural environment and resources.
- Maintain and enhance the area's infrastructure.

Economic

- Strengthen local business and employment capacity.
- Support and encourage sustainable business growth.
- Position the area as a regional strategic location and transport hub.

Resolution 8.1

That Council grants approval to the Cunderdin Sports & Recreation Centre Management Committee for the installation of Solar Panels on the roof of the Sports & Recreation centre Building in accordance with the proposal prepared by Solar Gain dated 1st December 2016.

Moved: Cr Clive Gibsone

Seconded: Cr Doug Kelly

Vote – Simple Majority

Carried: 8/0

9. Works & Services

9.1 Works & Services Report

Location:	Cunderdin
Applicant:	Manager Works and Services
Date:	9 December 2016
Author:	Acting Manager Works and Services
Item Approved by:	Chief Executive Officer
Disclosure of Interest:	Nil
Attachment/s:	Nil

Proposal/Summary

Council is to receive the Works and Services Report for November 2016.

Construction

Nil

General Maintenance – Roads listed have had maintenance carried out on them:-

- Conducted road repairs on 3 Mile Gate Road, Goomalling Road, Woonwooring Road, Wyalkatchem Road, 5 Mile Gate Road and Southern Brook Road;
- Commenced verge clearing and shoulder clearing 4kms along Southern Brook Road;
- Delivered sand; and
- Repaired potholes on Bulgin Road.

Replaced/Repaired the following signs:-

- Removed the signs from the paddock on Great Eastern Highway.

Parks and Gardens – Meckering

- Carried out general mowing, slashing, whipper snipping and clean-up of all parks gardens and public open space;
- Cleaned up branches from along Cemetery Road; and
- Removed green waste.

Parks and Gardens – Cunderdin and the Recreation Centre

- Carried out general mowing, slashing, whipper snipping and clean-up of all parks gardens and public open space;
- Trees removed from O'Connor Park and along the rear of the Cunderdin Swimming Pool; and
- Removed green waste.

Building and Other Maintenance

Nil

Road Side and Verge Spraying

Nil

Cemeteries

No funerals in November.

Airfield Maintenance

- General weekly inspections, no damage.
- Removed trees from both ends of the runway.

Plant Maintenance

- No major breakdowns to report.

Waste Services

- Both transfer stations are working well and no complaints received.

Works and Services Staff

- Several staff members attended the water bomber refill training held at the Airport.

Traffic Counters

Nil

Other Matters

Nil

Statutory Implications

Local Government Act 1995

Financial Implications

Nil

Resolution 9.1

That Council:

- 1. Receives the Works and Services Report for November 2016.**

Moved: Cr Norm Jenzen

Seconded: Cr Dianne Kelly

Vote – Simple majority

Carried: 8/0

10 Planning & Development

10.1 Gliding Club of WA

Location:	Cunderdin Airfield
Applicant:	Gliding Club of WA
Date:	6 th December 2016
Author:	Peter Naylor
Item Approved by:	Chief Executive Officer
Disclosure of Interest:	Nil
File Reference:	Nil
Attachment/s:	3 Pages

Proposal/Summary

For Council to consider a request from the Gliding Club of WA for a variation to the existing lease agreement at the Cunderdin Airfield to incorporate additional premises.

This report is recommending that the matter be deferred until early in the 2017 year when it is expected that Ascent Aviation will make a final determination on their business plan proposal for the airfield.

Background

The Gliding Club of WA has a long term lease (25 years, terminating 31st March 2036) with the Shire of Cunderdin, for areas at the Cunderdin Airfield as identified in the attachment.

There are several privately owned (by members of the Gliding Club) hangars on-site, the arrangements for these hangars are quite adhoc and Council charges \$2/m2 per annum for the hangars.

The Bellman Hangar has been leased to Dunn Aviation for a period of time, however recently notification was received advising termination of the lease.

The Gliding Club is requesting Council consider a variation to the lease agreement to incorporate the privately owned hangars and the Bellman Hangar.

Whilst Council can consider the requested additions, the two requests may possibly have different impacts on the future of the airfield.

1. The individual hangars are privately owned and this would be a rather simple and straight forward process that would simplify the administration from a shire perspective.
2. The Bellman Hangar has not been very well maintained in recent times and is in need of some urgent maintenance. Pigeons have “trashed” the property and this is one of the reasons as to why Dunn Aviation has terminated their lease. Whilst the Gliding Club are proposing that the Bellman Hangar be leased to them on \$2/m2 basis (as per the other hangars), they are also offering to maintain the premises as part of the lease agreement, which will be of assistance to Council.

Comment

It would be of benefit to Council to incorporate the privately owned hangars and Bellman Hangar into the Gliding Club lease both from an administration and maintenance point of view, however it may also be beneficial to consider an entirely new lease for the additional properties with lease terms to be determined, especially given the potential future plans for the airfield.

The Chief Executive Officer has discussed the Gliding Club's proposal with Ascent Aviation.

Ascent Aviation are concerned that should Council be in favour of the proposal that it may impact upon their long term plans for the airfield.

Whilst until such time as Ascent Aviation make a final commitment to leasing the airfield Council has sole discretion as to the arrangements at the property. However, as Ascent have recently indicated that a final decision should be made by February / March 2017 on their business planning process it may be worthwhile Council defer a decision on the matter until after that period.

Consultation

Gliding Club of WA
Ascent Aviation

Statutory Implications

Local Government Act 1995 – Section 3.58 Disposing of Property

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 1996 – Regulation 30 Dispositions of property excluded from Acts. 3.58

30. Dispositions of property excluded from Act s. 3.58

- (1) A disposition that is described in this regulation as an exempt disposition is excluded from the application of section 3.58 of the Act.
- (2) A disposition of land is an exempt disposition if —
 - (a) the land is disposed of to an owner of adjoining land (in this paragraph called the **transferee**) and —
 - (i) its market value is less than \$5 000; and
 - (ii) the local government does not consider that ownership of the land would be of significant benefit to anyone other than the transferee; or
 - (b) the land is disposed of to a body, whether incorporated or not —
 - (i) the objects of which are of a charitable, benevolent, religious, cultural, educational, recreational, sporting or other like nature; and
 - (ii) the members of which are not entitled or permitted to receive any pecuniary profit from the body's transactions; or
 - (c) the land is disposed of to —
 - (i) the Crown in right of the State or the Commonwealth; or
 - (ii) a department, agency, or instrumentality of the Crown in right of the State or the Commonwealth; or
 - (iii) another local government or a regional local government; or
 - (d) it is the leasing of land to an employee of the local government for use as the employee's residence; or
 - (e) it is the leasing of land for a period of less than 2 years during all or any of which time the lease does not give the lessee the exclusive use of the land; or
 - (f) it is the leasing of land to a person registered under the Health Practitioner Regulation National Law (Western Australia) in the medical profession to be used for carrying on his or her medical practice; or
 - (g) it is the leasing of residential property to a person.
- (2a) A disposition of property is an exempt disposition if the property is disposed of within 6 months after it has been —
 - (a) put out to the highest bidder at public auction, in accordance with section 3.58(2)(a) of the Act, but either no bid is made or any bid made does not reach a reserve price fixed by the local government; or
 - (b) the subject of a public tender process called by the local government, in accordance with section 3.58(2)(b) of the Act, but either no tender is received or any tender received is unacceptable; or
 - (c) the subject of Statewide public notice under section 3.59(4) of the Act, and if the business plan referred to in that notice described the property concerned and gave details of the proposed disposition including —

- (i) the names of all other parties concerned; and*
(ii) the consideration to be received by the local government for the disposition; and
(iii) the market value of the disposition as ascertained by a valuation carried out not more than 12 months before the proposed disposition.
- (2b) Details (see section 3.58(4) of the Act) of a disposition of property under subregulation (2a) must be made available for public inspection for at least 12 months from the initial auction or tender, as the case requires.*
- (3) A disposition of property other than land is an exempt disposition if —*
(a) its market value is less than \$20 000; or
(b) it is disposed of as part of the consideration for other property that the local government is acquiring for a consideration the total value of which is not more, or worth more, than \$50,000.

Policy Implications

Nil

Financial Implications

Nil

Strategic Implications

Cunderdin Community Strategic Plan

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Social

- Grow and build the population base.
- Improve community spirit, collectively caring for each other.
- Build an active community, increasing participation and ownership.

Environmental

- Maintain and enhance the natural environment and resources.
- Maintain and enhance the area's infrastructure.

Economic

- Strengthen local business and employment capacity.
- Support and encourage sustainable business growth.
- Position the area as a regional strategic location and transport hub.

Resolution 10.1

That Council informs the Gliding Club of WA that whilst it generally supports their endeavours at the Cunderdin Airfield to incorporate additional premises into the existing lease arrangement they will be deferring a decision on this matter until early in the 2017 calendar year (March 31st latest) to await the outcome of the business planning process currently being prepared by Ascent Aviation.

Moved: Cr Doug Kelly

Seconded: Cr Dianne Kelly

Vote – Simple majority

Carried: 8/0

10.2 Proposed Subdivision – Lot 1 Leeming Rd, Warding East

Location:	Lot 1 Leeming Rd, Warding East
Applicant:	Altech Chemicals Ltd
Date:	24 November 2016
Author:	Jacky Jurmann, Planner
Item Approved by:	Chief Executive Officer
Disclosure of Interest:	Nil
Attachment/s:	Subdivision Application documents

Cr Dianne Kelly and Cr Doug Kelly declared a Proximity Interest in this item as they are neighbouring property owners.

Proposal/Summary

The Western Australian Planning Commission (WAPC) has referred an application for subdivision to the Shire of Cunderdin for information, comment and/or recommended conditions.

It is proposed to subdivide Lot 1 on Deposited Plan 33289 situated on Leeming Road in Warding East (Meckering) known as Melinga Farm into two (2) lots. The existing lot has an area of 167.6224 hectares and it is proposed that the two new lots will have areas of 92.9575 and 74.6649 hectares.

Background

Supporting information accompanying the subdivision application submitted to the WAPC indicates that the subdivision is for the purposes of facilitating a mining proposal on the larger lot to be known as Lot 801.

The application documents are attached that provides the background information to the mining proposal.

Comments

Mining activities are regulated under the provisions of the *Mining Act 1978*. Although the subdivision application does not relate to any approvals required to undertake mining, the purpose of the application is to facilitate the mining proposal and therefore, it is considered appropriate to mention the provisions of the Act as follows:

Section 120 states: *“In considering any application for the grant of a mining tenement the Minister, warden or mining registrar, as the case requires, shall take into account the provisions of any planning scheme in force under the Planning and Development Act 2005 affecting the use of the land concerned, but the provisions of any such scheme shall not operate to prohibit or affect the granting of a mining tenement or the carrying out of any mining operations authorised by this Act.”*

The Cunderdin Local Planning Scheme No. 3 lists ‘Industry – Mining’ as a permitted land use in the Zoning Table (Table 1) and therefore does not require development approval from the Shire.

Consultation

There are no consultation requirements for the Shire relating to subdivision processes.

Statutory Implications

The WAPC is responsible for determining applications for freehold and survey strata subdivisions under the *Planning and Development Act 2005* and *Strata Titles Act 1985*.

Local government and other authorities are invited to make comments and recommend conditions as part of the WAPC's assessment process.

In assessing and providing recommendations on subdivisions, local governments need to consider the provisions of their Local Planning Strategy and Local Planning Scheme together with relevant State planning policies and guidelines.

Shire of Cunderdin Local Planning Strategy

The Strategy aims to protect agricultural land from land use conflict and fragmentation in order to promote broad-hectare agriculture activities as the predominant land use in the zone. It also recognises the important of mineral resources to the economy of the Shire, including the Kaolin deposit in Meckering.

It is recommended that Special Control Areas be incorporated into the planning scheme provisions to provide long-term protection to the Shire's mineral resources. This recommendation has not been implemented to date.

Shire of Cunderdin Local Planning Scheme No. 3

The subject lot is zoned General Agriculture and is currently used for cropping and grazing purposes. Industry – Mining is a permitted use in the zone.

Table 2 of LPS3 sets out the site and development requirements. In the General Agriculture zone the minimum lot size is 400,000m² (40 hectares), unless a homestead lot is proposed and then the minimum lot size is 40,000m² (4 hectares). The proposed lots exceed the minimum lot size and therefore comply with this requirement.

Clause 4.25 relates to development abutting an unconstructed road. The access to the existing lot is from Leeming Road, however once subdivided, Lot 802 will not have access to a constructed road. This clause enables the local government to refuse the application; require payment towards the cost of constructing the road or part thereof; or to require other arrangements for permanent access. In this circumstance, an easement is recommended taking into consideration that the lot is part of a larger landholding used for broad hectare farming.

There are no other provisions relative to the subdivision application.

State Planning Policies

The State planning policies relating to the subdivision of rural land are State Planning Policy 2.5 – Land Use Planning in Rural Areas and Development Control Policy 3.4 – Subdivision of Rural Land. Both policies aim to protect agricultural land from land use conflicts and fragmentation. DCP 3.4 outlines the circumstances in which subdivision of rural land may be considered appropriate, including allowing for access to natural resources.

The land is mapped as partially bushfire prone predominantly affecting proposed Lot 802. The Shire has not been provided any additional information regarding bushfire and it is common practice for the WAPC not to request additional information if it is deemed not to contribute to the decision making process relating to the subdivision application. Notwithstanding this, it is considered that conditions should be recommended relating to proposed Lot 802, particularly considered if in the future a dwelling may be constructed on the site.

Policy Implications

The subdivision proposal is not consistent with the aims and objectives of the Shire's Local Planning Strategy and Scheme for land zoned General Agriculture with regards to the continuation of broad-hectare agricultural activities and preventing fragmentation of agricultural land due to the proposed to create two (2) smaller lots.

Notwithstanding this, the Applicant has advised in the supporting information submitted to the WAPC to facilitate a mining proposal, which is a permitted use in LPS3, identified in the Strategy, supported by State planning policies and the *Mining Act 1978*.

Financial Implications

There are no financial implications associated with the subdivision proposal. The Strategy identifies mineral resources to be a contributor to the economy of the Shire.

Strategic Implications

Cunderdin Community Strategic Plan

The Cunderdin Community Strategic Plan aims to manage growth sustainably through governance, leadership, and targeted service and economic growth. The goals to achieve the aim are:

Social

- Grow and build the population base.
- Improve community spirit, collectively caring for each other.
- Build an active community, increasing participation and ownership.

Environmental

- Maintain and enhance the natural environment and resources.
- Maintain and enhance the area's infrastructure.

Economic

- Strengthen local business and employment capacity.
- Support and encourage sustainable business growth.
- Position the area as a regional strategic location and transport hub.

This proposal is not inconsistent with the goals of the CSP relating to the environmental and economic goals.

Resolution 10.2

That Council:

- 1. Advise the Western Australian Planning Commission that no objections are raised to the approval of subdivision application No. 154480 relating to Lot 1 Leeming Road, Warding East, subject to the imposition of the following conditions:**
 - a. A notification, pursuant to Section 165 of the *Planning and Development Act 2005*, is to be placed on the certificate(s) of title of the proposed Lot 802 with a Bushfire Attack Level (BAL) rating of 12.5 or above, advising of the existence of a hazard or other factor. Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state as follows:

‘This land is within a bushfire prone area as designated by an Order made by the Fire and Emergency Services Commissioner and may be subject to a Bushfire Management Plan. Additional planning and building requirements may apply to development on this land’ (Western Australian Planning Commission)**
 - b. An easement in accordance with Sections 195 and 196 of the *Land Administration Act 1997* for the benefit of Lot 802 is to be placed on the certificate of title of the proposed Lot 801 specifying access rights. Notice of this easement is to be included on the diagram or plan of survey (deposited plan). The easement is to state as follows:

“An easement for access for Lot 802 burdens Lot 801 as depicted on the deposited plan.”**
 - c. Suitable arrangements being made with the local government for the provision of vehicular crossover(s) to service the lot(s) shown on the approved plan of subdivision. (Local Government)**

Moved: Cr Todd Harris

Seconded: Cr Norm Jenzen

Vote – Simple Majority

Carried: 7/1

10.3 Proposed Ready Mixed Concrete Supply Plant – Lot 28 West Main St, Cunderdin

Location:	Lot 28 West Main St, Cunderdin
Applicant:	Mobile Concrete Services Pty Ltd
Date:	8 December 2016
Author:	Jacky Jurmann, Planner
Item Approved by:	Chief Executive Officer
Disclosure of Interest:	Nil
Attachment/s:	Application documents

Proposal/Summary

A development application has been received proposing to utilise a portion of Lot 28 West Main Street, Cunderdin for the purposes of establishing a ready mixed concrete supply plant.

The application has been assessed in accordance with the provisions of the Cunderdin Local Planning Scheme 3 (LPS3) and is recommended for conditional approval.

Background

It is proposed to lease and occupy 2,500m² in the north-western corner of the site owned and occupied by Mac Agencies. The site will be covered with gravel hardstand with concrete bunkers constructed along the eastern boundary of the leased area. Equipment installed will consist of a mobile concrete batching plant and transportable office/amenities building. The batching plant will be mobilised off-site when required for longer contracts and on-site at other times.

The application documents are attached that provides additional information to the proposal.

Comments

The Applicant currently operates premises in Toodyay and has advised that the plant is mobile that will be operated in conjunction with the existing plant and is proposed from a business point of view as a 'soft entry' into the Cunderdin area market. If successful, more permanent premises and equipment will be proposed.

Consultation

There are no consultation requirements under the provisions of LPS3. Notwithstanding this, the Applicant has consulted with nearby landowners/business owners and has been advised that they have no objections, in writing and verbally.

Statutory Implications

Shire of Cunderdin Local Planning Scheme No. 3

The subject lot is zoned Mixed Business and is currently occupied by Mac Agencies for as a rural service industry.

Light and service industries are listed in the Zoning Table as 'A' and 'D' uses respectively. The proposed use, which includes batching of concrete and producing concrete products for retail sale, is best described as a service industry, which is defined in LPS3 as:

- (a) an industry – light carried out from premises which may have a retail shop front and from which goods manufactured on the premises may be sold; or*
- (b) premises having a retail shop front and used as a depot for receiving goods to be serviced.*

'D' or discretionary uses are uses that are not permitted unless the local government has exercised its discretion by granting development approval. Advertising is not required under the provisions of LPS3 for these uses.

The objectives of the Mixed Business zone include accommodating a range of uses, including light and service industry, complementary to the Town Centre. The proposed use is consistent with the zone objectives.

Table 2 of LPS3 sets out the site and development requirements for development. In relation to this development, the following provisions apply:

- Setbacks – a minimum of 5 metres from the front and rear boundaries and 3 metres from one side. Proposal complies.
- Minimum plot ratio – 0.5. Proposal complies.
- Minimum car parking spaces – 1 per 50m² of gross floor area. To be conditioned.
- Minimum landscape area – 10% (generally at street frontage). Street frontage not affected.

Clause 4.8 sets out the requirements for commercial development in the Town Centre and Mixed Business zones. The sub-clauses have been assessed as follows:

- 4.8.1 – requires compliance with Table 2. Refer to the above comments.
- 4.8.2 & 4.8.3 – relates to front facades of buildings. Not applicable.
- 4.8.4 – may require provision of loading docks and rear access. Access for loading purposes is suitable for the proposal, particularly as the trucks can enter and exit in a forward direction.
- 4.8.5 – accessways and parking areas to be sealed. Applicant proposes to seal lease area with gravel hardstand. Condition to be imposed requiring drainage of area to contain water within the site.
- 4.8.6 – not applicable.
- 4.8.7 – fencing minimum of 1.8m high link security mesh. No fencing proposed.
- 4.8.8 – not applicable.
- 4.8.9 – landscaping to be provided generally in accordance with Table 2 and located in positions to enhance appearance of development.

Clause 4.16 applies to outdoor storage areas to ensure that they do not detract from the visual amenity. The proposed outdoor storage areas will not be visible from the street and are in context with the use of the site.

Clause 4.17 relates to the general appearance of buildings and preservation of amenity. The proposed buildings are temporary in nature, in context with the surroundings and located at the rear of the site. Concrete batching plants can produce dust and noise emissions as a result of the processes and hours of operation. The EPA's Separation Distances between Industrial and Sensitive Land Uses Guideline (2005) specifies a distance of 300-500 metres between cement product manufacturing works and sensitive premises, such as dwellings and schools. The proposal is approximately 400 metres from the nearest residence and will require a licensed from the DER, which will contain conditions regarding production capacity and dust emissions.

Clause 4.18 specifies a maximum building height of 10 metres to ensure that there is no impact on visual amenity and views. The height of the plant will not exceed 10 metres and will not impact on visual amenity or views due to the location of the property and location on site.

As can be ascertained from the above assessment, the proposal generally complies with the relevant provisions of LPS3.

Policy Implications

There are no policy implications associated with this proposal.

Financial Implications

There are no financial implications associated with the subdivision proposal.

Strategic Implications

Cunderdin Community Strategic Plan

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Social

- Grow and build the population base.
- Improve community spirit, collectively caring for each other.
- Build an active community, increasing participation and ownership.

Environmental

- Maintain and enhance the natural environment and resources.
- Maintain and enhance the area's infrastructure.

Economic

- Strengthen local business and employment capacity.
- Support and encourage sustainable business growth.
- Position the area as a regional strategic location and transport hub.

This proposal is consistent with the goals of the CSP, particularly relating to the economic goals of strengthening and supporting sustainable business growth.

Resolution 10.3

That Council APPROVE the development of a ready mixed concrete supply plant at Lot 28 West Main Street, Cunderdin as proposed in development application reference 2016/17-12 and accompanying plans (Figures 1 and 2), in accordance with the Cunderdin Local Planning Scheme 3 subject to the following conditions and advice notes:

Conditions

2. This decision constitutes planning approval only and is valid for a period of 2 years from the date of approval. If the subject development is not substantially commenced within the 2 year period, the approval shall lapse and be of no further effect.
3. The siting of the plant and associated infrastructure shall be a minimum of 5 metres from the rear boundary and 3 metres from the side boundary.
4. All stormwater is to be contained on the subject site to the satisfaction of the local government.
5. A minimum of 1 car parking space per 50m² of gross floor area shall be provided on site prior to production of any concrete.
6. Dust suppression measures shall be employed, when required, to contain emissions within the site to the satisfaction of the local government.

Advice Notes

1. Where an approval has so lapsed, no development shall be carried out without the further approval of the local government having first been sought and obtained.
2. If an applicant or owner 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 made within 28 days of the determination.
3. Prior to commencement of the development hereby determined, a Building Permit or Demolition Permit may be required in accordance with the provisions of the *Building Act 2011*.

Moved: Cr Todd Harris

Seconded: Cr Norm Jenzen

Vote – Simple Majority

Carried: 8/0

10.4 Cunderdin Aged Appropriate Accommodation Project

Location:	Cunderdin
Applicant:	Chief Executive Officer
Date:	9 th December 2016
Author:	Peter Naylor
Item Approved by:	Chief Executive Officer
Disclosure of Interest:	Nil
File Reference:	Nil
Attachment/s:	22 Pages (3 attachments)

Proposal/Summary

For Council to consider and endorse the recommendation from the Cunderdin Aged Appropriate Accommodation Project Management Committee in reference to the proposed site layout and unit designs for the Project

For Council to consider authorising the Chief Executive Officer to prepare and enter into a contract with Pindan Modular for the development of the Cunderdin Aged Appropriate Accommodation project in accordance with the final proposed site layout and unit designs, and cost structure for the Project.

Background

OCM 15th September 2016.

That Council endorses the recommendation from the Cunderdin Aged Appropriate Accommodation Project Management Committee meeting held on Wednesday 7th September 2016, as follows:

That the Cunderdin Aged Appropriate Accommodation Project Management Committee recommends to the Shire of Cunderdin that:

- 1. Pindan Modular be selected as the preferred tenderer for the Cunderdin Aged Appropriate Accommodation Project;*
- 2. Council authorises the Cunderdin AAA Project Management Committee to work with Pindan Modular to finalise variations to the tender documents submitted to ensure they meet with Platinum Design Levels for Aged Appropriate Accommodation, actual unit design requirements, and preferred site layout, within the project budget, prior to entering into a formal contract; and*
- 3. Authorises the Shire President and Chief Executive Officer to work with the Cunderdin AAA Project Management Committee in respect to dot point 2 of the resolution and duly execute tender contract documentation when the aforementioned design aspects have been suitably met.*

Comment

Since the Council meeting on 15th September, the AAA Project Management Committee has been working diligently with Pindan Modular, and others, to ensure the final unit and site layout designs for the project will be the most appropriate to provide the best possible high level of service delivery to the local community into the future.

As a result of the planning and design variation process the final cost has been provided at \$2,588,134, GST Inclusive, (as opposed to the original tender price of \$2,350,591).

In addition to the construction of the buildings, the cost structure also includes provisional sums for the provision of:

- Full Site Clear, sand pad preparation – including levels (Geotech report required)

- Service (power, water, sewer), reticulation from street to individual building connection points (including consultant and local authority fees)
- Site stormwater & drainage (civil works)
- Communal road & path – including earthworks
- Driveways from communal road to concrete carports (to match road)
- Individual & communal landscaping, including fencing & reticulation

At the recent Cunderdin AAA Project Management Committee meeting held on 22nd November 2016, the Committee resolved to recommend to Council as follows:

The Age Appropriate Accommodation Project Management Committee (PMC) recommends to the Shire of Cunderdin that:

- 1. The final draft plan of the unit designs and site layout for the Age Appropriate Accommodation Project be endorsed for the project.*
- 2. Final costing of the Age Appropriate Accommodation Project be accepted by Council.*
- 3. Shire of Cunderdin authorises the CEO to prepare a Contract with Pindan Modular Pty Ltd for delivery of the Age Appropriate Accommodation Project in accordance with the aforementioned information.*
- 4. Frontline Services monitoring system to be installed on a trial basis (12 months) in one 2 bedroom x2 bathroom unit. Pindan Modular Pty Ltd to liaise with Frontline Services.*

Further to the above, and with reference to dot point 4 of the Committee resolution, the Committee has been liaising with Frontline Services for the installation, on a 12 month trial basis, of newly developed system providing ‘smart’ technology in the aged care sector with product development and installation of sensors to detect changes in light, movement, temperature, humidity, power usage, doors opening and closing – automation from a safety perspective. The system detects any deviations from the ‘normal’ profile/routine of the client and sends a notification or alarm to the carer or family. This raises a notification if there is a client wandering issue or if the client is socially isolated (not leaving the home). The client has the option to wear a duress pendant to call for assistance. The client’s family has the option to also monitor the status by downloading an app onto their smartphone.

Whilst the indicative cost to the client is usually about \$2,000 to set up in the home (infrastructure) and \$50 per month for the monitoring service, depending on the volume. The cost for the trial period of 12 months will be met by Frontline Services.

Consultation

Cunderdin Aged Appropriate Accommodation Project Management Committee
 WA Country Health
 Alzheimers Australia
 Pindan Modular
 Frontline Services – Home Sensor Technology

Statutory Implications

Accommodation design must be compliant with all relevant acts and legislation including, but not limited to:

- National and State Construction and Building Codes (NCC) noting that they include the requirement for compliance with the Occupational Safety and Health Act and the Disability Discrimination Act.
- Plumbers Licensing and Plumbing Standards Regulations 2000 and Australian Standards AS 3500.
- Principles of Universal design as well as Dementia Enabling design (Refer to section 4.1).

- Liveable Housing Design Guidelines 2012 and National Liveable Housing Design Guidelines.

Policy Implications

Nil

Financial Implications

Project fully funded through the Southern Inland Health Initiative Stream 6 Funding Program.

Strategic Implications

Cunderdin Community Strategic Plan

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- Build an active community, increasing participation and ownership.

Environmental

- Maintain and enhance the natural environment and resources.
- Maintain and enhance the area's infrastructure.

Economic

- Strengthen local business and employment capacity.
- Support and encourage sustainable business growth.
- Position the area as a regional strategic location and transport hub.

Resolution 10.4

That Council:

1. Endorses the recommendation from the Cunderdin Aged Appropriate Accommodation Project Management Committee meeting held on Wednesday 22nd November 2016, as follows:

The Age Appropriate Accommodation Project Management Committee (PMC) recommends to the Shire of Cunderdin that:

1. *The final draft plan of the unit designs and site layout for the Age Appropriate Accommodation Project be endorsed for the project.*
 2. *Final costing of the Age Appropriate Accommodation Project be accepted by Council.*
 3. *Shire of Cunderdin authorises the CEO to prepare a Contract with Pindan Modular Pty Ltd for delivery of the Age Appropriate Accommodation Project in accordance with the aforementioned information.*
 4. *Frontline Services monitoring system to be installed on a trial basis (12 months) in one 2 bedroom x2 bathroom unit. Pindan Modular Pty Ltd to liaise with Frontline Services.*
2. Authorises the Chief Executive Officer to prepare a suitable contract for the development of the Cunderdin Aged Appropriate Accommodation Project in consultation with Pindan Modular and Councils Solicitors (if required), at the revised quotation of \$2,588,134 (GST Inclusive).
 3. Authorises the Shire President and Chief Executive Officer to execute the final contract with Pindan Modular on behalf of the Shire of Cunderdin.

Moved: Cr Bernie Daly

Seconded: Cr Clive Gibsone

Vote – Absolute majority

Carried: 8/0

11. Urgent Items

Resolution 11

That Late Agenda Items:

11.1 Cunderdin Museum Building Maintenance

11.2 Water Corporation Request for Exemption

be accepted by Council.

Moved: Cr Clive Gibsone

Seconded: Cr Dianne Kelly

Vote: Simple Majority

Carried: 8/0

11.1 Cunderdin Museum Building Maintenance

Location:	Cunderdin Museum, Forrest Street, Cunderdin
Applicant:	Cunderdin Museum Committee
Date:	15 th December 2016
Author:	Peter Naylor
Item Approved by:	Chief Executive Officer
Disclosure of Interest:	Yes
File Reference:	Nil
Attachment/s:	1 Page

Cr Todd Harris declared an Impartiality Interest as he is Chair of the Museum Committee.

Proposal/Summary

Request from the Cunderdin Museum Committee for financial assistance to enable urgent conservation works at the Cunderdin Museum to proceed.

Background

The Cunderdin Museum Committee is working with the National Trust of WA to undertake urgent conservation works at the Museum building. The works include:

- Replacing and painting roofing timbers.
- Replacing and painting barge boards beneath gutters on building and coal bunker.
- Replacing the gutters.
- Repairing the original 1901 reinforced concrete canopy over the front entrance.

The cost works is estimated at \$34,000 (+GST).

The National Trust have been successful in securing funding grant funding of \$25,000 to assist with the project.

Cunderdin Museum Committee is seeking Council funding assistance of \$9,000 to cover the shortfall.

Comment

The former Number 3 Pump Station (Cunderdin Museum) is a significant building in the history of the Cunderdin townsite.

Consultation

Nil

Statutory Implications

Local Government Act 1995

Policy Implications

Nil

Financial Implications

Financial allocation from the Cunderdin Museum Reserve Account

Strategic Implications

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Environmental

- Maintain and enhance the natural environment and resources.
- Maintain and enhance the area's infrastructure.

Economic

- Strengthen local business and employment capacity.
- Support and encourage sustainable business growth.
- Position the area as a regional strategic location and transport hub.

Resolution 11.1

That Council:

- 1. Acknowledges the urgent conservation works required at the Cunderdin Museum, to estimated value of \$34,000 (+GST), and the National Trust of WA funding contribution of \$25,000 to assist with the works.**
- 2. Allocates \$9,000 from the Cunderdin Museum Reserve Account as a financial contribution to enable the works to proceed.**

Moved: Cr Alison Harris

Seconded: Cr Norm Jenzen

Vote – Absolute majority

Carried: 8/0

11.2 Water Corporation Application for Exemption

Location:	Lot 71 Great Eastern Highway, Cunderdin
Applicant:	Water Corporation
Date:	15 th December 2016
Author:	Peter Naylor
Item Approved by:	Chief Executive Officer
Disclosure of Interest:	Nil
File Reference:	Nil
Attachment/s:	14 Pages

Proposal/Summary

Water Corporation are constructing two (2) 37.5 ML Water Tanks on Lot 71 Great Eastern Highway and they are requesting Council to issue an exemption during period of Harvest Bans to enable the works to continue.

Background

The two 37.5 ML tanks are to replace the open air reservoir in Cunderdin, near the Cunderdin Golf Course, as the backup water supply for the Mundaring to Kalgoorlie pipeline.

The Water Corporation have a number of contractors working on-site and the cost to stand the workers down during harvest ban period has the capacity to costs thousands of dollars.

The Water Corporation, as part of in in support of their application, have submitted quite a comprehensive Bushfire Management Plan.

Comment

For Council consideration

Consultation

Water Corporation

Statutory Implications

Bush Fires Act 1954

Policy Implications

Nil

Financial Implications

Nil

Strategic Implications

Cunderdin Community Strategic Plan

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- Maintain and enhance the area's infrastructure.

Economic

- Strengthen local business and employment capacity.
- Support and encourage sustainable business growth.
- Position the area as a regional strategic location and transport hub.

Resolution 11.2

That Council declines the request from the Water Corporation to be issued with an exemption to enable works to continue at the Cunderdin Water Tanks Storage Facility Project Site, being Lot 71 Great Eastern Highway, Cunderdin, during Harvest Ban periods.

Moved: Cr Alison Harris

Seconded: Cr Bernie Daly

Vote – Simple majority

Carried: 5/4

Note: the vote was tied at 4 all and the Shire President exercised his casting vote and the motion was carried.

6:16pm

Meredith Lee-Curtis left the meeting.

12. Matters for which the meeting may be closed

12.1 Ascent Aviation – Cunderdin Airfield

Location:	Cunderdin Airfield (and surrounds)
Applicant:	Ascent Aviation
Date:	7 th December 2016
Author:	Peter Naylor
Item Approved by:	Chief Executive Officer
Disclosure of Interest:	Nil
File Reference:	33917
Attachment/s:	10 Pages (2 attachments)

Please refer to attached Private & Confidential Report and Correspondence.

6:26pm Cr Norm Jenzen left the meeting

6:28pm Cr Jenzen returned to the meeting

Motion 12.1.1

That Council declines the request from Ascent Aviation for financial assistance for the funding of survey work at the Cunderdin Airfield to facilitate the amalgamation of the airfield title with additional expansion land surrounding the airfield.

Moved: Cr Alison Harris

Seconded: Cr Bernie Daly

Vote – Absolute majority

Lost: 3/5

Resolution 12.1.2

That:

- 1. Council supports the financial assistance request from Ascent Aviation to progress land survey work at the Cunderdin Airfield to facilitate the amalgamation of the airfield title with additional expansion land surrounding the airfield.**
- 2. Council informs Ascent Aviation that the financial assistance is in the form of a loan only and funds must be repaid to Council either on receipt of the next round of equity payments, anticipated end of February 2017, or by time payment plan agreed to as part of a loan agreement.**
- 3. Payment of the loan funds is subject to preparation of suitable loan agreement to be prepared by the Chief Executive Officer in conjunction with Council Solicitors (as required) and signed by both parties.**

Moved: Cr Doug Kelly

Seconded: Cr Clive Gibsone

Vote – Simple majority

Carried: 5/3

Note: Cr's Bernie Daly and Alison Harris requested their names be recorded as voting against the motion.

13. Closure of meeting

There being no further business the Shire President will declare the meeting closed at 6.34pm.