



SHIRE
Of
MEEKATHARRA

MINUTES
Of
HEALTH, BUILDING & TOWN PLANNING MEETING
Held
AT THE COUNCIL CHAMBERS, MEEKATHARRA
On
SATURDAY 20 APRIL 2013
COMMENCING AT 08.30AM

1. DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS:

1.1 DECLARATION OF OPENING

The Chairperson, Cr NL Trenfield, declared the meeting opened at 08.30am

1.2 DISCLAIMER READING

No responsibility whatsoever is implied or accepted by the Shire of Meekatharra 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 decision, which will be provided within fourteen (14) days of this Meeting

The Chairperson, Cr NL Trenfield, read the disclaimer out loud.

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

Members

Cr NL Trenfield Chairperson
Cr TR Hutchison Deputy Chairperson
Cr AG Burrows
Cr PS Clancy

Staff

Samantha Tarling Acting/Community Development Services Manager
Bill Atyeo Principle Environmental Health Officer/Building Surveyor

Apologies

Cr JE Burgemeister

Approved Leave of Absence

Nil

Observers

Cr HJ Nichols
Cr RK Howden (8.40am)

3. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Nil

4. PUBLIC QUESTION TIME

Nil

5. APPLICATIONS FOR LEAVE OF ABSENCE

Nil

6. CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

6.1 HEALTH, BUILDING AND TOWN PLANNING COMMITTEE MEETING HELD 16 MARCH, 2013.

Committee Resolution:

Moved: Cr TR Hutchison

Seconded: Cr PS Clancy

That the minutes from the Health, Building and Town Planning Committee held
Saturday 16 March, 2013 be confirmed.

Carried 4/0

7. PETITION/ DEPUTATIONS/ PRESENTATION/ SUBMISSIONS

Nil

8. ANNOUNCEMENTS BY THE PRESIDING PERSON WITHOUT DISCUSSION

Nil

Cr RK Howden joined the meeting at 8.40am.

9. REPORTS OF COMMITTEES AND OFFICERS

9.1 OFFICERS MONTHLY REPORTS

9.1.1 PRINCIPAL ENVIRONMENTAL OFFICER/BUILDING SURVEYOR'S REPORT

I was in attendance at the Shire from the 3 to the 5 April 2013.

BUILDING PERMITS:

There was One (1) Building License processed or issued during this time.

- BP13-004 issued to Digital Radio Systems Pty Ltd., PO Box 1714, Canning Vale WA 6970 for the construction of a Microwave Communications Tower to Lot 38 Hill Street.

Building Permit Statistics:

- The statistics as required by the ABS and WorkSafe, and others were dispatched accordingly within the required framework as laid down by WorkSafe. Monthly reporting is required.

DEMOLITION PERMITS:

There was One (1) Demolition License issued during this time.

- DP13-002 issued to Yulella Steelworks, PO Box 107, Meekatharra WA 6642 for the demolition of the front verandah to Yulella Vision Lot 17 Main Street and parts of the shop façade and front to prepare for the renovations and extensions to the Yulella Vision Shop on Main Street.

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OTHER MATTERS:

• **COUNCIL AGENDA ITEMS (Decisions of Council - 16th March Ordinary Meeting):**

- ***Expression of Interest for Land Release:*** The Department of Development and Lands was emailed the following comments following the March Ordinary Meeting of Council:

"Council at its Ordinary meeting held on the 16th March 2013 decided the following in regards to the above release of land as stated in your communication to the Shire dated the 12th February 2013:

- *That Council advise the Department of Development and Lands that Council objects to the release of Lots 752 and 753 on Deposited Plan 213788 as these two Lots are part of the natural stormwater drainage to the area, and this feeds back to the small creek which runs along the southern boundary of Lots 752, 754 and 756 in an East West direction. Also, both Lots are zoned as "Recreational" under the Meekatharra Town Planning Scheme No 3 and are not able to be used for any other purpose without the sanction of a Town Planning Scheme amendment.*
- *That Council further advise the Department of Development and Lands that Council objects to the release of Lot 810 on Deposited Plan 213788 –Reserve 35295, as it is vested in the Shire of Meekatharra for Recreational Use and it is zoned as "Recreational" under the Meekatharra Town Planning Scheme No 3 and is not able to be used for any other purpose without the sanction of a Town Planning Scheme amendment. Furthermore, the Lot has a small creek running through it in an East West direction. This creek runs all the way across Donovan Street to the East and extends past this, and takes stormwater from the West crossing at McCleary Street.*
- *That Council further advise the Department of Development and Lands that there are potential drainage issues with Lot 842. A natural water course runs through the middle of this Lot. Council will investigate these issues and provide further comment on Lot 842 at a later date.*

Please inform me whether or not you require these comments from Council to be submitted on letterhead to you and I will arrange for this to be done.

Thank you for the opportunity to comment. If you require further clarification of any point please contact me."

• ***Microwave Communications Tower to Lot 38 Hill Street:***

Town Planning Permit TP13-002 was issued to Digital Radio Systems Pty Ltd to develop a 20 metre high microwave communications tower on part of Lot 38 Hill Street which is owned by St John Ambulance association. The tower is a self-supporting tower (with no guy wires required). The tower will be positioned close to the North Eastern corner of the building on the Northern boundary of Lot 38 and approx. 25 metres from the rear boundary.

The conditions placed on this Permit were as follows and include the condition required by Council after discussion:

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1. *No polluted drainage shall be discharged beyond the boundaries of the lot from which it emanates or into a watercourse or easement drains.*
2. *The use hereby permitted shall not be carried on in a way which causes injury to or prejudicially affects the amenity of the locality by reason of the process carried on, or the use of the communications tower, the materials, goods and machinery used and stored or by reason of the emission of micro-waves, noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash dust, waste products, grit or oil, the appearance of the property or otherwise.*
3. *The use of the premises as applied for shall not be changed or added to without the consent of Council*
4. *No incinerator is to be provided or used on the site. All refuse shall be regularly removed to Council's tip.*
5. *The applicant shall identify sufficient area inside the lot for the parking of lessee's vehicles, service vehicles and the like.*
6. *The owner, the occupier and the manager of the premises shall at all times each make reasonable endeavours to ensure that the premises do not create a nuisance and annoyance to neighbours or otherwise disturb the amenity of the area.*
7. *All relevant fees and required documentation shall be lodged with Council, and all approvals issued in writing by the responsible Officer of Council.*
8. *No dangerous or hazardous goods are permitted to be stored on the Lot unless the lessee has all the required permits from the appropriate authorities, which clearly indicates the approved method of storage in the area identified.*
9. *The tower is to be secured so that unauthorised access to it or to its parts is not permitted especially for climbing on, and that it is maintained secure at all times.*
10. *The tower is to be removed from the Lot once it becomes non-functional or used for communications purposes.*
11. *There is to be no interference or effect on local communications including but not limited to TV, radio systems, computer systems, mobile phones etc.*

This permit was drawn-up and signed by the Chief Executive Officer before posting. All fees have been paid to the Shire.

● **DWELLING – LOTS 647 AND 648 QUEEN ROAD - MEEKATHARRA:**

The owners of the property, Wayne Jones and Paul Yates, have not carried through with their verbal undertaking to demolish the building and clear the yard of all refuse and rubbish. I have therefore issued the following letter to them:

"In September 2012 I wrote you a letter in regards to the state of disrepair the dwelling located on Lots 647 and 648 Queen Road was in and also that the Health, Building and Town Planning Committee had discussed many issues on the matter.

As a result I issued you with a final warning and despite your verbal commitment to demolish the building and clearing of the land, nothing has transpired. You are now required to submit to me a written undertaking stating that within 30 days of receiving this letter you will demolish the buildings and clear the land of all rubbish and refuse in accordance with the Health Notice issued upon these premises.

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Failure to comply with this directive will result in Council determining that you have failed to comply with the Health Notice, therefore being in breach of the Health Act 1911, and Council also determining to carry out the demolition of the property and clean-up in line with the Notice, with all costs to be charged against you the owners.

I look forward to a positive response."

I will keep the Committee posted on any positive action from this. If not then I will make recommendations to Council to take the action required and to charge all costs against the property and owners.

● **SEWERAGE FLOWING – DWELLING LOT 194 HILL STREET - MEEKATHARRA:**

It was reported to me that sewerage was flowing in the back yard of the premises on Lot 194 Hill Street. I inspected and arranged for the property manager to organise for the immediate pump-out of the system in the short term and also for a full assessment of the system in place following this.

I also contacted the owner to ensure that she was also aware of the problems and that she would need to have the system assessed and repaired as required. The owner and the property manager were very co-operative and are fully aware of the problems that exist.

● **CONSULTANTS' QUARTERS LOT 17 MAIN STREET – COUNCIL PROPERTY:**

I was approached by A/CDSM, Samantha Tarling, in regards to having a look at and designing a new layout for the consultants' quarters that would modernise them somewhat and make them more "personal" for those consultants that use the facilities there.

In the past there have been problems or uneasiness in the use of the quarters especially in regards to people "feeling" that they are intruding on "private" space of other people, especially people occupying the Northern fully contained unit. The brief was to assess the possibility of placing a new and more modern unit (self-contained) on the Lot with the existing or renovate the existing 3 bedroom unit on the Southern side of the complex.

The addition of another unit was ruled out on the grounds that the area earmarked for its positioning was required for the disposal of effluent, with no alternatives than to use this area for this purpose. It would also interfere with car-parking as some consultants have their own vehicles or use shire vehicles, which they park at the quarters'.

I therefore took the plans we have on file and have tried to design something, but it would mean the loss of one room, but would make each unit self-contained with their own bathroom and small kitchen area. If the area between the existing units was provided with full decking and some privacy screening as is in place for the single men's quarters on Darlot Street, this area would virtually become a lounge area for all to utilise.

I have attached two drawings. One shows the existing layout of the 3 bedroom unit, and the proposed one should the Committee and Council wish to upgrade the facilities. The Committee's comments and direction on this matter would be appreciated, as there is no need to progress this matter any further should the Committee feel that the proposed works are not required.

•**BLUEBIRD GOLD MINE - WORKS APPROVAL APPLICATION - W5393/2013/:**

The DEC asked for comments from the Shire in regards to the above Works Approval Application for the Bluebird Gold Mine. I responded as follows:

"Thank you for the referral of this application to the Shire of Meekatharra.

I inform you that the Shire does not have any comments or objections to the issuing of the Works Approval providing State Government Departments are satisfied that the applicants adhere to all the required legislative requirements."



Principal Environmental Health Officer
Building Surveyor

Committee Resolution:

Moved: Cr AG Burrows

Seconded: Cr PS Clancy

That the Principal Environmental Officer / Building Surveyor's Report be received.

10 NEW BUSINESS OF AN URGENT NATURE – INTRODUCED BY RESOLUTION OF THE MEETING.

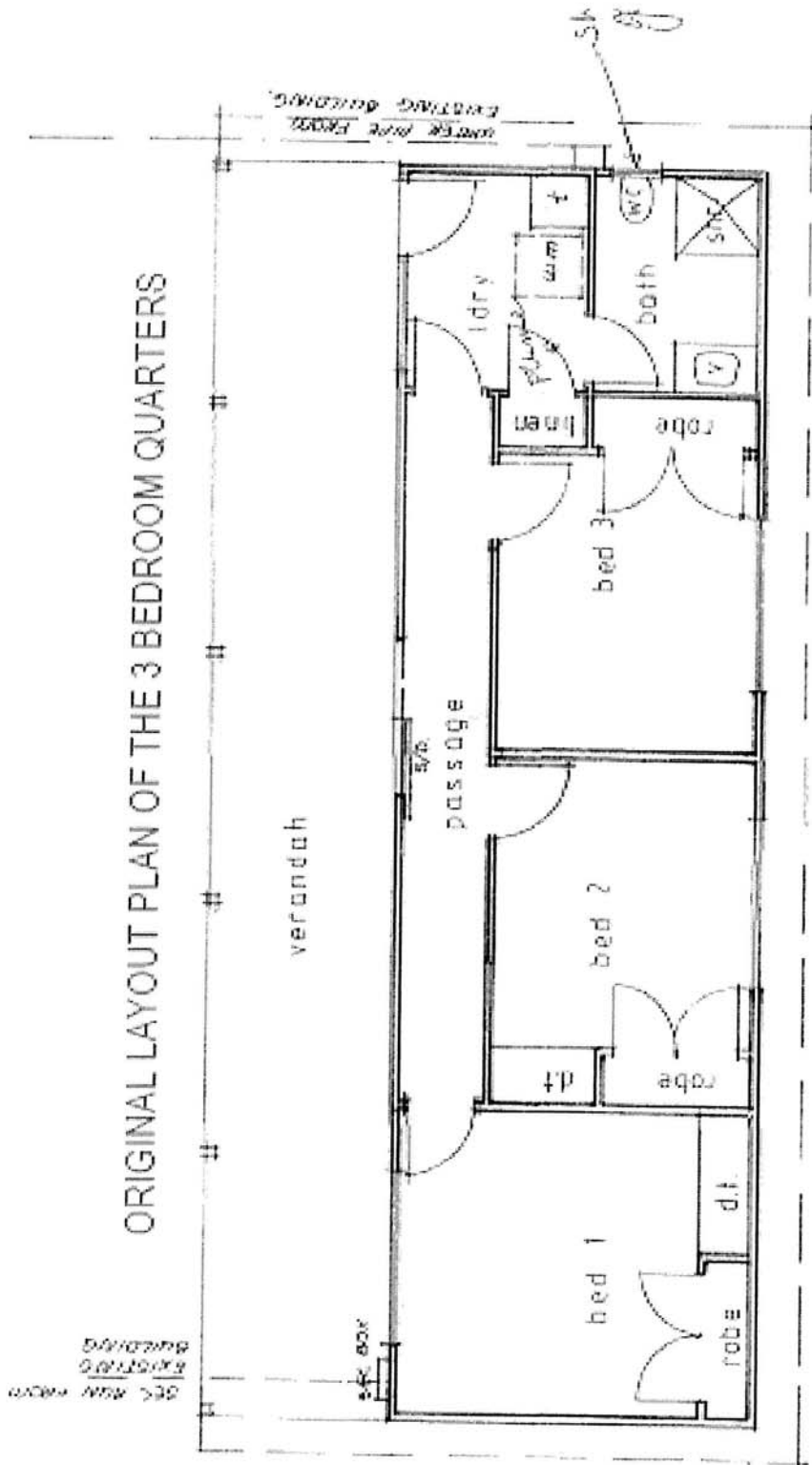
Nil

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

Nil

12. CLOSURE OF MEETING

The Chairperson, Cr NL Trenfield, declared the meeting closed at 08.47am.



floor plan
scale 1:100

