



SHIRE
Of
MEEKATHARRA

MINUTES
Of
HEALTH, BUILDING & TOWN PLANNING MEETING
Held
AT THE COUNCIL CHAMBERS, MEEKATHARRA
On
SATURDAY 21 SEPTEMBER 2013
COMMENCED AT 08.35AM

1. DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS:

1.1 DECLARATION OF OPENING

The Chairperson, Cr NL Trenfield, declared the meeting opened at 08.35am.

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 Hutchinson	Deputy Chairperson
Cr AG Burrows	
Cr PS Clancy	

Staff

Bill Atyeo	Principle Environment Health Officer/Building Surveyor
-------------------	---

Apologies

Samantha Tarling	Acting Community Development Services Manager
-------------------------	--

Approved Leave of Absence

Nil

Committee Resolution:

Nil

Observers

Cr HJ Nichols

3. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Nil

4. PUBLIC QUESTION TIME

Nil

5. APPLICATIONS FOR LEAVE OF ABSENCE

Moved: Cr TR Hutchinson

Seconded: Cr AG Burrows

That Cr PS Clancy be granted leave of absence for the October 2013 Health, Building and Town Planning Committee Meeting.

CARRIED 4/0

6. CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

**6.1 HEALTH, BUILDING AND TOWN PLANNING COMMITTEE MEETING HELD
20 JULY, 2013.**

Committee Resolution:

Moved: Cr TR Hutchinson

Seconded: Cr AG Burrows

That the minutes from the Health, Building and Town Planning Committee held Saturday 20 July, 2013 be confirmed.

CARRIED 4/0

7. PETITION/ DEPUTATIONS/ PRESENTATION/ SUBMISSIONS

Nil

8. ANNOUNCEMENTS BY THE PRESIDING PERSON WITHOUT DISCUSSION

Nil

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 1 to the 5 July 2013.

BUILDING PERMITS:

There was (1) Building Permit issued during this time.

BP13-007 was issued to SILCAR Pty Ltd., 25-37 Huntingdale Road, Burwood Vic 3125 for the construction of a Communications Building at the Meekatharra Airport.

BP13-008 was issued to Goldfields Gas Transmission Pty Ltd., Level 5 Eastpoint Plaza, 233 Adelaide Tce., Perth WA 6000 for the construction of a 5 man camp situated 72 Kms South West of Newman Townsite on Prairie Downs Station.

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.

Septic Tank Installations:

ST01/13/M was issued to APT Management Services Pty Ltd for the installation of septic tanks and leach drains at Turee Creek Camp located in the vicinity of Prairie Downs Station homestead.

DEMOLITION PERMITS:

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

DP13-006 was issued to Norman and Elaine TRENFIELD, PO Box 149, Meekatharra WA 6642 for the demolition of the sheds and office situated on Lot 748 Connaughton Street in Meekatharra

BUILDING MATTER

APPLICATION OF THE BCITF LEVY:

Council has received notification from the Building and Construction Industry Training Fund (BCITF) explaining more fully when persons are required to pay this levy. We know and have applied it to all building works with a value greater than \$20,000, which we collect for the BCITF through the normal Building Permit application process. We have therefore assumed that it only applies to persons applying for Building Permits as required by the Building Act.

However, there are constructions that occur that do not require Building Permits, and roads etc are some of these. They do not require a Building Permit in order to perform the works, so we have not chased these up. The BCITF has now informed us that project owners undertaking works with an estimated value of more than \$20,000 which do not require a Building Permit are required to pay the levy directly to the Training Fund.

It is important to note that the levy applies to all non-building construction works that may be part of our capital works program, performed under contract arrangements. These works may not require building permits and include construction and maintenance of roads, car parks, footpaths, kerbing, hard landscaping, pipelines, and drainage and power transmission. A more detailed definition of construction to which the levy applies is stated below for reference. The training levy does not apply to such works if they are undertaken by your own employees.

Apart from residential buildings and commercial buildings and shelters and civil construction, the following works are specifically included:

- roads, railways, airfields or other structures for the passage of persons, animals or vehicles;
- breakwaters, docks, jetties, piers, wharves or works for improvement or alteration of any harbour, river or watercourse;
- works for the storage or supply of water or for the irrigation of land;
- works for the conveyance, treatment or disposal of sewerage or of the effluent from any premises;
- works for the extraction, refining, processing or treatment of materials or for the production or extraction of products and by-products from materials;
- bridges, viaducts, aqueducts or tunnels;
- pipelines;
- chimney stacks, cooling towers, drilling rigs, gas holders or silos;
- navigational lights, beacons or markers;
- works for the draining of land;
- works for the storage of liquids (other than water) or gases;
- works for the generation, supply or transmission of electric power;
- works for the transmission of wireless or telegraphic communications;
- pile driving works;
- works for the preparation of building sites;
- works for the fabrication, erection or installation of plant, plant facilities or equipment in buildings;
- works of the kind listed above that involve fabrication, erection or installation of plant, plant facilities or equipment for those buildings or works
- carrying out of work performed by employees engaged in any of the above work that is normally carried out on site but which is not necessarily carried out on site.

but does not include

- the carrying out of any work on ships;
- the installation or maintenance of or repairs to lifts, escalators; or
- the carrying out or maintenance or repairs of a routine or minor nature by employees for an employer who is not substantially engaged in the industry described in this interpretation.

The following works are excluded from the definition of 'Construction Work' and are exempt from the training levy:

- Government work where the work is carried out by an officer or employee of a Government authority;
- mining and petroleum work, subject to their respective Acts, where the work is engineering construction, exploration or extraction of minerals or petroleum; residential and commercial construction work in the resources industry is subject to the levy,

- agricultural work where the work is directly associated with the care, conservation or rehabilitation of land or where some or all the work is performed by the owner but does not include work where a building permit is required,

To ensure contractors are aware of their obligations to pay the training levy, the Training Fund recommends that tender documents issued by your authority for construction works with an estimated value of more than \$20,000 contain information about the training levy and the obligation to make payment to the Training Fund prior to commencement of works.

The Committee may wish to discuss and indicate their direction on this matter.

OTHER MATTERS:

APPLICATION TO RELEASE LAND – PORTIONS LOTS 752 AND 753, CLOSED ROAD AND A SMALL PORTION OF RESERVE 35295:

In March I reported to Council in regards to land that was the subject of an application for land release in the same vicinity as the current one before the Committee. Those parcels of land were deemed to be unavailable for release by the Department of Lands following Council's subsequent letter to them.

The Department has followed up on this matter and has now identified a parcel of land which they feel may be suitable for release. An aerial map image of the now subject land (attached) with the subject portion hatched (diagonal lines) has been put forward for discussion and our comments. The land in question is UCL, portion of UCL Lots 752 and 753, closed road and a small portion of Reserve 35295.

The Department has asked for the Shire's comments on the demand for Light Industrial land in Meekatharra and whether the Light Industrial Zoning could be extended to include the subject portion of land as indicated in the attached aerial view of the land.

I am seeking direction from the Committee in regards to what their thoughts are and to what recommendations should be set before Council for their determination on this matter.

Currently the land is zoned Recreational and any changes in use would require a Town Planning amendment. Given that we are currently looking at initialising a new Town Planning Scheme for the Shire, would Council incorporate this change of zoning or do they wish to preserve the current land as it is, which serves as a substantial buffer zone between Residential zoned land and Industrial zoned land currently occupied by conforming uses.

Further to this, would the use of the proposed land as industrial and the make-up of the proposed new Lot adversely affect any existing drainage of the areas served by the current system?

Are there any other issues that would need consideration and which need to be placed in a responding letter to the Department?

Committee's comments and direction would be greatly appreciated.

LICENSING OF THE MEEKATHARRA LANDFILL SITE:

The Meekatharra Landfill site is now licensed till August 2018 providing we pay the annual fees and comply with the conditions placed on the issuing of the license.



Principal Environmental Health Officer
Building Surveyor

Moved: Cr AG Burrows
Seconded: Cr PS Clancy

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

CARRIED 4/0

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

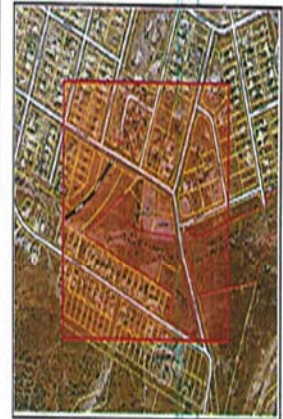
Nil

12. CLOSURE OF MEETING

The Chairperson, Cr NL Trenfield, declared the meeting closed at 9.10am.

Map Viewer

Created 17 Dec 2012



Scale: 1:2,873

Description

Map Projection: GDA 94 (Lat/Long)

Datum: Geocentric Datum of Australia
1994

1 Midland Square
Midland WA 6056
(08) 9273 7341
customerservice@landgate.wa.gov.au
www.landgate.wa.gov.au



© Western Australian Land Information Authority 2007