
TABLE OF CONTENTS

AGENDA

Item		Page
1	DECLARATION OF OPENING AND ANNOUNCEMENT OF VISITORS	1
2	RECORD OF ATTENDANCE / APOLOGIES AND LEAVE OF ABSENCE PREVIOUSLY APPROVED	1
3	RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE	1
4	PUBLIC QUESTION TIME	1
5	APPLICATIONS FOR LEAVE OF ABSENCE	1
6	PETITIONS AND DEPUTATIONS	1
7	CONFIRMATION OF MINUTES OF PREVIOUS MEETING	1
8	ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION	1
9	REPORTS OF COMMITTEES AND OFFICERS	1
9.1	Chief Executive Officer Reports	1
9.2	Manager Finance & Administration Officer Reports	1
9.3	Manager Works & Services Officer Reports	1
9.4	Principal Environmental Health Officer Reports	1
9.4.1	Planning – Reduction in Front Setbacks	1
9.5	Community Development Officer Reports	2
9.6	Youth, Sports & Recreational Officer Reports	2
10	ELECTED MEMBERS MOTION OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN	2
11	URGENT BUSINESS APPROVED BY THE PERSON PRESIDING OR BY DECISION OF COUNCIL	2
12	MATTERS BEHIND CLOSED DOORS	2
13	CLOSURE	2

AGENDA

1 Declaration of Opening and Announcement of Visitors

This meeting was declared open at 9.35am

**2 Record of Attendance / Apologies and Leave of Absence
Previously Approved**

Attendance

Cr K Johnston (Council President)

Cr A Geary

Cr C Carton

Cr C Ellis

Tony Kirwan (Chief Executive Officer)

Jean Alagappan (Manager Admin / Finance)

Absence

Cr J Kyanga (Deputy President)

Cr K Farmer

Cr D Farmer

3 Response to Previous Public Questions Taken on Notice

Nil

4 Public Question Time

Nil

5 Application for Leave of Absence

Nil

6 Petitions and Deputations

Nil

7 Confirmation of Minutes of Previous Meeting

The Minutes of the Meeting Held on 20th July 2006 be accepted as a true record of that meeting.

66/06 Council Decision

MOVED Cr A Geary

SECONDED Cr C Carton

CARRIED 4/0

8 Announcements by Presiding Member without Discussion

Nil

9 Reports of Committees and Officers

9.1 Chief Executive Officer Reports

No Report

9.2 Manager Finance and Administration Officer Reports

No Report

9.3 Manager Works & Services Officer Reports

No Report

9.4 Principal Environmental Health Officer Reports

9.4.1 Subject/Applicant:	Planning – Reduction in Front Setbacks
File:	Lots 103 and 1476 and 156
Reporting Officer:	W.V. Atyeo – EHO/Building Surveyor
Date of Report:	19 th June 2006
Disclosure of Interest:	Nil

Summary

Attila Mencshelyi, Regional Manager for Department of Housing and Works (DHW) has submitted layout plans for the building of ten (10) new houses in Wiluna, plus to replace the burnt house on Lot 156. Community consultation has taken place and agreement has been reached with the designs of the actual houses to be built.

The layout plans are generally acceptable and conform to the Residential Planning Codes in regard to setbacks etc. However, on Lots 103 and 1476 and 156 the front setbacks are less than that required by the R-Codes which are referenced in the Wiluna Town Planning Scheme.

A Town Planning Permit is therefore required in order for the duplex/houses to be built on the above Lots.

Background

Consultation has taken place between the CEO and the Community on the designs of ten houses to be built by DHW. The final design plans have been received and it was noted that the Lot where duplex housing was proposed required the front setbacks to be approved by Council.

Also, duplex housing is proposed to replace the house that was burnt down recently. The designs here do not comply also with the required front setbacks.

Comments

The required front setback is 7.5 meters. The proposed setbacks for the three Lots in question are 5 meters to the wall of the houses, but the verandahs extend to within 2 meters of the front boundaries.

With adequate and sensible fencing I do not feel that the reduced setbacks will adversely affect the amenity (the "look") of the area, and will adequately and sensibly utilise the available land. Plus the housing stocks for Wiluna will increase by more than 50%.

Housing, or the lack of housing, in Wiluna has always been a major concern for our town. These new proposed dwellings will greatly enhance the town and reduce to some degree the demands for better and more appropriate housing.

I feel Council can justifiably approve the reduced front setback distances as indicated on the plans submitted to Council for a determination.

Consultation

Mr Tony Kirwan – CEO

Mr Attila Mencshelyi – DHW Regional Manager

Mr Peter Teakle – Designer and Draft person for DHW

Community Representatives

Statutory Environment

Town Planning Scheme – Shire of Wiluna

R-Codes

Policy Implications

Nil

Financial Implications

Nil

Strategic Implications

Improved housing for the Community in regard to design features

Increased number of houses available for rent from DHW

Voting Requirement

Simple majority.

Officer Recommendation:

That Council approve the development application submitted by the Department of Housing and Works, allowing the reduction of the required front setback from 7.5 meters to 2 meters as indicated on the layout plans submitted to Council. The allotments affected by this determination are Lot 103 Wells Street, Lot 1476 Wall Street, and Lot 156 Lennon Street and Lots 555 Wells Street.

67/06 Council Decision

MOVED Cr C Carton

SECONDED Cr A Geary

CARRIED 4/0

9.5 Community Development Officer Reports

No Report

9.6 Youth Sports & Recreational Officer Reports

No Report

10 Elected Members Motion of Which Previous Notice Has Been Given

Nil

11 Urgent Business Approved by the Person Presiding or by Decision of Council

Nil

12 Matters Behind Closed Doors

Nil

13 Closure

The meeting was declared closed at 9.45am