



**ATTACHMENTS TO COUNCIL ITEMS**

Planning, Community and  
Infrastructure

ORDINARY COUNCIL MEETING

27 June 2017

**ATTACHMENT:DPCI01**  
Self- Supporting Loan - Dongara Golf Club (Inc)

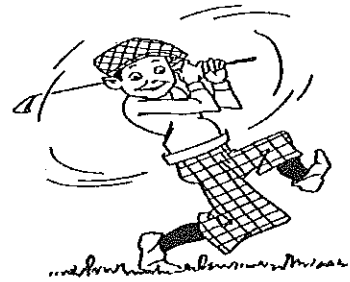
17 MAY 2017

# The Dongara Golf Club (Inc.) Est. 1931

ABN 28 900 704 480

Po Box 12  
Dongara WA 6525  
Phone: 08 9927 2727  
Email: [dongaragolf@bigpond.com](mailto:dongaragolf@bigpond.com)

[www.dongaragolf.com.au](http://www.dongaragolf.com.au)



Mr Darren Simmons,  
Chief Executive,  
Shire of Irwin,  
PMB 21,  
11-13 Waldeck Street,  
DONGARA WA 6525

Dear Darren

As per your recent correspondence with Robyn Parsons, the Dongara Golf Club wish to apply for a self-supporting loan to the value of \$40,000 over a 5 year period at 2.44% interest. We require the loan to purchase a Toro 4000D surrounds mower which is 3 years old and has 1300hrs on the clock at the price of \$45000 inc GST. The new price is \$90000.

We already have a loan with the shire of \$4321.36 of which we are going to pay out in the next few days.

We have many visitors playing on our course who are very complimentary of the condition of the course. This is due to the many hours put in by volunteers and our paid Greenkeeper. We need to have our machinery in good working order to be able to keep the course in such good condition.

If Council would like any further clarification to the above application we will only be too happy to oblige.

We take this opportunity in thanking Council for considering our request and trust that we receive a favorable response.

Yours faithfully,

Robyn Patten  
Secretary

16<sup>th</sup> May, 2017

## Indicative Loan Repayment Schedule

<b>Client:</b>	Shire of Irwin (the "Borrower") -
<b>Interest Rate:</b>	2.3600% p.a. * (Semi Annual Compounding) 1.1800% * effective Semi Annual
<b>Lending Date:</b>	23 May 2017
<b>Maturity Date:</b>	23 May 2022
<b>Loan amount:</b>	\$40,000.00
<b>Schedule Basis:</b>	10 Semi Annual repayments

Payment Date	Debt Balance Outstanding	Capital Repayment	Interest Payment	Total Fixed Payment
23 Nov 2017	36,207.83	3,792.17	472.00	4,264.17
23 May 2018	32,370.91	3,836.92	427.25	4,264.17
23 Nov 2018	28,488.72	3,882.19	381.98	4,264.17
23 May 2019	24,560.72	3,928.00	336.17	4,264.17
25 Nov 2019	20,586.37	3,974.35	289.82	4,264.17
25 May 2020	16,565.12	4,021.25	242.92	4,264.17
23 Nov 2020	12,496.42	4,068.70	195.47	4,264.17
24 May 2021	8,379.71	4,116.71	147.46	4,264.17
23 Nov 2021	4,214.42	4,165.29	98.88	4,264.17
23 May 2022	0.00	4,214.42	49.73	4,264.15
	<b>Totals:</b>	<b>40,000.00</b>	<b>2,641.68</b>	<b>42,641.68</b>

**Notes:**

The interest rate quoted and this Loan Repayment Schedule are based on rates applying as at 23 May 2017  
Interest rates do not include Government Guarantee Fee, which is invoiced separately by WATC on behalf of the Treasurer of the State of Western Australia and is subject to change in accordance with government policy.



**PLANNING AND INFRASTRUCTURE**

**PI05 – 03/17**

**Subject:** Mt Adams Road and Tomkins Road Intersection Realignment – Land Vesting Request  
**Reporting Officer:** Planning Officer  
**Responsible Executive:** Acting Director Planning and Infrastructure  
**File Reference:** UCL12453/RD.RO  
**Proponent:** Shire of Irwin  
**Voting Requirements:** Simple Majority

**Council Role:**

- Advocacy** When Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.
- Executive** The substantial direction setting and oversight role of the Council e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.
- Legislative** Includes adopting local laws, local planning schemes and policies.
- Review** When Council reviews decisions made by Officers.
- Quasi-judicial** When Council determines an application/matter that directly affects a person's rights and interests. The judicial character arises from the obligation to abide by the principles of natural justice e.g. local planning applications, building permits, other permits/licences (e.g. under Health Act, Dog Act or local laws) and other decisions that may be appealable to the State Administrative Tribunal (SAT).

**Report Purpose:**

To consider requesting to the Minister of Lands to dedicate a portion of Unallocated Crown Land (UCL), adjacent and to the west of the Mount Adams Road and Tomkins Road intersection, as road.

**OFFICER'S RECOMMENDATION AND COUNCIL DECISION 150317:**

**MOVED: Cr Thompson**

**SECONDED: Cr Leonard**

**That Council, pursuant to Section 56 of the Land Administration Act 1997, requests the Minister for Lands to dedicate a portion of Unallocated Crown Land (UCL) adjacent and to the south-west of the Mount Adams Road and Tomkins Road intersection, as road, as shown in the Indicative Plan for Dedication of Road presented in the Attachment Booklet – March 2017.**

**VOTING DETAILS:**

**CARRIED 8/0**

**Attachment:**

[Location Plan](#)  
[Indicative Plan for Dedication of Road](#)

**Background:**

A Road Safety Audit was conducted in August 2014. This audit recommended that the road layout of the intersection of Mount Adams Road and Tompkins Road, Arrowsmith be reconfigured. The location of the intersection is shown in Attachment 1. All land surrounding this intersection is UCL.

The Shire has received Black Spot Program funding for construction of the proposed reconfiguration.

The proposed intersection reconfiguration requires the Shire to acquire a portion of UCL. Under Section 56 of the Land Administration Act 1997, the Minister for Lands has the power to dedicate a portion of the UCL as road reserve. The Council can request the Minister to dedicate the road and forward an indicative plan to identify the land. An indicative plan has been created to identify the portion of UCL the Shire needs to acquire for the reconfiguration (Attachment 2). If the Minister agrees to such a request, the Shire must contract a surveyor to provide survey plans upon request of the Department of Lands.

**Officer's Comment:**

As the Shire has received funding for the road reconfiguration, it is recommended that Council request the Minister to dedicate the portion of UCL, as identified on the indicative plan (Attachment 2).

**Stakeholder Engagement:**

Should Council agree to request the Minister dedicate the portion of UCL to road reserve, Shire Officers liaise with the Department of Lands.

**Financial/Resource Implications:**

Should Council agree to request the Minister to dedicate the portion of UCL to road reserve, and the Minister agrees to the request, the Shire of Irwin must contract a surveyor to provide survey plans upon request of the Department of Lands.

**Statutory Environment:**

Land Administration Act 1997  
Local Government Act 1995

**Policy Implications:**

Nil.

**Risk Implications:**

The risk arising from Council requesting the Minister to dedicate the land as road is expected to be rare and the consequences would be insignificant. Therefore the overall risk rating is low.

**Strategic Implications:**

Strategic Community Plan 2012 - 2022  
Strategy 2.6.1. Maintain road assets and ancillary infrastructure.

**ATTACHMENT:DPCI02**

Mount Adams Road and Tomkins Road Intersection  
Alignment - Indemnity of the Minister for Lands





Your ref: RD.RO  
Our ref: 03042-1971, Job: 171178, A7199414.  
Enquiries: Lucy Howard, ph 6552 4577

Clair Morrison  
Planning Officer  
Shire of Irwin  
11-13 Waldeck Street  
DONGARA WA 6525

Dear Clair

**Dedication of Portion of Unallocated Crown Land Adjacent to the West of  
Mount Adams Road and Tomkins Road Intersection**

Thank you for your letter dated 3 April 2017 requesting the dedication of a portion of unallocated Crown land Lot 12453 on Deposited Plan 221090 pursuant to section 56 of the *Land Administration Act 1997* (LAA).

Further to your request, please confirm that pursuant to section 56(4) of the LAA the Shire indemnifies the Minister against any claim for compensation.

I advise that in due course, the department will request your nominated surveyor in order to issue survey instructions.

For further enquiries please contact me on the above details.

Yours sincerely

Lucy Howard  
State Land Officer  
Midwest Gascoyne

24 May 2017

Cadastral boundary for 200m corridor  
which includes 90m for DBNGP.

Additional land that may be required for  
land acquisition process (approx 1.0Ha)  
for road realignment.

Cadastral boundary for additional  
100m DBNGP corridor.

Cadastral boundary  
for 40m road reserve.

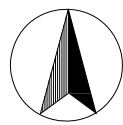
UCL  
12452

UCL  
10395

MOUNT ADAMS ROAD

MOUNT ADAMS ROAD

Cadastral boundary for additional  
100m DBNGP corridor.

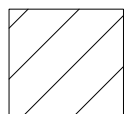


Cadastral boundary for approx  
0.83Ha which is the minimum land  
acquisition for road realignment.

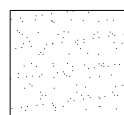
UCL  
12453



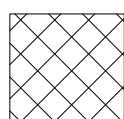
Road reserve



DBNGP corridor



Minimum land required for  
road realignment



Possible additional land required  
for road realignment

TOMKINS ROAD

**MT ADAMS RD / TOMKINS RD  
INTERSECTION REALIGNMENT**  
Draft land acquisition plan 15-02-17

**ATTACHMENT:DPCI03**  
Management of Girl Guides Hall Site -  
12 Herbert St, Port Denison

02 MAY 2017



Government of Western Australia  
Department of Lands

Our ref: 00560-1964, Job: 164001, A6849377.  
Enquiries: Lucy Howard, ph 6552 4577

Chief Executive Officer  
Shire of Irwin  
PMB 21  
DONGARA WA 6525

Dear Sir,

**Reserve 27850 – Girl Guides Hall Site, 12 Herbert St, Port Denison**

The Department of Lands has received a request from the Girl Guides Association of WA Inc (Association) to change the purpose of Reserve 27850 and to confer a power to lease in the management order.

Reserve 27850 is currently under the management of the Association for the purpose of 'Hall Site Girl Guides'. The Association advises that the girl guides are not currently active and the hall is being used by the Dongara Christian Fellowship. The Association proposes to lease the hall for a nominal amount, subject to the Dongara Christian Fellowship maintaining the hall.

Please advise whether the Shire of Irwin (Shire) would like to provide comments on the proposal.

Alternatively, please comment on whether the Shire would consider accepting a management order over Reserve 27850 in lieu of the Association, the reserve being for the purpose of 'Hall Site' with a power to lease for 10 years.

For further enquiries please contact me on the above details.

Yours sincerely

A handwritten signature in black ink, appearing to read 'L Howard'.

Lucy Howard  
State Land Officer  
Case Management – Midwest Gascoyne

24 April 2017