



Business Papers

For The

Council Meeting

19th August 2008

6.30PM START

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- 1 Minutes of the previous meeting.

SHIRE OF WAGIN



MINUTES OF THE ORDINARY COUNCIL MEETING 15th July 2008

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Notes concerning the public forum: Council conducts open Council Meetings. Members of the public are asked that if they wish to address the Council that they state their name and put the purpose of their address as precisely as possible. A maximum of 15 minutes is allocated for public forum. The length of time an individual can speak beyond 15 minutes will be at the President's discretion.

Shire of Wagin

1. Opening

Meeting opened at 5.04pm.

2. Attendance

Name	Present	Apology	Leave
Cr Brockway	Yes		
Cr Blight	Yes – 6.59		
Cr Anderson	Yes		
Cr Ball	Yes – 5.06		
Cr Ballantyne	Yes		
Cr Cumming	Yes – 6.58		
Cr Dohle	Yes		
Cr Draper	Yes		
Cr Ewen	Yes		
Cr Morgan	Yes		
Cr Reed	Yes		

Staff in attendance:

J Hunter
B Roderick
A Hicks
S Friend – 5.14pm Left at 5.45
J Case

Visitors - Anne Ballantyne – Warath Lodge
Dianne Davidson – Waratah Lodge

3. Responses to public questions taken on notice.

Nil

4. Public question time

Nil

5. Applications for leave of absence

Nil

6. Disclosures of financial and other interests

11.3.1.1 Cr Reed - Impartiality

11.3.1.3 Cr Draper – Impartiality

7. Public Forum

Anne Ballantyne and Dianne Davidson, from Waratah Lodge, addressed Council regarding a request from Waratah for financial assistance.

Waratah started as a community funded and run organisation, however due to legislation and compliancy regulations the organisation has had to employ staff to run the facility. Anne Ballantyne is working as the administration manager, however she is working for a great deal less money than what the industry dictates.

The Federal government has indicated that a 14 bed facility is not viable and that a minimum of 22 beds is required. Some funding for an extra 4 beds has been secured, however with the change of government their regional partnership grant will not be honoured.

The Waratah Committee are considering engaging a consultant to formulate a report in their viability. The Committee believes this facility is very important to our community and it would be disastrous should Waratah have to close.

Waratah Lodge Financial Assistance Request

Council Resolution

746 Cr Morgan/Cr Draper

That the Finance Committee meet with the Waratah Management Committee as a matter of urgency to discuss how Council might be able to assist Waratah with it's finances.

CARRIED

Vote 9/0

8. Confirmation of the Minutes of the previous meeting.

Council Resolution

747 Cr Dohle/Cr Reed

That the minutes of the Ordinary Council Meeting held on 17th June 2008 be confirmed as a true and correct record.

CARRIED

Vote 9/0

9. Status Report

Shire of Wagin – Status Report July 2008

Date	Resolution #	Officer	Description	Action	Status	Questions & Comments
			FINANCE & ADMINISTRATION			
20 Nov 2007	602	CEO	Negotiate the Purchase of Lot 748 Omdurman Street from Landcorp.	Await valuation of lot & advice from Landcorp.	Still awaiting valuation	JH to follow up now.
19 Feb 2008	655	DCEO, SPO	Have 60kps signs removed keeping 40kph signs in Tudhoe Street, place warning signs of the approach to the 80kps on all entry points and additional signage referring to the banning of use of Jake Brakes.	Letter sent to Main Roads	Main Roads meeting 2 nd July 2008	Options being considered by Main Roads
19 Feb 2008	656	DCEO	Liaise with the Shire's of West Arthur and Dumbleyung to prepare a submission for a shared "Speed Sign Trailer"	To be organised	Discuss at 4wd Meeting	Dumbleyung now will action this
19 Feb 2008	658	DCEO, SPO	Investigate costings and feasibility to build GROH housing.	In progress	Awaiting Housing requirements and reply from GROH	Awaiting plans and budget approvals
20 May 2008	718	CEO	Strategic Waste Management Plans	Council endorse agreement	Draft report will be presented to Council	
20 May 2008	720	CEO	WALGA SSS Discussion Paper	Facilitate meeting of 4WD and prepare discussion paper	Discussion paper prepared. CEO's now meeting regularly and some Councillors will meet during the Local Govt Conference.	

17 June 2008	733	CEO	4WD Draft report from a consultant	Request feed back from Councillors is received by 24 June 2008	Zone meeting will deal with this at the Local Government Conference	
17 June 2008	734	CEO	Development and sale of industrial land	Advertise the proposed sale and negotiate sale with proponent	Clarification has been sought regarding the estimated Western Power costs.	
17 June 2008	735	CEO	WALGA Local Government Convention	Submit Registration & confirm accommodation bookings	Completed	
17 June 2008	736	CEO	Environmental Health Officer	Respond to letters, approach Wandering Shire RE Existing Arrangement & Formalise agreement	To be dealt with at the next 4WD CEO's meeting	
17 June 2008	737	DCEO	5 Year Plan for the Future	Prepare annual budget	Adopted by Council	Sent to Department
17 June 2008	738	DCEO	Rate Recovery Policy	Implement Policy	Completed	

			Health, Building & Planning			
20 Nov 2007	597	PEHO	Owner of Lot 735 Forrest St permission for 12m x 18m x 4.5m shed	Issue building permit	Awaiting Plans	
20 Nov 2007	599	CEO	Seek Advice from Estate agents to determine sale price for new lots. Apply for regional headwork's grants	Contact estate agents Make grant application	Valuations received but further design work is required before a grant application can be put together	
20 Nov 2007	614	CEO	Staff investigate possibility selling council owned industrial lots behind Shire Depot	Ask DPI to release UCL Land	Planner now putting application together for subdivision approval. Offer to purchase two lots gone to Council.	
18 Dec 2007	628	DCEO/AC EO	Pederick Dr Subdivision Approve western Power invoice with funds drawn from Land Development Reserve	Arrange payment to Western Power & transfer surplus funds to Reserve account.	Work to commence shortly with a site meeting due in the next week	Authority to commence given by SPO
19 Feb 2008	652	SPO	Obtain costings for comparison to the colorbond toilet block concept	Have asked T Parsons for budget estimate for brick building - \$70k	Completed – Requested grant \$25K	Awaiting Council Decision and Budget
18 Mar 2008	678	ACEO	Use of 2,4-D High Volatile Ester (Summer Spraying Permit)	Make application to Australian Pesticides and Veterinary Medicines Authority	Letter sent – awaiting response	
18 Mar 2008	681	ACEO	Housing Long Term Lease – Police & Dept of Education and Training	Council agree in principle to enter into an agreement to build housing.	Awaiting response on Police and Ed Dept requirements	See 658

15 Apr 2008	697	ACEO	Light Industrial Land – Lefroy/Vernal Streets	Obtain cost estimates prior to submitting a head works grant application.	Letter sent to Planning Enterprises engineers contracted for revised cost estimates	
15 Apr 2008	701	ACEO	Purchase Industrial Lots – Lots 192 – 195 Vale Street	Obtain independent valuation on lots 192 – 194	Letter sent to Bolto's for valuation request	With Council for Decision
20 May 2008	715 & 716	CEO	Sale of Lots 193 & 194 Vale Street	Proceed to realign boundary creating a road reserve and negotiations to take place with D Smith	Negotiations continuing with Darren Smith	Separate Item
20 May	717	CEO	Proposal concerning a Street Name change	Advise proponents Council supports to name a one of the new streets in the future subdivision Peter Marks Street	Letter sent	
20 May 2008	725	EHO	Erection of shed prior to submitting building plans for dwelling	Advise Tim Weaver shed needs to meet all building guidelines and plan have to be submitted within 3 months.	Letter sent to approval for shed granted. Letter also sent advising building permit needs to be issued within 3 month for house	
17 June 2008	727	CEO/TS	Townscape Committee	Call Committee Meeting, Draft Terms of Reference Letter to Committee Member RE: Resignation	Committee met and agreed to the terms of reference and resignation accepted.	Matter is now before Council for determination
17 June 2008	728	CEO	Rename the Elders/Wool Pavilion	Advise Wagin Agricultural Society that Council agrees to the proposal	Letter to be sent	

17 June 2008	729	SPO	Environmental Protection (Rural Landfill)	Instruct WM & R Committee to prioritise action plan	Reviewed by Waste Management Committee recommendation sent to Council	MOW to action
17 June 2008	730	SPO	Roadwise Safer/WA and LEMC Committee	Request work to be carried out on islands in Tavistock Street	Item varied by Council meeting motion June meeting	MOW to action
17 June 2008	731	DCEO	Request to keep 3 Cats	Advise proponent that permission has been granted	Proponent advised	Completed
17 June 2008	732	DCEO	Request to keep 4 Dogs	Advise proponent that permission has been granted	Proponent advised	Completed
17 June 2008	740	CEO	Land Transfer, 19 Traverse Street	Proceed with documentation	Documentation signed and sealed	
17 June 2008	741	CEO	Increase in water prices	Source information from Works Committee for budget	Works committee recommendations before Council	
17 June 2008	742	CEO	Host Agreement – CDEP	Notify KEEDAC of intention to enter into agreement	Letter written	
17 June 2008	743	CEO	Collie Railway Locomotive	Advise proponent of proposal being referred to Townscape Committee	Townscape Committee accepted the proposal and a submission has been sent to Collie.	

			WORKS & SERVICES			
18 Dec 2007	626	DCEO/ MOW	Approve extension of 12 meters of Unicorn Str	Advise proponent T & J Swayn of need for upfront contribution of \$2000 before works are started	Still waiting on Swayn's contribution, unlikely to go ahead. Note work can be done and recovered as a special rate.	
19 Feb 2008	650	CEO, DCEO	Obtain approval from the owner of Walker Ford to remove the graffiti from behind Walker Ford car yard.	Awaiting owners return from vacation	Awaiting Return	Letter to be sent to Owner
19 Feb 2008	651	DCEO, MOW	Display the Local Government Week banners on the northern side of the Town Hall.	In progress	Meeting with School reps (mid June) to organise banners	Work Completed by SPO
19 Feb 2008	657	MOW	Review the buffer zone around the Refuse Site	Order issued to complete work	Work Completed	
18 Mar 2008	688	ACEO	Unnamed Road (off Ballagin Road)	Write to the Geographic Names Comm and ask that the unnamed road be named either Johnson Road or Raymond Road	Letter sent 3/04/08 Awaiting Reply	
18 Mar 2008	689	ACEO/MO W	Undertake clearing of vegetation and upgrade access to the unnamed road	Undertake work end of April	Work completed 10 th May 2008	
15 Apr 2008	707	ACEO/MO W	Resource Sharing – Shires of Wagin and Woodanilling	Advise Shire of Woodanilling that Wagin will agree to participate in resource sharing for a 12 month period.	Woodanilling grader operator undergoing training – expected to commence 1 st July 2008	

Council Resolution**748 Cr Ball/Cr Anderson**

That the Status Report be received and noted.

CARRIED

Vote 9/0

Cr Brockway requested that Council suspend standing orders and change the order of business.

Council Resolution**749 Cr Draper/Cr Dohle**

That Council suspend Standing Orders and change the Order of Business.

CARRIED

Vote 9/0

Cr Reed left the meeting at 5.29pm.

11.3.1 HEALTH, BUILDING AND PLANNING**11.3.1.1**

Lot 652 Cnr Scadden, Rifle and Arthur Roads

Proponent:

St John Ambulance Association

Reporting Officer:

Principal Environmental Health Officer/Building Surveyor

File:

TPL 4/2

Summary

A request to erect a sign outside the St John Ambulance Centre.

Background

The St Johns Ambulance has applied to erect a sign advertising the premises on the lot containing the sub centre.

A copy of the signs text, including colours is attached.

The proposal is to erect the sign 6 – 8 metres in from the boundary of Arthur Road.

The sign is not double sided and will face to the west, ie will only be able to be read by vehicles approaching the town from the west.

Comment

This is a fairly straight forward request. The sign will advertise what the centre is and the hours of operation.

I would have been inclined to have made it double sided however that is not their preferred option.

Statutory Environment

Shire of Wagin Town Planning Scheme #2.

Policy Implications

N/A

Budget Implications

N/A

Officer's Recommendation

That the St Johns Ambulance be permitted to erect a sign as per the submitted drawing on lot 652 Arthur Road Wagin.

Voting Requirements

Simple Majority required

Council Resolution

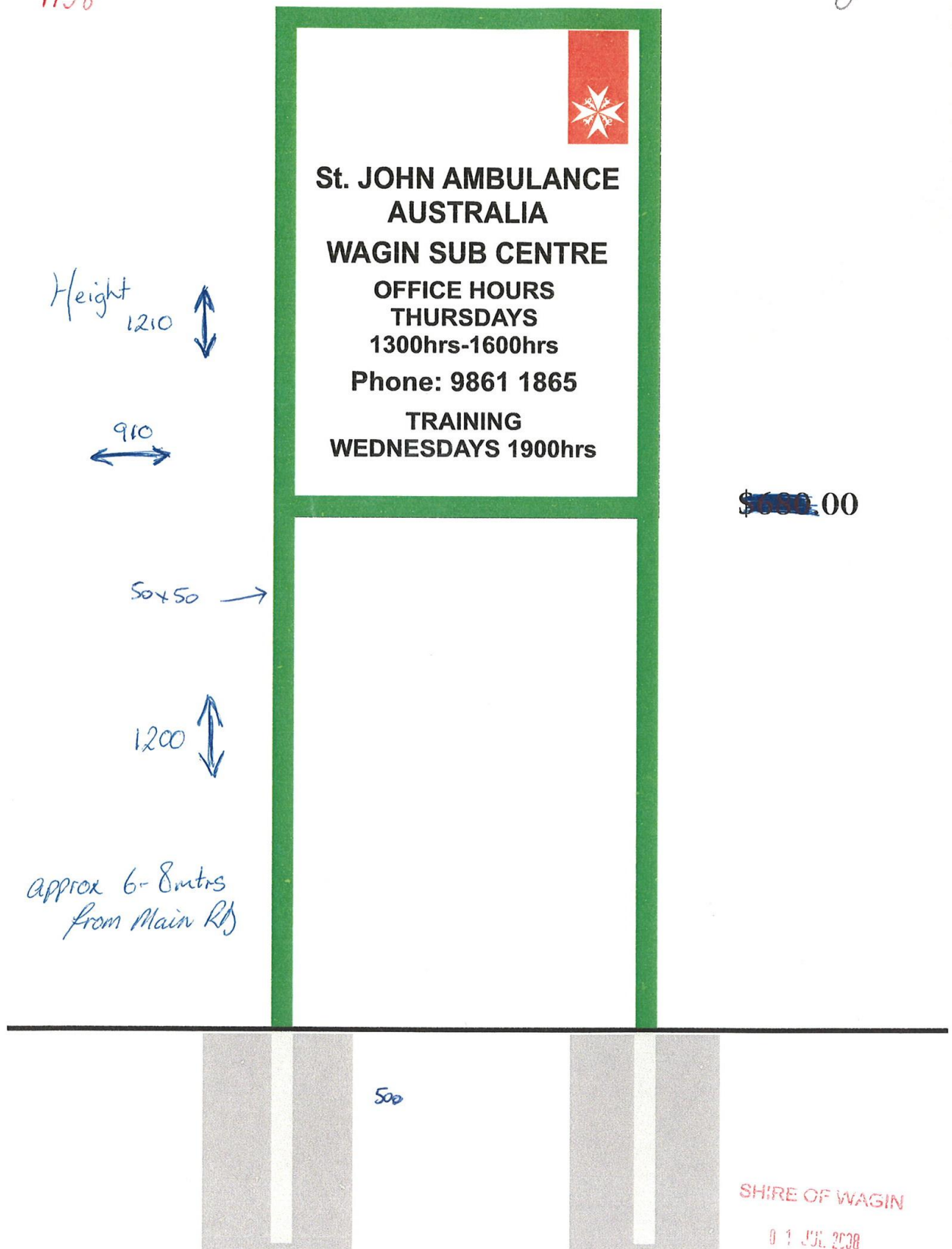
750 Cr Morgan/Cr Anderson

That the Officer's Recommendation be adopted.

CARRIED
Vote 8/0

1138

From: Peter Inglis



~~\$600.00~~

Cr Reed returned to the meeting at 5.30pm.

11.3.1.2

Proposed Residential Subdivision

Proponent:

PH & KE Gow (Licensed Surveyors) on behalf of John Henry Mitchell & Davida Louise Mitchell (Landowners)

Location:

Lot 313 (No.139) Tudor/Traverse Streets, Wagin

Reporting Officers:

Joe Douglas & Steve Pandevski - Consultant Town Planners (Planning Enterprises)

Background

The following report has been prepared in response to correspondence received from the Western Australian Planning Commission (WAPC) seeking Council's comment on the proposed subdivision of Lot 313 (No.139) Tudor Street (which also has frontage to Traverse Street), Wagin into two (2) new separately titled residential lots.

In accordance with the specific requirements of section 142(2) of the Planning and Development Act 2005 the Shire of Wagin has forty two (42) days (i.e. until 23 July 2008) to provide the WAPC with any comments and/or recommendations considered relevant to the proposal.

An assessment of the application in the context of current State Government planning policy and the Shire's current town planning scheme and a final recommendation regarding the general suitability of the proposal are provided to assist preparation of the necessary response to the WAPC.

Comment

Lot 313 (No.139) Tudor Street is located centrally in the northern half of the Wagin townsite, immediately to the west of the railway line. The subject lot is has direct frontage to Tudor Street to the east and Traverse Street to the west, and is located to the south of Kitchener Street and to the north of Trench Street. The street network surrounding the subject land is constructed to a suitable urban standard and the immediate area is predominantly characterised by single residential lots (see Plan 1 – Location Plan).

The subject land has a cross fall of approximately 900mm from its north-eastern corner (approx 257.2m AHD) to it's south-western corner (256.3m AHD). The subject land is currently used for residential purposes and, according to the latest aerial imagery available from Landgate, appears to contain a dwelling and minor incidental outbuilding structures around the dwelling. The subject land, besides approximately 5 or 6 individual canopied trees, does not appear to contain any significant vegetation (see Plan 2 – Aerial Site Plan).

The subject land is serviced by all necessary essential service infrastructure including reticulated water, drainage, telecommunications and overhead power. Effluent disposal is currently disposed of on-site via a septic tank and leach drain system however advice from the Department of Health WA indicates that the Water Corporation's reticulated sewerage network is located approximately 81 metres to the south of the subject land.

The application lodged by PH & KE Gow (Licensed Surveyors) on behalf of John Henry Mitchell and Davida Louise Mitchell (Landowners) to the WAPC seeks approval to subdivide the property into two (2) new separately titled residential lots. One lot is proposed to contain the existing dwelling and associated septic tank and leach drain effluent disposal system, whilst the second lot is proposed to be created as a vacant residential lot to facilitate the

future construction of a new home for the landowners' children. The applicant has confirmed that the proposed vacant lot will also be serviced by a conventional on-site effluent disposal system (i.e. septic tank and leach drain). The applicant advises that an "oral assurance" has been provided by the Shire of Wagin that this approach is suitable, however no further details are provided. Specific details of the proposed subdivision are shown on the attached Plan 3 – Plan of Proposed Subdivision and summarised in the following table:

Lot Particulars	Existing Land Area(Approx.)	Proposed Land Area(Approx.)
Existing Lot 313	1,846m ²	-
Proposed Lot A	-	759m ²
Proposed Lot B	-	1,087m ²

In considering the subdivision application Council is required to have due regard for provisions contained in the following planning documents prior to formulating its response to the WAPC:

- Shire of Wagin Town Planning Scheme No.2;
- Residential Design Codes of Western Australia (2002);
- WAPC Development Control Policy No. DC 2.2 – Residential Subdivision; and
- Department of Health WA Draft Country Sewerage Policy (DCSP).

The following is an assessment of the subdivision proposal in the context of the specific requirements of these documents to determine its general suitability.

Shire of Wagin Town Planning Scheme No.2

Lot 313 Tudor Street is currently classified 'Residential' zone in the Shire of Wagin Town Planning Scheme No.2 (TPS No.2) with an applicable residential density coding of "R17.5".

In relation to land classified 'Residential' zone TPS No.2 states that:

"The Residential Zone is to be used primarily for single houses on separate lots. Other uses, listed in Table 1, may be permitted at the discretion of Council if they are considered to be an integral part of the residential environment and where Council is satisfied that they will benefit the community and not result in being a nuisance."

The application proposes the creation of two (2) lots for single residential purposes in a manner consistent with the stated objectives of TPS No.2. To that extent it is the view of this report that the proposed subdivision is generally consistent with the 'Residential' zone objectives of TPS No.2.

Residential Design Codes of Western Australia (2002) (R-Codes)

As previously mentioned the subject land is identified as having an applicable residential density coding of R17.5 under TPS No.2. The R17.5 residential density coding permits a minimum lot size of 500m² with an average lot size of 571m².

The application proposes the creation of two (2) lots comprising areas of 759m² and 1,087m² at an average lot size of 923m². Having regard for the above standards it is clear that the proposal satisfies the minimum and average lot size requirements applicable to the land's current R17.5 density coding.

WAPC Development Control Policy No.DC 2.2 – Residential Subdivision

WAPC Policy No.DC 2.2 requires that ***all new residential lots shall, in addition to compliance with the general requirements for subdivision of land, be:***

- 1. Capable of development in accordance with the Codes assigned to it by local town planning schemes, together with any local variations that may apply.***

Comment: TPS No.2 identifies the R17.5 residential density code as being applicable to Lot 313. As previously mentioned the proposed subdivision satisfies the specific requirements of the R17.5 density code classification as this applies to minimum and average lot sizes.

- 2. Located within an area which is suitable for subdivision in terms of its physical characteristics such as topography, soils, drainage, vegetation and natural features, and accord with an overall plan for the area which reflects those characteristics.***

Comment: The subject land is unconstrained by any significant natural features and is located in an area of the Wagin townsite that is characterised by existing single residential development.

- 3. Located within a system of vehicle and pedestrian movement consistent with the principles of the Commission's policy on Residential Road Design (DC 2.6) in terms of the hierarchy of roads, matters of road safety and lot access and the provision of cycleways and pedestrian walkways.***

Comment: The subject land is located within an established residential area. To that extent all required networks for vehicle and pedestrian movements have already been provided.

- 4. Convenient to areas of passive and active open space, provided in accordance with the Commission's policy on Public Open Space (DC 2.3) in appropriate locations and configurations, having regard for the existing and proposed distribution of open space in the immediate locality.***

Comment: A desktop analysis of the locality identifies that the subject land is located within 400 metres of local parkland.

- 5. Served by a suitable level of community services, schools, retail facilities, etc. as determined under other policies adopted by the Commission.***

Comment: A desktop analysis of the locality identifies that the subject land is located within 800 metres of established business and employment nodes including retail, commercial and light industrial development along Tudhoe Street, the Wagin Hospital and schools.

- 6. Screened or otherwise protected from the effects of any adjacent land use that may affect the amenity of the occupants of the lot.***

Comment: As previously mentioned the subject land is situated in a locality that is characterised by single residential development and is not located in close proximity to any conflicting land uses. However it should be noted that that an operational railway line is located in proximity to the east of the subject land. Under the circumstances (i.e. given that existing residential land uses about the railway line) it is not considered a fatal impediment to residential land uses or proposed subdivision and therefore no further action is required. In the event that the alignment of the railway line was not so visually obvious from the subject land, it would have been reasonable to impose a condition requiring a notification on the titles of the proposed lots, should subdivision approval be granted, advising of the possible impacts of the nearby operational railway line.

Department of Health WA Draft Country Sewerage Policy (DCSP)

In summary, the Department of Health WA Draft Country Sewerage Policy requires all residential subdivision that proposes lots of less than 2,000m² in area within the Wagin townsite to be connected to the existing Water Corporation reticulated town sewerage scheme. In assessing the application for suitability and compliance with relevant servicing and statutory planning requirements, Planning Enterprises contacted and discussed the proposal with Mr Allen Tan at the Department of Health WA specifically in relation to the matter of whether the Draft Country Sewerage policy specifically required the connection of the proposed subdivision to reticulated sewerage infrastructure. Mr Tan advised that the policy was quite specific on the matter and that the Department of Health would be recommending, in the event that subdivision approval to the proposal is granted by the WAPC, that a suitable condition be imposed requiring the lots to be connected to the town's reticulated sewerage infrastructure.

It is the view of this report, given that:

- i) reticulated sewerage infrastructure in Wagin is managed by the Water Corporation;
- ii) the Department of Health has a policy that addresses the specific requirements of when developments or subdivisions require connection to reticulated sewerage infrastructure; and
- iii) the WAPC is the determining authority for subdivision applications,

that Council's role in this matter is to simply recommend to the WAPC that, in the event that subdivision approval is granted, it supports the appropriate and suitable disposal of waste water and effluent generated by the existing and proposed residential uses associated with the subdivision and will rely upon any advice provided by the Department of Health WA.

Conclusion

The proposed subdivision of Lot 313 Tudor Street, Wagin into two (2) new separately titled residential lots is considered to be consistent with the objectives and criteria contained in the Shire of Wagin Town Planning Scheme No.2, the Residential Design Codes of Western Australia (2002) and Western Australian Planning Commission Policy No. DC 2.2 and is therefore aligned with the outcomes intended by the relevant planning framework and the general principles of proper and orderly planning.

Another matter that requires consideration under the general umbrella of proper and orderly planning is the appropriate and suitable disposal of waste water and effluent within the Wagin townsite. Staff at the Department of Health WA have advised that the proposed

subdivision will require connection to the towns reticulated sewerage infrastructure as a result of the specific requirements of the draft Country Sewerage Policy. Council's position in this matter should support, for the purpose of consistency, the Health Department's interpretation of this policy as the aim of the policy (amongst other things) is to protect public health, the environment and water supplies.

To that extent it is recommended that Council supports the proposed subdivision of Lot 313 Tudor Street, Wagin subject to the appropriate and suitable disposal of waste water and effluent as determined by the Department of Health WA.

Statutory Environment

- Shire of Wagin Town Planning Scheme No.2
- Planning and Development Act 2005

Policy Implications

- Residential Design Codes of Western Australia (2002)
- WAPC Development Control Policy No. DC 2.2 – Residential Subdivision
- Draft Country Sewerage Policy.

Community Consultation

Not required.

Financial Implications

The subdivision of Lot 313 Tudor Street, Wagin into two (2) new separately titled residential lots may result in an increase in the total amount of rates payable to the Shire on an annual basis depending upon when the land is developed and how the property is rated. Any increase in possible revenue to the Shire is however likely to be minimal. The rating of the land will be reviewed by the Shire in consultation with the Valuation Division of the Department for Planning and Infrastructure following completion of the subdivision process and the issuance of a new certificate of title for the proposed lot.

An additional unexpected financial implication for the landowner may depend on whether the proposed subdivision, if approved, is required to connect to the town's reticulated sewerage infrastructure as opposed to providing on-site effluent disposal. The landowner could expect a cost of approximately \$5,000 to install an additional septic tank and leach drain system whereas connection to the town's reticulated sewerage system could be in excess of \$20,000. In this regard the landowner will need to consult the Water Corporation to confirm the required works and costs associated with reticulated sewerage connection if this is a specific requirement of any subdivision approval issued by the WAPC.

Strategic Implications

Nil

Officer's Recommendations

That Council advise the Western Australian Planning Commission that it supports the application submitted by PH & KE Gow (Licensed Surveyors) on behalf of John Henry Mitchell and Davida Louise Mitchell (Landowners) to subdivide Lot 313 (No.139) Tudor Street, Wagin into two (2) new separately titled residential lots in accordance with the details

of the plan submitted in support of the application and subject to the following conditions:

1. Suitable arrangements being made to ensure the appropriate and suitable disposal of wastewater and effluent generated by the existing and proposed residential uses associated with the subdivision.
2. All buildings and (where appropriate) effluent disposal systems having the necessary clearance from the new boundaries as required under the relevant legislation.

Voting Requirements

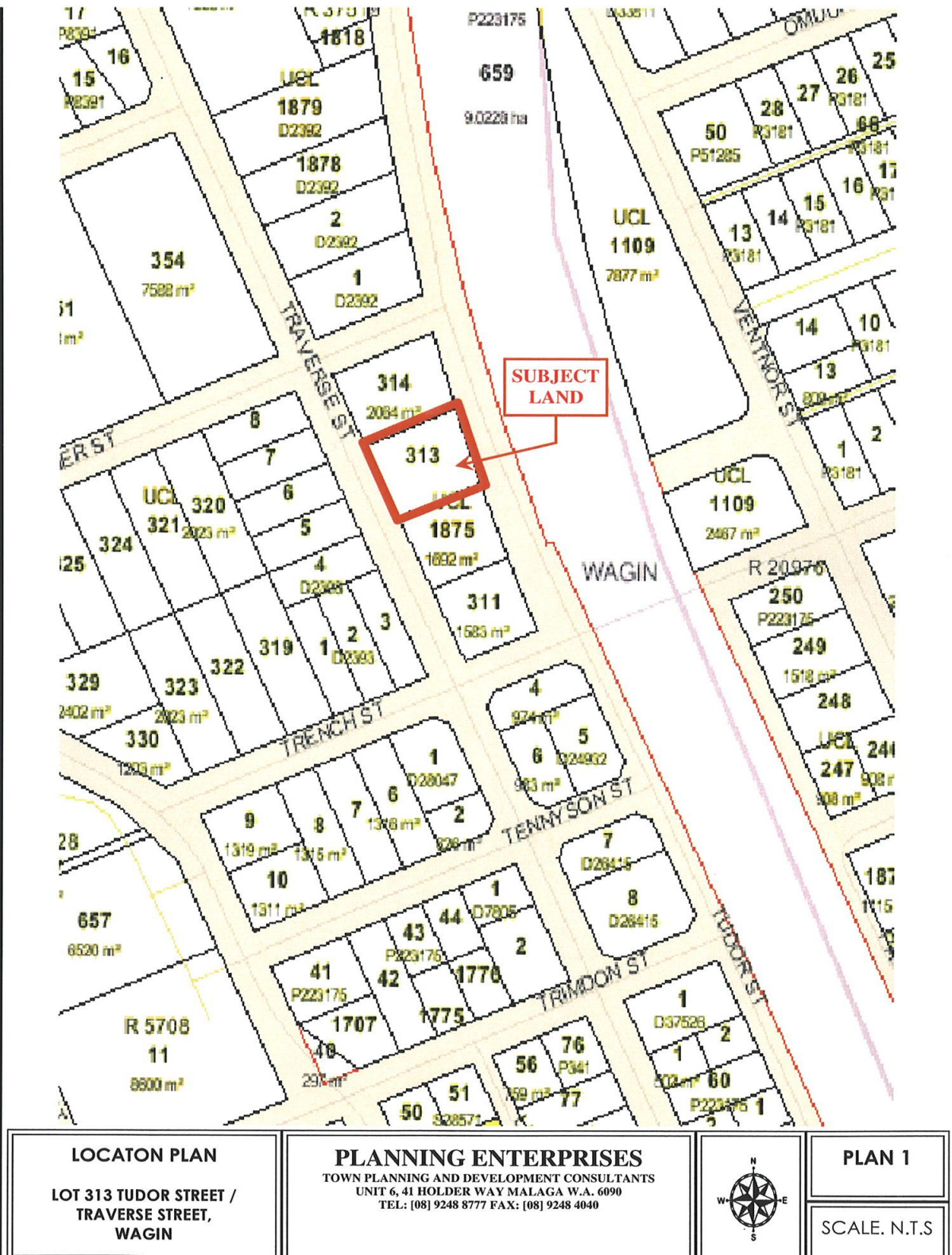
Simple majority required.

Council Resolution

751 Cr Ballantyne/Cr Anderson

That the Officer's Recommendation be adopted.

CARRIED
Vote 9/0





AERIAL SITE PLAN

LOT 313 TUDOR STREET /
TRAVERSE STREET,
WAGIN

PLANNING ENTERPRISES

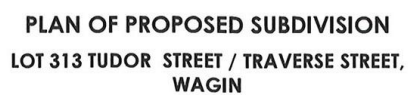
TOWN PLANNING AND DEVELOPMENT CONSULTANTS
UNIT 6, 41 HOLDER WAY MALAGA W.A. 6090
TEL: (08) 9248 8777 FAX: (08) 9248 4040



PLAN 2

SCALE. N.T.S

SOURCE: Landgate (Base Plan)



SCALE. N.T.S

25

Cr Draper left the meeting at 5.31pm

11.3.1.3	Proposed Amalgamation & Re-Subdivision of the Federal Hotel site (including the “Old Piesse Store” Building and Motel)
PROPONENT:	A.J. Marsh Pty Ltd on behalf of Terence Alan Gresty & Craig Joseph Shaw (Landowners)
LOCATION:	Lots 85, 86, 87 & 88 Traverse, Tudhoe & Tudor Streets, Wagin
REPORTING OFFICERS:	Joe Douglas & Steve Pandevski - Consultant Town Planners (Planning Enterprises)

Background

The following report has been prepared in response to correspondence received from the Western Australian Planning Commission (WAPC) seeking Council's comment on the proposed amalgamation and resubdivision of Lots 85, 86, 87 and 88 Traverse, Tudhoe and Tudor Streets, Wagin (the subject land) to provide for the creation of three (3) new separately titled commercial zoned lots accommodating an existing hotel, motel and the “old Piesse store” buildings.

In accordance with the specific requirements of section 142(2) of the Planning and Development Act 2005 the Shire of Wagin has forty two (42) days to provide the WAPC with any comments and/or recommendations considered relevant to the proposal. The 42 day period expired on 30 June 2008, however given that Council only meets once a month that period has been extended by the WAPC enabling Council to consider the matter at its 15 July 2008 meeting.

An assessment of the application in the context of the Shire's current town planning scheme and a final recommendation regarding the general suitability of the proposal are provided to assist preparation of the necessary response to the WAPC.

Comment

The subject land is located centrally in the Wagin townsite, immediately to the west of the railway line and has direct frontage to Tudor Street to the east, Traverse Street to the west and Tudhoe Street to the south. The land is generally devoid of any significant mature vegetation except for two (2) large canopied trees located on Lot 88.

The subject land is traditionally known as the Federal hotel site and as previously mentioned contains a hotel, motel and the “old Piesse store” buildings. The street network surrounding the subject land is constructed to a suitable urban standard and the immediate area forms part of the town's main “commercial precinct”. (see Plan 4 – Location Plan & Plan 5 – Aerial Site Plan).

The Federal Hotel site is listed on Council's Municipal Heritage List as a Category 1 place (i.e. a place deserving the highest level of protection appropriate and maximum encouragement for the owner to conserve the significance of the place). The land was also included as a permanent entry on the Heritage Council of Western Australia's (HCWA's) Register of Heritage Places on 14 February 2003.

The statement of significance contained within the HCWA Register describes the site as follows:

“Federal Hotel (fmr) Wagin, comprising the hotel building and ground-floor shops (1896), a double storey brick and iron Federation Filigree style building, the store (c.1900), a single storey brick and iron Victorian Georgian style building with timber framed asbestos lean to addition, and the motel (1965), a single storey brick and asbestos Late Twentieth-Century Perth Regional style building, is of cultural heritage significance for the following reasons; the hotel building is an outstanding example of a double storey brick and iron regional hotel, designed in the Federation Filigree style, with shops at the ground floor, ornate timber balcony at the first floor level and verandah at ground floor; the place is a substantial landmark in the town of Wagin, uncommon in a regional town in Western Australia for extending an entire block and wrapping two street corners, and terminating the north vista along Tudor Street; the place, constructed in 1896, represents the initial development of Wagin, which eventuated with the opening of the Great Southern Railway in 1889, and was not gazetted until 1898; the place was built by Mr (WJ) Mitchell and was once occupied by Western Australian pioneers Charles Austin Piesse MLC, politician and local merchant, farmer and miller, and Henry Boddington; and, the place has been a location for gathering, socialising and/or receiving hospitality for generations of Wagin residents and visitors from c.1896 to 1987, and again since reopening as a community and tourist venue in 2000.

The 1965 motel and lodge, and the bars and toilets in the interior of the hotel are considered to be of little significance.

The 1950s kitchen extensions, ground floor toilets, winter court (sports bar), and the extension to the store, and the 1960s carport are considered to be intrusive.”

The subject land is serviced by all necessary essential service infrastructure including reticulated water, reticulated sewerage, stormwater drainage, telecommunications and overhead power.

The subdivision application lodged by A.J Marsh Pty Ltd on behalf of Terence Alan Gresty & Craig Joseph Shaw (Landowners) seeks the WAPC’s approval to rationalise land areas around the existing buildings by creating three (3) new lots from the four (4) existing lots, thereby rectifying the current situation whereby buildings straddle common lot boundaries (see Plan 6 - Plan of Proposed Subdivision/Amalgamation).

The subdivision proposal is summarised in the following table:

Lot Particulars	Existing Land Area (Approx.)	Proposed Land Area (Approx.)	Buildings Contained
Existing Lot 85	759m ²	-	Portion Federal Hotel
Existing Lot 86	759m ²	-	Portion Federal Hotel
Existing Lot 87	1,012m ²	-	Existing Motel and majority of Old Piesse Store
Existing Lot 88	1,012m ²	-	Small Portion of Old Piesse Store and Motel car parking area
Proposed Lot 1	-	1,329m ²	Entire Motel and associated car parking area
Proposed Lot 2	-	606m ²	Entire Old Piesse Store
Proposed Lot 3	-	1,605m ²	Entire Federal Hotel

In considering the subdivision application Council is required to have due regard for provisions contained in the Shire's current Town Planning Scheme No.2 (TPS No.2) as these relate specifically to Council's objectives for all 'Commercial' zoned land, building setbacks and heritage considerations prior to formulating its response to the WAPC:

Commercial Zone Objectives

The subject land is classified 'Commercial' zone under TPS No.2. Council's stated objectives for land classified 'Commercial' zone are outlined as follows:

"The Commercial Zone is to be used for retail shopping, sales, hotels, offices, professional suites, restaurants and other business orientated uses. Other uses, listed in Table 1, may be permitted at the discretion of Council if they are considered to be an integral part of the commercial environment and where Council is satisfied that they will benefit the community and not result in being a nuisance."

The above objectives provides little guidance to assist Council in considering and providing comments to the WAPC in relation to the proposed subdivision of the subject land, however it is clear that the intent of the 'Commercial' zone is to provide for a range of commercial uses.

In undertaking an assessment of the proposal, Planning Enterprises contacted Mr Terence Gresty (landowner) to determine the intent of the proposal and any longer term plans for the site. Mr Gresty orally advised that the intent of the subdivision is simply a land adjustment and rationalisation to ensure that each building is contained within its own lot and does not traverse common lot boundaries.

Secondly, Mr Gresty advised that the longer term intention for the site is to sell proposed Lot 1, which will contain the motel as a going concern, and to inject the funds received from its sale into renovating the "old Piesse store" building on proposed Lot 2 following an assessment of the most suitable commercial use for the building.

A recent inspection of the site has identified that physical works and renovations are currently being undertaken to the "old Piesse store" building, including external modifications, such as the installation of French doors. There are no records that indicate that the Shire has approved these works (indeed there are no records that indicate that an application for approval of the works has been received by the Shire).

It is recommended that the Shire write to the landowners and advise that they are required pursuant to section 163 of the Planning and Development Act 2005 to make application to the Shire for approval to undertake any works on a place registered by the HCWA.

Notwithstanding the above, and in considering the proposed subdivision, it may be considered that approval of the proposed subdivision is generally consistent with the land's 'Commercial' zone objective under TPS No.2 and a recommendation of approval would be reasonable subject to all recent modifications and any future proposed modifications to the heritage buildings being the subject of a suitable planning application.

Building Setbacks

TPS No.2 stipulates minimum front, rear and side setbacks for buildings on land classified 'Commercial' zone. All of the existing buildings contained on the subject land were constructed prior to TPS No.2 coming into effect in January 1999 and therefore were not subject to assessment under TPS No.2. As such the existing buildings on the land do not

comply with the minimum setbacks standards prescribed in TPS No.2 which is evidenced by the fact that the buildings on the land traverse the current lot boundaries.

The proposed subdivision will however address this situation by ensuring that the existing buildings are contained entirely within the boundaries of the proposed new lots and to that extent better reflect the setback requirements of TPS No.2. To ensure this outcome it is recommended, should approval of the subdivision be granted, that a condition be imposed requiring the building setbacks from the proposed lot boundaries satisfy relevant statutory requirements.

Heritage Considerations

Clause 6.5.1 of TPS No.2 requires Council to have regard for heritage matters in considering planning issues. The subject land contains buildings that are included in Council's Municipal Heritage Inventory with a management classification that seeks to ensure the highest level of protection. The buildings are also permanently entered on the HCWA heritage register in recognition of their State heritage significance.

It is the view of this report that the proposed subdivision will not jeopardise or have a detrimental impact upon the heritage listed buildings contained on the subject land. In fact this report forms the view that the proposed subdivision enhances opportunities to use the buildings for individual, commercially viable activities in a manner that could conserve their physical and cultural heritage significance well into the future. Notwithstanding this general conclusion, the issue of recent building modifications and works to the "old Piesse store" and its future possible use will need to be addressed by the landowners through the submission of a suitable planning application to the Shire.

Conclusion

The proposed subdivision of the subject land in the manner proposed is considered consistent with the objectives contained in the Shire of Wagin Town Planning Scheme No.2 and potentially assists with the longer term protection and conservation of the significant heritage buildings on the land. To that extent this report supports the proposal.

On the other hand, a recent site inspection has revealed that external physical modifications to the "old Piesse store" are currently being undertaken. It is not known whether modifications are also being made internally. For the purpose of ensuring that the modifications are undertaken lawfully and are sensitive to the existing significant heritage fabric of the building, it is necessary for the Shire to write to the landowners requesting that a suitable planning application be submitted, independent of the current subdivision application, to enable assessment by the Shire and HCWA.

Having regard to the above it is recommended that Council supports the proposed subdivision subject to the building setbacks from the proposed lot boundaries satisfying statutory requirements and that the landowners be notified that a planning application is required to be submitted to the Shire for any recent and/or proposed modifications to the "old Piesse store" building.

Statutory Environment

- Shire of Wagin Town Planning Scheme No.2
- Planning and Development Act 2005
- Heritage of WA Act 1990

Policy Implications

- Shire of Wagin – Municipal Heritage Inventory
- Heritage Council of WA – State Register of Heritage Places

Community Consultation

Not required.

Financial Implications

Nil

Strategic Implications

The subdivision proposal affects prominently located land within the main commercial precinct of the Wagin townsite which contains buildings that are identified as having local and State cultural heritage significance.

The proposed subdivision is unlikely to have a detrimental impact on the heritage significance of the buildings on the subject land. This report forms the view that it may in fact aid in the longer term preservation, conservation and sensitive use of the buildings for the benefit of future generations by ensuring that the buildings are contained entirely within designated lots which can be used and managed independently, thereby affording greater commercial certainty and flexibility for future occupying businesses.

However, the current modifications that are being undertaken to the “old Piesse store” building without approval, albeit minor, should be addressed to ensure that the significant heritage fabric of the building and its synergy with the adjoining Federal Hotel building is not irreversibly compromised. To this extent and as previously mentioned the Shire should take action by requiring the landowners to make arrangements to immediately submit a planning application to the Shire for assessment.

Officers Recommendation

That Council resolves to:

1. Advise the Western Australian Planning Commission that it supports the application submitted by A.J Marsh Pty Ltd on behalf of Terence Alan Gresty & Craig Joseph Shaw (Landowners) to amalgamate and resubdivide Lots 85, 86, 87 and 88 Traverse, Tudor and Tudhoe Streets, Wagin into three (3) new separately titled lots containing the Federal Hotel, “old Piesse store” (caretakers accommodation) and motel buildings in accordance with the details of the plan submitted in support of the application subject to the following conditions:
 - i) All buildings having the necessary clearance from the new boundaries as required under the relevant legislation.
2. Instruct the Shire Administration to write to the landowners notifying them that a planning application is required to be submitted to the Shire of Wagin for any physical modifications or works to a heritage listed building pursuant to section 163 of the Planning and Development Act 2005 and that appropriate measures be undertaken

forthwith to prepare and submit a completed planning application to the Shire detailing all works undertaken to-date and any future proposed works to the “old Piesse store” building including its possible future use.

Voting Requirements

Simple majority required.

Council Resolution

752 Cr Dohle/Cr Anderson

That the Officer's Recommendation be adopted.

CARRIED
Vote 8/0

Cr Draper returned to the meeting at 5.32pm.



LOCATON PLAN

**LOTS 85, 86, 87 & 88
TRAVERSE/TUDOR/TUDHOE
STREETS, WAGIN**

PLANNING ENTERPRISES

TOWN PLANNING AND DEVELOPMENT CONSULTANTS
UNIT 6, 41 HOLDER WAY MALAGA W.A. 6090
TEL: (08) 9248 8777 FAX: (08) 9248 4040



PLAN 4

SCALE. N.T.S

SOURCE: Landgate (Base Plan)



AERIAL SITE PLAN

**LOTS 85, 86, 87 & 88
TRAVERSE/TUDOR/TUDHOE
STREETS, WAGIN**

PLANNING ENTERPRISES

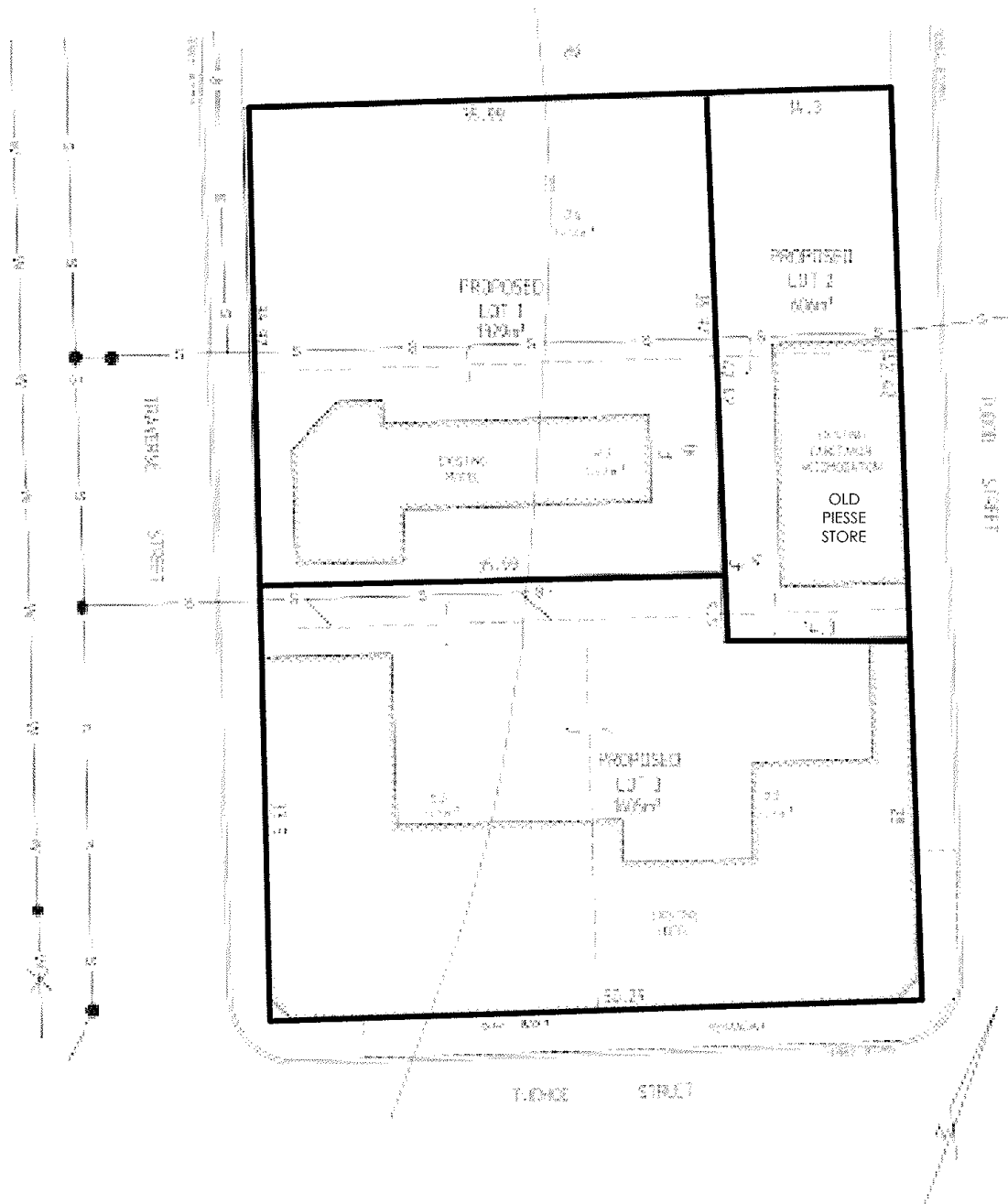
TOWN PLANNING AND DEVELOPMENT CONSULTANTS
UNIT 6, 41 HOLDER WAY MALAGA W.A. 6090
TEL: (08) 9248 8777 FAX: (08) 9248 4040



PLAN 5

SCALE: N.T.S

SOURCE: Landgate (Base Plan)



PLAN OF PROPOSED SUBDIVISION
LOTS 85, 86, 87 & 88
TRAVERSE/TUDOR/TUDHOE STREETS, WAGIN

PLAN 6

SCALE. N.T.S

SOURCE: AJ Marsh Pty Ltd

11.3.1.4**Proposed Industrial Subdivision/Amalgamation****PROPONENT:****Everland Holdings Pty Ltd****LOCATION:****Lots 1, 2, 66 & 223 (No.82- 86) Tudhoe Street, Wagin****REPORTING OFFICERS:****Joe Douglas & Carlo Famiano - Consultant Town Planners
(Planning Enterprises)**

Background

The following report has been prepared in response to correspondence received from the Western Australian Planning Commission (WAPC) seeking Council's comment on the proposed subdivision (including amalgamation) of Lots 1, 2, 66 and 223 (No.82-86) Tudhoe Street, Wagin into two (2) new separately titled industrial lots.

In accordance with the specific requirements of section 142(2) of the Planning and Development Act 2005 the Shire of Wagin has forty two (42) days (i.e. until 23 July 2008) to provide the WAPC with any comments and/or recommendations considered relevant to the proposal.

An assessment of the application in the context of current State Government planning policy and the Shire's current town planning scheme and a final recommendation regarding the general suitability of the proposal are provided to assist preparation of the necessary response to the WAPC.

Comment

The subject lots are located within the eastern part of the Wagin townsite immediately east of the railway line within the town's established industrial area. The subject land has frontage to Tudhoe Street along its northern boundary and Vernon Street along its eastern boundary. The street network abutting the subject land is constructed to a suitable urban standard and does not require upgrading.

The immediate area surrounding the subject land is predominantly characterised by single residential lots on the opposite side of Tudhoe Street (northern side) and a mixture of commercial and industrial uses on the southern side of Tudhoe Street (see Plan 7 – Location Plan).

The subject land is currently used for industrial purposes (i.e. an engineering business including storage). According to the latest aerial imagery available from Landgate the land appears to contain approximately four (4) buildings. Due to its current industrial development and usage the subject land does not appear to contain any significant vegetation (see Plan 8 – Aerial Plan).

The subdivision application area currently comprises four (4) lots, with various buildings having previously been constructed over existing cadastral boundaries. In addition, Lot 66 does not have any direct road frontage and is therefore 'land locked' (i.e. access to the lot can only be obtained through adjoining lots).

The subject land is serviced by all necessary essential service infrastructure including reticulated water, drainage, telecommunications and overhead power.

The subdivision application lodged by Everland Holdings Pty Ltd seeks the WAPC's approval to amalgamate and re-subdivide the four (4) existing lots to create two (2) new separately titled industrial lots. The application will resolve current issues such as existing buildings

being constructed over cadastral boundaries and the lack of access to Lot 66. Each of the proposed lots will contain/retain buildings associated with the existing uses on the land. The applicant has indicated that the subdivision application is necessary to facilitate the sale of proposed Lot B which comprises an area of 4,387m². Specific details of the proposed subdivision are shown on the attached Plan 9 entitled 'Plan of Proposed Subdivision' and summarised in the following table:

Lot Particulars	Existing Land Area(Approx.)	Proposed Land Area(Approx.)
Existing Lot 1	804m ²	-
Existing Lot 2	804m ²	-
Existing Lot 66	277m ²	-
Existing Lot 223	5,504m ²	-
Proposed Lot A	-	3,001m ²
Proposed Lot B	-	4,387m ²

In considering the subdivision application Council is required to have due regard for provisions contained in the following planning documents prior to formulating its response to the WAPC:

- Shire of Wagin Town Planning Scheme No.2; and
- WAPC Development Control Policy No. DC 4.1 – Industrial Subdivision.

The following is an assessment of the subdivision proposal in the context of the specific requirements of these documents to determine its general suitability.

Shire of Wagin Town Planning Scheme No.2

Lots 1, 2, 66 & 223 Tudhoe Street are currently classified 'Industrial' zone in the Shire of Wagin Town Planning Scheme No.2 (TPS No.2) with a strip of 'No Zone' running through the site in a north-south direction. The portion of land classified 'No Zone' possibly reflects a previous intent by the Shire to create a new road and road reserve area through the subject land linking Venice and Vesper Streets. Given that the intended road reserve passes through private land, which comprises existing buildings and other significant improvements, it is unlikely that the new road reserve area will ever formally be created due to the difficulties and substantial costs associated with doing so. This matter is not expected to detrimentally affect the current subdivision proposal for the land however it will need to be accounted for as part of the review of the Shire's current TPS No.2 with the aim of rectifying the current zoning anomaly.

In relation to land classified 'Industrial' zone TPS No.2 states that:

"The industrial Zone is to be used primarily for the manufacture of goods or allied uses such as fuel storage, fuel sales, vehicle repairs, public utilities and showrooms for bulky goods. Other uses, listed in Table 1, may be permitted at the discretion of Council if they are considered to be an integral part of the industrial environment and where Council is satisfied that they will benefit the community and not result in being a nuisance."

The application proposes the creation of two (2) lots for industrial purposes in a manner consistent with the stated objectives of TPS No.2. To that extent it is the view of this report that the proposed subdivision is generally consistent with the 'Industrial' zone objectives of TPS No.2.

Notwithstanding this general view it should be noted that the proposed new common boundary between proposed Lots A and B will be located between two existing industrial buildings. According to the Building Codes of Australia (BCA) a minimum clearance between the existing buildings and the new common boundary is required for fire separation purposes (i.e. usually 3 metres). The subdivision application appears to provide a 3 metre clearance between the existing buildings and the proposed new common boundary in order to address this requirement. It is however recommended that the Shire request the WAPC to impose a condition on any approval issued requiring necessary boundary clearances to be achieved as part of the subdivision process thereby ensuring compliance with the fire separation requirements of the BCA.

WAPC Development Control Policy No.DC 4.1 – Industrial Subdivision

WAPC Policy No.DC 4.1 states that lot sizes in industrial areas should provide sufficient space to accommodate the industrial operations and buildings envisaged, making allowance for future possible expansion. In addition, the policy also states that consideration should be given to the overall pattern of lots sizes in the locality.

The two (2) lots proposed by this subdivision application are of a sufficient size to accommodate the existing buildings and industrial uses currently operating on the land. Furthermore, the proposed lot sizes are consistent with the lot sizes within the immediate area. As such the subdivision proposal is considered to be generally consistent with the specific requirements of WAPC Policy No.DC 4.1.

Matters relating to road design and buffers zones outlined within Policy No.DC 4.1 are not applicable to this application given the existing approved use of the land and the fact that no new roads are proposed to be developed. Notwithstanding this fact, given the land's location on the corner of Tudhoe and Vernon Streets, there is an opportunity to provide for the creation of a 10 metre x 10 metre corner truncation consistent with the existing truncation on the opposite side of the road adjacent to Lot 1837. The creation of a new truncation is consistent with the specific requirements of WAPC Policy No.DC 4.1 as this relates to road design in industrial areas and will help to accommodate any future possible upgrades to the Tudhoe and Vernon Street intersection. It is therefore recommended that Council request the WAPC to impose a suitable condition requiring creation of the proposed corner truncation as part of the proposed subdivision.

Conclusion

The proposed amalgamation and re-subdivision of Lots 1, 2, 66 and 223 Tudhoe Street, Wagin into two (2) new separately titled industrial lots is considered to be consistent with the objectives and criteria contained in the Shire of Wagin Town Planning Scheme No.2 and Western Australian Planning Commission Policy No.DC 4.1. Furthermore, the proposal consolidates the four (4) existing lots to create two (2) new larger industrial lots which are more appropriate for the area and resolves the issues relating to buildings traversing common lot boundaries and Lot 66 being 'land locked'. The proposed subdivision is therefore aligned with the outcomes intended by the relevant planning framework and the principles of proper and orderly planning. Accordingly it is recommended that Council supports the proposed subdivision of the subject land as proposed subject to conditions which seek to:

- i) provide the minimum required clearance between the existing buildings and the proposed new lot boundaries to ensure compliance with the fire separation requirements of the BCA; and

- ii) provide for the creation of a new 10 metre x 10 metre corner truncation on proposed Lot A at its intersection with Tudhoe and Vernon Streets consistent with the specific requirements of WAPC Policy No.DC 4.1 as this relates to road design in industrial areas.

Statutory Environment

- Shire of Wagin Town Planning Scheme No.2
- Planning and Development Act 2005

Policy Implications

- WAPC Development Control Policy No. DC 4.1 – Industrial Subdivision

Community Consultation

Not required.

Financial Implications

Nil

Strategic Implications

Nil

Officers Recommendation

That Council advise the Western Australian Planning Commission that it supports the application submitted by Everland Holdings Pty Ltd to amalgamate and re-subdivide Lots 1, 2, 66 and 223 Tudhoe Street, Wagin into two (2) new separately titled industrial lots in accordance with the details of the plan submitted in support of the application subject to the following conditions:

1. All buildings having the necessary clearance from the new boundaries as required under the relevant legislation.
2. The street corner of Tudhoe Street and Vernon Street on Proposed Lot A being provided with a 10 metre x 10 metre truncation.

Voting Requirements

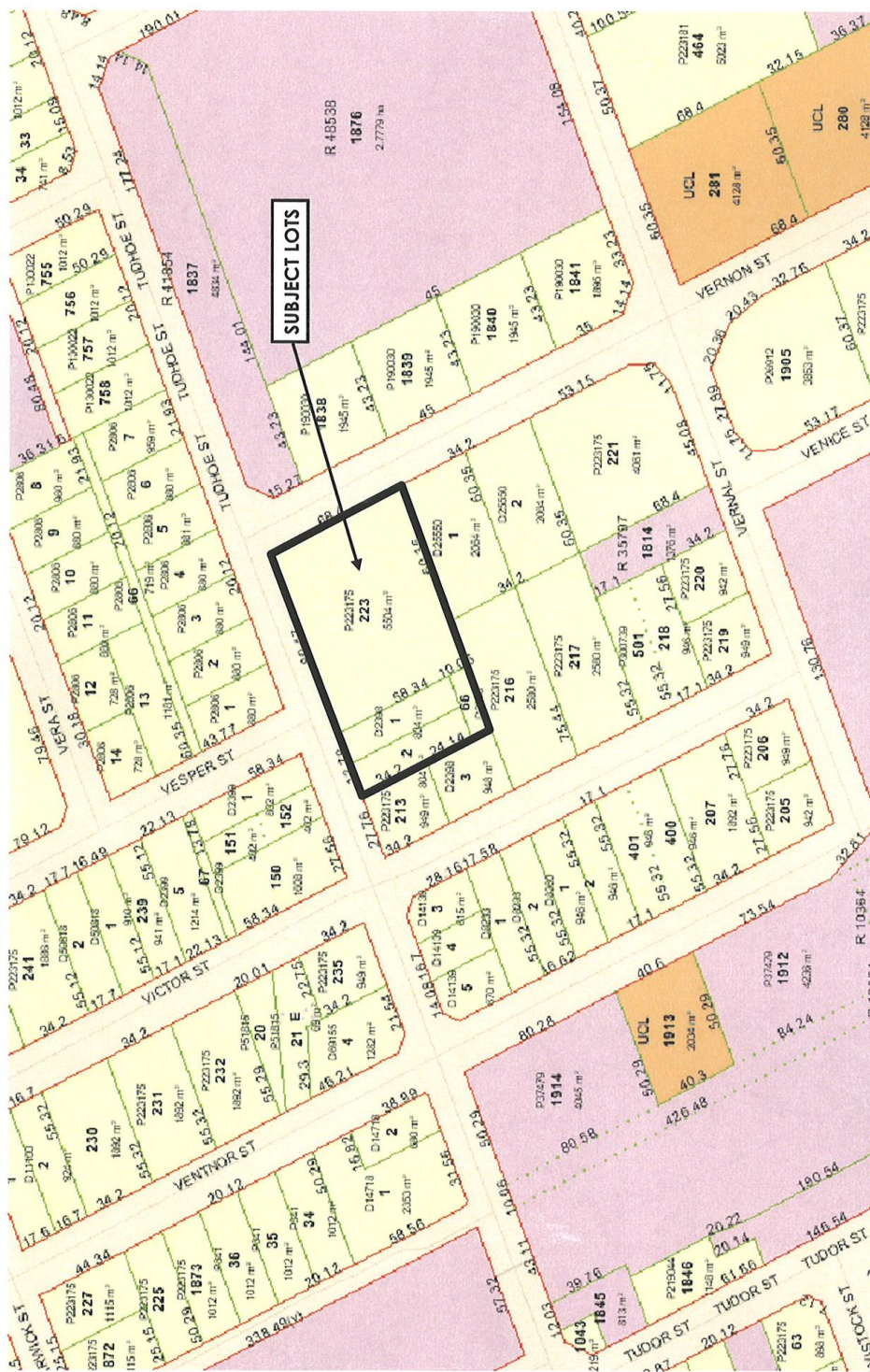
Simple majority required.

Council Resolution

753 Cr Dohle/Cr Reed

That the Officer's Recommendation be adopted.

CARRIED
Vote 9/0



LOCATION PLAN PROPOSED SUBDIVISION LOTS 1, 2, 66 & 223 TUOHOE ST, WAGIN		PLAN 7



AERIAL PLAN PROPOSED SUBDIVISION LOTS 1, 2, 66 & 223 TUDHOE ST, WAGIN	PLANNING ENTERPRISES TOWN PLANNING AND DEVELOPMENT CONSULTANTS UNIT 6, 41 HOLDER WAY MALAGA W.A. 6090 TEL: (08) 9248 8777 FAX: (08) 9248 4040	PLAN 8	SCALE: N.T.S

Cr Morgan asked Council's EHO, Steve Friend, regarding neglected buildings and in particular the building on lot 34 Tudhoe Street. There has been a number of complaints regarding the delapidated dwelling.

The EHO advised that the issue is not covered under Council's new unsightly land local law, however there are regulations in the Local Government (Miscellaneous Provisions) Act 1960 Sections 407 to 409a deals with neglected, delapidated and uncompleted buildings and Division 13 deals with recovery of expenses incurred by Local Government in sections 410 to 412a where actions are taken against the owners.

Unsightly Building

Council Resolution

754 Cr Anderson/Cr Ball

That Council Officers take appropriate action regarding the unsightly dwelling at the corner of Tudhoe and Khedive Streets (lot 34), giving owners 21 days to respond to Council.

CARRIED
Vote 9/0

9. Advisory Committee reports

9.1 Townscape

Notice of Meeting

Committee Members: -

Community members are: Cay Gell, Bev Anderson, Cr K M Draper, Cr D K Morgan, Cr Anderson, Joe Shaw, Peter Jeffs and Stephanie Dimmock.

A Townscape Committee meeting has been called for 4:00 pm on Friday 4 July 2008 to be held at the Shire Administration Centre, 2 Arthur Road Wagin.

John Hunter
CHIEF EXECUTIVE OFFICER

AGENDA

1. OPENING Meeting opened at 4:05 pm

2. ATTENDANCE AND APOLOGIES

Committee members:

Cr B Anderson

Cr K Draper

Mrs B Anderson

Mrs S Dimmock

Mr J Shaw

Staff:

Mr J Hunter CEO

Mr T Evans Town Supervisor

Apologies:

Cr D Morgan

Mr Peter Jeffs

Visitors:

Mr K Menzies Wagin Progress Association

Cr P Blight

3. DECLARATIONS OF INTEREST Nil

4. CONFIRMATION OF THE PREVIOUS MINUTES

Committee Resolution

T79 Moved Stephanie Dimmock **Seconded** Beverley Anderson

That the Minutes of the previous meeting held on 31st January 2008 at be confirmed.

CARRIED

Vote 6 / 0

5. BUSINESS ARISING FROM THE PREVIOUS MINUTES (not already on the agenda)

- 5. 1 Torre Evans to prepare a report for the next meeting on the graffiti situation, in particular the graffiti in the lane at the rear of Walker Ford.
- 5.2 Mr J Case, Council's Special Project Officer is to prepare a report for the next meeting of the committee concerning the new banners.
- 5. 3 The new proposed toilet block – costings to be referred to the next budget.
- 5.4 Footpaths – great job done on Tavistock / Tudor St with new brick paving.
- 5.5 Trees on verge at Historical Village – safe at time of inspection by Town Supervisor.
- 5.6 The framework for the Phascogale display has been erected although Landcare is yet to provide the actual display items.
- 5.7 Caravan Park - great feed back from the public on the current standard of maintenance.

6. BUSINESS ITEMS AND REPORTS

ITEM	Page
6. 01. Terms of reference (referred from Council)	2
6. 02. Townscape Plan 1990	9
6. 03. Referral from Council concerning the proposed amendments to the Street Tree Policy.	11
6. 04. Specific budget recommendations.	14
6.05. Proposal from the Wagin Development Association about obtaining a train engine.	17

Summary

This proposal seeks to have the Committee consider changes proposed to the committee's terms of reference.

Background

At its June meeting Council considered a proposal from the CEO to review the Terms of Reference of the Committee. A copy of the paper that went to Council is attached which includes the committee terms of reference as proposed. Council considered the item and decided to gain the opinion of the Committee.

Comment

The original committee was called the Townscape and Tidy Towns Committee which is a mix of both policy and implementation. Tidy Town activity is one way to develop and enhance a townscape but it is not the only way so it is suggested that the name of the Committee be shortened to include the word "townscape" only.

Under the Local Government Act Council can establish a broad range of Committees and the purpose of this Committee is to provide advice to Council so its name should reflect that aspect as well.

The Terms of Reference themselves are meant to provide a clear picture about the purposes of the Committee and define its level of responsibility. That aspect is best addressed by reading the terms of reference themselves.

Statutory Environment

Local Government Act in respect of the establishment of the Committee and the various Planning Acts and regulations that are concerned with townscape matters including heritage issues.

Policy Implications

Re-establishment of an Advisory Committee.

Budget Implications

This proposal, nil.

Officer's Recommendation

That Committee refers the Terms of Reference to Council with the recommendation that they be approved.

Committee Resolution

T80 Moved: Keith Draper **Seconded** Beverley Anderson

That the officer's recommendation be agreed to.

CARRIED
Vote 6/0

Appendix 1. Council paper from June Council meeting.

10. REPORTS OF COMMITTEES AND OFFICERS

10.1 HEALTH, BUILDING AND PLANNING

10.1.1	Townscape Committee
Location:	Council
Proponent:	CEO
Reporting Officer:	Chief Executive Officer
File:	CNL 6/4

Attachments

Terms of Reference
Letter – C Gell

Summary

This proposal seeks to revise the terms of reference of the Townscape and Tidy Towns Committee.

Background

As far as our records are able to show the Townscape and Tidy Towns Committee was established by Council around 1990. Since establishment the Committee has been made up of members of Council and members from the community.

Community members are:

Cay Gell
Bev Anderson
Peter Jeffs
Stephanie Dimmock
Joe Shaw

Council members are:

Cr K M Draper
Cr D K Morgan
Cr B W Anderson

Without an extensive search of our archives the original purpose of the Committee is not readily known. This document is an attempt to clarify the role of the Committee as an advisory committee to Council.

Attached is a revised set of objects for the committee which brings it more into line with today's thinking on townscape development. Council is being asked to refer these new terms of reference to the Committee for its input for reference back to Council for ultimate approval. You will note that an executive officer is proposed for the committee who, in this case, will be the line manager who will ultimately be responsible for implementing any decisions of Council that are based on recommendations from this committee. I have prepared an "Executive Officer's Handbook" and all of Council staff who will be in this role will shortly undergo some staff training on this important aspect of their job.

Council as yet has not delegated any powers to this Committee and this should also be considered at a later Council meeting in line with any recommendations from the Committee. Under Sections 5.16 and 5.17 of the Act Council may delegate to a Committee of this type any of its powers or duties that are necessary or convenient for the proper management of Council's property. In this case this may be to oversee a budget item which is to do with the establishment of a recycling facility, or the management of the tip facility as a whole.

Note that a community member of the committee has recently communicated her desire to resign from this committee and has cited some of the reasons for her resignation as:

- Dissatisfaction over the past two years with the meetings (or not) of the committee,
- The decision making processes (or not) of the committee.

The measures proposed here will go a long way towards addressing these issues.

Comment

Statutory Environment

Local Act 1995, various sections

Policy Implications

Budget Implications

Minimal this financial year.

Voting Requirements

Simple Majority required

COUNCIL DECISION AND OFFICER'S RECOMMENDATION – ITEM 10.1.1
--

727 Cr JLC Ballantyne/Cr DK Morgan

That Council:

1. Requests that the Committee meet as soon as possible to:
 - a. Consider the draft set of Terms of Reference for submission to Council in July for consideration and possible approval.
 - b. Consider what delegations might be appropriate for this Committee and make recommendations accordingly to the July meeting of Council.
2. Appoints the Town Supervisor as executive officer of this committee.
3. Not accept the proposed resignation from the committee and requests the committee member reconsiders in light of the changes proposed for the operation of the committee.

CARRIED
Vote 11/0

Townscape Advisory Committee

TERMS OF REFERENCE

Introduction

As far as our records are able to show the Townscape and Tidy Towns Committee was established by Council around 1990. Since establishment the Committee has been made up of members of Council and members from the community. This document clarifies the role of the Committee as an advisory committee to Council.

The Executive Officer of the Committee is the Townsite Supervisor and other members of Council's staff attend as advisors. Other stakeholders within the Wagin community who have an interest in the town's streetscapes may be invited from time to time.

The main role of this committee is to provide advice to Council on all aspects of streetscapes within the town. This advice includes the development of policies and manuals which help to inform residents, developers and council workers in the development, maintenance and enhancement of the town's streetscapes.

Background

The general streetscape of a town sets the tone and character of the town. Within a town there may be several clearly defined areas or precincts that require different streetscape treatments. A first role for the committee will be to define the town's precincts and then address any questions about any differences in streetscape that might be applicable.

Streetscape as a term involves a number of different parts that come together to produce a particular look and feel about an area. One of those parts is the street furniture such as road signs, waste receptacles, public seating, street lights, and bus shelters. Another is the street hardware such as the type of paving, style of kerbing and guttering, footpaths (size and material), bollards, traffic calming devices and bicycle ways.

Another involves standards relating to the built form including the control of setbacks, size and type of front fences, building controls on building styles and building materials. Yet another is the street vegetation including verge species, resident's use of verges for planting areas, parks and garden plantings including the median strips.

The townscape should also be seen within the context of the town's history, architectural character, geology, climate, current water table issues and other items that relate to natural resource management such as local endangered species.

Townscape Legislative Requirements

Regulation 12 of the Town Planning Regulations 1967 (under the provisions of the Town Planning and Development Act 1928 now the Planning and Development Act 2005) requires that Council prepares a Local Planning Strategy. To date Council is yet to comply with this Regulation. A consultant has recently been engaged to prepare the Wagin Local Planning Strategy so work has now commenced.

The Wagin Local Planning Strategy will be a critical document in the long term planning of the whole Shire and will guide growth and development over the next fifteen (15) years. A

key document to inform the development of that Strategy will be a properly formulated townscape plan.

Additionally the Shire of Wagin Town Planning Scheme No. 2 is currently under review. The townscape policies will need to be developed within the context of the proposed new Wagin Local Planning Scheme No. 3. The Local Planning Scheme establishes various zones and reserves throughout the Shire and also gives Council various powers to control development in accordance with established standards and to formulate and apply policies in respect of townscape issues.

Objectives of the Committee

- To advise Council on a strategic direction for the development, maintenance and enhancement of the townscape within the Wagin townsite.
- To propose policy initiatives for Council on all aspects of Wagin's townscape.
- To review and update as necessary the Wagin Townscape Plan that was prepared in 1990.
- To liaise with consultants as required in the development of the Wagin Local Planning Strategy in respect of townscape issues (such as the delineation of precincts within the town).

The Committee will provide advice on strategic issues such as:

- The designation of specific urban precincts within the town.
- The preservation of areas or precincts of heritage value with due consideration to indigenous history.
- Branding and signage including town entrance statements.
- Public sculpture and art.
- Crime prevention through urban design.
- Development of the town's community spaces including investigation of a possible town square.
- Designated parking areas for specific vehicle types (trucks, buses and caravans as examples).
- Physical and visual linkages between areas of interest throughout the town.
- Development in town in respect of guidelines, plans and manuals that consider issues such as the preservation and/or enhancement of the Town's natural and built environment, the provision of items such as green belts, pocket parks, seating areas and covered pedestrian accessways.
- Mechanisms to further community acceptance and involvement in townscape improvement processes such as the Tidy Towns program.
- Nature conservation and ecological considerations within the town.
- Any specific matter referred to it by Council.

Townscape – the concept

A townscape is a type of landscape that is generally composed of built rather than natural features. Just as one landscape may appeal to one person and not another, the same is the case for townscapes.

Townscape planning attempts to engender a sense of place to an urban environment. The assumption is that places can be planned with the objective of revealing, preserving, enhancing or inventing local place identity.

A community's involvement in the planning and control of its townscape, and consequently the development of a "place identity", is necessary because after all they live there. The essential concept of place identity is embodied in the statement "This place is different and special, and by derivation we who inhabit it are also different and special". Beauty of course is always in the eye of the beholder.

A Council's role is to help its community to develop a townscape concept, to put in place measures that maintain that concept and enact mechanisms for the community to review and change its ideas about its townscape.

COMMITTEE OPERATION

Name

The Name of the Committee shall be the 'Wagin Townscape Advisory Committee'.

Membership

The Committee shall consist of the following members:

- Four (4) Shire of Wagin Councillors; with one being the Chairperson.
- The Executive Officer.
- At least four (4) Community Representatives (appointed by Council from nominations submitted to the Council).

Where a community representative is appointed by the Council to the Committee, that person shall remain a member until such a time as:

- The person resigns from membership of the Committee;
- The Committee is disbanded; or
- The Council removes the person from the Committee by resolution of the Council.

Ex-officio Members

The following individual shall be ex-officio members of the Committee:

- The Shire of Wagin's Manager of Works.

Observers

The following may attend meetings in the capacity of observers:

- Shire of Wagin Councillors
- The Shire's Chief Executive Officer.

Delegations

Council has delegated the following powers or functions to this Committee:

- Complete control of any funds that might be specifically budgeted for use by the Committee.

Summary

This proposal seeks to place the 1990 Wagin Townscape Plan before the Committee for review.

Background

Council in 1989 engaged a consultant to draw up a Townscape Plan for Wagin which was presented to Council in 1990. A number of initiatives outlined in the plan appear to have been implemented or have been behind various townscaping exercises that have occurred in the interim.

Comment

Given that almost twenty years have elapsed since that plan was devised it is time to revisit it and move forward. The Plan is an extremely useful document if only for the reason it is the only plan the Council has that addresses townscaping issues but it is limited in respect of the issues that the Council now faces.

The area that was considered in the plan is quite small and really only involved a few blocks around the commercial centre of the town.

There is little in the plan that points to underlying principles as would be expected in a similar plan drawn up today.

The plan outlines six specific projects and with the passage of time these projects need to be revisited and their relevance to Wagin in 2008 and beyond needs to be questioned. The civic square concept has progressed but also evolved into a largely undefined "town square" concept. Does this need further development or burying?

The plan outlines specific tree species for use in the proposed projects and these need to be assessed against what may be more suitable today. Similarly the plantings suggested may not have general suitability across the town nor take into account the changes that have occurred over the past twenty years.

The proposal is to use the plan as a blueprint only and extend its coverage to the whole town as it might be in twenty years time.

The townscape and the town plan go hand in hand and the current planning instrument is in the process of being reviewed. Advice from this committee would be value in that review process particularly in relation to precincts that might exist now or should exist in the future.

For example the town has a more or less clearly defined industrial area. What townscaping exercises are appropriate in that area and how is it possible to more clearly define the area?

It is possible to recognize other precincts such as the commercial area, the active recreation areas and perhaps the beginning of a medical precinct. What other precincts are identifiable and what townscaping policies should apply in those areas?

There are also a number of nature reserves within the town, what policies should apply to those? Wagin has a number of endangered species (both flora and fauna) still in existence around the town, can the preservation of these be incorporated in townscaping policies?

This list is not meant to be exhaustive but should serve as a starting point for the committee to commence the development of a new Wagin Townscape Plan.

(Note the Townscape Plan has been delivered to committee members previously and if you require an additional copy please contact Torre Evans on 0428611785).

Statutory Environment

Planning Act and its regulations.

Policy Implications

Nil

Budget Implications

Nil

Officer's Recommendation

That each member of the Committee review the 1990 Wagin Townscape Plan in line with the points raised in this report and prepare a list of suggestions about changes to the plan to be presented to the next Committee meeting.

Committee Resolution

T81 Moved: Stephanie Dimmock **Seconded:** Joe Shaw

That the officer's recommendation be agreed to.

CARRIED
Vote 6/0

6.03

Street tree policy

Proponent:

CEO

File:

Summary

This proposal seeks to place before the Committee a referral from Council concerning the street tree policy.

Background

At the last meeting of the Committee it was resolved that “the Council Town Supervisor to develop a street tree policy for adoption by Council at the March meeting”. A paper went to Council and a copy of that is attached. Council’s resolution was that the matter be referred back to the Committee for its specific advice.

Comment

The issue revolves around a tree species list that is suitable for town plantings. However as was dealt with in the previous paper on the town scape plan there needs first to be some decisions made about the different precincts that exist in town and a species list be developed for each precinct.

Statutory Environment

Policy Implications

Nil

Budget Implications

Nil

Officer’s Recommendation

That this item be used as information for the Committee’s use in determining the distinct land use precincts that exist in the town and the most suitable plantings for each precinct.

Committee Resolution

T82 Moved: Stephanie Dimmock **Seconded:** Joe Shaw

That the report be received and noted and the officer’s recommendation be accepted.

CARRIED

Vote 6/0

10.3 WORKS AND SERVICES

10.3.1

Location:	Wagin Townsite Street Tree Policy Shire of Wagin
Proponent:	Deputy Chief Executive Officer & Town Supervisor
Reporting Officer:	Deputy Chief Executive Officer
File:	

Summary

An updated Townsite Street Tree policy has been developed for Council to peruse and adopt.

Background

Council existing street tree removal policy states “***No street tree or shrub shall be removed from the street reserve without Council Approval***”. At a recent meeting of the Townscape and Tidy Towns Committee it was requested that staff develop a new updated townsite street tree policy that includes the type of street tree species to be planted. The Committee wished the policy to be adopted at the March Council meeting.

Comment

This new policy has been developed with the knowledge and expertise of Councils qualified horticulturist Torre Evans. In particular the listing of relevant tree species and their sizes. This list of street trees will be essential when determining which trees are planted under power lines.

The new policy spells out clearly the processes of removing and replacing street trees, in particular requests from resident and rate payers. The Policy also states that the removal and replacement of street trees still requires Council approval, however it does give staff delegated authority to remove a tree should the tree be dead, diseased or dangerous.

The policy gives staff clear guidelines and direction in the protection and maintenance of trees. This includes pruning of trees under power lines, the development of a natural canopy for trees not under power lines and ensuring vehicle clearance, pedestrian access and driver and pedestrian vision.

A copy of the draft policy has been provided with the agenda for Council perusal.

Statutory Environment

Local Government Act 1995

Policy Implications

Amend and update Works Policy 3 “Street Tree Removal and shrub Removal in the Wagin Townsite” is proposed.

Budget Implications

Nil

OFFICER'S RECOMMENDATION – ITEM 10.3.1

That Council,

1. Adopts the new amended and updated Works Policy 3 “Wagin Townsite Street Trees”

COUNCIL DECISION – ITEM 10.3.1

686 Cr KM Draper/Cr PJ Blight

That Council refer the policy to the Townscape and Tidy Towns Committee meeting before the April Council meeting.

CARRIED

Vote 9/1

Note: Reason for difference in Officer's Recommendation is Council wished the Townscape and Tidy Towns Committee review the Street Tree selection.

“DRAFT”

Works Policy 3 - Wagin Townsite Street Trees

Purpose

The purpose of this Policy is to provide standard guidelines for Council and residents in the removal and planting of townsite street trees and to enhance the streetscape by the protection, maintenance of existing trees and planting of new trees.

The Policy

1. Trees within reserves and on street verges shall be considered to form part of the fabric of the broader community, and as such are considered to affect the visual amenity and environmental character of any place. The value of such trees will be measured as they benefit the whole community as well as any individual resident.
2. Trees within reserves and on street verges shall be removed where they are dead, diseased and dangerous. Trees that are considered likely to damage private property, or where they are considered unsuitable due to interference with Council or public utilities will be referred to Council along with a recommendation from staff.
3. All trees beneath power lines shall be pruned to ensure necessary clearance is maintained in compliance with Western Power Guidelines.
4. Trees on street verges and reserves not affected by overhead power lines shall be allowed to develop their natural canopy.

5. Trees on street verges shall be under pruned to 2m from ground height and shaped where necessary to maintain vehicle clearance, pedestrian access and vehicle driver and pedestrian vision.
6. Requests for removal of trees are to be received in writing before any consideration is given to the request, it will be referred to Council along with a recommendation from staff.
7. Except where tree removal meets the requirements of **clause 2** above, when Council determines to remove a park or street tree at the request of the adjacent property owner, all costs associated with the removal or replacement of the tree shall be borne by the applicant.
8. Council approval is required for the removal of a street tree to facilitate the construction of a vehicle crossover and/or building in association with a development application approval. All costs associated with the removal and including the cost of replacing the tree at an alternative site, will be at the applicant's expense.
9. A selection of new and replacement trees will be determined in accordance with Councils street tree species listed in **clause 10**.
10. A list of Council's adopted street tree species for all new and replacement street trees are as follows;
 - Under power lines

a) Callistemon Kings Park Special (KPS)	5-6m
b) Hibiscus Tiliaceus	7-8m
c) Sapium Sebiferum	6-7m
d) Hakea Laurina	4-5m
e) Eucalyptus Torquata	5-6m
 - Not under power lines

a) Eucalyptus Ficifolia (Corymbia)	10-15m
b) Eucalyptus Nicholii	10-15m
c) Agonis Flexuosa	6-10m
d) Melaleuca Quinquenervia	10-15m
e) Eucalyptus Rudis	10-15m
f) Jacaranda Mimosafolia	10-15m
g) Eucalyptus Luecoxylon Rosea	10-15m

6.02**Proposals for the 2008/09 Budget****Proponent:****CEO****File:**

Summary

This proposal requires the Committee to make decisions about possible projects for this financial year requiring inclusion in the budget.

Background

Last year Council budgeted \$20,100 for Townscape activities and at the end of the year \$15,005.16 had been expended. Council is now in the process of finalizing the budget for this financial year and requires a specific recommendation from this Committee as to possible projects that might be included in this year's program.

Comment

In some measure deliberation on this issue will depend upon decisions made by the Committee on other items on this meeting's agenda. Some items will need to be included as a matter of course but a draft budget for discussion based on last year's expenditure might look like this:

ACTIVITY	AMOUNT 07/08	AMOUNT 08/09
Street sweeping	\$3,500	\$4,000
Banners	\$1,000	\$1,000
Paint and other consumerables	\$3,100	\$3,500
Labour	\$5,600	\$6,000
Plants	\$2,300	\$9,000
Unspent	\$4,600	
	\$20,100	\$23,500

Note that the amount under spent last year was due to plants not being purchased so there is an element of catch-up in the figures to address this as the tree planting program is behind schedule. Council will not be making a decision on the break-up of the amount but simply the global amount. It would help the Committee's case however to have a detailed break down of the sum being requested. There may also be other expenditure from previous agenda items.

Statutory Environment**Policy Implications**

Nil

Budget Implications

Nil

Officer's Recommendation

That this Committee consider the draft budget proposed, make whatever amendments are necessary, and refer the final figure to Council for consideration in the budget process.

Committee Resolution

T83 Moved: Keith Draper **Seconded:** Joe Shaw

That the report be received and noted and the officer's recommendation be amended to include a further stage of the wall in the Ram Park at an estimated cost of \$10,000 bringing the total amount requested to \$33,500.

CARRIED

Vote 6/0

6.05

Wagin Development Association proposal concerning a train engine.

Proponent:

CEO

File:

Summary

This proposal seeks to place before the Committee correspondence referred from Council from the Wagin Development Association.

Background

Council received correspondence from the Wagin Development Association at its last meeting concerning a proposal to secure a train engine, and possibly other associated items, for permanent display somewhere in the town. Council has referred that correspondence to this Committee for its advice.

Comment

A copy of the correspondence is attached which is self explanatory.

Statutory Environment

Policy Implications

Nil

Budget Implications

Nil

Officer's Recommendation

That the Committee requests that Council does/does not support the proposal from the Wagin Development Association.

Committee Resolution

T84 Moved: Joe Shaw

Seconded: Stephanie Dimmock

That Council supports the proposal from the Wagin Development Association.

CARRIED

Vote 6/0

9. Finance and General Purposes

9.2. Collie Railway Locomotive.
Location: Council
Proponent: CEO
Reporting Officer: Chief Executive Officer

File:

Summary

This proposal is to place before Council representations made by the Wagin Development Association.

Background

Historically the railway has been central to the existence of Wagin and the locomotives currently at Collie are both of the type that were used on the local line.

Comment

The attached submission makes the case that the town should put an application in for one of the locomotives currently at Collie. The WDA contend that the application would have more chance of success if it is supported by the Council. The object of the proposal is to put on public display a piece of the town's history and heritage which in turn will lead to an increase in town pride and tourism.

Statutory Environment

Policy Implications

Budget Implications

The submission implies that if the town was successful in securing one of the locomotives then it would not be at a cost the Council. Council has the option of contributing to the costs of transfer and setup should the bid be successful.

Officer's Recommendation

That Council support the proposal to obtain one of the Collie locomotives for relocation to Wagin by making a formal approach to the Shire of Collie.

Clarification of the situation with land along the railway line.

At the meeting of the Townscape Committee on Friday a request was made for information about Council's involvement with land along the railway line.

WestRail was an abbreviation used for the Western Australian Government Railways Commission. On 1 July 2003 WestRail disappeared and became part of the Public Transport Authority of WA (PTAWA).

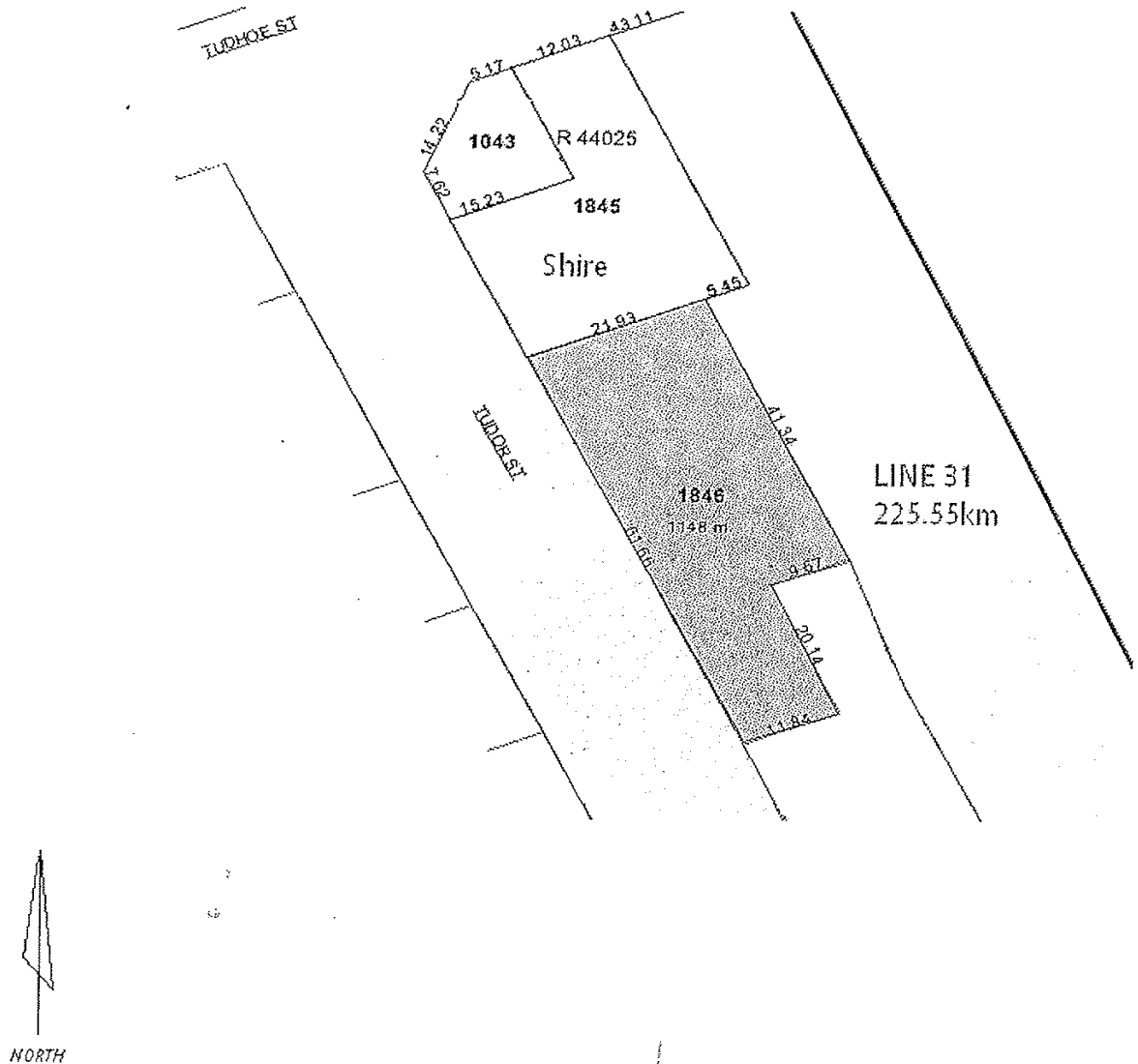
On 5 July 2006 Council entered into a licence to occupy with PTAWA for lot 1846 on Tudor St. This lot has a 61 metre road frontage and has an area of approximately 1148 square metres. The lot has a bus shelter and unsealed car park on it. The Licence to Occupy is designated L1492 Wagin.

To the south of that land is lot 1847 which has a road frontage of about 180 metres and ends just on the south of Upland Road. Its approximate area is 3939 sq m and it is designated as R 44026. Beyond that is an extension of the railway reserve that is to the east of the above lots which gives direct access to the railway yards off Tudor Street if required.

Some maps are attached which may add to the above explanation.

Council could apply for a licence to occupy lot 1847 which is ideally placed to help with the redevelopment and revitalization of that end of town. Even if it was converted to parkland and long vehicle parking it would be an asset to the town. It would also be a useful area for any historic display that is associated with the railway.





Public Transport Authority	
WAGIN	
Lease of Railway land to Shire of Wagin for Community Purposes	
Finance and Administration Division - Leasing	Scale NTS
	Date: 23/02/06
	Drawn: SB
	Plan No. 1482-2

a. Out of hours locking of public toilets.

Committee Resolution

T85 Moved: Stephanie Dimmock **Seconded:** Joe Shaw

That Council adopt a policy of locking all public toilets out of hours so as to reduce the level of vandalism in those facilities.

CARRIED

Vote 6/0

b. Erect an additional set of steps in the Wetland Park.

Committee Resolution

T86 Moved: Beverley Anderson **Seconded:** Stephanie Dimmock

That this item be included in the maintenance work to be done in the Wetlands Park this year.

CARRIED

Vote 6/0

c. Rusted Heritage sign in front of the Administration Building.

Committee Resolution

T87 Moved: Keith Draper **Seconded:** Joe Shaw

That this item be included in the maintenance work to be done this year.

CARRIED

Vote 6/0

d. Status of land beside the Railway.

Committee Resolution

T88 Moved: Joe Shaw **Seconded:** Stephanie Dimmock

That the Committee Executive Officer prepare a report for the Committee concerning what land does Council control on the west of the railway and south of the crossing near the Town Park.

CARRIED

Vote 6/0

e. Ad hoc reports

i. Street Tree survey

Four committee members (Anderson, Anderson, Draper and Dimmock) had completed a street survey and reported:

-There are about 1520 trees planted in the street verges of town (at say \$200 each that values this community asset at \$300,000);

-Many kerbs are being lifted and it may be necessary to adopt a program of re-aligning the kerbs around the trees;

- Discussions with members of the community along the way indicates that there is a willingness in the community to be involved in street tree planting and after care.

ii. Main street trees

Town Supervisor, Torre Evans reported that the initial planting of the trees was done in 300mm holes bored through the bitumen and lined with hard black plastic. This was an attempt to train the roots downwards and away from the pavement and road. However it also made it virtually impossible for the trees to develop and the trees that have been removed all show significant root balling. The problem is being rectified with root director boxes which have been developed to train the roots down and away. About 90% have been installed and are ready for trees to be planted in them. Cr Anderson commented that this being the case the committee should give priority to the selection of trees for Tudhoe St.

7. NEXT MEETING DATE

In discussion the committee agreed to meet on a regular monthly basis and a proposed schedule of meeting dates will be circulated to find the most convenient time and day of the month to meet.

8. CLOSURE: Meeting closed at 6.15pm.

Council Resolution

755 Cr Draper/Cr Ball

That the Committee Report be received and the recommendations therein be agreed to excluding item T85 – Out of Hours locking of Public Toilets.

CARRIED
Vote 9/0

9.2 Waste Management

9.2.1 Waste Management and Recycling Committee – 1th July 2008

1. OPENING: Meeting open at 4.01pm

2. ATTENDANCE:	Cr L Ballantyne	(Chairman)
	Cr M Brockway	
	Mr T Pugh	
	Mr M Ritchie	
	Mr J Hunter	Chief Executive Officer
	Mr S Friend	Environmental Health Officer
	Mr J. Case	Special Projects Officer

APOLOGIES: Cr K Draper
Cr B Anderson
Ms D Perrie

VISITORS: Nil

3. PUBLIC QUESTION TIME

Nil

4. PUBLIC FORUM (PETITIONS/DEPUTATIONS/PRESENTATIONS)

Nil

5. DECLARATIONS OF INTEREST

Mr T Pugh declared an interest due to his employment with Great Southern Waste

6. DISCLOSURE OF FINANCIAL AND OTHER INTEREST

Nil

7. CONFIRMATION OF PREVIOUS MINUTES

WMR2 Mr T Pugh/Cr M Brockway

That the Minutes of the Waste Management and Recycling Committee meeting held on 3rd June 2008 be confirmed as a true and correct record.

CARRIED
Vote 4/0

8. CORRESPONDENCE AND REPORTS

8.1 Environmental Protection (Rural Landfill)

WMR3 Mr T Pugh/Mr M Ritchie

The meeting recommends to Council that the Manager of Works check the distance from the tip face to the rear fence and move the fence to the boundary if needed to comply with regulation 9a of the Rural Landfill regulations.

CARRIED
Vote 4/0

WMR4 Mr T Pugh/Cr M Brockway

The meeting recommends that the Manager of Works prepare Standard Operating Procedures for the Landfill site to cover all requirements of the Rural Landfill regulations applicable.

CARRIED
Vote 4/0

WMR5 Mr M Ritchie/Mr T Pugh

The meeting recommends that Council investigate an alternative site suitable for our needs in a new landfill site and the costs involved.

CARRIED
Vote 4/0

WMR6 Cr Brockway/Mr M Ritchie

The meeting recommends that Council allocate \$10,000 in the 2008/2009 budget for investigation purposes relating to a new landfill site.

CARRIED
Vote 4/0

WMR7 Mr T Pugh/Mr M Ritchie

The meeting recommends that Council modify the Landfill opening hours appropriate for a manned site.

CARRIED
Vote 4/0

WMR8 Cr M Brockway/Mr T Pugh

The meeting recommends that the Waste Management and Recycling Committee investigate surrounding Council's fees and charges for Landfill sites and make a recommendation to Council for the 2008/2009 budget.

CARRIED
Vote 4/0

WMR9 Mr T Pugh/Cr M Brockway

The meeting recommends to Council that the Shire of Wagin accepts waste of a type covered by the DOE Registration.

CARRIED
Vote 4/0

8.2 Report by EHO regarding discussions with DEC on Liquid Waste

- 9.** Next Meeting – Scheduled to be held Tuesday, 8th July 2008, 4pm - to review the Landfill fees only and on the first Tuesday of each month.

10. CLOSURE

Cr Ballantyne thanked all for attending and closed the meeting at 5.20pm.

Council Resolution

756 Cr Draper/Cr Anderson

That the Committee Report be received and the recommendations therein be agreed to.

CARRIED

Vote 9/0

9.2.2 Waste Management and Recycling Committee – 8th July 2008

1. **OPENING:** Meeting open at 4.02pm

2. **ATTENDANCE:**

Cr L Ballantyne	(Chairman)
Cr K Draper	
Cr B Anderson	
Mr T Davey	
Mr T Pugh	
Mr M Ritchie	
Ms D Perrie	(4.11pm)
Mr J Hunter	Chief Executive Officer (5.00pm)
Mr B Roderick	DCEO (4.30pm)
Mr S Friend	EHO
Mr J Case	Special Projects Officer

APOLOGIES: Cr M Brockway

VISITORS: Nil

3. PUBLIC QUESTION TIME

Nil

4. PUBLIC FORUM (PETITIONS/DEPUTATIONS/PRESENTATIONS)

Nil

5. DECLARATIONS OF INTEREST

Mr T Pugh declared an interest due to his employment with Great Southern Waste

6. DISCLOSURE OF FINANCIAL AND OTHER INTEREST

Nil

7. CONFIRMATION OF PREVIOUS MINUTES

WMR10 Mr M Ritchie/Mr T Pugh

That the minutes of the Waste Management and Recycling Committee meeting held on the 1st July 2008 be confirmed as a true and correct record

CARRIED
Vote 6/0

8. CORRESPONDENCE AND REPORTS

8.2 Review Landfill Fees from Surrounding Councils

WRM11 Cr B Anderson/Mr M Ritchie

The Waste Management and Recycling committee recommends that Council review tip fees to a "User pays for domestic and commercial waste".

- Refuse Serviced ratepayers be supplied 6 tip passes per annum
- Rural ratepayers charged at a schedule of fees
- Refuse fees for 2008/2009 be set at \$240
- Refuse fees and charges be reviewed annually

CARRIED
Vote 7/0

9. Next Meeting – Scheduled to be held Tuesday, 5th August 2008,

10. CLOSURE

Cr Ballantyne thanked all for attending and closed the meeting at 5.20pm.

PROPOSED WAGIN TIP FEES

1 x 120 litre or 240 litre Mobile Garbage Bin (and units of 240 litre thereafter)	\$2.50
Car Boot Load	\$2.50
Stationwagon Boot Load	\$5.00
Van - Utility – Trailer (not exceeding 1.8m x 1.2m)	\$10.00
Small Truck (2-4 tonne)	\$30.00
Medium Truck (4-6 tonne)	\$40.00
Truck (6-8 tonne)	\$60.00
Truck (8 plus tonne single axle)	\$80.00
Truck (8 plus tonne dual axle)	\$100.00
Truck (semi trailer 20m ³ capacity)	\$200.00
Bulk Bin (3m ³ or less)	\$30.00
Bulk Bin (3m ³ - 6m ³)	\$40.00
Bulk Bin (6m ³ - 10m ³)	\$60.00
Bulk Bin (exceeding 10m ³)	\$100.00
Car Body (if placed in recyclable area)	Free
Truck Body / Large Equipment (if recyclable)	Free
White Goods	Free
Asbestos (\$50/m ³ or part thereof)	\$50.00
Batteries (car, truck etc)	Free
Uncontaminated, sorted scrap metal	Free
Uncontaminated timber	Free
Uncontaminated green waste	Free
Clean fill	Free
Septage (\$10/kl)	\$10.00
10 litre Waste Oil (to be deposited in the Oil Recycling Facility) (and units of 10 litre thereafter)	\$2.50
Tyres Small (car etc)	\$2.50
Tyres Truck or Large	\$7.50
Separated Recyclables	Free
Drumuster washed containers	Free
Non-Drumuster chemical containers	\$0.50
Cardboard -Separated	Free

Council Resolution

757 Cr Draper/Cr Anderson

That the Committee Report be received and the recommendations therein be agreed to.

CARRIED
Vote 7/2

Cr Morgan requested his vote against this motion be recorded.

9.3 Bushfire Advisory Committee

9.3.1 Bushfire Advisory Committee Annual General Meeting – 3rd July 2008

OPENING: Meeting opening at 7. 09 pm.

ATTENDANCE:

Cr A Dohle	
Cr D Morgan	
Mr R Goldsmith	Chief Bushfire Control Officer
Mrs C Goldsmith	
Mr I McDougall	Deputy Chief Bushfire Control Off
Mr C Moffat	
Mr G Brockway	
Mr B Roderick	Deputy Chief Executive Officer
Mr J Case	Special Projects Officer
Mr G Hansen	FESA

APOLOGIES: Nil

CONFIRMATION OF MINUTES

BA59 CR D MORGAN/I MCDUGALL

That the Minutes of the Bushfire Advisory Committee Annual General Meeting held on 24th May 2007 be confirmed as a true and correct record.

CARRIED

BUSINESS ARISING

Nil

ELECTION OF OFFICE BEARERS

Chairman

The Deputy Chief Executive Officer called for nominations for the vacant position of Chairman.

Cr D Morgan nominated Cr A Dohle. There being no further nominations Cr A Dohle was declared elected as Chairman.

Secretary

G Brockway nominated the Shire of Wagin as Secretary. There being no further nominations the Shire of Wagin was declared elected as Secretary.

Chief Bushfire Control Officer

Cr D Morgan nominated Mr R Goldsmith. There being no further applications Mr R Goldsmith was declared elected as Chief Bushfire Control Officer.

Deputy Chief Fire Control Officer

G Brockway nominated Mr I McDougall. There being no further applications Mr I McDougall was declared elected as Deputy Chief Bushfire Officer.

Chief Fire Weather Officer and Deputy Chief Fire Weather Officer

In accordance with the previous discussions of the Committee the Chief Bushfire Control Officer and the Deputy Chief Bushfire Control Officer are appointed as Chief and Deputy Fire Weather Officers respectively.

That the following nominations be endorsed:

Fire Weather Advisory Committee - R Goldsmith, I McDougall, G Ward,
K Rowell, P Piesse & G Brockway.

Appointment of Dual Fire Control Officers

Dumbleyung	Glen Ward Steve Angwin
Woodanilling	Greg Brockway Glen Ward Ian McDougall
West Arthur	Geoff Abbott Nigel Drayton
Narrogin	Ross Goldsmith Peter Piesse
Wickepin	Steve Angwin
Williams	Peter Piesse

Clover Burning Permit Officer

- Chief Bushfire Control Officer
- Deputy Chief Bushfire Control Officer

CBH Bin Harvest Notification Officers - Wagin - Shire of Wagin
Ballaying - Shire of Wagin

Base Radio Officer and Sub Base

C Goldsmith agreed to prepare the base radio roster.

PROHIBITED AND RESTRICTED BURNING PERIODS

BA60 CR D MORGAN/I MCDOUGALL

That the following prohibited and restricted burning periods apply to the Shire of Wagin for the 2008/2009 season.

Prohibited Burning Period

November 1st 2008 – February 14th 2009

Restricted Burning Periods

September 19th 2008 – October 31st 2008
February 15th 2009 - April 30th 2009

CARRIED

Chief Bushfire Control Officer

The Chairman on behalf of the Committee thanked the Chief Bushfire Control Officer Ross Goldsmith and Carol Goldsmith on their tremendous efforts throughout the year.

CLOSURE

There being no further business the Chairman thanked those in attendance and closed the meeting at 7.20 pm.

Council Resolution

758 Cr Ewen/Cr Morgan

That the Committee Report be received and the recommendations therein be agreed to.

CARRIED
Vote 9/0

9.3.2 Bushfire Advisory Committee – 3rd July 2008

OPENING: Meeting opening at 7.30pm.

ATTENDANCE:	Cr A Dohle	Chairman
	Cr D Morgan	
	Mr R Goldsmith	Chief Bushfire Control Officer
	Mrs C Goldsmith	
	Mr I McDougall	Deputy Chief Bushfire Control Off
	Mr C Moffat	
	Mr G Brockway	
	Mr B Roderick	Deputy Chief Executive Officer
	Mr J Case	Special Projects Officer
	Mr G Hansen	FESA

APOLOGIES: Nil

CONFIRMATION OF MINUTES

BA60 CR D MORGAN / R GOLDSMITH

That the Minutes of the Bushfire Advisory General Committee Meeting held on 24th May 2007 be confirmed as a true and correct record.

CARRIED

BUSINESS ARISING

One of the mobile standpipe trailers has been taken to Locko Ballantyne to modify to fit water containers.

Piesseville Shed is totally finished.

The new repeater at Conding Hill has been installed and is totally operational.

The shire chambers had been fitted out as a command centre in an emergency situation

CORRESPONDENCE AND REPORTS

Chief Bushfire Control Officers Report

This has been a relatively quiet year as far as bushfires however the never ending problem of the local rubbish tip is an ongoing concern.

We eventually managed to put through a controlled burn in late January with the help of the local FRS and surrounding landowners and other volunteers, however all felt this was too little and too late. To this end I strongly recommend that the shire works crew spray the tip surrounds now and then again in late August/September. In the event of a future fire at the tip we need to have an all out effort to put the fire out at the earliest possible opportunity instead of what has happened recently when manpower and resources are limited and very stretched. A special thank you needs to be extended to both Ian Blake and Terry Tacken for

their assistance bringing in the dozer and loaders without their help the job would have been more difficult.

We have discussed this matter previously but there now seems to be an increasing trend for these smaller lifestyle blocks being developed in the areas further out of the town boundaries, while we welcome the extra population we are becoming increasingly concerned at the lack of preparation these weekend warriors appear to have. I recommend that we need to ensure they have adequate firebreaks around buildings and also a working fire unit if they wish to share a unit between two residents that will be considered on its merit.

I take the opportunity to thank all the Fire Control Officers and their families for the continuing support without you my job would be a lot harder although we need to consider getting some of the younger ones to step up while we are around to assist as none of us can continue forever.

Carol and I wish everyone a successful and bountiful season.

I also suggest that we set next years meeting for the middle or end of March while things are fresher in all our minds.

Ross Goldsmith
Chief Fire Control Officer.

FESA Area Manager Report

FESA area manager, Grant Hansen, advised it had been a very quiet season in the district with only two fires of significance, one at Wagin and one at Cuballing.

New radio systems are being currently installed, the VHF radios are easy to use, however unsure when Wagin will get new radios.

FESA is still awaiting appointment of second area manager for the district.

FESA will be looking at holding more training courses on the district.

Fire Break Notice

Council staff advised that the date on the firebreak notice for land owners to comply with the firebreak notice is too late in the year.

BA61 R GOLDSMITH / G BROCKWAY

That the Committee recommend Council change the compliance date on the firebreak notice from the 15th December to the 1st November of each year.

CARRIED

The Committee also discussed the fire break notice requirement of having fire fighting equipment on all rural land holdings outside the town site. It was thought it was impracticable for some of the small land holding owners to have their own fire fighting unit.

BA62 R GOLDSMITH / I MCDOUGALL

That the Committee recommend Council change section (1) c) Fire Fighting Equipment to read;

Where the land owners total land holding is fifty (50) hectares or greater a readily mobile operational fire fighting unit containing a minimum of 400 litres of water on standby and available for inspection is required during the period 15th December to 30th April of each year

CARRIED

Standard Operating Procedures

Council Special Projects Officer advised Wagin does not have any bushfire standard operating procedures in place. The Chief and Deputy Chief bushfire control officers will assist the shire to compile the standard operating procedures for Wagin.

General Business

Fast fill mobile standpipe trailers.

It was put forward that the Shire purchase four steel gerry cans and eight water signs for the trailers.

BA63 G BROCKWAY / R GOLDSMITH

That the Committee recommend Council purchase four steel gerry cans and eight water signs for the fast fill mobile standpipe trailers.

CARRIED

Training Courses

Council to follow up with fire awareness training for small land holders and others who may be interested, possibly hold a training day at the Wagin playgroup.

FCO courses and refresher courses will be held later in the year.

Grant Hansen clarified FESA boundaries in the townsite and the responsibility of the Shire in taking control of fires within the Shire.

The Shire to ensure land holders do not burn large wood heaps in September onwards as it could smoulder for weeks, becoming a fire issue.

The burning of the north eastern side of Bardgarning Reserve was a great success.

The Piesseville fire tender is now housed in the new Piesseville fire shed.

CLOSURE

There being no further business the Chairman thanked those in attendance and closed the meeting at 8.26 pm.

Council Resolution

759 Cr Morgan/Cr Ballantyne

That the Committee Report be received and the recommendations therein be agreed to.

CARRIED

Vote 9/0

10. Standing Committee reports

10.2 Finance and General Purposes – Meeting 26th June 2008

1. OPENING: Meeting opened at 7.03pm

2. ATTENDANCE: Cr M J Brockway Chairperson
Cr D K Morgan
Cr I C Cumming
Cr P J Blight
Cr G R Ball
Cr B W Anderson

STAFF: Mr J Hunter Chief Executive Officer
Mr B A Roderick Deputy Chief Executive Officer

APOLOGIES: Nil

LEAVE OF ABSENCE:

3. PUBLIC QUESTION TIME

Nil

4. DECLARATION OF INTEREST

Nil

5. CONFIRMATION OF PREVIOUS MINUTES

F215 Cr DK MORGAN/Cr GR BALL

That the minutes of the Finance and General Purposes Committee meeting held on 25th March 2008 be confirmed as a true and accurate record.

CARRIED
Vote 6/0

6. CORRESPONDENCE AND REPORTS

6.1 Financial Management Review

The Committee reviewed the Shire's financial management review document carried out by Council's auditors UHY Haines Norton. The Deputy Chief Executive Officer provided explanations on all financial matters raised in the review.

F216 Cr GR BALL/Cr PJ BLIGHT

The Financial Management Review of the Shire of Wagin, carried out by UHY Haines Norton, be accepted.

CARRIED
Vote 6/0

6.2 2008 / 2009 Budget

The Committee reviewed the proposed future projects from the five year plan for the future to see which projects would be carried out and budgeted for in the 2008/2009 financial year. The following resolutions were made –

F217 Cr DK MORGAN/Cr GR BALL

Council is to proceed with construction of a new staff residence for the Chief Executive Officer in the 2008/2009 financial year. A \$400,000 budget allocation is to be made, with \$200,000 to come from Council's Municipal Building Reserve and \$200,000 from loan funds.

CARRIED
Vote 6/0

F218 Cr PJ BLIGHT/Cr BW ANDERSON

Council is to proceed with the proposed light industrial subdivision development in the 2008/2009 financial year with a \$450,000 budget allocation from loan funds.

CARRIED
Vote 6/0

F219 CR GR BALL/Cr IC CUMMING

Council is to proceed with the GEHA housing proposal and build two new dwellings to lease back to GEHA in the 2008/2009 financial year. An \$800,000 budget allocation is to be made from loan funds.

CARRIED
Vote 6/0

The Committee reviewed other financial components that will make up the draft budget and were happy for them to be presented at the draft budget meeting.

6.3 Administration Salary Review

Staff presented the Committee with salary comparisons with other similar Council's, the comparison showed that Wagin administration staff wages were on average 10% lower than other shires.

Staff were requested to put together an administration salary proposal for the draft budget meeting.

7. **URGENT BUSINESS**

Insurance

The Committee reviewed the proposed insurance coverage and premiums for the 2008/2009 financial year. Insurance premiums had fallen from the previous year.

F220 Cr GR BALL/Cr DK MORGAN

That Council not take out employee income protection coverage for 2008/2009 financial year.

CARRIED
Vote 6/0

F221 CR IC CUMMING/Cr GR BALL

That Council accept the insurance premium quotations presented for the 2008/2009 financial year for the total sum of \$71,498, with the workers compensation premium still to be quoted.

CARRIED
Vote 6/0

8. **CLOSURE**

The meeting closed at 9.36pm.

Council Resolution

760 Cr Dohle/Cr Ball

That the Committee Report be received and the recommendations therein be agreed to.

CARRIED
Vote 9/0

10.2 Health, Building and Town Planning – 24th June 2008

1. OPENING: Meeting opened at 3.40pm

2. ATTENDANCE: Cr K M Draper
Cr M J Brockway
Cr J L C Ballantyne
Cr J P Reed
Cr A C Dohle

STAFF: Mr W J Case Special Projects Officer
Mr S T Friend Principal Environmental Health
Officer/Building Surveyor

APOLOGIES: Cr J L Ewen

VISITORS: Nil

3. PUBLIC QUESTION TIME

Nil

4. DECLARATION OF INTEREST

Nil

5. CONFIRMATION OF PREVIOUS MINUTES

H143 Cr KM DRAPER /Cr MJ BROCKWAY

That the Minutes of the Health, Building and Planning Committee meeting held on 2nd February 2007 be confirmed as a true and correct record.

CARRIED
Vote 5/0

6. ELECTION OF CHAIRMAN

The Special Projects Officer called for nominations for the position of Chairperson.

Cr Reed was nominated by Cr Draper
Cr Reed accepted the nomination.

There being no further nominations the Special Projects Officer declared Cr Reed elected to the position of Chairperson.

7. CORRESPONDENCE AND REPORTS

H144 Cr MJ BROCKWAY/Cr KM DRAPER

That Special Project Officer Mr J Case collates the details of the Capital and Maintenance items from the Annual Property inspection undertaken today and submits them to council as a recommendation from this committee.

CARRIED
Vote 5/0

8. URGENT BUSINESS

8.1 GEHA Housing Update

Special Project Officer updated the Committee in the latest details known regarding the request to investigate building housing for GEHA to rent to the Police and Education Department.

8.2 Council Property 32 Ballagin Street

H145 Cr AC DOHLE /Cr JLC BALLANTYNE

That Council tidy up the property at 32 Ballagin Street and obtain a valuation with a view to selling the property.

CARRIED
Vote 5/0

CLOSURE

There being no further business to discuss the Chairperson thanked those in attendance and closed the meeting at 4.00pm.

Budget items 2008 and 9 (2) Maintenance Work 20089 3/07/2008

Code	Asset	Project	Priority	Est \$	Maint
147050	1 Nenke St	Clear Gutters	1	\$200.00	y
147050	1 Nenke St	Modify A/C Duct regulators to enable better zone operation	1	\$500.00	y
147050	1 Nenke St	Replace arm on vacuum cleaner	1	\$100.00	y
147050	2 Ballagin St	Replace part concrete driveway to make safe	1	\$3,000.00	y

147050	14 Gordon St	Reseal Shower	1	\$7,000.00	y
147050	32 Ballagin St	Prepare house for valuation for proposed sale	1	\$2,000.00	y
42040	Administratio n Building	Tidy up 2nd car park with gravel fines cover, remove some pavers and kerb edge near building	1	\$3,000.00	y
42040	Administratio n Building	Clear Gutters	1	\$200.00	y
42040	Administratio n Building	Professional clean and scotch guard carpets	1	\$1,000.00	y
42040	Administratio n Building	Front step paving repairs	1	\$2,000.00	y
42040	Administratio n Building	Tint selected windows or modify A/c duct and flaps	1	\$800.00	y
42040	Administratio n Building	Obtain costing to upgrade window glass to special type	2	\$0.00	y
126005	Airport	Replace flashing on Ambulance shelter	1	\$150.00	y
126005	Airport	Paint electrical cabinet next to Ambulance shelter	1	\$150.00	y
147050	All Houses	Install/inspect and test mains powered smoke detection	1	\$1,000.00	y
Various	All properties	Insect and termite Inspections	1	\$1,200.00	y
Various	All properties	RCD Inspections	1	\$0.00	y
132020	Caravan Park	Clear Gutters	1	\$200.00	y
E167244	Caravan Park	Plumbing repairs to services duct	1	\$1,200.00	y
E167244	Caravan Park	Power point in Gazebo attached to BBQ	1	\$200.00	y

122010	Depot	Clear Gutters	1	\$400.00	y
E113065	Eric Farrow Pavilion	Professional clean carpets	1	\$1,000.00	y
E113065	Eric Farrow Pavilion	Provide 15A power to large room for Bain Marie	1	\$300.00	y
E080010	Kindergarten	Prune large tree and remove trees near A/C	1	\$1,000.00	y
E080010	Kindergarten	Replace light with sensor light	1	\$200.00	y
E080010	Kindergarten	Seal edge of large double doors	1	\$200.00	y
E080010	Kindergarten	Provide remote control for A/C	1	\$200.00	y
E080010	Kindergarten	Paint external seat	1	\$100.00	y
115015	Library	Clear Gutters	1	\$200.00	y
E076020	Medical Centre	Modify A/C ducts to improve cooling in all area's and repair skylight	1	\$1,400.00	y
E076020	Medical Centre	Clear Gutters	1	\$200.00	y
E076020	Medical Centre	New shelf in treatment room	1	\$200.00	y
E076020	Medical Centre	Additional powerpoints in treatment room	1	\$300.00	y

Council Resolution

761 Cr Reed/Cr Ball

That the Committee Report be received and the recommendations therein be agreed to.

CARRIED
Vote 9/ 0

11. Other Reports

11.1 President's Report

Cr Brockway advised she had attended –

- 24/06/2008 Health, Building and Planning meeting
- 21/06/2008 Rotary changeover dinner
- 26/06/2008 Finance Committee Meeting
- 1/07/2008 Waste management Committee meeting

11.2 Councillor's Reports

Cr Dohle requested that the 5.00pm meeting be highlighted in bold print with the agenda.

11.3 Officer's Reports

11.4.1 Finance and General Purposes

11.4.1.1 Pre-budget analysis

Location: Shire of Wagin

Reporting Officer: Chief Executive Officer

File:

Summary

This paper covers the general points that need to be considered in this year's budget considerations and outlines some general principles for the establishment of rates and fees and charges.

Background

First and foremost Council is a Government and has fairly broad powers to enable it to collect the funds it needs to run its programs. Council is also a business in that it provides various services to the community and it has to match its expenditure with its revenue.

Councillors are in effect members of a Board of Directors of a corporation which last year had annual revenue of \$4.2 million and total assets of \$ 22.3 million. Council also employs 25 full time equivalent staff which makes it one of the biggest, if not the biggest, employer in the Shire.

Comment

The Shire is a government and gets its funding in one way or another from various tax payers. Subsidies from other levels of government are simply redistributions of taxes they collect such as income tax. Councils have only one avenue of taxation it can use to raise revenue and that is a land tax based pure and simply on land valuations.

Generally non-rural properties are valued according to their gross rental value and non-town properties are valued according to their unimproved value. Both valuations are a measure of wealth and a reflection of the land owner's "ability to pay" which is a corner stone of equitable taxation. Council has a policy of discounting increases in property valuations and then

applying a rate increase to the discounted valuation which negates the point of revaluing the property in the first place. It is a bit like adjusting the GST downwards as prices increase and then applying an inflator to the adjusted tax rate to increase revenue.

Table 1 looks at some figures from the budgets of around 20 councils of similar make-up to Wagin for the 2007/08 year. It also includes figures from each of the 4WD group of Councils for further comparison.

The rate in the dollar applied by Wagin Council to town properties is higher than the average rate applied by the twenty other Councils for the same class of property and it is the second highest of the 4WD Councils.

These figures also show that the rate in the dollar charged for rural properties is less than the average of the twenty councils for the same class of property although it is the second highest figure for the 4WD councils.

TABLE 1: RATE COMPARISON REPORT ON 2007-2008 BUDGET FIGURES

REPORT FOR BUDGET CONSIDERATION															
		\$ 5,000.00		\$ 100,000		% Split on Total Rates Raised									
Shire of	2007-2008 GRV Rate-In-dollar	Rates levied on \$5,000 GRV Valuation	2007-2008 Minimum Rate	UV rate in Dollar	Rates Levied on \$100,000 UV Val	UV Minimum	2007/2008 GRV	2007/2008 UV	Total	total GRV	total UV	Total	Discount	Rate Income % of Total Op. Revenue	Total Revenue for Council Purposes
Beverley	\$ 0.11417	\$ 570.85	575.00	0.01278	\$ 1,278.00	575.00	25%	75%	1.00	463,000.00	1,426,000.00	1,889,000.00	10%	52%	3,660,000.00
Brookton	\$ 0.11597	\$ 579.83	415.00	0.01136	\$ 1,135.80	705.00	20%	80%	1.00	204,864.00	813,769.00	1,018,633.00	0%	36%	2,800,000.00
Coorow	\$ 0.13711	\$ 685.55	470.00	0.01775	\$ 1,775.10	470.00	37%	63%	1.00	691,284.00	1,155,759.00	1,847,043.00	5%	41%	4,500,697.00
Corrigin	\$ 0.11040	\$ 551.99	250.00	0.01544	\$ 1,543.50	250.00	17%	83%	1.00	241,964.00	1,169,876.00	1,411,840.00	10%	31%	4,586,782.00
Cuballing	\$ 0.08564	\$ 428.20	350.00	0.00940	\$ 939.90	300.00	23%	77%	1.00	137,269.00	471,740.00	609,009.00	10%	25%	2,400,000.00
Dowerin	\$ 0.08713	\$ 435.63	348.00	0.00846	\$ 846.10	295.00	18%	82%	1.00	115,310.00	514,534.00	629,844.00	0%	18%	3,483,651.00
Kellerberrin	\$ 0.09610	\$ 480.50	250.00	0.01619	\$ 1,619.00	250.00	24%	76%	1.00	241,676.00	747,016.00	988,692.00	5%	29%	3,409,410.00
Koorda	\$ 0.11400	\$ 570.00	178.00	0.02290	\$ 2,290.00	178.00	10%	90%	1.00	69,571.00	598,936.00	668,507.00	10%	22%	3,049,176.00
Kulin	\$ 0.13193	\$ 659.65	300.00	0.01170	\$ 1,169.80	300.00	10%	90%	1.00	117,792.00	1,090,678.00	1,208,470.00	10%	28%	4,280,855.00
Lake Grace	\$ 0.07095	\$ 354.75	280.00	0.01049	\$ 1,049.10	180.00	14%	86%	1.00	244,843.00	1,537,619.00	1,782,462.00	0%	31%	5,788,421.00
Mukinbudin	\$ 0.14610	\$ 730.50	200.00	0.02537	\$ 2,537.00	250.00	14%	86%	1.00	98,410.27	610,123.69	708,533.96	10%	22%	3,232,237.00
Narembene	\$ 0.11004	\$ 550.22	150.00	0.01467	\$ 1,466.70	175.00	10%	90%	1.00	115,000.00	993,000.00	1,108,000.00	4%	39%	2,853,000.00
Nungarin	\$ 0.11644	\$ 582.20	200.00	0.02125	\$ 2,124.50	100.00	8%	92%	1.00	26,978.00	317,741.00	344,719.00	8%	21%	1,632,009.00
Pingelly	\$ 0.14935	\$ 746.75	500.00	0.01343	\$ 1,343.40	500.00	29%	71%	1.00	272,724.00	674,441.00	947,165.00	0%	32%	2,983,122.00
Quairading	\$ 0.09094	\$ 454.69	350.00	0.01411	\$ 1,410.50	350.00	20%	80%	1.00	242,339.00	993,197.00	1,235,536.00	8%	48%	2,597,165.00
Tammin	\$ 0.12600	\$ 630.00	150.00	0.01517	\$ 1,517.30	150.00	10%	90%	1.00	56,870.00	529,651.00	586,521.00	5%	34%	1,736,740.00
Trayning	\$ 0.13020	\$ 651.00	160.00	0.01384	\$ 1,383.60	160.00	11%	89%	1.00	50,397.00	427,094.00	477,491.00	5%	27%	1,744,483.00
Wongan Hills	\$ 0.08971	\$ 448.53	418.00	0.01543	\$ 1,542.50	200.00	18%	82%	1.00	333,855.00	1,514,150.00	1,848,005.00	4%	40%	4,605,663.00
AVERAGE	\$ 0.10111	\$ 505.54	308.00	0.01498	\$ 1,498.43	299.33	17.62%	82.38%	1.00	\$ 206,897.02	\$ 865,851.37	\$ 1,072,748.39	5.72%	33%	3,296,856.17
4WD Councils															
Dumbleyung	0.09072	\$ 453.60	200.00	0.01377	\$ 1,377.00	200.00	8%	92%	1.00	75,384.00	901,653.00	977,037.00	5%	31%	3,130,618.00
Wagin	0.11178	\$ 558.90	300.00	0.01095	\$ 1,095.40	300.00	40%	60%	1.00	538,397.00	814,225.00	1,352,622.00	5%	30%	4,555,449.00
Williams	0.06866	\$ 343.30	380.00	0.00897	\$ 897.00	380.00	13%	87%	1.00				0%	56%	
West Arthur	0.09750	\$ 487.50	285.00	0.00896	\$ 895.70	200.00	7%	93%	1.00	80,952.00	1,079,445.00	1,160,397.00	5%	44%	2,618,025.00
Woodanilling	0.11350	\$ 567.50	300.00	0.00938	\$ 938.00	300.00	13%	87%	1.00	57,970.00	430,830.00	488,800.00	7.5%	25%	1,970,639.00
AVERAGE	0.09643	\$ 482.16	\$ 293.00	0.01041	\$ 1,040.62	\$ 276.00	16%	84%	1.00	\$ 188,175.75	\$ 806,538.25	\$ 994,714.00	5%	37%	\$ 3,068,682.75

Comparing the Shire of Williams and the Shire of Wagin Williams would need to increase its rural rate by 22% and its town rate by 62.7% to equal the current Shire of Wagin rates. This could well be a factor in future 4WD discussions.

Conversely, comparing Wagin rates to the average of other Councils Wagin would need to decrease its town rate by 9.6% and increase its rural rate by 36.8% to merge with the average of those councils.

These sorts of comparisons aid the decision process to a degree. However Governments only collect taxation to meet the cost of their programs and in raising the funds needed for their programs they try to spread the taxation burden as equitably as possible. Which programs and who to tax are the key decisions that Council faces and “equity” and the “ability to pay” are two key considerations.

Table 2 gives a breakdown of the budgeted rate collection over the past eleven years with a breakdown between town rates (defined as those collected according to gross rental value, GRV) and farm rates (defined as those collected according to unimproved value, UV).

Table 2 Rate rise comparison for the past 11 years

Financial Year	Total Town Rates	% Inc. on previous year	Total Farm Rates	% Inc. on previous year	TOTAL RATES COLLECTED	Farm rate as a % of total rates collected.
2007/08	538,397	5.09	813,225	4.34	1,351,622	60.2
2006/07	512,298	6.98	779,425	4.23	1,291,723	60.3
2005/06	478,872	5.56	747,823	4.10	1,226,695	61.0
2004/05	453,645	5.13	718,390	4.87	1,172,035	61.3
2003/04	431,515	3.00	685,027	3.00	1,116,542	61.4
2002/03	418,949	5.79	665,058	6.60	1,084,007	61.4
2001/02	396,022	1.84	623,862	-0.89	1,019,884	61.2
2000/01	388,865	3.80	629,435	4.09	1,018,300	61.8
1999/00	374,615	5.63	604,675	5.05	979,290	61.7
1998/99	354,664	4.67	575,633	2.95	930,297	61.9
1997/98	338,841		559,145		897,986	62.3

Of particular note is the 2001.02 year and that will be discussed later. The table shows that over the past 11 years there has been a gradual shift in tax burden from the rural areas to the town area. Taking table 1 and 2 together a reasonable interpretation of this trend is that it is in the wrong direction and needs to be reversed.

The table clearly demonstrates that for most of the past 11 years town rates have risen more than rural rates. As will be seen in table 2, and later in table 4, town rates have risen by 58.9% over the period and rural rates by 34.8%. Council needs to give this disparity a lot of attention as it would seem that this move fails the “equity” test.

Table 3 outlines Council's taxation base remembering that town valuations are based on gross rental return and rural rates on unimproved valuations so direct comparisons are difficult. It is

clear from the table that the majority of properties are in the town but the most of the wealth is in the rural areas.

TABLE 3: Council's taxation base

Type	Number of properties	Total valuation
Town commercial	70	941,006
Town residential	600	3,135,822
Town rural	79	274,746
Town vacant	123	91,004
Town other	5	42,796
Non-town commercial	5	46,800
Non-town mining	3	3,708
Non-town rural	361	74,055,000
Non-town vacant	2	18,900
Total	1251	78,609,782

As stated earlier Governments only collect taxation to meet the cost of their programs and the converse of this is that revenue should increase in line with the cost of programs intended to be conducted by the government. The issue is how to forecast program cost increases over the year ahead and it is not an easy one to resolve.

Many Councils simply look at cost rises in the previous year and assume that the trend will continue in the year ahead. In a volatile economic climate this approach may act to the disadvantage of the council particularly if prices increase rapidly as they have done in recent years. There is also the issue of which cost price index is most appropriate for local government.

The next table looks at the history of land tax increases by the Shire of Wagin against a commonly understood price inflator such as the CPI. Table 2 has all measures set to a base year of 1997/98 so it is easy to see what one set of figures has done against another.

Table 4 Index rise comparison for the past 11 years

Financial Year	Rate Index	Rate annual increase	Town rate index	Town rate annual increase	Farm rate index	Farm rate annual increase	CPI	CPI annual increase
2007/08	150.5	4.64	158.9	5.09	145.4	4.34	134.8	4.25
2006/07	143.8	5.30	151.2	6.98	139.4	4.23	129.3	2.38
2005/06	136.6	4.66	141.3	5.56	133.7	4.10	126.3	3.02
2004/05	130.5	4.97	133.9	5.13	128.5	4.87	122.6	2.34
2003/04	124.3	3.00	127.4	3.00	122.5	3.00	119.8	1.96
2002/03	120.7	6.29	123.6	5.79	118.9	6.60	117.5	3.43
2001/02	113.6	0.16	116.9	1.84	111.6	-0.89	113.6	2.99
2000/01	113.4	3.98	114.8	3.80	112.6	4.09	110.3	5.96
1999/00	109.1	5.27	110.6	5.63	108.1	5.05	104.1	2.87
1998/99	103.6	3.60	104.7	4.67	102.9	2.95	101.2	1.20
1997/98	100.0		100.0		100.0		100.0	

For example overall rates have increased over the decade from a base of 100 to 150.5 or 50.5% whereas the CPI has increased from 100 to 134.8 or 34.8%. (Note these CPI figures are for the yearly inflation figure at the end of the March quarter so are a quarter earlier than the rate figures which are set at the end of June). Town rates have increased by 58.9% and farm rates by 45.4% over that period as stated earlier.

Note that in the 2001/02 year for some reason the rates were pegged back to the CPI (both indices are 113.6) which represented a rate rise that year of only 0.16% reflecting Council's view at that time that costs were only going to increase in the year ahead by next to nothing. Note also that the rate was adjusted by increasing the town rate by two thirds the CPI but actually decreasing the farm rate for that year.

The effect of that decision was to force Council in the next year to "play catch-up" and raise the rates by 6.29%, the largest rate rise in the decade. This is the common result when rates fall behind costs and is a move, although necessary, that is not viewed favourably by other levels of government or by the ratepayers. In this case the rate rise was felt almost equally by both town and farm sectors.

The CPI of course has very little to do with the actual costs of Council. A quarter of the CPI is made up of grocery items such as milk, bread and potatoes and Council buys few of these. Another quarter of the CPI refers to items of discretionary spending such as tobacco and alcohol which also has little to do with local government. The balance includes items such as clothing and finance costs.

Various States have developed indices that more closely reflect the cost structure of local government. WALGA has produced a Local Government Cost Index that goes back for a decade and that is included in figure 1.

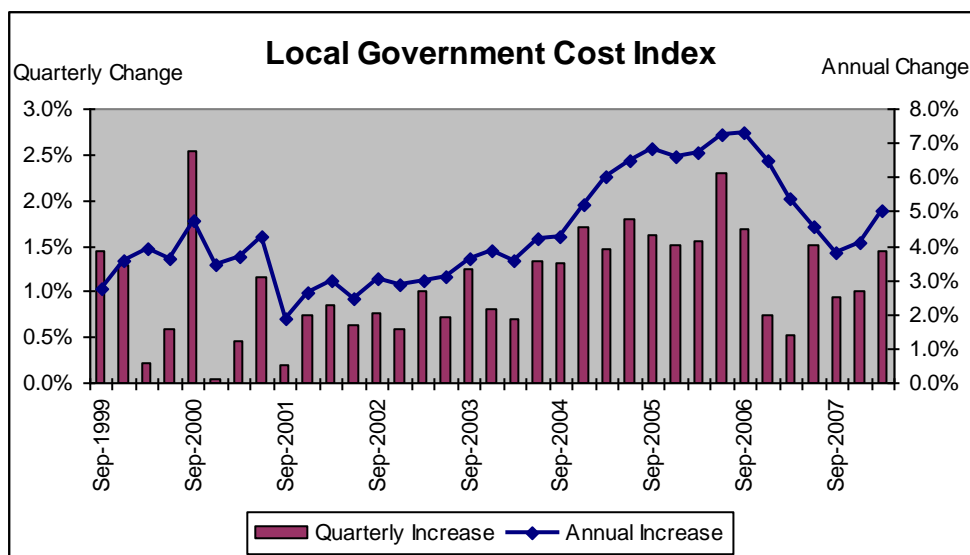


Figure 1: Local Government Cost Index (WALGA)

The right hand side of the graph gives the annual change in the index and that is represented on the graph by the line that joins the dots. As the graph shows the LGPI during much of 2005 and 2006 was above 5% and was at 5% again at the end of the March quarter this year.

One issue Council has to address is where that line is likely to go over the forthcoming twelve months. The two biggest items for Council to consider are labour costs (bearing in mind the recent 18% pay rise to Commonwealth public servants) and fuel costs (with the general expectation that diesel will soon go over \$2.00 a litre before the end of the year).

Although the general economy is facing significant recessionary forces there is no indication that costs relevant to local government are likely to decline in the short term. From this Council should be looking at a rate increase of up to 6% just to keep up with expected cost increases.

The next table looks at Council's past rate rises against the LGPI. Figures for this index are only available for the past ten years so the indexes in the following table have all been calculated with 1998/99 as the base year to make comparisons easier. Also the CPI and LGPI figures that have been used are end of June figures and these figures are estimated from the March quarter figure.

Table 5 LGPI rise comparison for the past 10 years

Financial Year	Rate Index	Rate annual increase	CPI	CPI annual increase	LGPI	LGPI annual increase
2007/08	145.3	4.64	134.4	4.33	150.5	6.00
2006/07	138.9	5.30	128.8	2.07	142.0	4.56
2005/06	131.9	4.66	126.2	3.98	135.8	7.25
2004/05	126.0	4.97	121.3	2.49	126.6	6.49
2003/04	120.0	3.00	118.4	2.48	118.9	4.18
2002/03	116.5	6.29	115.5	2.69	114.1	3.09
2001/02	109.6	0.16	112.5	2.84	110.7	2.46
2000/01	109.5	3.98	109.4	6.02	108.1	4.29
1999/00	105.3	5.27	103.2	3.19	103.6	3.61
1998/99	100.0		100.0		100.0	

From this table it can be seen that overall rate rises matched the LGPI rises from 1998/99 through to 2004/05 with both indexes sitting at 126% at that time. Since then rate rises have fallen behind costs by over 5%. Costs have gone up over the ten years by 150.5% and rates by 145.3%.

As Council rates have fallen behind the LGPI over the past three years it would be prudent to attempt to catch-up with the index over the next three years and certainly not to fall any further behind it. To catch-up would require an increase of 1.7% in rates for each of the next three years to achieve this objective. The other options are to run down Council's accumulated surpluses or to reduce programs. Neither of these options is an advisable course to take in today's local government climate.

Another issue Council faces is the large amount of vacant land inside the town boundary, 123 lots at last count. Whilst Council has various planning powers to encourage development and will have the opportunity to use those powers later in the year with the review of the Town Planning Scheme it also has a range of taxing powers.

Appendix 1 contains an extract from the Local Government Act, Section 6.35, which refers to Council's powers to raise a minimum rate for particular types of land. The Section may well be used to raise a different rate for vacant land in the town (see sub-section 5 for example). This would enable Council to target particular sections of vacant land within the town boundary such as vacant rural land and "encourage" development on this land. A possible rate declaration could read:

"Special minimum rate to apply to vacant rural land within the town boundary.

Notwithstanding that a holding of vacant rural land within the town boundary may be subject to a single rate assessment a special rate under Section 6.35 of the Act is to apply to this land based on the minimum rate that applies to a single vacant lot elsewhere in town multiplied by the total number of lots that go to make up the holding of land. For example if a holding consists of five vacant rural lots then the special rate that applies to that holding is five times the minimum rate set for a single vacant lot elsewhere in town".

Specific legal advice may need to be sought and the Minister's consent could also be required. Such a rate could be interpreted as a differential rate in which case the intention to levy it would need to be advertised. Further advice is needed and this could be a matter to be deferred to be implemented later in the year. The intention to impose such a rate could be advertised in the normal rating process.

Appendix 2 contains an extract from the Local Government Act, Section 6.37, which refers to Council's powers to raise a specified area rate to do certain works which will benefit the ratepayers in that area. One argument often used for sitting on vacant land is that it is too hard to sell because there is little or no infrastructure in place. Section 6.37 of the Act has been specifically devised for this situation as it allows Council to do the work and also to raise the funds to do the work.

Sub-section 4b refers to Council borrowing to do certain works and then recovering the full costs of that work including interest and this would enable Council to open up many of the lots on the southern side of town. Another option could be that Council includes the intention to do such works in its works program, borrow the money to do the works, and recoup it in next year's rates.

Summary

1. The growing disparity between town and rural rates needs to be addressed.
2. Using the CPI as a cost index has no relevance for local government.
3. Rate revenue has fallen behind the Local Government Cost Index and needs to be brought back in line.
4. It is expected that the local government cost index will be at least 6% for the forthcoming year.
5. The rates that apply to large holdings of vacant land in the town needs to be addressed.
6. Specific works required to bring vacant land on line needs to be done and the costs recovered from the benefitting land owners.

Statutory Environment

Local Government Act 1995

Policy Implications

Rating policies

Budget Implications

It is all about the budget

Officer's Recommendation – item

That the report be received and used as a basis for setting the rates for the next financial year.

Voting Requirements

Simple majority required.

Council Resolution

762 Cr Anderson/Cr Ballantyne

That the Officer's Recommendation be adopted.

CARRIED
Vote 9/0

Appendix 1: Extract from the Local Government Act, Section 6.35

6.35. *Minimum payment*

- (1) Subject to this section, a local government may impose on any rateable land in its district a minimum payment which is greater than the general rate which would otherwise be payable on that land.
 - (2) A minimum payment is to be a general minimum but, subject to subsection (3), a lesser minimum may be imposed in respect of any portion of the district.
 - (3) In applying subsection (2) the local government is to ensure the general minimum is imposed on not less than —
 - (a) 50% of the total number of separately rated properties in the district; or
 - (b) 50% of the number of properties in each category referred to in subsection (6),on which a minimum payment is imposed.
 - (4) A minimum payment is not to be imposed on more than the prescribed percentage of —
 - (a) the number of separately rated properties in the district; or
 - (b) the number of properties in each category referred to in subsection (6),unless the general minimum does not exceed the prescribed amount.
 - (5) If a local government imposes a differential general rate on any land on the basis that the land is vacant land it may, with the approval of the Minister, impose a minimum payment in a manner that does not comply with subsections (2), (3) and (4) for that land.
 - (6) For the purposes of this section a minimum payment is to be applied separately, in accordance with the principles set forth in subsections (2), (3) and (4) in respect of each of the following categories —
 - (a) to land rated on gross rental value;
 - (b) to land rated on unimproved value; and
 - (c) to each differential rating category where a differential general rate is imposed.
- [Section 6.35 amended by No. 49 of 2004 s. 61.]

Appendix 2: Extract from the Local Government Act, Section 6.37

6.37. Specified area rates

- (1) A local government may impose a specified area rate on rateable land within a portion of its district for the purpose of meeting the cost of the provision by it of a specific work, service or facility if the local government considers that the ratepayers or residents within that area —
 - (a) have benefited or will benefit from;
 - (b) have access to or will have access to; or
 - (c) have contributed or will contribute to the need for,that work, service or facility.
- (2) A local government is required to —
 - (a) use the money from a specified area rate for the purpose for which the rate is imposed in the financial year in which the rate is imposed; or
 - (b) to place it in a reserve account established under section 6.11 for that purpose.
- (3) Where money has been placed in a reserve account under subsection (2)(b), the local government is not to —
 - (a) change the purpose of the reserve account; or
 - (b) use the money in the reserve account for a purpose other than the service for which the specified area rate was imposed,and section 6.11(2), (3) and (4) do not apply to such a reserve account.
- (4) A local government may only use the money raised from a specified area rate —
 - (a) to meet the cost of providing the specific work, service or facility for which the rate was imposed; or
 - (b) to repay money borrowed for anything referred to in paragraph (a) and interest on that money.
- (5) If a local government receives more money than it requires from a specified area rate on any land or if the money received from the rate is no longer required for the work, service or facility the local government —
 - (a) may, and if so requested by the owner of the land is required to, make a refund to that owner which is proportionate to the contributions received by the local government; or
 - (b) is required to allow a credit of an amount proportionate to the contribution received by the local government in relation to the land on which the rate was imposed against future liabilities for rates or service charges in respect of that land.

11.4.1.2.	Request for Overnight Accommodation
Location:	Eric Farrow Pavilion
Proponent:	Wagin / Woodanilling Landcare Zone
Reporting Officer:	Deputy Chief Executive Officer
File:	PRO 13

Summary

A request has been received from the proponent to utilise the Eric Farrow Pavilion as an overnight accommodation facility for 20 students and 7 adults.

Background

The proponent has organised for Our Lady of Good Council Primary School to come to Wagin for a tree planting and now require some form of accommodation for 20 students and 7 adults on the 18th and 19th September 2008

Comment

Students, teachers and parents from Our Lady of Good Council Primary School were engaged last year to carry out tree planting for the Wagin Woodanilling Landcare zone. In 2007 Council granted approval for 30 students and 10 adults to use the Eric Farrow Pavilion for accommodation purposes and also utilise Recreation Centre shower and toilet facilities.

There are some issues to consider regarding Building Code of Australia and the provisions of the Health Act and regulations regarding short term accommodation facilities. The biggest issue is the number of ablution facilities per individual, however this can be overcome if the Recreation Centre toilet and showers are made available to the group. Also, this year the group is smaller with 20 students and seven adults.

The work this group does for the WWLZ is very valuable and worthwhile and I believe Council should make every effort to assist this group with accommodation.

Statutory Environment

Local Government Act 1995, Health Act and Regulations, Building Code of Australia.

Policy Implications

N/A

Budget Implications

Council will receive hire fees of \$310 per night.

Officer's Recommendation

1. That Council grant permission to Our Lady of Good Council to utilise the Eric Farrow Pavilion for overnight accommodation on the 18th and 19th September 2008, including the ablutions and showers at the Recreation Centre.
2. The users are to ensure the Recreation Centre ablutions and showers are to be locked after use.

3. Staff to formalise a policy regarding short term accommodation for community groups at Council facilities.

Voting Requirements

Simple majority required.

Council Resolution

763 Cr Draper/Cr Ball

That the Officer's Recommendation be adopted.

CARRIED

Vote 9/0

11.4.1.3

Statement of Financial Performance – June 2008

Location:

Shire of Wagin

Proponent:

Staff

Reporting Officer:

Deputy Chief Executive Officer

File:

Summary

In accordance with the Local Government (Financial Management) Regulations 1996, Council is to be presented with a Statement of Financial Performance.

Background

This requirement came into effect from 1st July 2005 and now replaces the previous monthly and quarterly financial reports.

Comment

A copy of Statement of Financial Performance is attached to this item including additional information that Council has deemed appropriate to receive.

Statutory Environment

Local Government (Financial Management) Regulations

Policy Implications

Nil

Budget Implications

Nil

Officer's Recommendation

That Council adopts the Statement of Financial Performance for the period ending 30th June 2008.

Voting Requirements

Simple majority required.

Council Resolution

764 Cr Ball/Cr Reed

That the Officer's Recommendation be adopted.

CARRIED
Vote 9/0

Council Adjourned for dinner at 6.58

SHIRE OF WAGIN
MONTHLY STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2007 TO 30 June 2008

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SHIRE OF WAGIN

STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2007 TO 30 June 2008

	NOTE	30 Jun 2008 Actual \$	30 Jun 2008 Y-T-D Budget \$	2007/08 Revised Budget \$
<u>Operating</u>				
Revenues/Sources	1,2			
Governance		7,359	8,000	8,000
General Purpose Funding		1,110,743	1,136,189	1,136,189
Law, Order, Public Safety		63,702	42,569	42,569
Health		73,772	108,980	108,980
Education and Welfare		302,780	275,400	275,400
Community Amenities		286,612	174,205	174,205
Recreation and Culture		37,001	48,230	48,230
Transport		498,256	485,795	485,795
Economic Services		94,757	88,685	88,685
Other Property and Services		741,751	902,240	902,240
		<u>3,216,733</u>	<u>3,270,293</u>	<u>3,270,293</u>
(Expenses)/(Applications)	1,2			
Governance		-278,295	-223,352	-223,352
General Purpose Funding		-220,271	-210,229	-210,229
Law, Order, Public Safety		-146,082	-154,835	-154,835
Health		-192,270	-173,256	-173,256
Education and Welfare		-309,574	-345,930	-345,930
Community Amenities		-247,540	-265,583	-265,583
Recreation & Culture		-703,504	-663,707	-663,707
Transport		-1,651,847	-1,599,285	-1,599,285
Economic Services		-225,171	-178,706	-178,706
Other Property and Services		-759,528	-1,061,027	-1,061,027
		<u>-4,734,082</u>	<u>-4,875,910</u>	<u>-4,875,910</u>
<u>Adjustments for Non-Cash</u>				
<u>(Revenue) and Expenditure</u>				
(Profit)/Loss on Asset Disposals	4	-62,936	-48,500	-48,500
Depreciation on Assets		945,222	917,050	917,050
<u>Capital Revenue and (Expenditure)</u>				
Purchase Land Held for Resale	3	0	-225,000	-225,000
Purchase Land and Buildings	3	-270,327	-409,900	-409,900
Purchase Infrastructure Assets	3	-228,312	-249,975	-249,975
Purchase Infrastructure Assets - Parks	3	0	-10,500	-10,500
Purchase Plant and Equipment	3	-610,525	-605,000	-605,000
Purchase Furniture and Equipment	3	-55,060	-94,500	-94,500
Proceeds from Disposal of Assets	4	311,080	311,000	311,000
Repayment of Debentures	5	-48,946	-48,552	-48,552
Proceeds from New Debentures	5	160,000	485,000	485,000
Self-Supporting Loan Principal Income		25,028	24,634	24,634
Transfers to Reserves (Restricted Assets)	6	-126,864	-101,262	-101,262
Transfers from Reserves (Restricted Assets)	6	138,000	152,000	152,000
ADD Net Current Assets July 1 B/Fwd	7	268,706		200,000
LESS Net Current Assets Year to Date	7	236,254		0
Amount Raised from Rates	8	<u>-1,308,537</u>	<u></u>	<u>-1,309,122</u>

This statement is to be read in conjunction with the accompanying notes.

SHIRE OF WAGIN

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2007 TO 30 June 2008

1. SIGNIFICANT ACCOUNTING POLICIES

The significant accounting policies which have been adopted in the preparation of this statement of financial activity are:

(a) Basis of Accounting

This statement has been prepared in accordance with applicable Australian Accounting Standards, other mandatory professional reporting requirements and the Local Government Act 1995 (as amended) and accompanying regulations (as amended). The statement has also been prepared on the accrual basis under the convention of historical cost accounting.

(b) The Local Government Reporting Entity

All Funds through which the Council controls resources to carry on its functions have been included in this statement.

In the process of reporting on the local government as a single unit, all transactions and balances between those funds (for example, loans and transfers between Funds) have been eliminated.

All monies held in the Trust Fund are excluded from the statement, but a separate statement of those monies appears at Note 9 to this financial statement.

(c) Rounding Off Figures

All figures shown in this statement, other than a rate in the dollar, are rounded to the nearest dollar.

(d) Rates, Grants, Donations and Other Contributions

Rates, grants, donations and other contributions are recognised as revenues when the local government obtains control over the assets comprising the contributions. Control over assets acquired from rates is obtained at the commencement of the rating period or, where earlier, upon receipt of the rates.

(e) Goods and Services Tax

In accordance with recommended practice, revenues, expenses and assets capitalised are stated net of any GST recoverable. Receivables and payables are stated inclusive of applicable GST.

(f) Fixed Assets

Property, plant and equipment and infrastructure assets are brought to account at cost or independent or management valuation less, where applicable, any accumulated depreciation or amortisation and any accumulated impairment balances.

SHIRE OF WAGIN

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2007 TO 30 June 2008

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(g) Depreciation of Non-Current Assets

All non-current assets having a limited useful life are systematically depreciated over their useful lives in a manner which reflects the consumption of the future economic benefits embodied in those assets.

Depreciation is recognised on a straight-line basis, using rates which are reviewed each reporting period. Major depreciation periods are:

Buildings	40 years
Furniture and Office Equipment	10 years
Computer and Electronic Equipment	4 years
Plant and Equipment	
- Construction Plant (Graders, FE Loaders, Tractors & Rollers)	10 years
- Trucks	5 years
- Sedans	5 years
- Other Plant and Equipment	10 years
Infrastructure Assets	
- Roads	30 years
- Footpaths and Walkways - Slabs	20 years
- Insitu concrete	40 years
- Bitumen	50 years
- Pavers	40 years
- Drainage - below ground	60 years
- off road	20 years
- Pedestrian bridges (wood)	20 years
- Vehicle bridges and culverts (wood)	20 years

The following infrastructure assets are not depreciated due to the high ongoing cost of maintenance;

- Parks and playing field surfaces
- Reticulation systems
- Drainage reserves

The following infrastructure assets are not capitalised owing to their cost being immaterial;

- Street Furniture
- Pedestrian / Bus shelters
- Street signs

SHIRE OF WAGIN

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2007 TO 30 June 2008

2. STATEMENT OF OBJECTIVE

In order to discharge its responsibilities to the community, the Shire of Wagin has developed a set of operational and financial objectives. These objectives have been established both on an overall basis and for each of its broad activities/programs.

Council operations as disclosed in this statement encompass the following service orientated activities/programs:

GOVERNANCE

Includes costs associated with elected members, the running costs of the Administration building and associated clerical staff, records management and computer operation costs.

GENERAL PURPOSE FUNDING

Includes rate revenue and associated costs, general purpose government grants, costs associated with the repayment of Council loans, including reimbursement from government bodies and community organisations, as well as interest earned on Council investments.

LAW, ORDER, PUBLIC SAFETY

Includes costs associated with fire prevention and control, control of dogs and other animals, abandoned vehicles and supervision of associated local laws

HEALTH

Includes costs associated with maternal and infant health, analytical expenses ie water sampling, the running of the Regional Health Scheme together with the Shires of Dumbleyung and Woodanilling, pest control ie mosquitoes and the running costs of the Wagin Medical Centre.

EDUCATION AND WELFARE

Includes costs associated with the running of the Wagin Pre-School, maintenance of the Wagin District High School oval, the running of the Wagin Home and Community Care Program, including Community Aged Care Packages and Wagin Frail Aged Lodge.

COMMUNITY AMENITIES

Includes provision for the collection and disposal of residential, commercial and industrial refuse, ongoing maintenance of the Wagin Cemetery and running costs associated with providing public conveniences.

RECREATION AND CULTURE

Includes costs associated with public halls, the Wagin Memorial Swimming Centre, sportsground maintenance and sportsground buildings maintenance, the provision of library services together with a contribution towards the associated with the running of the Wagin Woolorama.

TRANSPORT

Includes upgrading, constructing, sealing, resealing and ongoing maintenance costs associated with roads, footpaths and parking facilities, improvements to Council's plant and the provision of aircraft landing facilities and their associated costs.

ECONOMIC SERVICES

Includes control of declared flora and fauna, works associated with Council's inclusion as part of the Rural Town's programme, LCDC projects, tourism and area promotion, ongoing maintenance of the Wagin Caravan Park, building control and the provision of standpipes.

OTHER PROPERTY & SERVICES

Includes private works, town planning schemes and the provision for new residential developments, materials in store, costs associated with employment of the outside work crew, costs associated with the running of all Council plant and other unclassified revenue and expenses.

SHIRE OF WAGIN

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2007 TO 30 June 2008

	30 Jun 2008 Actual \$	2007/08 Revised Budget \$
3. ACQUISITION OF ASSETS		
The following assets have been acquired during the period under review:		
<u>By Program</u>		
Governance	86,091	90,500
General Purpose Funding	0	0
Law, Order, Public Safety	16,222	20,400
Health	67,276	85,000
Education and Welfare	2,946	1,000
Community Amenities	12,772	50,000
Recreation and Culture	24,084	83,000
Transport	727,876	741,975
Economic Services	2,233	7,000
Other Property and Services	224,724	516,000
	<u>1,164,224</u>	<u>1,594,875</u>
<u>By Class</u>		
Land Held for Resale	-	0
Land and Buildings	270,327	634,900
Infrastructure Assets	228,312	260,475
Plant and Equipment	610,525	605,000
Furniture and Equipment	55,060	94,500
	<u>1,164,224</u>	<u>1,594,875</u>

SHIRE OF WAGIN

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2007 TO 30 June 2008

4. DISPOSALS OF ASSETS

The following assets have been disposed of during the period under review:

<u>By Program</u>	Net Book Value	Sale Proceeds	Profit(Loss)
	30 Jun 2008 Actual \$	30 Jun 2008 Actual \$	30 Jun 2008 Actual \$
12H Cat Grader	110,424	160,000	49,576
Cat Multi Tured Roller	33,177	42,500	9,323
2006 Ford Falcon Sedan - W.001	18,027	19,118	1,091
2004 Ford Focus Hatch - W.1017	6,124	10,981	4,857
2007 Ford Territory Sedan - W.1008	28,729	23,963	(4,766)
2006 Ford Fairmont Ghia - W.1479	24,285	26,636	2,351
2007 Ford Fairmont Ghia - W.1	27,378	27,882	504
	248,144	311,080	62,936

<u>By Class</u>	Net Book Value	Sale Proceeds	Profit(Loss)
	30 Jun 2008 Actual \$	30 Jun 2008 Actual \$	30 Jun 2008 Actual \$
Plant & Equipment	248,144	311,080	62,936
Land	0	0	0
Buildings	0	0	0
Furniture & Equipment	0	0	0
	248,144	311,080	62,936

<u>Summary</u>	30 Jun 2008 Actual \$
Profit on Asset Disposals	67,702
Loss on Asset Disposals	-4,766
	<u><u>62,936</u></u>

SHIRE OF WAGIN
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2007 TO 30 June 2008

5. INFORMATION ON BORROWINGS

(a) Debenture Repayments

Particulars	Principal 1-Jul-07	New Loans	Principal Repayments		Principal Outstanding		Interest Repayments	
			Actual \$	Budget \$	Actual \$	Budget \$	Actual \$	Budget \$
124 Medical Centre	112,819		19,543	19,543	93,276	93,276	7,635	7,635
127 Wagin Frail Aged **	6,000		6,000	6,000	0	0	0	0
128 Wagin Ag. Society **	31,745		15,410	15,410	16,335	16,335	1,652	1,652
131 Recreation Development	135,196		4,375	4,375	130,821	130,821	8,570	8,570
132 LIA Development		225,000	0	0	0	225,000	0	0
133 Wagin Bowling Club**		160,000	3,618	3,224	156,382	156,776	5,474	5,216
134 Wagin Frail Aged SS**		100,000	0	0	0	100,000	0	0
	285,760	485,000	48,946	48,552	396,814	722,208	23,331	23,073

All debenture repayments were financed by general purpose revenue.

(b) New Debentures

Particulars/Purpose	Amount Borrowed		Institution	Loan Type	Term (Years)	Total Interest & Charges	Interest Rate %	Amount Used		Balance Unspent \$
	Actual	Budget						Actual	Budget	
132 LIA Development	0	225,000	WATC	Debenture	20	194,160	6.93%	0	225,000	225,000
133 Wagin Bowling Club**	0	160,000	WATC	Debenture	15	93,194	6.52%	0	160,000	160,000
134 Wagin Frail Aged SS**	0	100,000	WATC	Debenture	15	37,683	6.52%	0	100,000	100,000

SHIRE OF WAGIN

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2007 TO 30 June 2008

	30 Jun 2008 Actual \$	2007/08 Budget \$
6. RESERVES		
Cash Backed Reserves		
(a) Leave Reserve		
Opening Balance	103,290	102,566
Amount Set Aside / Transfer to Reserve	7,236	6,154
Amount Used / Transfer from Reserve	<u>-20,000</u>	<u>-20,000</u>
	<u>90,526</u>	<u>88,720</u>
(b) Plant Reserve		
Opening Balance	67,151	66,786
Amount Set Aside / Transfer to Reserve	4,704	4,007
Amount Used / Transfer from Reserve	<u>-50,000</u>	<u>-50,000</u>
	<u>21,855</u>	<u>20,793</u>
(c) Municipal Buildings Reserve		
Opening Balance	229,496	228,583
Amount Set Aside / Transfer to Reserve	16,073	13,715
Amount Used / Transfer from Reserve	<u>-15,000</u>	<u>-45,000</u>
	<u>230,569</u>	<u>197,298</u>
(d) Recreation Development Reserve		
Opening Balance	140,578	139,896
Amount Set Aside / Transfer to Reserve	49,846	48,394
Amount Used / Transfer from Reserve	<u>-15,000</u>	<u>-15,000</u>
	<u>175,424</u>	<u>173,290</u>
(e) Administration Centre Furniture & Equipment Reserve		
Opening Balance	15,988	15,847
Amount Set Aside / Transfer to Reserve	5,120	4,951
Amount Used / Transfer from Reserve	<u>0</u>	<u>0</u>
	<u>21,108</u>	<u>20,798</u>
(f) Recreation Centre Equipment Reserve		
Opening Balance	14,856	14,785
Amount Set Aside / Transfer to Reserve	2,841	2,687
Amount Used / Transfer from Reserve	<u>-8,000</u>	<u>-10,000</u>
	<u>9,697</u>	<u>7,472</u>
(g) Aerodrome Maintenance & Development Reserve		
Opening Balance	6,170	6,164
Amount Set Aside / Transfer to Reserve	5,432	5,370
Amount Used / Transfer from Reserve	<u>0</u>	<u>0</u>
	<u>11,602</u>	<u>11,534</u>
(h) Land Development Reserve		
Opening Balance	162,153	162,014
Amount Set Aside / Transfer to Reserve	11,354	9,721
Amount Used / Transfer from Reserve	<u>-30,000</u>	<u>-12,000</u>
	<u>143,507</u>	<u>159,735</u>

SHIRE OF WAGIN

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2007 TO 30 June 2008

	30 Jun 2008 Actual \$	2007/08 Budget \$
(i) Community Bus Reserve		
Opening Balance	26,884	26,744
Amount Set Aside / Transfer to Reserve	5,006	4,105
Amount Used / Transfer from Reserve	0	0
	<u>31,890</u>	<u>30,849</u>
(j) H.A.C.C. Plant & Leave Reserve		
Opening Balance	36,172	35,976
Amount Set Aside / Transfer to Reserve	19,252	2,158
Amount Used / Transfer from Reserve	0	0
	<u>55,424</u>	<u>38,134</u>
 Total Cash Backed Reserves	 <u>791,602</u>	 <u>748,623</u>

All of the above reserve accounts are supported by money held in financial institutions.

SHIRE OF WAGIN

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2007 TO 30 June 2008

	30 Jun 2008 Actual \$	2007/08 Budget \$
6. RESERVES (Continued)		
Summary of Transfers To Cash Backed Reserves		
Transfers to Reserves		
Leave Reserve	7,236	6,154
Plant Reserve	4,704	4,007
Municipal Buildings Reserve	16,073	13,715
Recreation Development Reserve	49,846	48,394
Administration Centre Furn. & Equip Reserv.	5,120	4,951
Recreation Centre Equipment Reserve	2,841	2,687
Aerodrome Maintenance & Develop. Reserv.	5,432	5,370
Land Development Reserve	11,354	9,721
Community Bus Reserve	5,006	4,105
HACC Leave & Plant Reserve.	19,252	2,158
	<u>126,864</u>	<u>101,262</u>
Transfers from Reserves		
Leave Reserve	-20,000	-20,000
Plant Reserve	-50,000	-50,000
Building Reserve	-15,000	-45,000
Recreation Development Reserve	-15,000	-15,000
Administration Centre Furn. & Equip Reserv.	0	0
Recreation Centre Equipment Reserve	-8,000	-10,000
Aerodrome Maintenance & Develop. Reserv.	0	0
Land Development Reserve	-30,000	-12,000
Community Bus Reserve	0	0
HACC Leave & Plant Reserve.	0	0
	<u>-138,000</u>	<u>-152,000</u>
Total Transfer to/(from) Reserves	<u>-11,136</u>	<u>-50,738</u>

SHIRE OF WAGIN

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2007 TO 30 June 2008

In accordance with council resolutions in relation to each reserve account, the purpose for which the reserves are set aside are as follows:

Leave Reserve

The purpose of Council's Leave Reserve Account is to provide provisions to meet Council's Long Service Leave and Accrued Annual Leave liabilities so as to minimise the effect on Council's budget from year to year.

Plant Reserve

The purpose of the Plant reserve account is to provide funds for the ongoing replacement and upgrading of motor vehicles, heavy machinery, light machinery and other equipment necessary in the performance of Council's core functions.

Municipal Buildings Reserve

The purpose of the Municipal Buildings Reserve is to provide funds for the upgrading, renovating or restoration of existing Council owned buildings and the construction of new Council owned buildings, including fences and Council houses.

Recreation Development Reserve

The purpose of the Recreation Development Reserve is to provide funds for the expansion, upgrading and development of Council's Recreation facilities. This includes the upgrading of water supplies and the like for recreation areas within the Shire of Wagin.

Administration Centre Furniture and Equipment Reserve

The purpose of this Reserve is to provide for the purchase of furniture, fittings and equipment with the Council's entire administration building.

Recreation Centre Equipment Reserve

The purpose of the Recreation Centre Equipment Reserve is to provide funds for the purchase of additional or replacement equipment utilised at the Wagin Community Recreation Centre including the upgrading or replacement of fixtures and fittings.

Aerodrome Maintenance and Development Reserve

The purpose of this Reserve is to provide for major maintenance type works (eg resealing of apron area, replacing lights etc) and development type work (such as reconstruction runways, sealing roadways, upgrading buildings, fences etc) at the Wagin Airstrip.

Land Development Reserve

The purpose of this reserve is to provide funds for the development of land within the Wagin Shire for the benefit of residents and the good Government of the local authority, as determined by Council. This includes the purchase, subdivision and development of land for industrial, residential, commercial and other purposes, as the need arises and as Council sees fit.

Community Bus Reserve

The purpose of this reserve is to provide funds to allow for the maintenance, upgrade and changeover of the Wagin Community Bus as required from time to time.

HACC Leave and Plant Reserve

The purpose of this Reserve is to provide provisions to meet the HACC long service leave and accrued annual leave liabilities so as to minimise the effect on the HACC budget from year to year and to provide for the replacement of vehicles, should grant monies not be provided or are insufficient to meet requirements.

SHIRE OF WAGIN

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2007 TO 30 June 2008

	30 Jun 2008 Actual \$	Brought Forward 1-Jul \$
7. NET CURRENT ASSETS		
Composition of Estimated Net Current Asset Position		
CURRENT ASSETS		
Cash - Unrestricted	281,346	50,133
Cash - Restricted	791,602	802,739
Receivables	268,606	405,012
Inventories	43,120	43,120
	<u>1,384,674</u>	<u>1,301,004</u>
LESS: CURRENT LIABILITIES		
Payables and Provisions	<u>-356,818</u>	<u>-229,559</u>
	1,027,856	1,071,445
Less: Cash - Reserves - Restricted	-791,602	-802,739
Less: Cash - Restricted/Committed	<u>0</u>	<u>0</u>
NET CURRENT ASSET POSITION	<u><u>236,254</u></u>	<u><u>268,706</u></u>

SHIRE OF WAGIN
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2007 TO 30 JUNE 2008

8. RATING INFORMATION

RATE TYPE	Rate in \$	Number of Properties	Rateable Value \$	2007/08 Rate Revenue \$	2007/08 Interim Rates \$	2007/08 Back Rates \$	2007/08 Total Revenue \$	2007/08 Budget \$
Differential General Rate								
Gross Rental Value	0.111780	698	4,354,954	486,797	4,449	0	491,246	495,297
Unimproved Value	0.010954	336	73,528,000	805,425	1,775	0	807,200	806,425
Sub-Totals		1,034	77,882,954	1,292,222	6,224	0	1,298,446	1,301,722
Minimum Rates	Minimum \$							
Gross Rental Value	300	172	102,947	51,600	0	0	51,600	51,600
Unimproved Value	300	26	398,231	7,800	0	0	7,800	7,800
Sub-Totals		198	501,178	59,400	0	0	59,400	59,400
Specified Area Rates							1,357,846	1,361,122
Discounts							-49,309	-52,000
Totals							1,308,537	1,309,122

All land except exempt land in the Shire of Wagin is rated according to its Gross Rental Value (GRV) in townships or Unimproved Value (UV) in the remainder of the Shire.

The general rates detailed above for the 2007/08 financial year have been determined by Council on the basis of raising the revenue required to meet the deficiency between the total estimated expenditure proposed in the budget and the estimated revenue to be received from all sources other than rates and also bearing considering the extent of any increase in rating over the level adopted in the previous year.

The minimum rates have been determined by Council on the basis that all ratepayers must make a reasonable contribution to the cost of the Local Government services/facilities.

SHIRE OF WAGIN
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2007 TO 30 June 2008

9. TRUST FUNDS

Funds held at balance date over which the Municipality has no control and which are not included in this statement are as follows:

Detail	Balance 01-Jul-07 \$	Amounts Received \$	Amounts Paid (\$)	Balance \$
Deposits - Town Hall	625	1,200	-1,050	775
Deposits - Community Bus	450	2,950	-2,950	450
Deposits - Rec Centre	1,000	4,000	-4,350	650
Deposits - Animal Trap	50	75	-75	50
BCITF	155	6,127	-6,127	155
BRB	150	2,168	-2,168	150
Nomination Deposits	0	400	-400	0
Pre Paid Rates	1,419	1,699	-3,118	0
Other Deposits	5,045	1,500	-3,000	3,545
Unclaimed Money	1,399	0	0	1,399
Licensing Takings	15,318	8,295	-15,318	8,295
Banking Errors Charges	0	11,147	-11,147	0
	<u>25,611</u>			<u>15,469</u>

Shire of Wagin
Operating Statement by Programme
July 2007 through June 2008

	Jul '2007 - Jun 2008	Budget
Income		
I03 · GENERAL PURPOSE FUNDING		
I031 · Rates		
I031005 · GRV	486,797.08	486,797.00
I031010 · GRV Minimums	51,600.00	51,600.00
I031015 · UV	805,425.73	805,425.00
I031020 · UV Minimums	7,800.00	7,800.00
I031025 · GRV Interim Rates	4,448.99	8,000.00
I031030 · UV Interim Rates	1,775.45	1,000.00
I031035 · Back Rates	0.00	500.00
I031040 · Ex-Gratia Rates (CBH)	5,900.00	5,900.00
I031045 · Discount Allowed	-49,308.88	-52,000.00
I031050 · Instalment Admin Charge	3,838.16	4,000.00
I031055 · Account Enquiry Fee	6,720.00	6,600.00
I031060 · (Rate Write Offs)	0.00	-4,000.00
I031065 · Penalty Interest	3,105.00	9,000.00
I031070 · Emergency Services Levy	51,088.97	51,000.00
I031075 · ESL Penalty Interest	122.47	120.00
I031090 · Rate Legal Charges	5,667.81	3,500.00
Total I031 · Rates	1,384,980.78	1,385,242.00
I032 · Other GPF		
I032005 · Grants Commission General	552,237.44	549,000.00
I032010 · Grants Commission Roads	395,504.00	392,000.00
I032015 · Pensioner Deferred Subsidy	0.00	1,300.00
I032020 · Administration Rental	21,300.00	21,300.00
I032025 · Photocopies & Publications	104.55	600.00
I032030 · Reimbursements	136.44	3,000.00
I032035 · SS Loans Interest Reimb.	8,020.41	6,867.00
I032040 · Bank Interest	25,640.69	36,000.00
I032050 · Telephone Reimbursement	229.38	600.00
I032055 · Commissions & Recoups	0.00	1,440.00
I032060 · SS Loan Principal Reimb.	25,040.03	24,634.00
I032065 · Reserve Interest	0.00	47,962.00
I032070 · LGIS Bonus Dividend	6,104.00	
Total I032 · Other GPF	1,034,316.94	1,084,703.00
I03 · GENERAL PURPOSE FUNDING - Other	-17.82	
Total I03 · GENERAL PURPOSE FUNDING	2,419,279.90	2,469,945.00
I04 · GOVERNANCE		
I041 · Governance - Membership		
I041020 · Reimbursements	1,371.58	3,000.00
Total I041 · Governance - Membership	1,371.58	3,000.00
I042 · Other Governance		
I042010 · Sale of Admin Vehicles	0.00	
I042030 · Profit of Sale of Asset	1,595.00	
I042035 · Admin Office Fire Reimbursement	4,392.50	5,000.00
Total I042 · Other Governance	5,987.50	5,000.00
Total I04 · GOVERNANCE	7,359.08	8,000.00
I05 · LAW ORDER & PUBLIC SAFETY		

Shire of Wagin
Operating Statement by Programme
July 2007 through June 2008

	Jul '2007 - Jun 2008	Budget
I051 · Fire Prevention		
I051010 · FESA - Operating Grant	12,257.18	12,089.00
I051011 · FESA - Capital Projects Grant	16,221.61	17,400.00
I051015 · Sale of Fire Maps	230.00	610.00
I051020 · Town Block Burn Fees	930.00	2,000.00
I051025 · Reimbursements	872.00	
I051030 · Bush Fire Infringements	0.00	250.00
I051035 · ESL Admin Fee	4,000.00	4,000.00
I051045 · Aerodrome Standpipe Grant	3,500.00	
Total I051 · Fire Prevention	38,010.79	36,349.00
I052 · Animal Control		
I052005 · Dog Fines and Fees	5,790.00	2,400.00
I052010 · Hire of Animal Traps	20.00	120.00
I052015 · Dog Registration	3,681.25	3,400.00
Total I052 · Animal Control	9,491.25	5,920.00
I053 · Other Law Order & Public Safety		
I053005 · Abandoned Vehicles	0.00	300.00
I053010 · Grant - Crime Prevention	1,200.00	
I053020 · Designing Safer Communities	10,000.00	
I053025 · Choose Respect Grant	5,000.00	
Total I053 · Other Law Order & Public Safety	16,200.00	300.00
Total I05 · LAW ORDER & PUBLIC SAFETY	63,702.04	42,569.00
I07 · HEALTH		
I071 · Maternal & Infant Health		
I071005 · Reimbursements	0.00	300.00
I071010 · Infant Health Vehicle	3,071.19	4,200.00
I071015 · Sale of CHN Vehicle	0.00	
I071020 · Profit on Sale of Asset	4,857.00	4,000.00
Total I071 · Maternal & Infant Health	7,928.19	8,500.00
I074 · Admin. & Inspections		
I074005 · Food Vendor's Licences	0.00	200.00
I074015 · Contrib. Regional Health Scheme	53,046.36	57,000.00
Total I074 · Admin. & Inspections	53,046.36	57,200.00
I076 · Other Health		
I076010 · Rent - Medical Centre-Dentist	3,120.00	3,120.00
I076015 · Reimbursements - Gemini Medical	5,404.38	600.00
I076020 · Meeting Room Fees	1,922.77	1,600.00
I076025 · Sale of Doctors Vehicle	0.00	
I076030 · Profit on Sale of Asset	2,351.00	1,000.00
I076035 · Medical Services Charge	0.00	36,960.00
Total I076 · Other Health	12,798.15	43,280.00
Total I07 · HEALTH	73,772.70	108,980.00
I08 · EDUCATION & WELFARE		
I080 · Pre-Schools		
I080010 · Lease Fees Kindergarten	3,890.00	3,800.00

Shire of Wagin
Operating Statement by Programme
July 2007 through June 2008

	<u>Jul '2007 - Jun 2008</u>	<u>Budget</u>
Total I080 · Pre-Schools	3,890.00	3,800.00
I081 · Other Education		
I081010 · Contrib. to Oval Mtce	6,711.07	4,000.00
Total I081 · Other Education	6,711.07	4,000.00
I082 · HACC Program		
I082010 · HACC Recurrent Grant	240,019.00	221,000.00
I082015 · Meals on Wheels Grant	15,300.36	10,000.00
I082020 · Fee for Service	19,200.93	22,800.00
I082030 · Reimbursements	0.00	300.00
I082045 · Non Recurrent Funding	3,575.00	
Total I082 · HACC Program	278,095.29	254,100.00
I083 · Other Welfare		
I083010 · Reimbursements	1,546.44	1,500.00
I083020 · Community Aged Care Grant	12,537.69	12,000.00
Total I083 · Other Welfare	14,084.13	13,500.00
Total I08 · EDUCATION & WELFARE	302,780.49	275,400.00
I10 · COMMUNITY AMENITIES		
I101 · Sanitation - Household		
I101005 · Domestic Collection	123,970.20	123,765.00
Total I101 · Sanitation - Household	123,970.20	123,765.00
I102 · Sanitation - Other		
I102002 · Commercial Collection Charges	24,420.00	23,680.00
I102005 · Reimbursement Drummuster	0.00	2,300.00
I102006 · Zero Waste Funding	113,000.00	
I102007 · Council Contributions to RRG	6,000.00	
I102010 · Charges Bulk Rubbish	3,409.11	1,560.00
I102015 · Reimbursement for Car Bodies	0.00	3,000.00
I102020 · Refuse Site Fees	0.00	3,000.00
Total I102 · Sanitation - Other	146,829.11	33,540.00
I104 · Sewerage		
I104005 · Septic Tank Fees	1,469.12	600.00
I104010 · Reimbursements	0.00	50.00
Total I104 · Sewerage	1,469.12	650.00
I106 · Town Planning		
I106005 · Planning Fees	2,660.77	1,200.00
I106010 · Reimbursements	0.00	50.00
Total I106 · Town Planning	2,660.77	1,250.00
I107 · Other Community Amenities		
I107005 · Cemetery Fees	6,627.45	9,000.00
I107010 · Community Bus Income	5,055.53	6,000.00
Total I107 · Other Community Amenities	11,682.98	15,000.00
Total I10 · COMMUNITY AMENITIES	286,612.18	174,205.00

Shire of Wagin
Operating Statement by Programme
July 2007 through June 2008

	<u>Jul '2007 - Jun 2008</u>	<u>Budget</u>
I11 · RECREATION & CULTURE		
I111 · Public Halls and Civic Centres		
I111005 · Town Hall Hire	1,856.59	3,000.00
I111010 · Reimbursements	0.00	100.00
Total I111 · Public Halls and Civic Centres	<u>1,856.59</u>	<u>3,100.00</u>
I112 · Swimming Pool		
I112005 · Swimming Pool Subsidy	0.00	3,000.00
I112010 · Swimming Pool Admission	17,967.50	20,000.00
I112020 · Reimbursements	156.82	480.00
Total I112 · Swimming Pool	<u>18,124.32</u>	<u>23,480.00</u>
I113 · Other Recreation		
I113005 · Sportsground Rental	3,636.36	4,100.00
I113010 · Sportsground Reimbursements	9.55	600.00
I113015 · Power Reimbursements	3,077.39	3,600.00
I113020 · Recreation Centre Hire	5,771.83	7,500.00
I113025 · Reimbursements Other	0.00	360.00
I113030 · Contribution Rec Centre Equ.	1,800.00	1,800.00
I113035 · Sporting Club Leases	60.00	50.00
I113055 · Eric Farrow Pavilion Hire	1,135.46	1,680.00
Total I113 · Other Recreation	<u>15,490.59</u>	<u>19,690.00</u>
I115 · Library		
I115005 · Lost Books	70.63	60.00
I115010 · Reimbursements	0.00	50.00
Total I115 · Library	<u>70.63</u>	<u>110.00</u>
I119 · Other Culture		
I119015 · Contribution Woolorama	1,345.45	1,800.00
I119020 · Reimbursements	113.64	50.00
Total I119 · Other Culture	<u>1,459.09</u>	<u>1,850.00</u>
Total I11 · RECREATION & CULTURE	<u>37,001.22</u>	<u>48,230.00</u>
I12 · TRANSPORT		
I121 · Roads & Streets		
I121005 · Direct Road Grants	67,824.00	67,824.00
I121010 · Road Project Grants	149,068.00	149,068.00
I121015 · Roads to Recovery Grant	215,093.00	215,093.00
I121020 · Reimbursements	4,173.26	1,500.00
I121025 · Contribution - St Lighting	3,199.37	3,300.00
Total I121 · Roads & Streets	<u>439,357.63</u>	<u>436,785.00</u>
I122 · Road Plant Purchases		
I122100 · Profit on Sale of Asset	58,899.00	49,000.00
I122130 · Sale of Works Manager Vehicle	0.00	
I122160 · Sale of Grader 2007	0.00	
I122170 · Sale of Roller	0.00	
Total I122 · Road Plant Purchases	<u>58,899.00</u>	<u>49,000.00</u>
I126 · Aerodrome		

Shire of Wagin
Operating Statement by Programme
July 2007 through June 2008

	Jul '2007 - Jun 2008	Budget
I126005 · Aerodrome Lease Fee	0.00	10.00
Total I126 · Aerodrome	0.00	10.00
Total I12 · TRANSPORT	498,256.63	485,795.00
I13 · ECONOMIC SERVICES		
I131 · Rural Services		
I131020 · Reimbursements	35.00	
I131030 · WWLZ Vehicle Lease	2,685.00	2,685.00
I131065 · Bridal Creeper Grant	10,400.00	5,200.00
I131140 · Reimbursements Rural Towns	7,301.81	
Total I131 · Rural Services	20,421.81	7,885.00
I132 · Tourism/Area Promotion		
I132005 · Caravan Park Fees	25,651.24	24,000.00
I132010 · Reimbursements	0.00	250.00
Total I132 · Tourism/Area Promotion	25,651.24	24,250.00
I133 · Building Control		
I133005 · Building Licences	10,267.45	7,200.00
I133010 · S'Pool Inspection Fees	0.00	4,250.00
Total I133 · Building Control	10,267.45	11,450.00
I134 · Other		
I134005 · Water Sales	6,280.20	10,000.00
I134010 · Reimbursements	318.00	100.00
I134015 · Community Water Grants	31,818.18	35,000.00
Total I134 · Other	38,416.38	45,100.00
Total I13 · ECONOMIC SERVICES	94,756.88	88,685.00
I14 · OTHER PROPERTY & SERVICES		
I141 · Private Works		
I141005 · Private Works Income	44,128.56	12,000.00
Total I141 · Private Works	44,128.56	12,000.00
I143 · Public Works Overheads		
I143020 · Employee Reimb.	901.00	600.00
Total I143 · Public Works Overheads	901.00	600.00
I144 · Plant Operation Costs		
I144005 · Sale of Scrap	130.00	500.00
I144010 · Reimbursements	869.47	
Total I144 · Plant Operation Costs	999.47	500.00
I147 · Unclassified		
I147005 · Commission - Vehicle Licensing	48,241.63	48,000.00
I147006 · Wagin Frail Aged Reimbursment	328,166.55	280,000.00
I147007 · Reimb. WFA Financial Support	7,500.00	7,500.00
I147010 · WMC Income	182,392.24	538,640.00
I147020 · Transport Licensing	0.00	
I147025 · GSRBA Inc Income	105,168.57	
I147035 · Banking Errors	0.00	

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I147050 · Council Staff Housing Rental	15,111.20	15,000.00
I147095 · Sth West Aerial Elect Reimb	9,142.02	
Total I147 · Unclassified	695,722.21	889,140.00
Total I14 · OTHER PROPERTY & SERVICES	741,751.24	902,240.00
Total Income	4,525,272.36	4,604,049.00
Gross Profit	4,525,272.36	4,604,049.00
Expense		
E03 · GENERAL PURPOSE FUNDING.		
E031 · Rates		
E031005 · Valuation Expenses	7,244.55	7,000.00
E031010 · Legal Costs/Expenses	208.77	800.00
E031015 · Title Searches	176.75	300.00
E031020 · Rate Recovery Expenses	6,873.89	3,000.00
E031025 · Printing Stationery Postage	958.70	651.00
E031030 · Emergency Services Levy	51,088.48	51,000.00
E031040 · Rate Refunds	2,907.18	2,000.00
E031100 · Administration Allocated	68,542.77	68,356.00
Total E031 · Rates	138,001.09	133,107.00
E032 · Other		
E032005 · Bank Fees & Charges	6,535.31	10,000.00
E032015 · Interest on Loans	24,234.34	23,073.00
E032030 · Audit Fees & Other Services	14,352.50	7,500.00
E032035 · Administration Allocated	36,649.33	36,549.00
E032040 · Reserve Interest Transfer	0.00	47,962.00
Total E032 · Other	81,771.48	125,084.00
E03 · GENERAL PURPOSE FUNDING. - Other	499.00	
Total E03 · GENERAL PURPOSE FUNDING.	220,271.57	258,191.00
E04 · GOVERNANCE.		
E041 · Membership		
E041005 · Sitting Fees	5,484.89	6,000.00
E041010 · Training	503.64	3,000.00
E041015 · Members Travelling	1,715.62	2,000.00
E041020 · Telephone - Facsimile	0.00	400.00
E041025 · Election Expenses	574.00	4,500.00
E041030 · Other Expenses	1,813.20	1,500.00
E041035 · Conference Expenses	8,099.66	10,000.00
E041040 · Presidents Allowance	5,227.27	5,750.00
E041045 · Deputy Presidents Allowance	1,363.63	1,500.00
E041055 · Refreshments & Receptions	12,644.85	13,000.00
E041060 · Presentations	2,187.17	1,500.00
E041065 · Insurance	8,010.63	8,011.00
E041070 · Public Relations	2,582.54	5,000.00
E041075 · Subscriptions	8,974.97	9,000.00
E041100 · Administration Allocated	83,873.28	83,644.00
E041190 · Depreciation	3,048.00	3,870.00
Total E041 · Membership	146,103.35	158,675.00

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	<u>Jul '2007 - Jun 2008</u>	<u>Budget</u>
E042 · Other Governance		
E042005 · Administration Salaries	347,114.28	300,000.00
E042010 · Administration Superannuation	37,328.26	30,000.00
E042015 · Insurance	18,280.75	18,100.00
E042020 · Staff Training	7,757.69	10,000.00
E042030 · Printing & Stationery	27,084.43	25,000.00
E042035 · Phone, Fax & Modem	11,248.54	12,000.00
E042040 · Office Maintenance	36,610.85	37,200.00
E042045 · Advertising	10,354.28	10,000.00
E042050 · Office Equipment Maintenance	1,211.30	3,500.00
E042055 · Postage & Freight	4,852.36	6,000.00
E042060 · Vehicle Running Expenses	8,581.10	8,800.00
E042065 · Legal Expenses	0.00	500.00
E042070 · Garden Expenses	4,565.26	6,600.00
E042075 · Conferences & Training	4,366.14	8,000.00
E042080 · Computer Support	20,888.04	27,000.00
E042085 · Other Expenses	5,135.99	1,700.00
E042090 · Administration Allocated	64,653.78	64,477.00
E042095 · Fringe Benefits Tax	19,901.86	6,400.00
E042100 · Staff Uniforms	3,050.01	4,000.00
E042110 · Housing Mtce - 2 Ballagin St	0.00	0.00
E042115 · Cash Round Off Control	-9.27	
E042120 · Depreciation	46,924.00	43,900.00
E042125 · Less Administration Allocated	-568,553.74	-567,000.00
E042130 · Loss on Sale of Asset	0.00	3,500.00
E042140 · Admin Office Fire Damage	4,392.50	5,000.00
E042145 · CEO Recruitment	16,454.02	
Total E042 · Other Governance	132,192.43	64,677.00
Total E04 · GOVERNANCE.	278,295.78	223,352.00
E05 · LAW ORDER & PUBLIC SAFETY.		
E051 · Fire Prevention		
E051010 · Communication Mtce	2,850.04	4,493.00
E051015 · Advertising & Other Expenses	8,059.80	8,325.00
E051020 · Fire Fighting Expenses	4,044.67	3,975.00
E051025 · Town Block Burn Off	930.00	1,200.00
E051035 · Insurances	4,005.61	5,300.00
E051100 · Admininstration Allocated	32,893.50	32,804.00
E051190 · Depreciation	18,027.00	17,580.00
Total E051 · Fire Prevention	70,810.62	73,677.00
E052 · Animal Control		
E052005 · Ranger Salary	19,481.37	11,000.00
E052006 · Ranger Mileage	0.00	120.00
E052010 · Pound Maintenance	320.19	500.00
E052015 · Dog Control Insurance	132.72	200.00
E052020 · Legal Fees	0.00	300.00
E052025 · Training & Conference	1,660.46	3,775.00
E052030 · Dog Control Other	1,944.63	1,775.00
E052035 · Administration Allocated	23,352.00	23,288.00
E052190 · Depreciation	0.00	
Total E052 · Animal Control	46,891.37	40,958.00

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E053 · Other		
E053005 · Abandoned Vehicles	0.00	200.00
E053010 · Emergency Services	254.45	
E053015 · Crime Prevention Activities	27,625.94	40,000.00
E053020 · Admin of Crime Prevention	500.00	
Total E053 · Other	<u>28,380.39</u>	<u>40,200.00</u>
Total E05 · LAW ORDER & PUBLIC SAFETY.	146,082.38	154,835.00
E07 · HEALTH.		
E071 · Maternal & Infant Health		
E071005 · Medical Centre Mtce	307.44	1,280.00
E071010 · Vehicle Mtce	1,336.95	1,500.00
E071190 · Depreciation	4,927.00	5,560.00
Total E071 · Maternal & Infant Health	<u>6,571.39</u>	<u>8,340.00</u>
E074 · Admin. & Inspections		
E074005 · EHO Salary	66,290.63	70,000.00
E074010 · EHO Superannuation	6,596.26	6,760.00
E074015 · Other Control Expenses	2,879.92	2,980.00
E074020 · EHO/Building Surveyor Mileage	12,052.59	13,200.00
E074030 · Conferences & Training	0.00	1,200.00
E074100 · Administration Allocated	33,873.30	33,781.00
E074190 · Depreciation	661.00	
Total E074 · Admin. & Inspections	<u>122,353.70</u>	<u>127,921.00</u>
E076 · Other Health		
E076005 · District MO Expenses	0.00	250.00
E076020 · Medical Centre Mtce	15,440.96	10,400.00
E076025 · Depreciation	24,885.00	25,170.00
E076030 · Doctors Vehicle Mtce	152.05	
E076040 · Gemini Medical Services	22,500.00	
Total E076 · Other Health	<u>62,978.01</u>	<u>35,820.00</u>
E077 · Preventitive Services		
E077010 · Analytical Expenses	367.20	600.00
E077020 · Mosquito Control	0.00	575.00
Total E077 · Preventitive Services	<u>367.20</u>	<u>1,175.00</u>
Total E07 · HEALTH.	192,270.30	173,256.00
E08 · EDUCATION & WELFARE.		
E080 · Pre-Schools		
E080010 · Kindergarten Mtce	1,183.66	1,650.00
E080190 · Depreciation	778.00	780.00
Total E080 · Pre-Schools	<u>1,961.66</u>	<u>2,430.00</u>
E081 · Other Education		
E081010 · Donation - Vi Barham Award	400.00	400.00
E081020 · School Oval Mtce	13,422.14	5,000.00
E081030 · Contribution - Wagin Youth Care	1,500.00	1,500.00
Total E081 · Other Education	<u>15,322.14</u>	<u>6,900.00</u>

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E082 · HACC Program		
E082010 · Co-Ordinator Salary	45,481.78	48,000.00
E082015 · Home Mtce Salary	29,188.68	30,000.00
E082020 · Respite Salaries	113.18	2,000.00
E082025 · Home Help Salaries	67,059.12	78,000.00
E082030 · Superannuation	17,033.42	15,600.00
E082035 · Other Expenses	1,673.43	1,800.00
E082040 · Travelling - Mileage	12,634.39	18,000.00
E082045 · Staff Training	0.64	600.00
E082050 · Staff Training Salaries	879.79	
E082055 · Subscriptions	1,225.50	1,200.00
E082060 · Telephone & Postage	4,508.76	2,920.00
E082065 · Advertising & Stationery	0.00	600.00
E082070 · Insurance	5,087.88	5,100.00
E082075 · Office Accommodation	21,300.00	21,300.00
E082080 · Plant & Equipment Mtce	11,911.54	12,020.00
E082085 · Consumable Supplies	1,586.68	3,400.00
E082090 · Expenditure from Donations	1,305.89	3,500.00
E082100 · Administration Allocated	27,434.52	27,360.00
E082110 · Meals on Wheels Expenditure	5,067.05	10,000.00
E082190 · Depreciation	17,721.00	17,500.00
E082195 · Nursing Services Darkan	2,405.42	
Total E082 · HACC Program	273,618.67	298,900.00
E083 · Other Welfare		
E083010 · Frail Aged Hostel	1,546.44	1,500.00
E083015 · Westcare FSS - Donation	500.00	500.00
E083020 · Comm. Aged Care Expenses	11,123.74	29,200.00
E083025 · Donation - Southern Agcare	0.00	1,000.00
E083190 · Depreciation	5,502.00	5,500.00
Total E083 · Other Welfare	18,672.18	37,700.00
Total E08 · EDUCATION & WELFARE.	309,574.65	345,930.00
E10 · COMMUNITY AMENITIES.		
E101 · Sanitation Household		
E101005 · Domestic Refuse Collection	34,325.32	35,000.00
E101010 · Recycling Pick-Up	9,094.79	9,500.00
E101015 · Refuse Site Mtce	51,453.92	35,000.00
E101020 · Chemical Drum Disposal Costs	2,784.52	2,950.00
E101025 · Refuse Site Attendant	0.00	20,000.00
Total E101 · Sanitation Household	97,658.55	102,450.00
E102 · Sanitation Other		
E102005 · Commercial Collection	6,534.96	7,000.00
E102007 · Regional Refuse Group Expenses	542.41	
E102010 · Bulk Rubbish Collection	3,659.90	1,500.00
E102015 · Bulk Cleanup Service	0.00	3,900.00
E102020 · Contribution to Regional Refuse	500.00	
E102190 · Depreciation	2,171.00	1,460.00
Total E102 · Sanitation Other	13,408.27	13,860.00
E104 · Sewerage		

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E104005 · Sewerage Treatment Plant	1,069.91	1,050.00
E104190 · Depreciation	226.00	220.00
Total E104 · Sewerage	1,295.91	1,270.00
 E106 · T.P. & Regional Devel		
E106005 · Town Planning Expenses	18,312.90	12,000.00
E106010 · Town Planning Scheme #2 Review	0.00	20,000.00
E106100 · Administration Allocated	14,150.47	14,112.00
Total E106 · T.P. & Regional Devel	32,463.37	46,112.00
 E107 · Other		
E107005 · Cemetery Mtce	10,978.24	10,500.00
E107010 · Public Convenience Mtce	43,956.40	43,450.00
E107015 · Community Bus Operating	1,529.72	1,800.00
E107100 · Administration Allocated	37,262.88	37,161.00
E107190 · Depreciation	8,987.00	8,980.00
Total E107 · Other	102,714.24	101,891.00
 Total E10 · COMMUNITY AMENITIES.	247,540.34	265,583.00
 E11 · RECREATION & CULTURE.		
E111 · Public Halls & Civic Centres		
E111005 · Town Hall Mtce	21,533.22	31,750.00
E111010 · Other Halls Mtce	1,827.87	6,600.00
E111015 · Refund of Town Hall Hire Fees	90.91	
E111190 · Depreciation	4,325.00	4,370.00
Total E111 · Public Halls & Civic Centres	27,777.00	42,720.00
 E112 · Swimming Pool		
E112005 · Pool Manager's Salary	56,230.73	40,000.00
E112010 · Superannuation	5,008.19	4,000.00
E112015 · Swimming Pool Maintenance	97,653.32	87,000.00
E112020 · Other Expenses	7,043.60	3,850.00
E112025 · House - 21 Tarbet St	0.00	0.00
E112035 · Swimming Pool Professional Fees	91.37	5,000.00
E112190 · Depreciation	15,979.00	13,230.00
Total E112 · Swimming Pool	182,006.21	153,080.00
 E113 · Other Recreation		
E113005 · Sportsground Mtce	71,131.73	70,000.00
E113010 · Sportsground Buildings Mtce	34,722.00	21,100.00
E113015 · Wetlands Park Mtce	53,653.61	51,000.00
E113020 · Parks & Gardens Mtce	41,791.43	33,000.00
E113025 · Puntapin/Norring Lake Mtce	1,400.94	1,450.00
E113030 · Recreation Centre Mtce	30,163.57	31,900.00
E113035 · Rec Staff Salaries	24,328.97	20,000.00
E113040 · Superannuation	2,343.03	2,000.00
E113045 · Other Expenses	632.04	1,850.00
E113065 · Eric Farrow Pavilion Mtce	8,512.10	7,900.00
E113070 · Rec Centre Sports Equipment	505.09	2,000.00
E113100 · Administration Allocated	35,093.39	34,997.00
E113190 · Depreciation	97,769.00	93,300.00
Total E113 · Other Recreation	402,046.90	370,497.00

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E115 · Library		
E115005 · Librarian Salary	18,556.18	20,000.00
E115010 · Superannuation	0.00	1,000.00
E115015 · Library Building Mtce	3,124.42	3,650.00
E115020 · Library Other Expenses	3,885.01	3,050.00
E115190 · Depreciation	845.00	850.00
Total E115 · Library	26,410.61	28,550.00
E116 · Other Culture		
E116005 · Subsidy Woolorama Committee	525.00	550.00
E116010 · Woolorama Costs & Maintenance	57,718.31	60,000.00
E116015 · Mtce - TUDHOE St Community Cent	858.81	2,200.00
E116020 · Historical Village	1,249.16	1,200.00
E116190 · Depreciation	4,912.00	4,910.00
Total E116 · Other Culture	65,263.28	68,860.00
Total E11 · RECREATION & CULTURE.	703,504.00	663,707.00
E12 · TRANSPORT.		
E122 · Road Maintenance		
E122005 · Road Maintenance	505,764.23	480,893.00
E122006 · Maintenance Grading	148,434.73	130,000.00
E122007 · Rural Tree Pruning	98,541.31	100,000.00
E122008 · Rural Spraying	17,536.02	37,000.00
E122009 · Town Site Spraying	29,823.44	24,000.00
E122010 · Depot Maintenance	11,798.85	12,400.00
E122011 · Town Reserve & Verge Maint	4,265.36	7,000.00
E122015 · Rural Numbering	0.00	900.00
E122020 · Footpath Mtce	3,858.79	5,500.00
E122025 · Street Cleaning	14,508.10	15,050.00
E122030 · Street Trees	34,659.61	32,500.00
E122035 · Traffic Signs Mtce	3,031.76	4,000.00
E122045 · Townscape	17,746.95	20,100.00
E122050 · Crossovers	33.05	900.00
E122055 · RoMan Data Collection	3,360.00	2,000.00
E122060 · Street Lighting	27,089.90	28,000.00
E122075 · Water Harvesting Initiatives	2,549.10	
E122100 · Administration Allocated	33,899.88	33,807.00
E122190 · Depreciation	678,189.00	656,390.00
Total E122 · Road Maintenance	1,635,090.08	1,590,440.00
E123 · Road Plant Purchases		
E123010 · Loss on Sale of Asset	4,766.00	2,000.00
Total E123 · Road Plant Purchases	4,766.00	2,000.00
E126 · Aerodrome		
E126005 · Aerodrome Maintenance	9,120.68	3,975.00
E126190 · Depreciation	2,870.00	2,870.00
Total E126 · Aerodrome	11,990.68	6,845.00
Total E12 · TRANSPORT.	1,651,846.76	1,599,285.00

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E13 · ECONOMIC SERVICES.		
E131 · Rural Services		
E131006 · Weeds Control - Bridal Creeper	10,401.92	10,400.00
E131010 · Vermin Control	0.00	345.00
E131020 · Landcare	59,684.29	40,000.00
E131030 · Rural Towns Program	39,949.61	39,800.00
E131040 · WWLZ Annual Contribution	31,900.62	
E131070 · Waybill Books	13.18	
E131100 · Administration Allocated	14,390.40	14,351.00
E131190 · Depreciation	1,384.00	5,430.00
Total E131 · Rural Services	<u>157,724.02</u>	<u>110,326.00</u>
E132 · Tourism & Area Promo		
E132010 · Wagin Tourist Committee	3,000.00	3,000.00
E132015 · Caravan Park Manager Salary	18,797.05	20,200.00
E132020 · Caravan Park Mtce	22,409.17	20,100.00
E132025 · Subsidy Historic Village	6,500.00	6,500.00
E132030 · Donation - Great Sth Dist Displ	560.49	500.00
E132040 · Tourist Drive Brochures	0.00	1,500.00
E132190 · Depreciation	5,077.00	5,090.00
Total E132 · Tourism & Area Promo	<u>56,343.71</u>	<u>56,890.00</u>
E133 · Building Control Expenses		
E133010 · New Swimming Pool Inspections	0.00	400.00
E133190 · Depreciation	15.00	90.00
Total E133 · Building Control Expenses	<u>15.00</u>	<u>490.00</u>
E134 · Other Economic Services		
E134005 · Water Supply - Standpipes	10,088.89	10,000.00
E134015 · Telecentre	1,000.00	1,000.00
Total E134 · Other Economic Services	<u>11,088.89</u>	<u>11,000.00</u>
Total E13 · ECONOMIC SERVICES.	225,171.62	178,706.00
E14 · OTHER PROPERTY & SERVICES.		
E141 · Private Works		
E141005 · Private Works	27,945.37	8,550.00
E141100 · Administraion Allocated	12,294.18	12,261.00
Total E141 · Private Works	<u>40,239.55</u>	<u>20,811.00</u>
E142 · Town Planning Schemes		
E142010 · Pederick Drive Development	4,295.00	12,000.00
Total E142 · Town Planning Schemes	<u>4,295.00</u>	<u>12,000.00</u>
E143 · Works Overheads		
E143005 · Works Supervisors Salary	67,920.34	68,000.00
E143006 · Town Supervisors Salary	41,359.61	
E143015 · CEO's Salary Allocation	42,378.14	40,000.00
E143020 · Engineering Superannuation	59,520.81	49,200.00
E143025 · Engineering - Other Expenses	2,973.01	1,200.00
E143030 · Sick Holiday & Allowances Pay	143,705.56	120,500.00
E143045 · Insurance on Works	36,356.08	36,500.00

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E143050 · Protective Clothing	5,439.36	7,250.00
E143055 · Fringe Benefits	0.00	4,500.00
E143060 · CEO's Vehicle Allocation	0.00	2,000.00
E143065 · PWS - Vehicle Expenses	235.50	2,500.00
E143070 · Comm Network Mtce	0.00	1,000.00
E143075 · Telephone Expenses	9,000.69	6,000.00
E143080 · Staff Licences	210.19	500.00
E143090 · Conferences & Courses	1,037.07	2,375.00
E143095 · Staff Training	10,144.02	12,000.00
E143200 · LESS PWOH ALLOCATED	-430,152.12	-343,678.00
Total E143 · Works Overheads	-9,871.74	9,847.00
E144 · Plant Cost Overheads		
E144010 · Fuel & Oil	152,892.12	130,000.00
E144020 · Tyres & Tubes	13,166.20	16,000.00
E144030 · Parts & Repairs	62,392.90	67,000.00
E144040 · Plant Repair - Wages	8,235.01	8,400.00
E144050 · Insurance and Licences	22,828.72	22,000.00
E144060 · Expendable Tools	5,620.82	8,500.00
E144200 · LESS POC ALLOCATED-PROJECTS	-247,986.83	-220,324.00
Total E144 · Plant Cost Overheads	17,148.94	31,576.00
E146 · Salaries Control		
E146010 · Gross Total Salaries and Wages	1,746,459.79	1,800,000.00
E146200 · LESS SALS/WAGES ALLOCATED	-1,746,459.79	-1,800,000.00
Total E146 · Salaries Control	0.00	0.00
E147 · Unclassified Items		
E147005 · WMC Expenditure	182,817.22	598,640.00
E147006 · Wagin Frail Aged	328,166.55	280,000.00
E147010 · Transport Licensing	0.00	
E147015 · Community Requests	6,300.00	11,800.00
E147020 · GSRBA Inc	105,168.57	
E147030 · Payroll Clearing Account	0.00	0.00
E147035 · Banking Errors	0.00	
E147050 · Council Staff Housing Maint	35,061.17	46,300.00
E147100 · Administration Allocated	50,202.33	50,053.00
Total E147 · Unclassified Items	707,715.84	986,793.00
Total E14 · OTHER PROPERTY & SERVICES.	759,527.59	1,061,027.00
Total Expense	4,734,084.99	4,923,872.00
Net Income	-208,812.63	-319,823.00

Shire of Wagin
List of Creditors Paid from the Municipal Fund Account
May 2008

	Type	Date	Num	Memo	Amount
**Ag West Machinery	Bill Pmt -Cheque	16/06/2008	Debit	Plant parts & repairs	-506.09
**Alexander Galt and Co Pty Ltd	Bill Pmt -Cheque	16/06/2008	Debit	Plant parts & repairs	-1,511.54
**Australia Post	Bill Pmt -Cheque	16/06/2008	Debit	Postage May 2008	-945.66
**Australian Communication Systems	Bill Pmt -Cheque	16/06/2008	Debit	Radio Checks and Repairs	-133.43
**Australian Services Union	Bill Pmt -Cheque	04/06/2008	Debit	Union Deductions May 2008	-159.30
	Bill Pmt -Cheque	27/06/2008	Debit	Union Deductions June 2008	-106.20
**Auswest Fencing & Wrought Iron	Bill Pmt -Cheque	30/06/2008	Debit	Eric Farrow Mtce: Parts	-218.90
**Beaurepaires	Bill Pmt -Cheque	16/06/2008	Debit	Plant parts: Tyres	-2,083.10
**Benara Nurseries	Bill Pmt -Cheque	16/06/2008	Debit	Townscape plants	-843.26
**Best Office Systems	Bill Pmt -Cheque	16/06/2008	Debit	Office Mtce: Repair Photocopier	-40.00
**Brian Roderick	Bill Pmt -Cheque	16/06/2008	Debit	Staff Exp: Phone Allw	-380.00
**Corporate Express	Bill Pmt -Cheque	16/06/2008	Debit	Office Supplies	-328.17
**Courier Australia	Bill Pmt -Cheque	16/06/2008	Debit	Courier	-167.82
**CR & RD Stephens	Bill Pmt -Cheque	16/06/2008	Debit	Staff housing mtce & townhall floor resael	-588.67
**Cr Lachlan Baillanlyne	Bill Pmt -Cheque	16/06/2008	Debit	Councillors Sitting Fees	-400.00
**Doms Delicatessen of Wagin	Bill Pmt -Cheque	16/06/2008	Debit	Rural Towns: Refreshments	-181.38
**Ewen-Foley Agencies	Bill Pmt -Cheque	16/06/2008	Debit	Parks, plant and refuse site: parts & repairs	-2,324.60
**Fire & Emergency Services Authority WA	Bill Pmt -Cheque	20/06/2008	Debit	FESA 4th Quater Levy	-5,190.76

Shire of Wagin
List of Creditors Paid from the Municipal Fund Account
May 2008

**Fuel Distributors of WA Pty Ltd	Bill Pmt -Cheque	16/06/2008	Debit	Diesel & ULP	-16,687.40
**Gov Quip	Bill Pmt -Cheque	16/06/2008	Debit	Computer Spp: Trolley	-218.90
**Jern Truck Sales	Bill Pmt -Cheque	16/06/2008	Debit	Works truck servicing	-1,443.76
**JH LR Superannuation Fund	Bill Pmt -Cheque	04/06/2008	Debit	Payroll Deduction May 2008 - John Hunter	-4,015.77
	Bill Pmt -Cheque	27/06/2008	Debit	Payroll Deduction June 2008 - John Hunter	-7,923.46
**JR & A Hersey Pty Ltd	Bill Pmt -Cheque	16/06/2008	Debit	Consumable tools	-659.03
**Kerry Tacken	Bill Pmt -Cheque	16/06/2008	Debit	Rates Course	-29.75
**Landgate	Bill Pmt -Cheque	16/06/2008	Debit	Valuations & Survey Data	-126.10
**LGRCEU	Bill Pmt -Cheque	04/06/2008	Debit	Union Deductions May 2008	-49.20
	Bill Pmt -Cheque	27/06/2008	Debit	Union Deductions June 2008	-32.80
**McDowall Affleck	Bill Pmt -Cheque	16/06/2008	Debit	Town Planning: Vernal St	-440.00
**Morgan Rural Services Pty Ltd	Bill Pmt -Cheque	16/06/2008	Debit	Spray town oval, tree pruning	-1,622.50
**Narrogin Glass	Bill Pmt -Cheque	16/06/2008	Debit	Town Hall: Mtce & Repairs	-351.34
**Narrogin Packaging	Bill Pmt -Cheque	16/06/2008	Debit	Bin liners	-50.69
**Neil Butterworth Superannuation Fund	Bill Pmt -Cheque	12/06/2008	Debit	Payroll 06/09/07	-2,865.68
	Bill Pmt -Cheque	26/06/2008	Debit	Payroll 26/06/08	-3,275.18
**Palace Hotel	Bill Pmt -Cheque	16/06/2008	Debit	Refreshments	-95.00
**Palmyra Plumbing & Gas Pty Ltd	Bill Pmt -Cheque	16/06/2008	Debit	Female Ablutions: Repairs	-109.00
**Payroll Rates in Advance	Bill Pmt -Cheque	04/06/2008	Debit	Payroll Deductions	-157.68
**Ricoh Australia Pty Ltd	Bill Pmt -Cheque	16/06/2008	Debit	Printer cartridges	-501.60

Shire of Wagin
List of Creditors Paid from the Municipal Fund Account
May 2008

**Seton Australia Pty Ltd	Bill Pmt -Cheque	16/06/2008	Debit	Rec Cntr: Mtce	-150.15
**Shire of Wagin Footy Tipping	Bill Pmt -Cheque	04/06/2008	Debit	Payroll Deductions May 2008	-188.00
	Bill Pmt -Cheque	27/06/2008	Debit	Footy Tipping June 2008	-112.00
**Shire of Wagin Payroll Creditors	Bill Pmt -Cheque	04/06/2008	Debit	Payroll Deductions	-262.32
	Bill Pmt -Cheque	27/06/2008	Debit	Staff Shire Rates Deductions June 2008	-280.00
**Shire of Wagin Staff Social Fund	Bill Pmt -Cheque	04/06/2008	Debit	Payroll Deductions May 2008	-600.00
	Bill Pmt -Cheque	27/06/2008	Debit	Staff Social Funds June 2008	-388.00
**Shire of Woodanilling	Bill Pmt -Cheque	16/06/2008	Debit	WWLZ Contribution	-28,600.00
**Synergy	Bill Pmt -Cheque	16/06/2008	Debit	Street Lighting & Various power	-13,529.80
**The Honda Shop	Bill Pmt -Cheque	16/06/2008	Debit	Water pump parts & mower blades	-115.75
**Vi Barham Award for Excellence	Bill Pmt -Cheque	16/06/2008	Debit	Vi Barham Ward 07/08	-400.00
**Wagin Co-op.	Bill Pmt -Cheque	16/06/2008	Debit	Groceries	-372.88
**Wagin Gas Electrics	Bill Pmt -Cheque	16/06/2008	Debit	Rec ctr, wetlands & Office electrical Mtce	-3,316.50
**Wagin Newsagency	Bill Pmt -Cheque	16/06/2008	Debit	Dymo cartridges	-24.32
**Wagin Panel and Paint	Bill Pmt -Cheque	16/06/2008	Debit	Works Ute & Tray top repairs	-869.43
**Wagin Pharmacy	Bill Pmt -Cheque	16/06/2008	Debit	Shire Employees: Flu Vax	-571.00
**Wagin Plumbing	Bill Pmt -Cheque	16/06/2008	Debit	C/Park & Tavistock repairs	-227.70
**Wagin Tourist Committee	Bill Pmt -Cheque	16/06/2008	Debit	Wagin Tourist Committee 07/08	-3,000.00
**WALGSP	Bill Pmt -Cheque	04/06/2008	Debit	Superannuation May 2008	-23,540.77
	Bill Pmt -Cheque	27/06/2008	Debit	Staff Super June 2008	-16,496.89
**West Australian Newspapers Limited					

Shire of Wagin
List of Creditors Paid from the Municipal Fund Account
May 2008

**Western Australian Local Government Ass	Bill Pmt -Cheque	20/06/2008	Debit	GSRBA - Advertising	-2,356.20
	Bill Pmt -Cheque	16/06/2008	Debit	2008 Local Govt Remuneration Survey	-550.00
**Western Australian Treasury Corporation	Bill Pmt -Cheque	11/06/2008	Debit	Loan 133	-1,436.13
	Bill Pmt -Cheque	30/06/2008	Debit	Loan 133	-1,436.13
**Westrac Equipment	Bill Pmt -Cheque	16/06/2008	Debit	Grader service	-1,374.22
AD Thompson					
Austral Mercantile Collections Pty Ltd	Bill Pmt -Cheque	24/06/2008	1846	Rate refund due to reduction in area through sale of locations	-841.77
	Bill Pmt -Cheque	16/06/2008	1828	Rates Recovery Exp	-628.39
Australian Taxation Office	Bill Pmt -Cheque	23/06/2008	Debit	PAYG and GST May 2008	-42,363.00
Blyth Garden Centre Plants Plus	Bill Pmt -Cheque	16/06/2008	1829	Townscape: Plants	-512.30
BT SuperWrap	Bill Pmt -Cheque	27/06/2008	1851	C O'Neill Super June 2008	-170.84
Busseton Mower World	Bill Pmt -Cheque	16/06/2008	1830	Townscape: Equip Mtc	-946.30
Commissioner of State Revenue	Bill Pmt -Cheque	23/06/2008	1845	PRS claim refund	-40.75
Commonwealth Bank Superannuation	Bill Pmt -Cheque	04/06/2008	1823	Payroll Deductions May 2008 Danita James	-33.33
	Bill Pmt -Cheque	27/06/2008	1852	D James Super June 2008	-104.96
Cresswells Emporium	Bill Pmt -Cheque	16/06/2008	1831	Engineering PPE	-320.00
Deb's Diner	Bill Pmt -Cheque	16/06/2008	1832	HACC fuel	-242.31
Department of Planning & Infrastructure	Bill Pmt -Cheque	03/06/2008	Debit	Debit of Licensing Taking 3 June 2008	-2,117.80
	Bill Pmt -Cheque	04/06/2008	Debit	Debit of Licensing Taking 30 May 2008	-4,254.55
	Bill Pmt -Cheque	03/06/2008	Debit	Debit of Licensing Taking 29th May 2008	-3,987.00
	Bill Pmt -Cheque	06/06/2008	Debit	Debit of Licensing Taking 4 June 2008	-4,268.75
	Bill Pmt -Cheque	09/06/2008	Debit	Debit of Licensing Taking 5 June 2008	-3,484.30
	Bill Pmt -Cheque	10/06/2008	Debit	Debit of Licensing Taking 6 June 2008	-13,209.75
	Bill Pmt -Cheque	12/06/2008	Debit	Debit of Licensing Taking 9 June 2008	-2,909.80
	Bill Pmt -Cheque				

Shire of Wagin **List of Creditors Paid from the Municipal Fund Account** **May 2008**

ECW Scally & MA Laylan	Bill Pmt -Cheque	11/06/2008	Debit	Debit of Licensing Taking 10 June 2008	-6,023.15
	Bill Pmt -Cheque	16/06/2008	Debit	Debit of Licensing Taking 12 June 2008	-3,662.10
	Bill Pmt -Cheque	13/06/2008	Debit	Debit of Licensing Taking 11 June 2008	-2,132.40
	Bill Pmt -Cheque	17/06/2008	Debit	Debit of Licensing Taking 13 June 2008	-6,210.30
	Bill Pmt -Cheque	18/06/2008	Debit	Debit of Licensing Taking 16 June 2008	-3,880.80
	Bill Pmt -Cheque	19/06/2008	Debit	Debit of Licensing Taking 17 June 2008	-1,586.65
	Bill Pmt -Cheque	20/06/2008	Debit	Debit of Licensing Taking 18 June 2008	-7,622.35
	Bill Pmt -Cheque	23/06/2008	Debit	Debit of Licensing Taking 19 June 2008	-7,992.40
	Bill Pmt -Cheque	24/06/2008	Debit	Debit of Licensing Taking 20 June 2008	-2,823.50
	Bill Pmt -Cheque	25/06/2008	Debit	Debit of Licensing Taking 23 June 2008	-8,028.55
Hesta Super Fund	Bill Pmt -Cheque	26/06/2008	Debit	Debit of Licensing Taking 24 June 2008	-4,157.30
	Bill Pmt -Cheque	27/06/2008	Debit	Debit of Licensing Taking 25 June 2008	-7,505.30
	Bill Pmt -Cheque	30/06/2008	Debit	Debit of Licensing Taking 26 June 2008	-12,563.60
	Bill Pmt -Cheque	23/06/2008	1844	Medical Fee refund	-30.00
	Bill Pmt -Cheque	04/06/2008	1824	Payroll Deductions May 2008 Kerry Tacken	-372.39
	Bill Pmt -Cheque	27/06/2008	1853	K Tacken Super June 2008	-248.26
	Bill Pmt -Cheque	16/06/2008	1833	Supply of gravel	-1,320.00
	Bill Pmt -Cheque	27/06/2008	1847	PRS pro-rata refund	-32.86
	Bill Pmt -Cheque	23/06/2008	1843	Medical Fee refund	-30.00
	Bill Pmt -Cheque	16/06/2008	1834	New Pie warmer Glass	-67.10
Lennys Commercial Kitchens Pty. Ltd.	Bill Pmt -Cheque	04/06/2008	1825	Union Deductions May 2008	-60.30
	Bill Pmt -Cheque	27/06/2008	1854	Union Deductions June 2008	-40.20
	Bill Pmt -Cheque	02/06/2008	Debit	National Online Fee	-84.14
	Bill Pmt -Cheque	02/06/2008	Debit	Merchant Fee	-195.64
	Bill Pmt -Cheque	19/06/2008	Debit	Dishonour Chq fee 17/06/08 \$288.80 Simms	-9.00
	Bill Pmt -Cheque	30/06/2008	Debit	Repayment of Loan 131	-6,472.30
	Bill Pmt -Cheque	30/06/2008	Debit	Bank Fees and Charges	-129.80
	Bill Pmt -Cheque	19/06/2008	Debit	Debit of NAB Credit Card Purchases	-525.52
	Bill Pmt -Cheque	02/06/2008	Debit	National Online Fee	-84.14
	Bill Pmt -Cheque	02/06/2008	Debit	Merchant Fee	-195.64
Liquor, Hospitality & Misc Union	Bill Pmt -Cheque	19/06/2008	Debit	Dishonour Chq fee 17/06/08 \$288.80 Simms	-9.00
	Bill Pmt -Cheque	30/06/2008	Debit	Repayment of Loan 131	-6,472.30
	Bill Pmt -Cheque	30/06/2008	Debit	Bank Fees and Charges	-129.80
	Bill Pmt -Cheque	19/06/2008	Debit	Debit of NAB Credit Card Purchases	-525.52
	Bill Pmt -Cheque	02/06/2008	Debit	National Online Fee	-84.14
	Bill Pmt -Cheque	02/06/2008	Debit	Merchant Fee	-195.64
	Bill Pmt -Cheque	19/06/2008	Debit	Dishonour Chq fee 17/06/08 \$288.80 Simms	-9.00
	Bill Pmt -Cheque	30/06/2008	Debit	Repayment of Loan 131	-6,472.30
	Bill Pmt -Cheque	30/06/2008	Debit	Bank Fees and Charges	-129.80
	Bill Pmt -Cheque	19/06/2008	Debit	Debit of NAB Credit Card Purchases	-525.52
National Bank	Bill Pmt -Cheque	02/06/2008	Debit	National Online Fee	-84.14
	Bill Pmt -Cheque	02/06/2008	Debit	Merchant Fee	-195.64
	Bill Pmt -Cheque	19/06/2008	Debit	Dishonour Chq fee 17/06/08 \$288.80 Simms	-9.00
	Bill Pmt -Cheque	30/06/2008	Debit	Repayment of Loan 131	-6,472.30
	Bill Pmt -Cheque	30/06/2008	Debit	Bank Fees and Charges	-129.80
	Bill Pmt -Cheque	19/06/2008	Debit	Debit of NAB Credit Card Purchases	-525.52
	Bill Pmt -Cheque	02/06/2008	Debit	National Online Fee	-84.14
	Bill Pmt -Cheque	02/06/2008	Debit	Merchant Fee	-195.64
	Bill Pmt -Cheque	19/06/2008	Debit	Dishonour Chq fee 17/06/08 \$288.80 Simms	-9.00
	Bill Pmt -Cheque	30/06/2008	Debit	Repayment of Loan 131	-6,472.30
NH & BJ Robinson	Bill Pmt -Cheque	30/06/2008	Debit	Bank Fees and Charges	-129.80
	Bill Pmt -Cheque	19/06/2008	Debit	Debit of NAB Credit Card Purchases	-525.52
	Bill Pmt -Cheque	02/06/2008	Debit	National Online Fee	-84.14
	Bill Pmt -Cheque	02/06/2008	Debit	Merchant Fee	-195.64
	Bill Pmt -Cheque	19/06/2008	Debit	Dishonour Chq fee 17/06/08 \$288.80 Simms	-9.00
	Bill Pmt -Cheque	30/06/2008	Debit	Repayment of Loan 131	-6,472.30
	Bill Pmt -Cheque	30/06/2008	Debit	Bank Fees and Charges	-129.80
	Bill Pmt -Cheque	19/06/2008	Debit	Debit of NAB Credit Card Purchases	-525.52
	Bill Pmt -Cheque	02/06/2008	Debit	National Online Fee	-84.14
	Bill Pmt -Cheque	02/06/2008	Debit	Merchant Fee	-195.64

Shire of Wagin
List of Creditors Paid from the Municipal Fund Account
May 2008

PA & SR Boundy	Bill Pmt -Cheque	27/06/2008	1848	PRS pro-rata refund	-10.84
PCE & WJ Steels	Bill Pmt -Cheque	27/06/2008	1849	PRS pro-rata refund	-23.02
Rest Administration	Bill Pmt -Cheque	27/06/2008	1850	PRS pro-rata refund	-25.56
Shared Services Centre	Bill Pmt -Cheque	04/06/2008	1826	Payroll Deduction May 2008 Tracy Simms	-258.39
Shire of Wagin.	Bill Pmt -Cheque	16/06/2008	1835	Advertising: Govt Gazt	-138.60
Telstra	Bill Pmt -Cheque	30/06/2008	1856	HACC Petty Cash Recoup	-195.60
Telstra Superannuation Fund	Bill Pmt -Cheque	16/06/2008	Debit	Mobile 0427 081 265	-40.00
	Bill Pmt -Cheque	16/06/2008	1836	Phone accounts	-2,502.76
Thisle Embroidery	Bill Pmt -Cheque	04/06/2008	1827	Super Julie White May 2008	-282.05
	Bill Pmt -Cheque	27/06/2008	1855	J White Super June 2008	-406.22
Twinkarri	Bill Pmt -Cheque	16/06/2008	1837	HACC Clothing	-33.70
Wagin Historical Village	Bill Pmt -Cheque	16/06/2008	1838	Rural tree pruning	-19,134.50
Wagin Meats	Bill Pmt -Cheque	16/06/2008	1839	07/08 Budget Subsidy	-6,500.00
Wagin Shire Council	Bill Pmt -Cheque	16/06/2008	1840	Toolbox Meeting Catering	-86.45
Wagin Youthcare District Council	Bill Pmt -Cheque	30/06/2008	1857	Petty Cash Recoup	-62.15
Water Corporation	Bill Pmt -Cheque	16/06/2008	1841	Chaplain Support	-1,500.00
	Bill Pmt -Cheque	16/06/2008	1842	Water Usage: Tudhoe St Park	-1.85

Shire of Wagin Trust Account
List of Creditor Paid from the Trust Fund Account
June 2008

	Type	Date	Num	Memo	Amount
BCITF	Bill Pmt -Cheque	30/06/2008	1751	BCITF Levies Collected	-1,346.20
Builders Registration Board	Bill Pmt -Cheque	30/06/2008	1752	BRB Levies Collected	-346.50
Lisa Clavey	Bill Pmt -Cheque	18/06/2008	1750	Refund Bond Hire of Eric Farrow Pav on 14th June 2008	-300.00
Shire of Wagin.	Bill Pmt -Cheque	25/06/2008	Debit	Allocation of pre-paid rates	-1,699.45
	Bill Pmt -Cheque	30/06/2008	1753	Commission paid for BRB and BCITF collections	-80.30
Shire of Woodanilling.	Bill Pmt -Cheque	12/06/2008	1748	Refund bond hire of Community Bus	-150.00
Tammy Gath.	Bill Pmt -Cheque	12/06/2008	1749	Refund Bond Hire of Eric Farrow Pavilion on 7th June 2008	-300.00

Wagin Medical Centre
Operating Statement
July 2007 through June 2008

	<u>Jul '2007 - Jun 2008</u>	<u>Budget</u>
Ordinary Income/Expense		
Income		
I100 · Operating Income		
I100010 · Surgery Visits	134,886.88	423,500.00
I100020 · Hospital Visits	5,949.32	60,000.00
I100030 · WACRRM Practice Support	0.00	6,000.00
I100040 · Practice Incentive Payments	9,298.45	36,000.00
I100060 · Interest	61.73	360.00
I100070 · Reimbursements	3,002.31	1,800.00
I100080 · Contribution from Dumbleyung	3,700.01	10,980.00
Total I100 · Operating Income	<u>156,898.70</u>	<u>538,640.00</u>
Total Income	156,898.70	538,640.00
Expense		
E200 · Operating Expenditure		
E200010 · Doctors Wages	99,535.08	288,000.00
E200020 · Administration Wages	29,374.66	78,000.00
E200030 · Practice Nurse Wages	14,825.68	69,500.00
E200040 · Cleaners Wages	6,273.43	12,000.00
E200050 · Superannuation	12,731.83	42,000.00
E200060 · Locum Doctor Expenses	0.00	2,000.00
E200065 · Staff Other Expenses	323.48	1,080.00
E200070 · Workers Comp Insurance	13,272.70	14,000.00
E200072 · Fringe Benefits Tax	0.00	8,000.00
E200075 · Professional Indemnity Ins	4,177.39	6,000.00
E200080 · Professional Promotion	0.00	600.00
E200090 · Staff Training	185.45	3,000.00
E200095 · Staff Uniforms	128.22	2,000.00
E200100 · Telephone & Mobile	4,277.42	9,600.00
E200110 · Electricity & Gas	1,443.60	3,300.00
E200120 · Water	119.00	1,920.00
E200130 · Office Supplies & Maintenance	2,029.31	6,000.00
E200140 · Printing & Stationery	976.22	3,000.00
E200150 · Repairs	0.00	960.00
E200160 · Office Cleaning Supply & Serv	181.83	600.00
E200170 · Vehicle Running Costs W.1479	1,429.84	4,800.00
E200180 · Gardening Service - Nenke St	1,779.92	3,000.00
E200190 · Internet Access	47.67	960.00
E200200 · Medical Supplies	2,229.55	12,000.00
E200210 · Computer Systems	386.10	3,000.00
E200220 · Postage and Freight	1,435.58	2,400.00
E200240 · Subscriptions	1,249.18	2,640.00
E200250 · Advertising	0.00	600.00
E200260 · Bank Fees & Charges	1,104.89	2,400.00
E200280 · Refund Consultation Fees	167.10	480.00
E200290 · Travelling	4.09	240.00
E200330 · Doctor Recruitment	0.00	10,000.00
E200350 · Other Expenses	621.66	3,460.00
E200360 · Building Insurance	717.98	800.00
E200370 · Bank Errors	0.00	300.00
Total E200 · Operating Expenditure	<u>201,028.86</u>	<u>598,640.00</u>
Total Expense	<u>201,028.86</u>	<u>598,640.00</u>
Net Ordinary Income	<u>-44,130.16</u>	<u>-60,000.00</u>
Net Income	<u>-44,130.16</u>	<u>-60,000.00</u>

Meeting reconvened at 7.40pm.

11.5.1 Works and Services

11.5.1.1 Works Management Report – June 2008

Location: Shire of Wagin
Proponent: Staff
Reporting Officer: Manager of Works
File:

Summary

In accordance with Council's request, Council is to be presented with a Works Management Report for adoption.

Background

Works management information has previously been provided in Council's information bulletin, however it is more appropriate to formalize a report and present to Council for adoption at each Ordinary Council meeting.

Comment

A copy of the Works Management report is attached to this item including additional information that Council has deemed appropriate to receive.

Statutory Environment

Nil

Policy Implications

Nil

Budget Implications

Nil

Officer's Recommendation

That Council adopts the Works Management Report comprising of the Works Progress Report, Works Capital and Maintenance Reports and the Plant Report for the period ending 30th June 2008.

Voting Requirements

Simple majority required.

Council Resolution

765 Cr Draper/Cr Dohle

That the Officer's Recommendation be adopted.

CARRIED
Vote 11/0

Shire of Wagin
Works Report – JUNE 2008

Works Completed	Description
Rural tree pruning	70% completed
Buttfield Road	Gravel sheet 1.5 km
Rubbish tip	Septic Tank Installed
Phascogale Sign	Has been erected in Wetlands Park
Future Works	Description
Bockaring Road	Gravel sheet
Rural Tree Pruning	Rural roads 30%
Maintenance grading	Bitumen shoulders
On Going Works	Description
Maintenance grading	Various Roads - completed
Town site	Maintenance and weed spraying – (first round completed)
General	Odd jobs as required
Plant Down Time	Description
Vib Roller	

Shire of Wagin
Capital Works Programme
1st July 2007 to 30th June 2008

Construction Program	Description	Actual 30/06/2008 \$	Budget 30th June 08 \$	Variance \$	% of Budget		Job Status
						%	
CP25 - Ballagin	Surface Correction	129,250	133,650	4,400		96.71	Completed
CP26 - Tudhoe St Footpath	Tudor / Tavistock	32,099	50,000	17,901		64.20	Completed
CP28 - Traverse	Reseal	8,705	9,000	295		96.72	Completed
CP29 - Kitchener	Reseal	8,747	9,000	253		97.19	Completed
CP30 - Wetlands Park	Hot Mix	15,740	16,325	585		96.42	Completed
CP31 - Nenke	Reseal	7,566	9,000	1,434		84.07	Completed
CP32 - Nenke	Construct & Seal	15,838	11,000	4,838		143.98	Completed
CP33 - Umbra	Surface Correction	6,884	12,000	5,116		57.37	Completed
Total Construction Program		224,829	249,975	25,146		89.94	

Shire of Wagin
Works Maintenance Programme
1st July 2007 to 30th June 2008

		Actual 30-Jun-08	Budget 30th June 08	Variance	% of Budget	Job Status	RTR Funded
	Description	\$	\$	\$	%		
Maintenance Program							
MP20 - Beaufort Road	Clear, Widen Shoulders	26,109	26,000	-	100.42	Completed	25,000
MP21 - Jaloran Road	Clear, Widen Shoulders	58,793	58,800	7	99.99	Completed	
MP22 - Wagin - Wickepin	Clear, Widen Shoulders	36,162	36,500	338	99.07	Completed	
MP23 - Bullock Hills	Clear, Widen Shoulders	26,611	26,000	-	102.35	Completed	25,000
MP24 - Dongolocking	Surface Correction	31,734	28,000	-	113.34	Completed	28,000
MP25 - Warup West	Gravel Sheet	34,734	30,000	-	115.78	Completed	
MP27 - Sprigg Fraser	Gravel Sheet	26,346	26,250	-	100.37	Completed	25,000
MP28 - Taylors	Gravel Sheet	27,437	26,250	-	104.52	Completed	
MP29 - Behn Ord	Clear, Widen Shoulders	30,293	30,093	-	100.66	Completed	30,093
MP 30 - Noble	Clear, Widen Form	29,874	25,000	-	119.50	Completed	
MP31 - Piesseville Jaloran	Clear, Widen Form	57,296	56,000	-	102.31	Completed	
Unscheduled Maintenance/Bridge		120,375	112,000	-	107.48	On Going	
Maintenance Grading		148,435	130,000	-	114.18	On Going	
Rural Tree Pruning		98,541	100,000	1,459	98.54	Completed	82,000
Total Maintenance Program		752,740	710,893	- 41,847	105.89		215,093

**Plant Report
Jun-08**

Plant	Rego #	Plant #	Operator	Kms/Hours 31/05/2008	Kms/Hours 30/06/2008	Kms/Hours June	Kms/Hours Financial Year	Plant Costs Financial Year
2007 Cat Grader	W9925	P10	C Bunter	551	636	85	636	\$7,627
2006 Cat Front End Loader	W9776	P11	D Cooper	1520	1571	51	837	\$6,721
2004 Cat Grader	W1019	P12	M Foale	4103	4217	114	894	\$14,035
2003 Isuzu Tip Truck	W1015	P13	W Stephens	130272	131113	841	22203	\$7,050
2006 Isuzu Tip Truck	W1002	P14	D Storey	42214	43283	1069	30905	\$5,928
2007 Bomag Roller	W7862	P15	K Pollard	313	403	90	403	\$7,107
2006 Isuzu Tray Top	W1012	P16	R Hollands	52003	53903	1900	21248	\$2,777
2006 Case Backhoe	W242	P17	S Hiskins	1706	1762	56	768	\$8,309
2005 Tractor Plant	W9630	P18	R White	599	599	0	273	\$1,099
1990 Case Road Roller	W841	P19	Various	7011	7011	0	0	\$941
2005 John Deere Tractor	W9618	P20	Various	671	692	21	211	\$3,472
2005 Iveco Tray Top	W676	P21	C Bunter	36127	39012	2885	16836	\$2,563
John Deere	W487	P22	L Fuss	71	71	0	71	\$215
2003 Mitsubishi Tray Top	W1010	P24	R White	65270	68372	3102	14709	\$567
2003 Mitsubishi Tray Top	W1001	P25	L Fuss	20821	21386	565	11415	\$1,010
2005 Mitsubishi Tray Top	W1007	P26	B McNamara	31540	32950	1410	11861	\$874
2005 Mitsubishi Tray Top	W1022	P27	M Foale	62595	63860	1265	16227	\$1,614
2005 Mitsubishi Tray Top	W9655	P85	R Kelly	27259	28567	1308	23048	\$843
2008 Ford Fairmont Sedan	W1	P01	J Hunter	10044	10044	Unavailable	10044	
2007 Ford Falcon Sedan	W001	P02	B Roderick	8220	9600	1380	9600	
2007 Ford Territory Sedan	W1008	P04	A Hicks	9062	9062	Unavailable	9062	
Ford Courier	W1044	P38	T Evans	86155	86155	Unavailable	16460	
2008 Ford Fairmont Sedan	W1479	P05	Doctor			Unavailable		
2007 Ford Focus Hatch	W1017	P06	L West	1663	1663	Unavailable	1663	
2005 Ford Falcon Sedan	W468	P80	S Cuthbert	57545	57545	Unavailable	11545	
2001 Toyota Coaster Bus	W1212	P07		66673	66673	Unavailable	8474	
HACC Bus	W753	P83	HACC	65000	65000	Unavailable	1000	
2007 Ford Falcon St Sedan	W9800	P86	DK HACC	14342	14342	Unavailable	10335	

12. Members matters presented with notice

14. Urgent Business

Leave of absence – Cr IC Cumming

Council Resolution

766 Cr Ball/Cr Anderson

That Council grant leave of absence to Cr Cumming for the August Ordinary Council Meeting.

CARRIED

Vote 11/0

Waratah Meeting

That the Finance and General Purposes Committee meet with the Waratah Management Committee on thursday 17th July at 5.00pm

The Special Project Officer and Manager of Works left the meeting at 8.00pm.

13. Confidential business (Local Government Act Section 5.23(2))

13.1 Gemini Medical Services Housing Request

Location: Shire of Wagin

Proponent: Gemini Medical Services

Reporting Officer: Deputy Chief Executive Officer

File:

Summary

The proponent is seeking Council's assistance in housing a third doctor for the Wagin General Practice.

Background

Gemini Medical Services currently employ a husband and wife doctor team, Dr's Sanjay and Kavita Kenodia. The practice has been built up considerably by the two doctors and both doctors are very busy. Dr Kavita is expecting another baby and will be going on maternity leave in early September and at this stage Gemini is unsure when she will be coming back.

The Gemini Medical Group do not want to go back to one doctor as the practice will go backwards and patients will have to wait four or five days to see the doctor. Furthermore, it will place a lot of pressure and stress on Dr Sanjay and they are concerned he will burn out.

Gemini has advised that they already have a doctor that is prepared to come to Wagin and start at the practice in mid to late August, however they do not want to enter into negotiations without suitable housing for the doctor.

Comment

I believe Council would like to see the excellent medical service that is being provided to the Wagin ratepayers and resident continue and we should make every effort to try and assist Gemini with a suitable house for the third Doctor.

Council has six staff residences as per below-

Residence	Occupants
2 Ballagin Street	Chief Executive Officer
1 Nenke Street	Current Doctors
14 Gordon Street	Manager of Works
5 Omdurman Street	Grader Driver / Leading Hand
32 Ballagin Street	Swimming Pool Manager
5 Warwick Street	Ken and Joan Pollard

The occupant at 32 Ballagin Street has indicated he will be vacating the premises in the near future as he has purchased his own residence. This house has been identified by the Health Building and Planning Committee and the Finance and General Purposes Committee for Council to sell to help fund the new CEO residence.

The residence at 5 Warwick is currently surplus to our needs and it is privately rented to Ken and Joan Pollard, who are Council staff. Mr and Mrs Pollard entered into a fixed term tenancy agreement for one year that ended on the 30th June 2008.

This residence would be suitable for a new doctor due to the house being of a good standard and its ideal location. Council need to determine whether it is more important to provide assistance with housing a new doctor in Wagin or continue assisting these staff members. I

believe Mr and Mrs Pollard were made aware that should Council require the use of the residence that they would be notified and they would have to find alternative housing.

Due to the fact that the lease at 5 Warwick street has not been renegotiated, Council could give the tenants four weeks notice to vacate the premises.

Gemini prefer to lease furnished residences, however I believe Council would not go down that path and advise Gemini it would be their or the new doctors responsibility to furnish the house.

I also believe council should enter into a similar fixed term tenancy agreement with Gemini with the same conditions and weekly rental charge of \$130.

Statutory Environment

Local Government Act 1995
Residential Tenancies act 1997

Policy Implications

N/A

Budget Implications

Nil

Officer's Recommendation

That Council;

1. Enter into negotiations with Gemini Medical Services to lease 5 Warwick Street as an unfurnished residence.
2. Should the negotiations with Gemini be successful notify Ken and Joan Pollard that the tenancy agreement for the lease of 5 Warwick Street will not be renewed and give Mr and Mrs Pollard four weeks notice to vacate the property.

Voting Requirements

Simple majority required.

Council Resolution

767 Cr Blight/Cr Ball

That the Officer's Recommendation be adopted.

CARRIED
Vote 11/0

Council Resolution

768 Cr Cumming/Cr Morgan

That Council offer Mr and Mrs Pollard rental of 32 Ballagin Street residence for a period of six months to help them with accommodation until they find their own suitable accommodation.

CARRIED
Vote 11/0

PRO 15

SHIRE OF WAGIN

21 AUG 2007

RESIDENTIAL TENANCY AGREEMENT FORM 24A RECEIVED

FIXED TERM TENANCY

THIS AGREEMENT is made between the OWNER(S)

SHIRE OF WAGIN

(full names)

of 2 ARTHUR ROAD WAGIN WA 6315

(full address)

and the TENANT(S) KENNETH AND JOAN POLLARD

(full names)

THE OWNER AGREES TO LET to the TENANT who AGREES TO RENT the residential premises situated at LOT 1, HOUSE NO 5 WARWICK STREET WAGIN

(excluding those parts of the residential premises which the owner reserves being NIL)

FROM THE 30 day of JUNE 20 07

TO THE 29 day of JUNE 20 08

for a term of TWELVE (12) MONTHS

CONDITIONS

Application of
Residential
Tenancies Act and
Regulations.

2. The OWNER and TENANT shall comply with the provisions of the Residential Tenancies Act 1987, the Residential Tenancies Amendment Act 1988 and the Residential Tenancies Regulations 1989 as they apply to each party. The definition and interpretation of words used in this AGREEMENT shall be the same as the Residential Tenancies Act 1987 and the Residential Tenancies Amendment Act 1988.

24A-1

H:\General\Misc\Forms\Fair Trading\RT24A-13/6/05

Payment of Rent.

3. The OWNER lets and the TENANT takes the premises situated at
5 WARWICK STREET
together with the furniture and chattels (if any)
therein as set out in the attached schedule for use as a private dwelling to be occupied by
not more than 6 persons.
The Weekly/~~Fortnightly~~/~~Calendar Monthly~~ rent is \$ 130.00
(ONE HUNDRED AND THIRTY DOLLARS)
payable in advance with the first payment to be made on or before the 30 day
of JUNE 2007.

Owner to provide
and maintain
premises in
reasonable repair.

4. The OWNER shall hand over the residential premises in a reasonable state of cleanliness and maintain the residential premises in a reasonable state of repair having regard to their age, character and expected life and shall comply with all requirements in respect of buildings, health and safety in respect of residential premises.

Tenant to maintain
cleanliness and
report damage.

5. The TENANT shall keep the residential premises in a reasonable state of cleanliness and shall notify the owner as soon as practicable but within 3 days of any damage to the residential premises and of any state of disrepair which arises during the term of the tenancy.

—Illegal purposes
—Nuisance
—Purposes other
than dwelling.

6. The TENANT shall not use the premises or cause or permit the premises to be used for any illegal purposes or cause or permit a nuisance. The premises shall be used solely for the purposes of a residence and the TENANT shall not cause or permit the premises to be used for any other purpose.

Vacant possession
without legal
impediment to be
given at
commencement of
agreement.

7. On the date of the commencement of the agreement, the OWNER will grant vacant possession to the TENANT of the residential premises and the OWNER states that at the time of entering the agreement there is no legal impediment either known or imputed to him to the occupation of the residential premises as a residence for the term of the tenancy.

Interference with
tenant's peace and
comfort and
privacy.

8. The OWNER shall not cause or permit any interference with the reasonable peace, comfort or privacy of the TENANT in the use of the premises and shall take all reasonable steps to enforce this obligation upon any other TENANT of the OWNER in occupation of adjacent premises.

Owner's right of
entry.

9. The OWNER may, subject to the obligations contained in paragraph 8 above, enter the premises in the following circumstances:

—with consent

(a) with the consent of the TENANT given at, or immediately before, the time of entry;

—emergency

(b) in any case of emergency;

—inspection

(c) for the purpose of inspecting the premises or any other purpose on a day and at a reasonable hour specified in a notice given to the TENANT between seven and fourteen days in advance;

—repairs

(d) for the purpose of carrying out necessary repairs to or maintenance of the premises, at any reasonable hour, after giving to the TENANT not less than seventy-two hours notice;

—prospective
tenants

(e) for the purpose of showing the premises to prospective tenants, at any reasonable hour and on a reasonable number of occasions during the period of twenty-one days preceding the termination of this agreement, after giving the TENANT reasonable notice;

—prospective
purchasers

(f) for the purpose of showing the premises to prospective purchasers, at any reasonable hour and on a reasonable number of occasions, after giving the TENANT reasonable notice.

Locks and security
devices.

10. The OWNER shall provide and maintain such locks and other devices as are necessary to ensure that the premises are reasonably secure and neither the OWNER nor the TENANT shall alter, remove or add any such lock or device without the consent of the other given at or immediately before the time of alteration removal or addition of any such lock or device.

24A-2

—Fixtures
—renovations
—alterations or
additions.

Removal of
fixtures.

Compensation for
damage caused by
removal of fixtures.

Rates, taxes and
charges.
Water consumption.

Sub letting or
assignment.

Notice of
termination for
breach of
agreement by
tenant (other than
non-payment
of rent).

Notice of
termination for
breach of
agreement by
tenant (non-payment
of rent).

Termination for
breach of
agreement by
owner.

Termination by
Owner.

Termination by
mutual agreement.

Contracting out of
provisions in the
Residential Tenancies
Act.

24A-3

11. The **TENANT** shall not affix any fixture or make any renovation, alteration or addition to the residential premises, without the prior consent of the **OWNER**, provided that such consent shall not be unreasonably withheld.

12. Where the **OWNER** has given consent pursuant to paragraph 11 above the **TENANT** may remove any fixture that the tenant has affixed in the premises during the tenancy, unless the removal of the fixture would cause irreparable damage to the premises.

13. Where the **TENANT** causes damage to the premises by the removal of any fixture installed by the **TENANT** the tenant shall notify the **OWNER**, at whose option the tenant will repair or compensate the **OWNER** for any reasonable expenses incurred by the **OWNER** in repairing the damage.

14. The **OWNER** shall bear the cost of all rates, taxes or charges imposed in respect of the premises under any of the following Acts: Local Government Act 1960, Land Tax Act 1976, any written law under which a rate, tax or charge is imposed for 'water services', as defined in the Water Authority Act 1984, other than a charge for water consumed. The **OWNER** shall pay% of charges for water consumed and the **TENANT** shall pay the balance.

15. The **TENANT** may sub let the premises or assign the tenant's interest under the **AGREEMENT** subject to the prior consent of the **OWNER** which consent shall not be unreasonably withheld. No charge shall be made by the **OWNER** for that consent, other than reasonable expenses incidental thereto.

16. If the **TENANT** does not keep his or her part of the agreement except for not paying rent, the **OWNER** may give a notice ('the first notice') requiring that the matter be put right. If the **TENANT** does not put the matter right, then not less than 14 days after the first notice was given the **OWNER** may give another notice ('the second notice') in the form of Form 1C of the Residential Tenancies Regulations to the **TENANT** ending the tenancy not less than seven days after the second notice is given.

17. If the **TENANT** does not pay rent due under the agreement or gives a bad cheque in payment of rent due under the agreement, the **OWNER** may either —

- (i) give a notice ('the first notice') to the **TENANT** requiring payment of the outstanding rent and, if the rent is not paid, give another notice ('the second notice') to the **TENANT** in the form of Form 1A of the Residential Tenancies Regulations, not less than 14 days after the first notice was given, ending the tenancy not less than seven days after the second notice is given: or
- (ii) on the day after the rent was due or on the dishonouring of the cheque, give notice to the **TENANT** in the form of Form 1B of the Residential Tenancies Regulations ending the tenancy not less than seven days after the notice is given.

In the case of (ii) the tenancy shall not end if the **TENANT** pays the rent due under the agreement before the day specified in the notice for vacation of the premises. In addition, an application by the **OWNER** to a competent court to end the tenancy shall not be continued if the **TENANT** pays the rent due together with the amount of any court application fee at least one day before the scheduled court hearing.

18. Where the **OWNER** has breached any term of this **AGREEMENT** the **TENANT** may apply to a competent court for an order terminating the **AGREEMENT**.

19. If, with the approval of the **OWNER**, the **TENANT** shall remain in occupation of the premises after the expiration of the term of this **AGREEMENT** or of an extension thereof of this **AGREEMENT** shall continue subject to the conditions set out herein until determined by either party in accordance with the provisions of the Residential Tenancies Act.

20. The agreement may be terminated if both the **OWNER** and the **TENANT** agree in writing signed by both parties that the tenancy agreement be ended and the date it is to be ended.

21. Owners and Tenants should be aware that it is an offence to contract out of certain provisions of the Residential Tenancies Act and should seek advice from the Department of Consumer and Employment Protection (DOCEP) before doing so. Advice regarding residential tenancies can be obtained free of charge from DOCEP's Telephone Advice Line 1300 30 40 54.

Apart from certain cases it is an offence (maximum fine — \$2000) to make an agreement that includes anything that is contrary to the provisions of the Act.

ADDITIONAL CONDITIONS

TENANTS AGREE TO;

1. PAY ALL ELECTRICITY, TELEPHONE, AND WATER USAGE.

2. MAINTAIN PREMISES IN A NEAT AND TIDY CONDITION.

3. ADVISE THE SHIRE OF NAGIN REGARDING ALL MAINTENANCE ISSUES.

4. PAY 4 WEEKS RENT AS BOND.

5. NO PETS UNLESS A PET BOND OF \$100 IS PAID.

L

20.8.2007

OWNER(S)

Date

Palaid *Palaid*

TENANT(S)

17.8.07

Date

Champer

20.8.2007

WITNESS

Date

Champer

17.8.2007

WITNESS

Date



STATE LAW PUBLISHER

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16. Meeting closure

There being no further business the President thanked those in attendance and closed the meeting at 8.11pm.

These Minutes were confirmed at a meeting held on

Signed _____

Presiding Member at the meeting at which the Minutes were confirmed.

Dated _____

SHIRE OF WAGIN



MINUTES OF THE SPECIAL COUNCIL MEETING 24th JULY 2008

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Shire of Wagin

Minutes of a Special Council Meeting held in the Council Chambers on Thursday 24th July 2008.

1. Declaration of Opening

The Shire President declared the meeting open at 7.05pm.

2. Attendance, Apologies and Leave of Absence (previously approved)

Present:	Cr M J Brockway	President
	Cr P J Blight	Member
	Cr J L C Ballantyne	Member
	Cr D K Morgan	Member
	Cr A C Dohle	Member
	Cr J L Ewen	Member
	Cr G R Ball	Member
	Cr J P Reed	Member
	Cr K M Draper	Member
	Cr B W Anderson	Member
Staff:	Mr J Hunter	Chief Executive Officer
	Mr B A Roderick	Deputy Chief Executive Officer
	Mr A D Hicks	Manager of Works
	Mr W J Case	Special Projects Officer

Visitors Nil

Apologies: Nil

Leave of Absence: Cr I C Cumming

3. Report of Committees and Officers

3.2 Budget background papers 3

Location: Shire of Wagin
Reporting Officer: Chief Executive Officer
File:

Summary

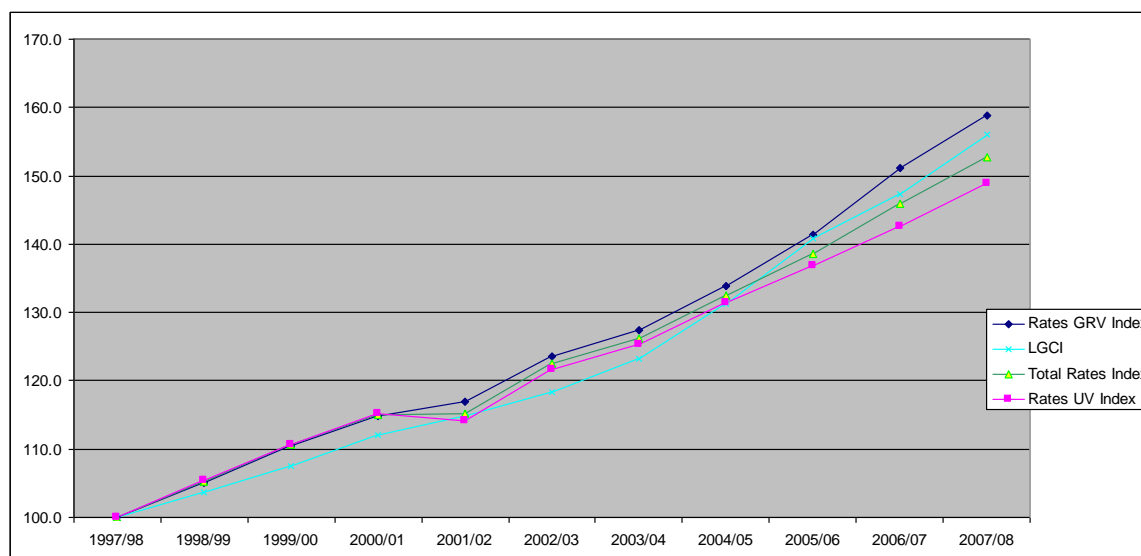
After distribution of the first set of background papers some Councillors have requested additional information. That information is provided here for the benefit of all councillors.

Background

1. Rates collected by class of property.

The figures that go with Graph 1 are included in table 1. This first graph looks at four indices which have been put together by reducing all amounts to a base year of 1997/98 which makes trend comparisons easier.

The first index is the amount of rates collected from those properties that are assessed by GRV, basically the town properties. The second index is the WALGA produced local government cost index. The third is an index showing the trend in the total rates collected and the last is an index of the rates collected from the properties assessed on their unimproved value, basically the farm properties.



GRAPH 1: Comparison between the rates collected from town and country properties over the past eleven years.

The graph shows that for the first four years of the series rates were increased evenly across the two rate classes (GRV and UV) and ahead of the LGCI; (see the first four points on the left end of the graph).

In the 2001/02 year the rates collected from UV properties were decreased and the nexus between the two property classes was broken. Since that time the rates collected from UV properties has trended below the LGCI whilst the rates collected from the GRV properties has

continued to trend above the LGCI. The net effect has been for the total rate figure to trend below the LGCI which is not a sustainable position.

	Increase in Rates GRV Index	LGCI	Increase in Rates Total V Index	Increase in Rates UV Index
1997/98	100.0	100.0	100.0	100.0
1998/99	105.1	103.7	105.2	105.3
1999/00	110.6	107.5	110.6	110.7
2000/01	114.8	112.1	115.0	115.2
2001/02	116.9	114.8	115.2	114.2
2002/03	123.6	118.4	122.4	121.7
2003/04	127.4	123.3	126.1	125.4
2004/05	133.9	131.3	132.4	131.5
2005/06	141.3	140.9	138.6	136.9
2006/07	151.2	147.3	145.9	142.6
2007/08	158.9	156.1	152.7	148.8

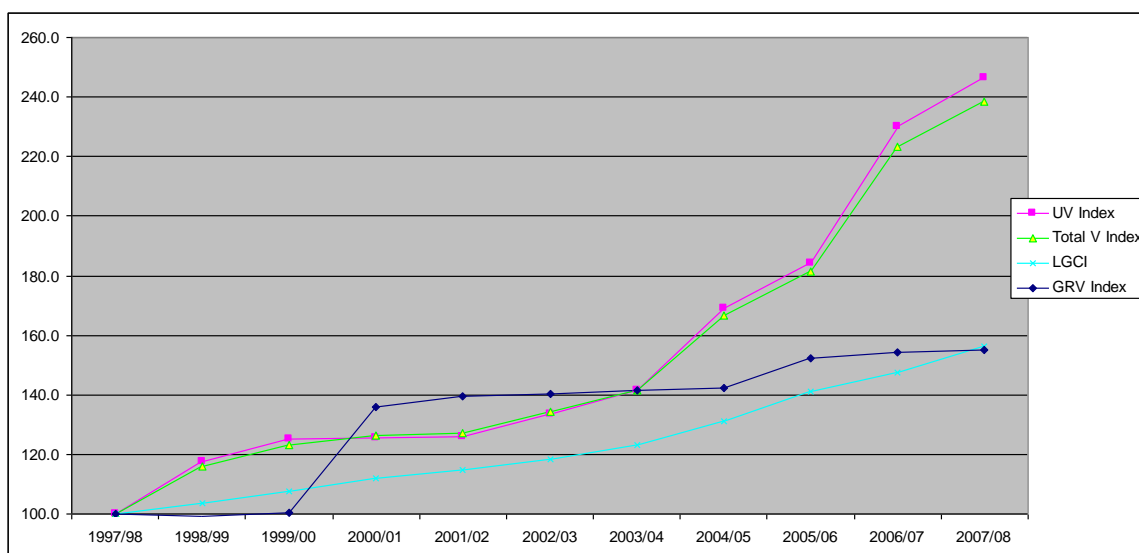
TABLE 1: Comparison between the rates collected from town and country properties over the past eleven years.

2. Valuation changes over the past decade.

The figures that go with graph 2 are contained in table 2. Properties assessed by UV have their valuations adjusted annually whilst those assessed by GRV are valued every five years. The following graph shows this with the GRV index flattening off over a five year period. A small rise can be seen over the period 2001/02 to 2004/05 for example which is due to periodic adjustments made as vacant lots have houses built on them.

Note that GRV properties will in all likelihood increase in value by perhaps 40% at the next valuation much as they did in the 1999/00 to 2000/01 valuation period to reflect the general rise in prices since 2004/05. Council's current policy of rating these properties faster than the LGCI will lessen the impact of these anticipated increases in valuations at the next valuation.

The increase in the value of country properties from 2003/04 to 2007/08 has been 75% and the increase in the latest valuation was a further 17%. Council's current policy of lagging the rate collection from the UV valued properties not only fails the equity test it is also not good business.



GRAPH 2: Comparison between the valuation changes between town and country properties over the past eleven years.

The graph and table that follows shows that the unimproved value of non-town properties has increased by approximately two and a half times since 1997/98 (ie 247%). This is the underlying measure that the Government uses of “wealth” and “the ability to pay” when it comes to land taxes such as council rates. This increase far outstrips the increase in value of the town properties which has increased by 55% over the same period.

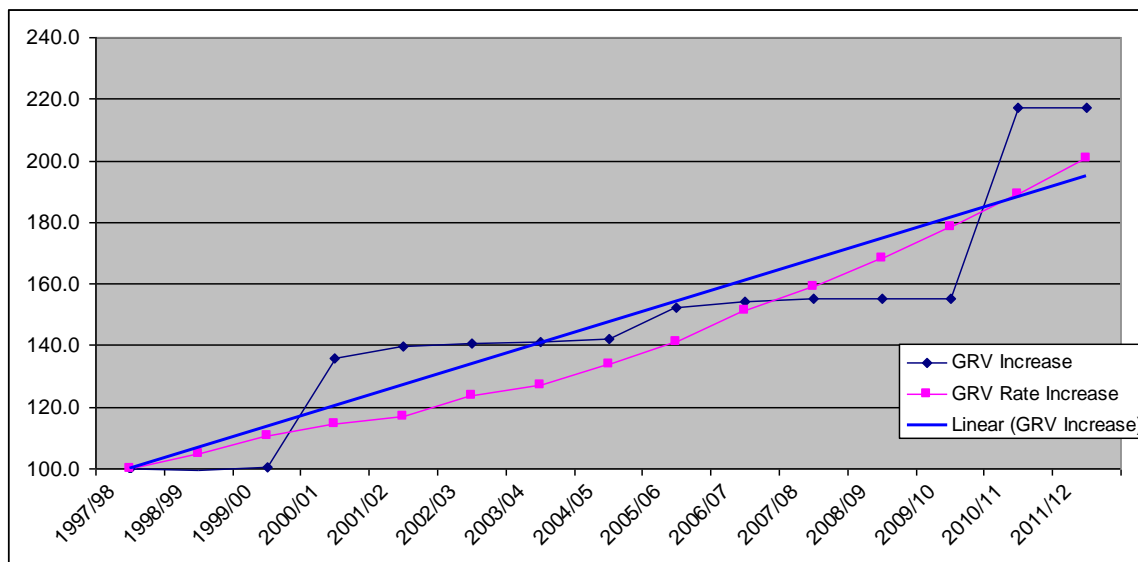
	Increase	Increase	LGCI	Increase
	UV	Total		GRV
	Index	Index		Index
1997/98	100.0	100.0	100.0	100.0
1998/99	117.6	116.0	103.7	99.4
1999/00	125.3	123.1	107.5	100.6
2000/01	125.6	126.5	112.1	135.9
2001/02	126.0	127.2	114.8	139.6
2002/03	133.6	134.2	118.4	140.5
2003/04	141.3	141.3	123.3	141.3
2004/05	169.2	166.8	131.3	142.1
2005/06	184.3	181.5	140.9	152.3
2006/07	230.1	223.5	147.3	154.1
2007/08	246.6	238.6	156.1	155.1

TABLE 2: Comparison between the valuation changes between town and country properties over the past eleven years.

3. Comparison of rate and valuation increases.

The next set of graphs look at the increase in rates and valuation for both classes of property and uses a trend line to smooth out the variations over the period.

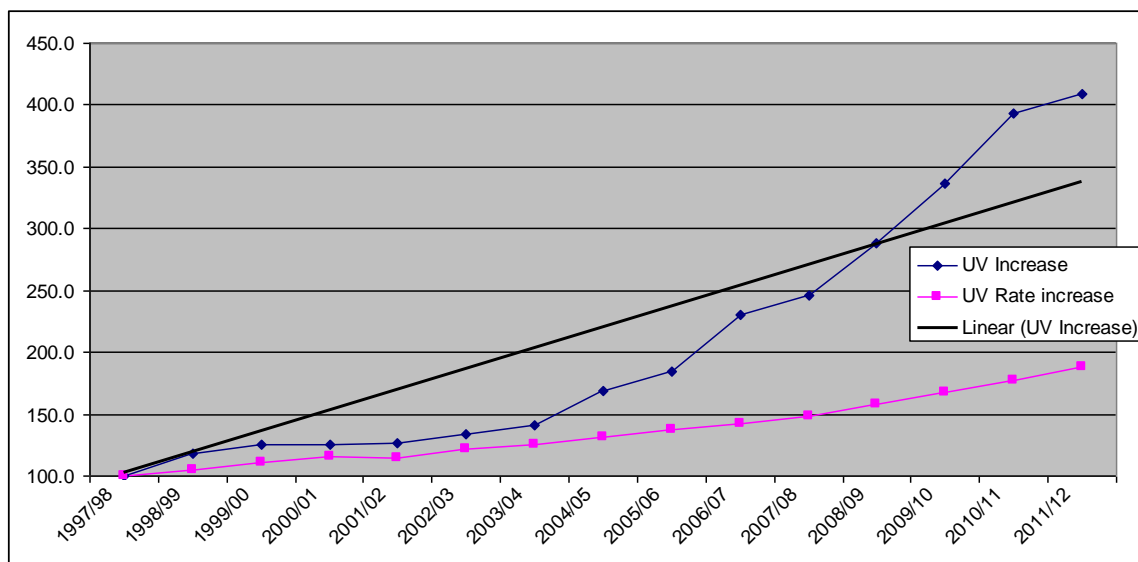
The first graph deals with the town properties and is built around an assumption that the next valuation of these properties will produce an increase in GRV of 40%. The trend line is drawn to take a “middle position” and that can be seen on the graph. The assumption behind the rate rises to 2012 for this group is that they will increase by about 6% per year from here on.



GRAPH 3: Changes in the GRV index and the rates levied on the GRV properties.

As the graph shows the rate index will be slightly above the trend line for GRV increases for the years 2010/11 and 2011/12 with the assumptions as outlined. Since 1997/98 rates have increased by an average of 4.7% and valuations have increased by an annual average of 4.6%.

The second graph takes a similar look at the situation with the non-town or UV valued properties. As has been previously discussed the rates levied on these properties has fallen well behind the increases that have occurred in valuations for this class of property.



GRAPH 4: Changes in the UV index and the rates levied on the UV properties.

In fact an average rate increase per annum of 4.01% has been applied since 1997/98 and no measurable account has been made for increases in property valuations over that period at all. The graph shows the average annual rate increase is 4% and the average annual valuation increase is 10.4% over the period from 1997/98 to 2011/12. This annual 6.4% difference between the figures produces the result seen in graph 4.

The on the ground effect of this has been, as has been discussed in previous papers, to shift the share of tax burden from the UV rated land onto the GRV rated land. The changes that have occurred in property values over the last decade would suggest that the movement should have been in the other direction based simply on an equity argument.

4. Comparison between some 4WD councils.

The following table looks at the 4WD councils in terms of the extent of UV valued land there is in the Shire as well as the valuations of that land over the past two years.

	Total UV value in Shire 07/08	Total UV value in Shire 08/09	Increase in UV over past year	Area of UV treated land in Shire	UV per Ha for Shire 07/08	UV per Ha for Shire 08/09
	\$	\$	%	Ha	\$	\$
Dumbleyung	65,479,521					
Wagin	74,331,295	86,819,200	16.80	180,148	412.61	481.93
Williams	103,409,100	122,650,700	18.61	177,813	585.93	689.77
West Arthur	120,514,123	142,986,200	18.65	230,581	522.65	620.11
Woodanilling	45,930,704	53,825,500	17.20	106,627	430.76	504.80
AVERAGE	81,932,948	101,570,400	17.81	173,792	487.99	574.15

TABLE 3: Some 4WD comparisons made on the basis of valuation of UV valued land.

This table shows that Wagin had the lowest increase in valuation for the past year and is ranked second last in terms of the total value of UV valued land in the Shire which follows from it being the second smallest of the Shires. Wagin however had the lowest increase in UV value for the past year of the councils in the group.

The table also shows that the UV valued land in Wagin has the lowest value per hectare amongst the Shires at \$413 compared with Williams at \$586.

The next table looks at the 4WD councils in terms of the UV rates collected per hectare as well as looking at the changes (real or proposed at this point) in rates for this type of property on a percentage basis between the councils.

	Rates from UV properties 07/08	Rates from UV properties 08/09	Rates per Ha 07/08	Rates per Ha 08/09	Increase
	\$	\$	\$/Ha	\$/Ha	%
Dumbleyung	901,653				
Wagin	814,225	856,719	4.52	4.76	5.22
Williams	932,368	976,806	5.25	5.50	4.76
West Arthur	1,079,445	1,217,468	4.68	5.28	12.79
Woodanilling	430,830	446,755	4.04	4.19	4.00
AVERAGE	831,704	874,437	4.62	4.93	6.69

TABLE 4: Some 4WD comparisons made on the basis of rates collected per hectare of UV valued land.

Not surprisingly many of the comments that were made about the previous table also apply to this table. Table 4 however also gives the increase in rates from 2007/08 to 2008/09 for non-town land and shows that West Arthur proposes to increase these rates significantly more than the other Councils but still somewhat less than the increase in valuations that have occurred in that Shire (12.79% rate increase as opposed to a 18.65% increase in valuations).

Comment

The Shire of Wagin under-rates its farm properties and needs to reverse the trend that has emerged which has an increasing proportion of the rate burden being carried by the non-farm sector whilst the “wealth” and “ability to pay” clearly lies in the opposite direction.

Statutory Environment

Policy Implications

Budget Implications

Officer's Recommendation

That the CEO's report be received and the document be used as background in the budget deliberations.

Council Resolution

769 DK Morgan/BW Anderson

That the Officer's Recommendation be agreed to.

CARRIED
Vote 7/3

Draft Budget Review 2008 / 2009

The Deputy Chief Executive Officer presented the 2008/2009 Draft Budget to Council and outlined Council's budget position and the various sections of operating income and expenditure.

The Deputy Chief Executive Officer presented the Capital income and expenditure section, loan funds to be utilised, proposed reserve transfers and community requests received.

The Deputy Chief Executive advised Council that there was a budget deficit of \$70,000 for the 2008/2009 Budget.

Council resolved not to proceed with the \$800,000 GEHA housing proposal, however this did not impact on the budget as the project was to be 100% funded from loan funds.

The following adjustments were made to the capital income and expenditure budget to balance the 2008/2009 budget:

- Delete Administration office disabled toilet and new store - \$35,000
- Delete stainless steel bench tops for Rec Centre kitchen - \$ 6,000
- Delete pergola extensions at Ram Park - \$ 4,000
- Delete new security doors at Nenke St & Omdurman St \$ 6,000
- Delete ATV motor bike \$ 5,000
- Reduce Administration vehicles expenditure \$ 4,000
- Delete Unicorn Street kerbing \$ 5,000
- Delete Depot compound rear fence \$ 5,000
- \$70,000

As a result of a balance budget being achieved, Council requested staff to present the 2008/2009 Budget incorporating a 6% rate increase in the appropriate format for adoption at a Special Council meeting on 12th August 2008.

Summary

This paper covers the general decision process that is needed to formulate the budget.

Background

Several background papers have been distributed to Council along with a draft budget.

Comment

Summary

There are four central decisions to be made as follows:

1. Decide on the amount of rates that need to be collected. (See the rate setting document).
2. Decide on the split that is to apply between town and country.
3. Decide on the minimum rate to apply to each property class.
4. Agree on a schedule of fees and charges.

Statutory Environment

Local Government Act 1995

Policy Implications

Rating policies

Budget Implications

It is all about the budget.

Officer's Recommendation

1. That the rate amount be set at \$1,527,643.
2. That the town properties fund 35% of the rate amount (and country the balance).
3. That a minimum rate of \$400 be set for all property classes.
4. That the schedule of fees and charges as presented be agreed to.

Council Resolution

770 BW Anderson/JLC Ballantyne

1. That the rate amount be set at \$1,457.643.
2. That the town properties fund 39.5% of the rate amount (and country the balance).
3. That a minimum rate of \$400 be set for all property classes.
4. That the schedule of fees and charges as presented be agreed to.

CARRIED
Vote 10/0

Note: Reason for difference in Officer's Recommendation is Council believed the new adopted Rates and rating split were more appropriate.

Refuse Service Bin Charge

Council Resolution

771 DK Morgan/AC Dohle

That the domestic and commercial refuse service charge be set at \$210 per bin.

CARRIED
Vote 8/2

4. Closure

There being no further business the Deputy President thanked those in attendance and closed the meeting at 10.14pm.

These Minutes were confirmed at a meeting held on

Signed _____

Presiding Member at the meeting at which the Minutes were confirmed.

Dated _____

SHIRE OF WAGIN



MINUTES OF THE SPECIAL COUNCIL MEETING 12th AUGUST 2008

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Shire of Wagin

Minutes of the Special Council meeting of Council held in the Council Chambers on Tuesday 12th August 2008.

1. Declaration of Opening

The Shire President Cr Brockway declared the meeting open at 7.02pm

2. Attendance, Apologies and Leave of Absence (Previously Approved)

Present:

Cr M J Brockway	President
Cr KJ Draper	Member
Cr D K Morgan	Member
Cr A C Dohle	Member
Cr J L C Ballantyne	Member
Cr P J Blight	Member
Cr J L Ewen	Member
Cr G R Ball	Member
Cr J P Reed	Member
Cr B W Anderson	Member

Staff:

Mr J Hunter	Chief Executive Officer
Mr B A Roderick	Deputy Chief Executive Officer
Mr J Case	Special Projects Officer

Visitors: Nil

Apologies: Nil

Leave of Absence:

Cr IC Cumming

3. Response to Previous Public Questions Taken on notice

Nil

4. Public Question Time

Nil

5. Application for Leave of Absence

Nil

6. Disclosure of Financial and other Interests

Nil

7. Reports of Committees and Officers

7.1 Adoption of 2008/2009 Budget and Setting of Rate Levels

Location: Shire of Wagin
Proponent: Staff
Reporting Officer: Deputy Chief Executive Officer
File:

Summary

The 2008/2009 Budget is presented to Council for Adoption and setting of rating levels.

Background

The 2008/2009 Budget has been prepared following on from the Special Council meeting held on 24th July 2008 where the first draft was considered.

Comment

No further changes have been made to the budget since the July Special meeting.

Statutory Requirement

Local Government Act 1995
Local Government (Financial Management) Regulations 34(1)(a).

Policy Implications:

Nil

Budget Implications:

Nil

Officer's Recommendation

1. 2008/2009 Rate Levels

- a) That Council set the Gross Rental Valuation rate in the dollar at 11.5086 cents for the 2008/2009 budget.
- b) That Council set the Unimproved Valuation rate in the dollar at 1.0099 cents for the 2008/2009 budget.
- c) That Council set the minimum rate at \$400.00 per Gross Rental Valuation and Unimproved Valuation assessments for the 2008/2009 budget.
- d) That Council make provision in the 2008/2009 Budget for rating concessions relating to Council Policy "Finance 25 – Rates Concession Incentives Commercial Properties", and a concession on the CWA Hall rates and refuse and Waratah Lodge refuse charges.

- e) That Council offer a discount of 5% applicable to current year rates only to ratepayers upon full payment of all current rates and refuse charges including any arrears if applicable by no later than 5.00pm Wednesday 24th September 2008.
- f) That Council adopt the following charges and interest rates in relation to rate debtors in its 2008/2009 budget.
- i) Interest on overdue rates and general debtors 11%
 - ii) Interest on instalment payments 5.5%
 - iii) Instalment administration fee (per instalment) \$5
applies to second, third and fourth instalment notices.
 - iv) Penalty interest will be calculated on all outstanding rates after 24th September 2008.
 - v) That Council offer both two instalment and four instalment options and that Council set the instalment payment dates as:
 - 24th September 2008 – both options
 - 24th November 2008– four instalment option only
 - 23rd January 2009– both options; and
 - 24th March 2009– four instalment option only
 - vi) That Council set rubbish service charges for both domestic and commercial services at \$210.00 per service for the 2008/2009 year.

2. Schedule of Fees and Charges

That Council adopt the Schedule of Fees and Charges as presented in the 2008/2009 Budget.

3. Councillor's Sitting Fees

That Councillors sitting fees be set at \$50 per Council meeting and \$25 per Committee meeting (ie minimum fees) as presented in the draft budget.

4. Budget Adoption

That Council adopt the 2008/2009 budget as presented.

Council Resolution

772 BW Anderson/PJ Blight

That the Officer's Recommendation be adopted.

CARRIED
Vote10/0

7.2	Reporting of Monthly Financial Variances
Location:	Shire of Wagin
Proponent:	Deputy Chief Executive Officer
Reporting Officer:	Deputy Chief Executive Officer

Summary

Council, each financial year, is required to adopt a percentage and/or value in reporting material variances in monthly financial reporting.

Background

Financial Management Regulations 34 relating to the preparation of monthly financial reports to Council, states each financial year, a local government is to adopt a percentage or value, calculated in accordance with ASS 5, to be used in statements or financial activity for reporting material variances.

In May 2005, Council adopted to report material variances of +/- 15% and +/- \$5,000.00 from the base figure and report these variances by way of supporting note in the 'Monthly Statement of Financial Activity'. This was first adopted for the 2005/2006 financial year and then again for the 2006/2007 and 2007/2008 financial years.

Comment

It seems appropriate that the figure Council previously set for reporting material variances continue at +/- 15% and +/- \$5,000.00 from the base figure (budget estimate).

I am looking at revamping the monthly financial reports where material variances and explanations will be more prevalent and have more meaning for elected members.

Statutory Environment:

Financial Management Regulation 34

Policy Implications:

Nil

Budget Implications:

Nil

Officer's Recommendation

That Council;

1. Adopt a material variance of +/- 15% and +/- \$5,000 from the base figure for the financial year 2008/2009 and report these variances by way of supporting note in the 'Monthly Statement of Financial Activity'.

Council Resolution

773 DK Morgan/JP Reed

That the Officer's Recommendation be adopted.

CARRIED
Vote 10/0

7.3

WALGA SSS Forum

Location:

Shire of Wagin

Reporting Officer:

Chief Executive Officer

File:

Summary

The recent WALGA State Council called for a forum to be held as soon as possible to finalise the SSS report. This will require Council to elect two delegates to attend the Forum and for Council to have a position that it wants the delegates to express.

Background

Note that the original 60 or so recommendations have now been reduced to 39 following regional input and further consideration at the WALGA AGM. Members at the AGM decided that the altered document should go back to the members for their consideration and be finalized at a specially convened forum.

The Forum has been set down to occur at the Shire of Stirling on Monday September 15th to start at 10am.

A copy of the amended recommendations is attached. The recommendations were distributed as part of the zone meeting process in July but following some slight amendments it was thought that they should be presented to the membership once again.

A copy of a recent letter from WALGA outlining the amendments that were made at the State Council is attached.

Comment

At the Zone meeting that was held to discuss the recommendation in the SSS report the meeting voted against recommendation 39 which is to do with the State Government establishing a training fund aimed at increasing indigenous employment in local government.

The amendments that were made to the 39 recommendations were minor and did not change in any way the intent of the recommendations overall. However the AGM resolved that a Forum be held to canvass the members on the changes and that is the process. Given the events that have happened since that decision it is possible to interpret the proceedings as a fairly deliberate move to delay the finalisation of the report and the determination of an industry position. The President of the ALGA said in his address "don't delay, be resolute, don't be caught like a rabbit in the spotlight".

It is very unfortunate that the Forum will be held after the recently called State Election as the "industry" cannot now approach any of the parties with a declared unified position. The Premier gave an address to the State Council which was very similar to the address that the Queensland Premier gave to the LGAQ two months before starting the amalgamation process in that State. The Government had given the commitment that no amalgamations would occur in their first term, which is to come to an end in a few weeks, and they have kept that commitment. He made no comment about extending that commitment.

The Leader of the Opposition (as he was at the time) gave an address to the State Council as well with the assurance that under a government lead by him there would be no forced amalgamations of councils. That undertaking now has no weight at all given his resignation soon after that address.

Although the amalgamation process in the Northern Territory is a shambles it does not appear to have been an election issue in the just held Territory elections. The common view there is that the election was called early to be before the October local government elections because local government will certainly be an issue by that time.

As far as the amended recommendations go they continue the original direction and should in general be agreed to (with the possible exception of recommendation 39).

Statutory Environment

Policy Implications

Budget Implications

Officer's Recommendation

That Council elect two delegates to go to the WALGA Forum in September and that those delegates agree to support all of the recommendations.

That the Council's delegates to the Forum be:

- 1.
- 2.

And that all recommendations be agreed to barring any minor amendments that don't alter the overall concept.

Council Resolution

774 GR Ball/DK Morgan

That Council elect two delegates to go to the WALGA Forum in September.

That the Council's delegates to the Forum be:

1. Cr M Brockway
3. Cr P Blight
4. Cr B Anderson to act as a proxy

And that all recommendations be tabled at the August Ordinary Council meeting.

CARRIED

Vote 10/0

4. Closure

There being no further business the President thanked those in attendance and closed the meeting at 7.15pm.

These Minutes were confirmed at a meeting held on

Signed _____

Presiding Member at the meeting at which the Minutes were confirmed.

Dated _____

2 Status report.

Shire of Wagin – Status Report August 2008

Date	Resolution #	Officer	Description	Action	Status	Questions & Comments
			FINANCE & ADMINISTRATION			
20 Nov 2007	602	CEO	Negotiate the Purchase of Lot 748 Omdurman Street from Landcorp.	Await valuation of lot & advice from Landcorp.	Still awaiting valuation	JH to follow up, still no answer.
19 Feb 2008	655	DCEO, SPO	Have 60kps signs removed keeping 40kph signs in Tudhoe Street, place warning signs of the approach to the 80kps on all entry points and additional signage referring to the banning of use of Jake Brakes.	Letter sent to Main Roads	Main Roads meeting 2 nd July 2008	Options being considered by Main Roads
19 Feb 2008	656	DCEO	Liaise with the Shire's of West Arthur and Dumbleyung to prepare a submission for a shared "Speed Sign Trailer"	To be organised	Discuss at 4wd Meeting	Dumbleyung now will action this
20 May 2008	718	CEO	Strategic Waste Management Plans	Council endorse agreement	Draft report will be presented to Council	
20 May 2008	720	CEO	WALGA SSS Discussion Paper	Facilitate meeting of 4WD and prepare discussion paper	Discussion paper prepared. CEO's now meeting regularly and some Councillors will meet during the Local Govt Conference.	4WD councillors have held one informal meeting. CEO's to meet next week.
17 June 2008	733	CEO	4WD Draft report from a consultant	Request feed back from Councillors is received by 24 June 2008	Zone meeting will deal with this at the Local Government Conference	Crs Blight and Anderson to attend WALGA Forum on September 15 in Stirling.
17 June 2008	734	CEO	Development and sale of industrial land	Advertise the proposed sale and negotiate sale with proponent	Clarification has been sought regarding the estimated Western Power costs.	Proceeding.

17 June 2008	736	CEO	Environmental Health Officer	Respond to letters, approach Wandering Shire RE Existing Arrangement & Formalise agreement	To be dealt with at the next 4WD CEO's meeting	
15 July 2008	763	DCEO	Request for Overnight Accommodation	Advise proponent that permission is granted.		Completed Proponent advised
15 July 2008	767 & 768	DCEO	Gemini Medical Services Housing Request	Negotiate with Gemini and advise tenants if negotiations are successful		Tenants have found alternative housing. Gemini advised housing will be available mid September

			Health, Building & Planning			
20 Nov 2007	597	PEHO	Owner of Lot 735 Forrest St permission for 12m x 18m x 4.5m shed	Issue building permit	Awaiting Plans	
20 Nov 2007	599	CEO	Seek Advice from Estate agents to determine sale price for new lots. Apply for regional headwork's grants	Contact estate agents Make grant application	Valuations received but further design work is required before a grant application can be put together	
19 Feb 2008	652	SPO	Obtain costings for comparison to the colorbond toilet block concept	Have asked T Parsons for budget estimate for brick building - \$70k	Completed – Requested grant \$25K	Council proceeding with brick option ablutions
15 Apr 2008	697	CEO	Light Industrial Land – Lefroy/Vernal Streets	Obtain cost estimates prior to submitting a head works grant application	Letter sent to Planning Enterprises engineers contracted for revised cost estimates	
20 May 2008	715 & 716	CEO	Sale of Lots 193 & 194 Vale Street	Proceed to realign boundary creating a road reserve and negotiations to take place with D Smith	Negotiations continuing with Darren Smith	Separate Item
20 May	717	CEO	Proposal concerning a Street Name change	Advise proponents Council supports to name a one of the new streets in the future subdivision Peter Marks Street	Letter sent	

20 May 2008	725	EHO	Erection of shed prior to submitting building plans for dwelling	Advise Tim Weaver shed needs to meet all building guidelines and plan have to be submitted within 3 months.	Letter sent to approval for shed granted. Letter also sent advising building permit needs to be issued within 3 month for house	Still awaiting plans
17 June 2008	728	CEO	Rename the Elders/Wool Pavilion	Advise Wagin Agricultural Society that Council agrees to the proposal	Letter to be sent	Letter sent
17 June 2008	729	SPO	Environmental Protection (Rural Landfill)	Instruct WM & R Committee to prioritise action plan	Reviewed by Waste Management Committee recommendation sent to Council	MOW to action
17 June 2008	730	SPO	Roadwise Safer/WA and LEMC Committee	Request work to be carried out on islands in Tavistock Street	Item varied by Council meeting motion June meeting	MOW to action
17 June 2008	740	CEO	Land Transfer, 19 Traverse Street	Proceed with documentation	Documentation signed and sealed	Awaiting Settlement
17 June 2008	741	CEO	Increase in water prices	Source information from Works Committee for budget	Works committee recommendations before Council	New dam to be constructed, work preliminary commenced.
17 June 2008	742	CEO	Host Agreement – CDEP	Notify KEEDAC of intention to enter into agreement	Letter written	
17 June 2008	743	CEO	Collie Railway Locomotive	Advise proponent of proposal being referred to Townscape Committee	Townscape Committee accepted the proposal and a submission has been sent to Collie.	

15 July 2008	750	EHO	Lot 652 Cnr Scadden, Rifle and Arthur Roads – St John Ambulance Sign	Advise proponent to proceed with signage	Letter Sent	Completed
15 July 2008	751	CEO	Proposed Residential Subdivision – Lot 313 Tudor/Traverse Street	Advise WA Planning Commission Council supports this proposal	Consultant Planners have completed	Completed
15 July 2008	752	CEO	Proposed Amalgamation & Re- Subdivision of the Federal Hotel site	Advise WA planning Commission Council support submission	Consultant Planners have completed	Completed
15 July 2008	753	CEO	Proposed Industrial Subdivision/Amalgamation – Lots 1, 2, 66 & 223 Tudhoe Street	Advise WA Planning Commission Council support this application	Consultant Planners have completed	Completed
15 July 2008	754	EHO	Lot 34 Tudhoe Street – Unsightly Dwelling	Write to owners giving 21 days to respond to Council regard unsightly building	Letter sent	Agenda item to August meeting

			WORKS & SERVICES			
19 Feb 2008	650	CEO, DCEO	Obtain approval from the owner of Walker Ford to remove the graffiti from behind Walker Ford car yard.	Awaiting owners return from vacation	Awaiting Return	Letter to be sent to Owner
18 Mar 2008	688	CEO	Unnamed Road (off Ballagin Road)	Write to the Geographic Names Comm and ask that the unnamed road be named either Johnson Road or Raymond Road	Letter sent 3/04/08 Awaiting Reply	
15 Apr 2008	707	CEO/MOW	Resource Sharing – Shires of Wagin and Woodanilling	Advise Shire of Woodanilling that Wagin will agree to participate in resource sharing for a 12 month period.	Woodanilling grader operator undergoing training – expected to commence 1 st July 2008	

3 Waste management committee report.

THE MINUTES OF WASTE MANAGEMENT AND RECYCLING COMMITTEE HELD IN THE WAGIN SHIRE ADMINISTRATION BUILDING TUESDAY 5th AUGUST 2008

1. OPENING: Meeting open at 3.31pm

2. ATTENDANCE:

Cr L Ballantyne	(Chairman)
Cr M Brockway	
Cr B Anderson	
Mr T Pugh	
Mr M Ritchie	
Mr T Davey	(from 4.00pm)
Mr J Hunter	Chief Executive Officer
Mr S Friend	Environmental Health Officer
Mr J. Case	Special Projects Officer
Mr A.Hicks	Executive Officer

APOLOGIES:

Cr K Draper
Ms D Perrie

VISITORS: Cr D Morgan

3. DECLARATION OF INTEREST

Mr T Pugh declared an interest due to his employment with Great Southern Waste.

4. PUBLIC FORUM (PETITIONS/DEPUTATIONS/PRESENTATIONS)

Nil

5. CONFIRMATION OF PREVIOUS MINUTES

WMR12 Mr T Pugh/Mr B Anderson

That the Minutes of the Waste Management and Recycling Committee meeting held on 8th July 2008 be confirmed as a true and correct record.

CARRIED
Vote 5/0

6. BUSINESS ARISING FROM PREVIOUS MINUTES

Nil

7. CORRESPONDENCE AND REPORTS

7.1 Position Description – Tip Attendant - Attached

WMR13 Mr M Ritchie/Mr T Pugh

The Committee recommends to Council that the Position Description for the Wagin landfill site attendant be accepted with the deletion of the operating hours.

CARRIED
Vote5/0

7.2 New Refuse Site Opening Hours

WMR14 Cr M Brockway/Mr T Pugh

The Committee recommends that the New Refuse Site opening hours remain the same, however make the following adjustment to the opening days by swaping Thursday's and open on Friday's instead of the current allocated days.

CARRIED
Vote 5/0

7.3 Refuse Site Passes

WMR15 Mr T Pugh/Mr M Ritchie 8.3

The Committee recommends that Council supply six (6) separate passes placed on A4 size paper with a different colour for each financial year.

CARRIED
Vote6/0

7.4 Bin Service Charge

The Committee was informed that council reduced bin charges from \$240 to \$210 this financial year and the Committee agreed on council recommendation.

7.5 Committee Meeting Dates and Times

The Committee agreed that future meetings are to be held on the first Tuesday of every month at 4pm until council employs a Refuse Site Attendant.

8. URGENT BUSINESS

8.1 Categories Sizes - Attached

WMR16 Mr M Ritchie/MrT Pugh

The Committee agreed to change the existing category of fees and charges for vans, utilities and trailers from (1.8 x 1.2 to 1.8 x 2.2 m) the \$10 charge per load to remain the same

CARRIED

Vote 6/0

8.2 Access to Refuse Site Keys

WMR17 Mr T Pugh/ Mr B Anderson

Cr Dean Morgan was concerned about who was issued refuse site keys. The Committee agreed that the refuse site keys only be issued to local contractors for after hours access. Council staff will draw up a suitable policy.

CARRIED

Vote 6/0

Fencing Wire

The Manager of Works advised that recycling companies were no longer taking fencing wire and queried if the shire refuse site should still receive fencing wire. The Committee has instructed staff to investigate if there are any companies that will accept fencing wire.

Next Meeting – Scheduled to be held Tuesday, 2nd September 2008, 4pm - To review recycling and verge side pick up.

9. CLOSURE

Cr Ballantyne thanked all for attending and closed the meeting at 4.50pm.

These Minutes were confirmed at a meeting held on _____

Signed _____

Presiding Member at the meeting at which the Minutes were confirmed.

Dated _____

POSITION DESCRIPTION: WAGIN LANDFILL SITE ATTENDANT

PART 1 Position Details – Landfill Attendant

Position Number: WLSA001

Last Reviewed: August 2008

Last Updated: August 2008

Position Title: Landfill Attendant

Level: To be Negotiated

Reports to: Townsite Supervisor

Status: Permanent Part-time

Hours: 26 hours per week

Division: Works

Service: Wagin Landfill Site

Other: Applicants being considered for the position will be required to undergo a medical examination by Councils Doctor at Councils expense to determine that they are fit & capable of performing the position and a satisfactory WA Police Clearance.

PART 2 Position Descriptions – Landfill Attendant

Main Purpose

- To act as part of a team and provide a quality waste recycling and disposal customer service by performing a range of duties in a professional and competent manner.
- To provide courteous and efficient service to all users of the Landfill Site by performing a range of duties in a professional and competent manner.
- To assist customers in the deposition of waste on the site and provide site collection and recording of Tip Passes held by customers.
- To collect Tip fees from customers in accordance with the supplied schedule of fees.
- To provide receipts to customers from Tip Fee payments, record the details and deliver cash collected to the Shire Office with appropriate documentation at agreed intervals.
- To remove recyclable material from the landfill as directed by the Townsite Supervisor.

Key Responsibilities

1. Identify and manage, recyclable, unacceptable and waste materials as prescribed
2. Obtain and provide information to customers in a courteous and polite manner
3. Promote the good image and services of the Centre
4. To direct and control traffic movements in and around the landfill areas to ensure orderly and safe usage of the centre by all persons
5. Liaise with the Waste management contractors on site to ensure efficient operations
6. Observe housekeeping standards to ensure that all areas are kept in an orderly manner and safe for all users
7. Understand productivity and quality requirements and perform tasks to these standards
8. Work effectively in a professional team environment including personal presentation in accordance with Wagin Shire standards
9. Perform all duties as directed and act in accordance Wagin Shire Code of Conduct
10. Work in conjunction with Shire plant and direct these operations in accordance with instructions issued by the Townsite Supervisor

11. Ensure effective daily covering of Putrescible waste material
12. Perform duties of Drummuster inspector
13. Report all accidents and incidents to the Townsite Supervisor
14. Perform other duties as required
15. Exercise Occupational Health Safety and Rehabilitation Responsibility, Accountability and Authority as detailed below.

PART 4

Selection Criteria

Essential Requirements

1. Ability to work as a team member with minimal supervision
2. Physical ability to perform duties
- a. Demonstrated knowledge of OH&S, Environmental Due Diligence, and ethical work practices
3. Ability to provide a high standard of customer service
4. Demonstrated skills in communication with staff and customers
5. Ability to work independently when required
6. Willingness to develop competencies
7. Willingness to work various shifts as required

Desirable Requirements

1. Ability to evaluate and assess waste materials entering the site
2. Possession of truck drivers licence (not essential)
3. Experience in traffic control
4. Knowledge of waste minimisation principals and objectives

PROPOSED WAGIN TIP FEES

1 x 120 litre or 240 litre Mobile Garbage Bin (and units of 240 litre there-after)	\$2.50
Car Boot Load	\$2.50
Station Wagon Boot Load	\$5.00
Van - Utility – Trailer (not exceeding 1.8m x 2.2m)	\$10.00
Small Truck (2-4 tonne)	\$30.00
Medium Truck (4-6 tonne)	\$40.00
Truck (6-8 tonne)	\$60.00
Truck (8 plus tonne single axle)	\$80.00
Truck (8 plus tonne dual axle)	\$100.00
Truck (semi trailer 20m ³ capacity)	\$200.00
Bulk Bin (3m ³ or less)	\$30.00
Bulk Bin (3m ³ - 6m ³)	\$40.00
Bulk Bin (6m ³ - 10m ³)	\$60.00
Bulk Bin (exceeding 10m ³)	\$100.00
Car Body (if placed in recyclable area)	Free
Truck Body / Large Equipment (if recyclable)	Free
White Goods	Free
Asbestos (\$50/m ³ or part thereof)	\$50.00
Batteries (car, truck etc)	Free
Uncontaminated, sorted scrap metal	Free
Uncontaminated timber	Free
Uncontaminated green waste	Free
Clean fill	Free
Septage (\$10/kl)	\$10.00
10 litre Waste Oil (to be deposited in the Oil Recycling Facility) (and units of 10 litre thereafter)	\$2.50
Tyres Small (car etc)	\$2.50
Tyres Truck or Large	\$7.50
Separated Recyclables	Free
Drummuster washed containers	Free
Non-Drummuster chemical containers	\$0.50
Cardboard -Separated	Free

4 Finance and general purposes committee report

**THE MINUTES OF THE FINANCE AND GENERAL PURPOSES COMMITTEE
HELD IN THE WAGIN SHIRE ADMINISTRATION BUILDING
TUESDAY 17th JULY 2008**

1. OPENING: Meeting opened at 5.00pm

2. ATTENDANCE: Cr M J Brockway Chairperson
Cr D K Morgan
Cr P J Blight
Cr G R Ball
Cr B W Anderson

STAFF: Mr J Hunter Chief Executive Officer
Mr B A Roderick Deputy Chief Executive Officer

VISITORS : Mr K Draper
Mrs D Davidson
Mr R White
Mrs B Pugh
Mrs J Ewen
Mrs A Ballantyne

APOLOGIES: Nil

LEAVE OF ABSENCE: Nil

3. PUBLIC QUESTION TIME

Nil

4. DECLARATION OF INTEREST

Nil

5. BUSINESS ITEMS AND REPORTS

5.1 Waratah Lodge

Wagin Shire CEO, John Hunter, explained to the Committee that Council renewed a 21 year lease with the Health Department of WA for the Waratah Lodge site in 2006, however the sub lease from the Shire to Wagin Frail Aged was never renewed. Council can only renew the sub lease if Waratah is solvent.

The Committee all agreed that Waratah is a very valuable facility to the Wagin community and every effort must be made to ensure its viability.

Representatives outlined issues regarding government income changes for new and existing residents which made it very difficult to budget for the financial year. The Wagin Frail Aged Committee may have to go down the path of placing residents in the facility that is assessed with large accommodation bonds so Waratah can earn substantial interest amounts.

The group had lost its Regional Partnership grant with the change of government, this has now put in jeopardy the building of 4 new rooms for a growing resident waiting list. Currently there are 14 residents at Waratah, the Federal Government believe an age facility requires 22 residents to be viable. If the 4 new rooms are not built then Waratah will lose the 4 new bed licenses. One of the concerns highlighted was that the existing facility and any new additions is being built on land owned by the State Government.

Currently Wagin Frail Aged is finding it difficult to operate financially and may require assistance from Council.

The Shire CEO advised that Council should be looking at building the additional rooms for Waratah Lodge and Wagin Frail Aged concentrate on the day to day operations of running the aged facility. The Committee proposed Council should look at obtaining ownership of the land from the State Government. It was also asked whether Waratahs' other approved funding for the 4 new rooms could be transferred to Council.

Mrs A Ballantyne, Mrs D Davidson, Mrs B Pugh, Mrs J Ewen and Mr R White left the meeting at 6.25pm

F222 Cr DK MORGAN/Cr PJ BLIGHT

Council investigate the possibility of securing the Waratah Lodge Site for the WA Health Department.

CARRIED
Vote 5/0

6.2 2008 / 2009 Budget

The Committee reviewed the proposed future projects from the five year plan for the future to see which projects would be carried out and budgeted for in the 2008/2009 financial year. The following resolutions were made –

F223 Cr DK MORGAN/Cr GR BALL

Council engage specialist advice on the viability of Waratah.

CARRIED
Vote 5/0

F224 Cr BW ANDERSON/Cr PJ BLIGHT

Council is to allocate \$200,000 in loan funds in the 2008/2009 budget for the construction of 4 new rooms at Waratah Lodge.

CARRIED
Vote 5/0

F225 CR GR BALL/Cr BW ANDERSON

Council to allocate \$20,000 in the 2008/2009 budget for Wagin Frail Aged Inc.

CARRIED

Vote 5/0

9. URGENT BUSINESS

Nil

10. CLOSURE

The meeting closed at 7.22pm.

These Minutes were confirmed at a meeting held on

Signed _____

Presiding Member at the meeting at which the Minutes were confirmed.

Dated _____

5 Other reports.

5.1 President's report

(insert)

5.2 Councillor's reports

(insert)

5.3 Late items

(insert)

6 Confidential business.

(insert)