

SHIRE OF WAGIN



MINUTES OF THE ORDINARY COUNCIL MEETING 21st AUGUST 2007

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Shire of Wagin

Minutes of the Ordinary Council Meeting of Council held in the Council Chambers on Tuesday 21st August 2007.

1. DECLARATION OF OPENING

The Shire President Cr Brockway declared the meeting open at 7.01pm.

2. ATTENDANCE, APOLOGIES AND LEAVE OF ABSENCE (PREVIOUSLY APPROVED)

Present:	Cr M J Brockway	President
	Cr D K Morgan	Member
	Cr A C Dohle	Member
	Cr J L C Ballantyne	Member
	Cr E N Pugh	Member
	Cr I C Cumming	Member
	Cr P J Blight	Member
	Cr A P Scanlon	Member
	Cr J L Ewen	Member
	Cr KM Draper	Member
Staff:	Mr B K Fisher	Chief Executive Officer
	Mr B A Roderick	Deputy Chief Executive Officer
	Mr A D Hicks	Manager of Works
Visitors:	Mrs J Angwin	Wagin Woodanilling Landcare Zone
	Ms C McIvor	Wagin Woodanilling Landcare Zone
	Mr H Ward	Wagin Woodanilling Landcare Zone
Gallery:	15 members of the public	
	3 members of Artemis Films	

Apologies:

Nil

Leave of Absence:

Nil

3. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Nil

4. PUBLIC QUESTION TIME

4.1 MRS G BALL – MEDICAL CENTRE

Summary of Question:

“Is the \$30 Medical Services Levy enforceable and under what act is it levied?”

Summary of Response:

The CEO advised that the Medical Services Levy is levied under the Local Government Act 1995.

Summary of Question:

“Is there a committee or do Council consult with other professionals when recruiting a Doctor?”

Summary of Response:

The Shire President advised that Council forms a delegation to recruit a doctor. Council are not experts in Doctor recruitment, however Council works with the AMA and does extensive background checks on the applicant.

Summary of Question:

“Council has been operating the Medical Centre since 2003 and the Medical Centre has performed poorly. Have we considered selling the practice to a doctor or using the Gemini Medical Group who will run the practice for a set fee?”

Summary of Response:

The CEO advised that Council had turned over a small profit in the first three years they operated the Medical Centre when Chris Lewis was the Doctor, so to say the Medical Centre was operated poorly is incorrect.

Cr Blight advised that Council's preference is for the Doctor to run the Medical Centre as their own business and every doctor that has been employed by the Shire has been given this opportunity, however each one has declined the offer.

Summary of Question:

“Why has Council not told their side of the story to the community in regards to rumours circulating about the Doctor and Council?”

Summary of Response:

The Shire President advised that the Council was only notified of the Doctor's resignation on Wednesday, the CEO and Council needs time to gather the facts before commenting. The topic will be discussed tonight at Council and a special issue of Council Capers will be circulated at the end of the week.

4.2 MRS C GELL – MEDICAL CENTRE

Summary of Question:

“Why didn't Council call a Special Council Meeting when the Doctor resigned?”

Summary of Response:

The Shire President advised that Council needed to gather information before they could meet as a Council and make a decision. Also the next Council meeting was less than a week away from when he resigned.

Summary of Question:

“Why have we been charged the \$30 levy on each notice as some rate payers have numerous notices?”

Summary of Response:

The CEO advised that Council deemed the best way to levy the charge, however we welcome comments and take them on board to ensure the levy is charged fairly.

4.3 MRS G BALL – MEDICAL CENTRE**Summary of Question:**

“What seems to be the problem with Council retaining its Doctors?”

Summary of Response:

The Shire President advised that Dr Erasmus was a procedural Doctor and with the downgrading of the hospital's procedural services he opted to leave so he could continue carrying out medical procedures.

Dr Lewis did not renew his contract as he wished to be closer to his children who were schooling elsewhere.

Dr Bullen became ill, and was too ill to continue to operate as a fulltime GP in Wagin.

Council is unsure why Dr Majid has resigned as he has not met with me to discuss his resignation yet.

Summary of Question:

“There has been talk that Dr Erasmus wanted to return to Wagin and run the Medical Centre?”

Summary of Response:

The CEO advised that this was not correct as he had personally spoken to Dr Erasmus who is happy practising in Boddington.

5. APPLICATION FOR LEAVE OF ABSENCE

Nil

6. PUBLIC FORUM (PETITION/DEPUTATION/PRESENTATION)

Mr Howard Ward, Wagin Woodanilling Landcare Zone, asked Council to reconsider the 2007/2008 budget allocation to Landcare. The budgeted amount of \$40,000 will leave a \$47,000 shortfall for the provision of Landcare services. This shortfall would effectively mean that the Zone cannot continue and therefore Landcare services to the landholders of the zone will end.

7. CONFIRMATION OF PREVIOUS MEETING MINUTES

Council Resolution

543 Cr EN Pugh/Cr IC Cumming

That the Minutes of the Ordinary Council Meeting held on 17th July 2007 and the Minutes of the Special Council Meeting held on 31st July 2007 be confirmed as a true and correct record.

CARRIED
Vote 10/0

8. DISCLOSURES OF FINANCIAL AND OTHER INTERESTS

Cr Brockway declared a proximity interest in item 9.2.3
Cr Brockway declared a financial interest in item 9.2.4
Cr Brockway declared an impartial interest in item 9.2.9
Cr Blight declared an impartial interest in item 9.2.9
Cr Draper declared an impartial interest in item 9.2.11

9. REPORT OF COMMITTEES AND OFFICERS**9.1 HEALTH, BUILDING AND PLANNING**

9.1.1	Development Application
Proponent:	Department of Housing & Works
Location:	Lot 1832 Khedive St Wagin
Reporting Officer:	Principal Environmental Health Officer/ Building Surveyor
File:	TPL 4/2

Summary

Development Application for Aged Persons Accommodation

Background

The Department of Housing & Works, via architects Howard & Heaver, is applying for development approval to construct six aged persons units at Lot 1832 Khedive St Wagin.

This is stage one (1) of a project that is expected to yield fourteen Aged Persons homes over several stages. The units will be selected face brick with a colorbond roof.

Each unit will have a carport with additional bays for visitors.

The units will have two (2) adjoining each other with a fire wall separating each.

Comment

It is expected these units will compliment and add to the units on the lot next door.

It is only stage one (1) and it is expected that when the need is shown, the rest of the development will proceed. As part of the proposal, the plan proposes to use the existing Right of Way (ROW) as access for the units.

This will still allow access to the rear of lots 755, 756, 757 and 758. Currently the ROW is sandy gravel and not maintained at all.

It is felt that by incorporating the ROW in the development, it enables the site to maximise the number of units and will clean up the ROW as it exists.

Statutory Environment

Shire of Wagin Town Planning Scheme # 2, Residential Design Codes

Policy Implications

Nil

Budget Implications

Nil

Strategic Implications

This development could be important for Wagin for a number of reasons: it will provide additional housing for aged persons, it will clean up a block that is currently an eyesore and; it will clean up and maintain the existing ROW.

Officer's Recommendation

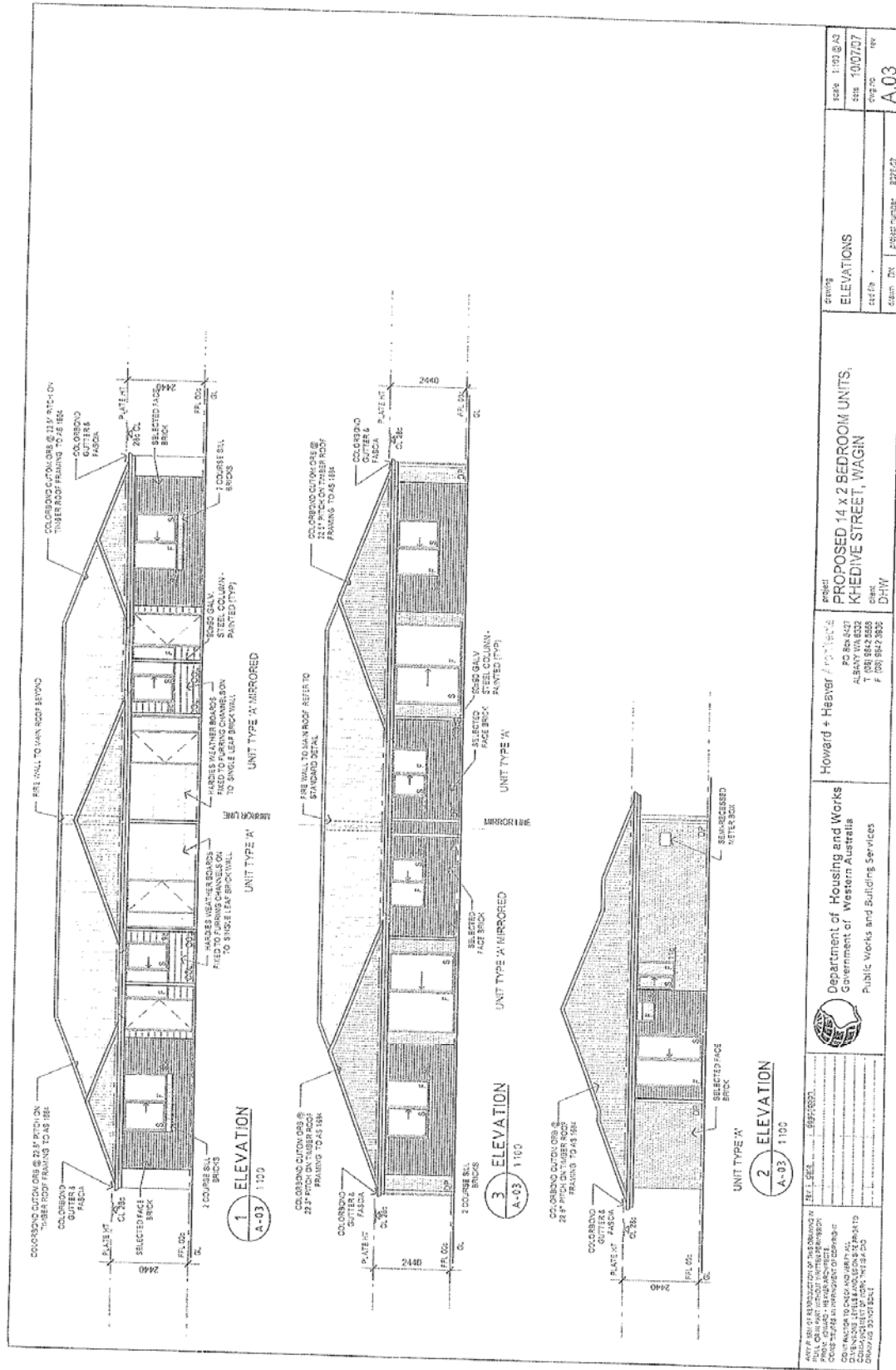
That development approval for Stage 1 (6 units) of the aged persons units at Lot 1832 Khedive St Wagin be approved subject to 1) the remainder of Lot 1832 Khedive St being cleaned up and maintained to a parkland standard until such time as it is developed and 2) access to the rear of Lots 755, 756, 757 and 758 be maintained.

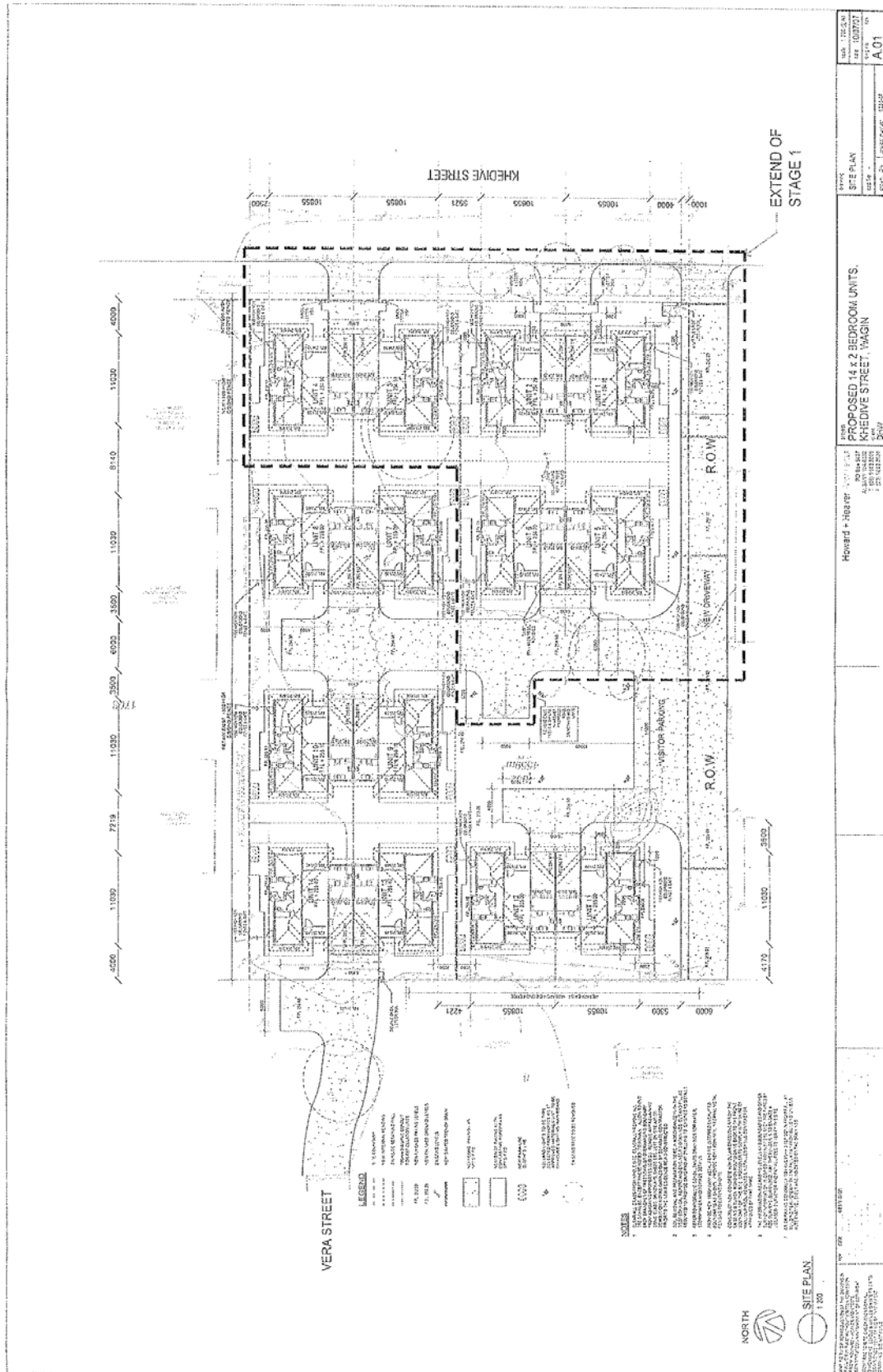
Council Resolution

544 Cr EN Pugh/Cr AP Scanlon

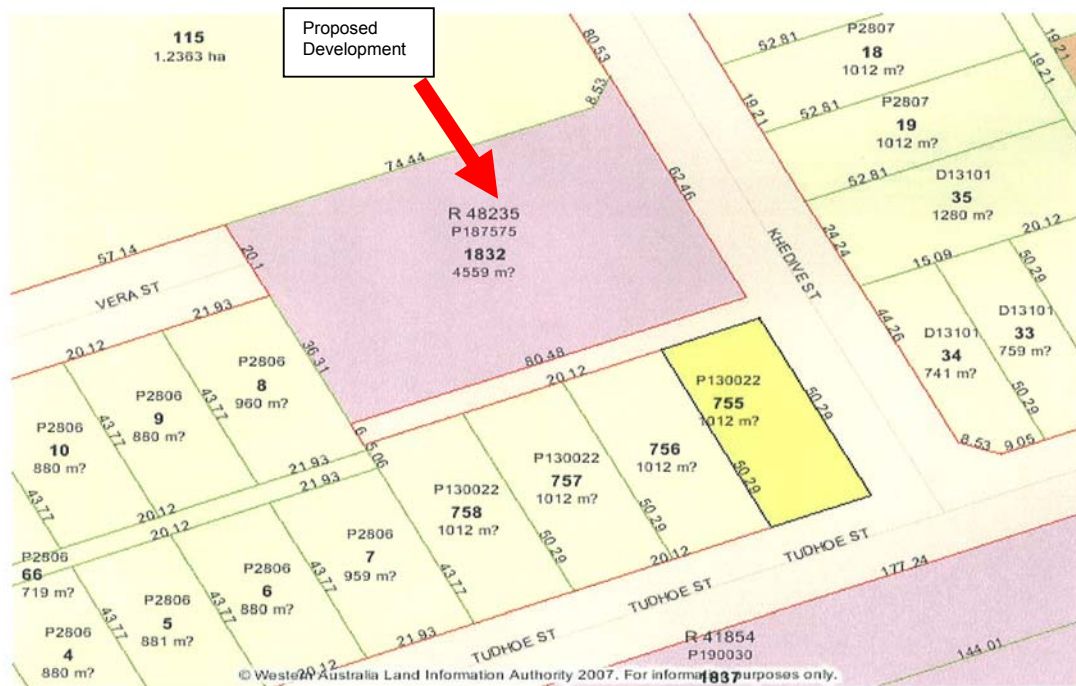
That the Officer's Recommendation be adopted.

CARRIED
Vote 10/0







Lot 1832 Khedive Street

9.1.2	Relocatable Dwelling
Proponent:	C & E Nordstrom
Location:	Lot 85 Appleton Road, Piesseville
Reporting Officer:	Principal Environmental Health Officer/Building Surveyor
File:	1881

Summary

A request to relocate a second hand dwelling.

Background

Mr and Mrs Nordstrom have applied to relocate a dwelling to Lot 85 Appleton Road Piesseville (Cnr Vince Street).

Council has a policy regarding Relocated Buildings and Dwellings which states:

Relocated Buildings and Dwellings

Any person wishing to relocate a building within the Shire of Wagin must first receive Council's planning approval before a building licence will be issued. In matters of emergency such applications shall be referred to Council's Health, Building and Planning Committee which has delegated authority to approve developments of this type. The following conditions shall apply to all applications for planning approval:

1. *Plans and specifications together with photographs and a structural engineers or building surveyors report of the proposed building must be submitted to Council / Council's Health, Building and Planning Committee prior to approval.*
2. *If approval to the application is granted Council may require the building to be painted externally and all external defects rectified within six (6) months of the building being positioned on its new site.*
3. *Council may require that any sub-floor space under any building built on stumps be enclosed by either brick, stone, fibro sheeting or vermin proof battens placed horizontally with the openings not greater than 50% of the width of the batten, or such other materials as approved by Council.*
4. *All asbestos shall be removed in accordance with the Health (Asbestos) Regulations 1992.*
5. *Prior to Council issuing a building licence the applicant will be required to lodge with the Shire of Wagin a bond of \$1 500.00 which will be refunded at the completion of the following stages:*
 - a) *After the building has been positioned on its new site and all conditions relative to the external appearance of the building have been fulfilled to the satisfaction of Council's Building Surveyor, an amount of \$500.00 will be refunded;*
 - b) *On certification of the septic tank installation or connection to sewer a further \$500 will be refunded; and*

- c) *The remaining \$500.00 will be refunded to the applicant when the building has been completed and approved including removal of all rubbish and building material.*

Comment

The applicants have supplied a plan of the building (3 bedrooms, 1 bathroom) and an engineers certificate that the building can be relocated.

They did not supply photographs as the building is to be re-clad in colorbond, both roof and walls prior to it leaving its present location.

Although it is going to a Lot in a townsite (Piesseville) the area is zoned Rural with very few neighbours.

Statutory Environment:

Shire of Wagin Town Planning Scheme # 2, Policy Manual.

Policy Implications

Policy # 9 Health, Building and Planning

Budget Implications

Nil

Strategic Implications

Nil

Officers Recommendation

That approval is granted to relocate a colorbond clad dwelling to Lot 85 Appleton Road, Piesseville subject to;

- a) a bond of \$1500 to ensure completion of the dwelling.
- b) the underfloor space being camouflaged to the satisfaction of Council.

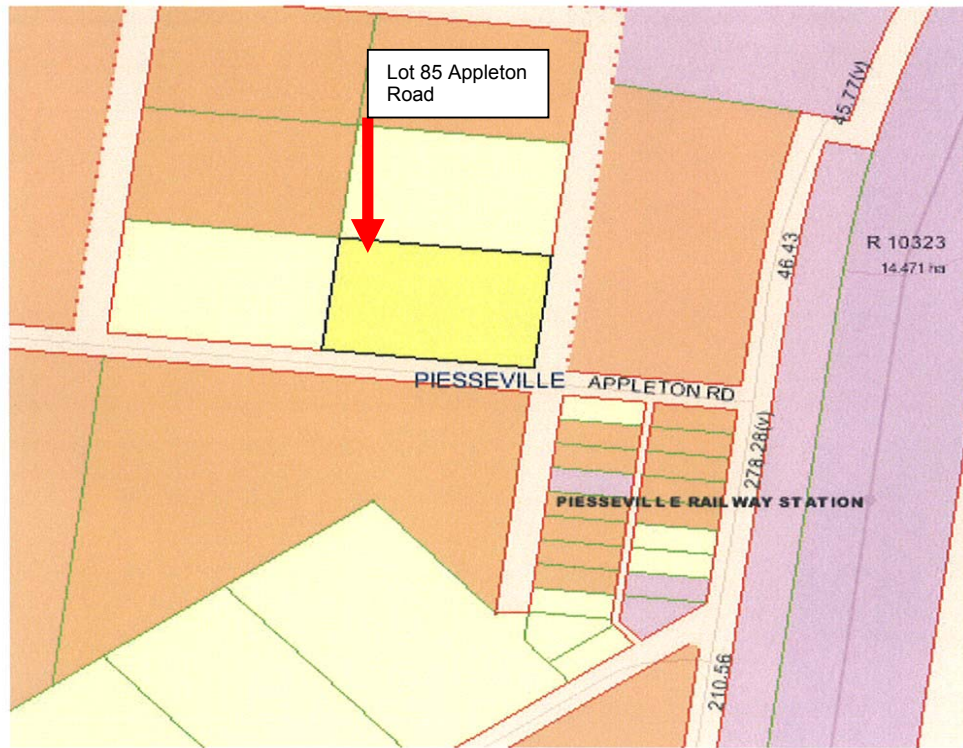
Council Resolution**545 Cr PJ Blight/Cr EN Pugh**

That the Officer's Recommendation be adopted.

CARRIED

Vote 10/0

Lot 85 Appleton Road, Piesseville



14/03 2013 08:08 FAX

Brookbridge Horizons Pty Ltd trading as:
ABN 14 009 371 528

David Layell & Associates**CONSULTING CHARTERED ENGINEERS**

14 Sandover Road
Darlington WA 6070

Phone/fax: 9299 7720

Email: dlatavell@iinet.net.au

Principal:

David Anthony Layell
Dip CE, BE, MBA, CP Eng, MLE (Aust)

31st July 2007

Countrywide House Transporters & Erectors
76 Harrison Road
Forrestfield WA 6058

**RE: STRUCTURAL INTEGRITY AND SUITABILITY
OF TIMBER FRAMED TRANSPORTABLE (ALCO),
LOCATED AT 144 CULEENUP ROAD, NORTH YU**

At your request we have inspected and assessed this building relocation. We are pleased to be able to report that we consider the building to be structurally adequate and suitable for relocation.

Our assessment is based on the following observations. The floors, ceilings and roof structure of the building appear to be in good condition for the age of the building, being free of rot, notices of major distortions that would indicate structural fault or movement having occurred or still occurring.

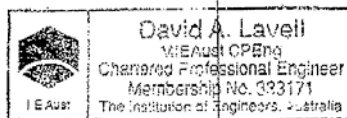
We understand that the roof will be re clad with Colorbond C. All remedial work including re-stumping must be carried out in accordance with requirements of the Building Code of Australia.

We have not inspected woodwork or other parts of the building which are unexposed or inaccessible and we are therefore unable to confirm that this part of the structure is free from defect.

Yours faithfully,

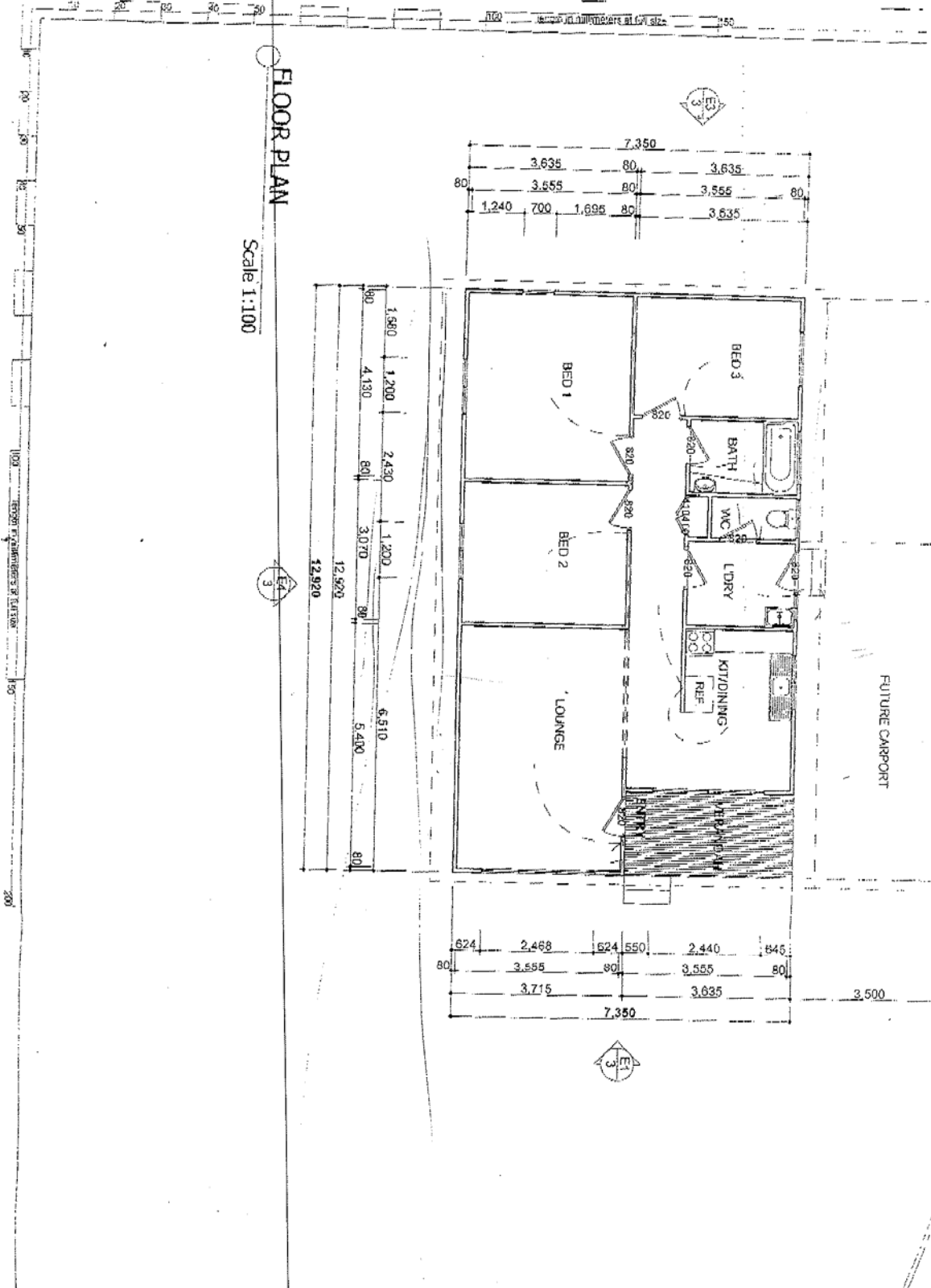


David Layell



14/03 2013 08:07 FAX

003/005



004/005



NOTE:
Design of connection is common to all relevant: AISC, ACI, etc.
All Connections are to be designed for the two components of each
Design loads (shear)
Use Fixed dimensions only
Virtual moment is required for any connections
Connections to walls & diaphragms are to be designed as shear connections
Reinforce any connections to the Slab Edge
This drawing is to be used for foundation & column specification
All material used indicated on materials only and not according to type and strength
The design team
Involved in the review of the design documents and is responsible for any variation of size or amount of materials that may vary from that which is indicated

Project Name:

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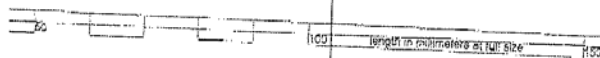
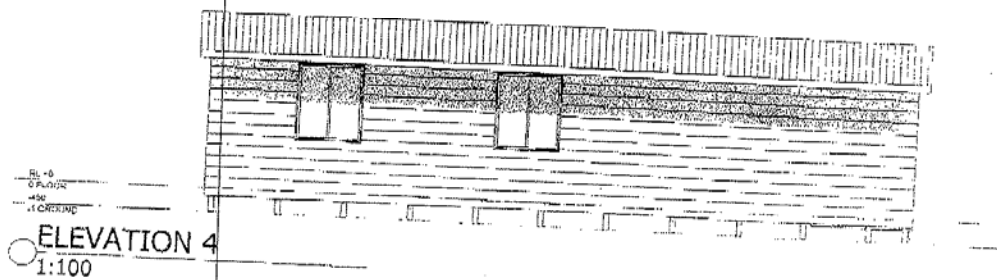
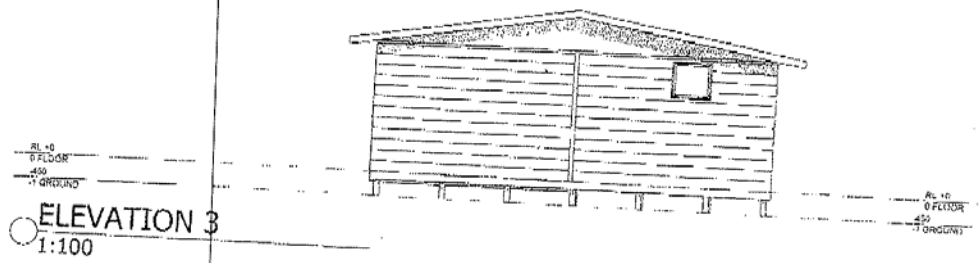
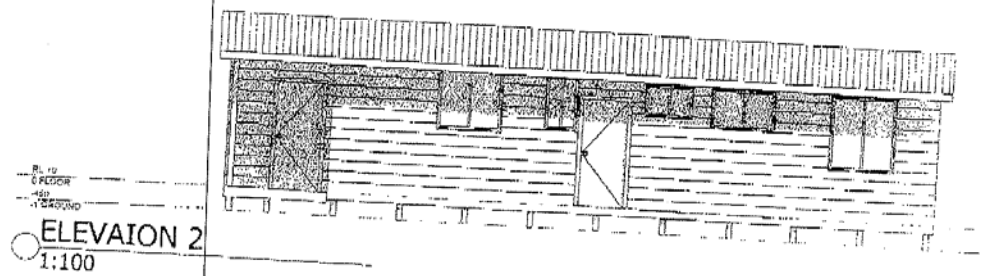
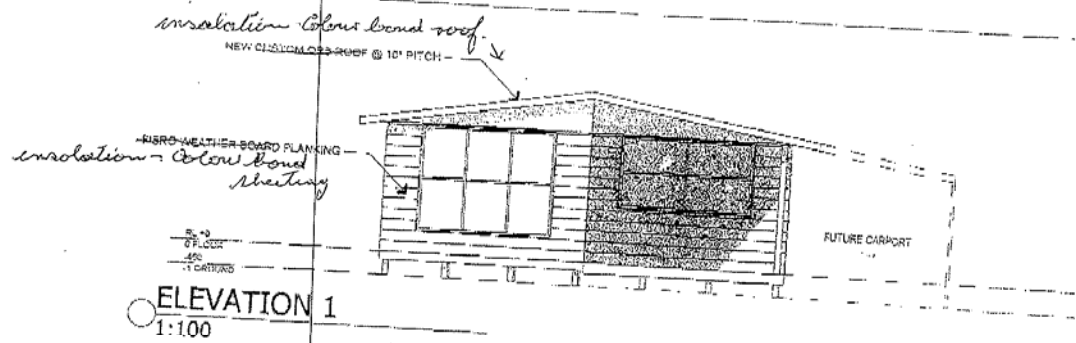
CCWHT
Project Name
TIMBER FRAME HOUSE

Drawing Title:
Plans - Ground
FLOOR PLAN

Scale: 1:100, 1/25.06	Date: 10 JUL 1999
Drawn: DDO	Checked by:
Project No:	Drawing No:

14/03 2013 09:06 FAX

002/005



9.2 FINANCE AND ADMINISTRATION

9.2.1	Proposed Amendment No.4 to the Shire of Wagin Town Planning Scheme No.2 - Proposed Rezoning for Residential Purposes
Proponent	Thompson McRobert Edgeloe (on behalf of LandCorp)
Location:	Lot 748 Omdurman Street, Wagin and Portions of Crown Reserves 11092 (Lot 745) & 30005 (Lot 747)
Reporting Officers:	Joe Douglas & Steve Pandevski - Consultant Town Planners (Planning Enterprises)
File:	TPL 6

Background

In November 2006 Thompson McRobert Edgeloe (TME), on behalf of the current landowner being the Western Australian Land Authority (LandCorp), submitted a request to the Shire of Wagin seeking support for the proposed rezoning of Lot 748 Omdurman Street, Wagin from 'Rural' to 'Residential' with an applicable residential density code (R-Code) of 'R17.15' under the Shire of Wagin Town Planning Scheme No.2 (TPS No.2) to provide opportunity for the future subdivision and development of the land for residential purposes.

At the Ordinary Meeting of Council held in December 2006 Council considered a report prepared by Planning Enterprises on behalf of the Shire wherein it was recommended that Council not initiate the proposed amendment on grounds that:

- a) Subdivision and development of the land for residential purposes would have potential to have a detrimental impact on the amenity of the townsite by way of the loss of some of the existing "greenbelt" surrounding the townsite; and
- b) The limited strategic rationale in zoning additional land for residential purposes when there is currently existing and undeveloped 'Residential' zoned land within the Wagin townsite boundary.

Notwithstanding the above recommendation, Council considered there was merit to the proposal and resolved to:

- i) *Initiate an amendment to the Shire of Wagin Town Planning Scheme No.2 for the purpose of rezoning Lot 748 Omdurman Street, Wagin from 'Rural' to 'Residential R17.5'; and*
- ii) *Advise the proponent Thompson McRobert Edgeleo (TME) on behalf of the Western Australian Land Authority (LandCorp) accordingly.*

At the Ordinary Meeting of Council held in March 2007 the matter was reconsidered and it was resolved to modify the above resolution as follows:

"1. In pursuance of Section 75 of the Planning and Development Act 2005 amend Town Planning Scheme No.2 by:

- i) *Modifying the classification of Lot 748 Omdurman Street, Wagin from 'Rural' zone to 'Residential R17.5' zone and 'No Zone'.*
- ii) *Modifying the classification of portion of Reserve 11092 (Lot 745), Wagin from Local Scheme Reserve 'Public Purposes – Gravel' to 'No Zone'.*

- iii) *Modifying the classification of portion of Reserve 30005 (Lot 747), Wagin from Local Scheme Reserve 'Public Purposes – Recreation' to 'No Zone'.*
 - iv) *Amending the Scheme Map in accordance with the Scheme Amendment Map.*
2. *Advise the proponent accordingly.*
3. *Grant delegated authority to the Shire President and Chief Executive Officer to execute the scheme amendment documentation following receipt of suitable documentation and plans from the proponent."*

The need for Council to reconsider and modify its original resolution came as a result of TME forwarding draft amendment documentation to the Shire's town planning consultant Planning Enterprises for review and comment regarding its general suitability. In reviewing the documentation it was noticed that the proposed amendment map identified the land required to extend George Street to Jaloran Road to be classified as 'No Zone'.

Comment

In accordance with Council's previous resolution in this matter in March 2007 the Shire's administration arranged for the final version of the amendment documentation (see Attachment 2) to be signed by the President and Chief Executive Officer. Furthermore, pursuant to the specific requirements of Section 81 of the Planning and Development Act, the proposed amendment was referred to the Environmental Protection Authority (EPA) for processing and "environmental clearance" under Section 48A of the Environmental Protection Act.

On 21 May 2007 the EPA responded by granting unconditional "environmental clearance".

Following "environmental clearance" from the EPA the amendment was then advertised for public comment for a period in excess of the minimum 42 days required (commencing on Thursday 31 May 2007 and concluding on Friday 27 July 2007). The amendment was advertised by way of:

- a public advertisement in the Wagin Argus (31 May 2007 Edition);
- written individual referral letters to six (6) adjoining and nearby landowners; and
- written referrals to the following agencies:-
 - i) Western Australian Planning Commission;
 - ii) Water Corporation;
 - iii) Department of Health Western Australia;
 - iv) Fire and Emergency Services Authority;
 - v) Western Power;
 - vi) Telstra;
 - vii) Main Roads Western Australia;
 - viii) Department of Environment and Conservation;
 - ix) Department of Agriculture and Food;
 - x) Department for Planning and Infrastructure – State Land Services;
 - xi) Wheatbelt Development Commission; and
 - xii) Tourism WA.

At the close of public advertising a total of twenty (20) written submissions had been received in respect of the proposal. The six (6) agencies that provided comments raised no objection subject to conditions or no comment. On the other hand, fourteen (14) submissions were received from private individuals, all of which objected to the proposal.

A 'Schedule of Submissions' providing details and recommendations in respect of each submission received is attached for Council's information and consideration (see Attachment 1).

The submissions that objected to the proposal raised the following issues of concern (summarized):

- i) Loss of mature vegetation in light of salinity issues and the Shire's current involvement in landcare initiatives;
- ii) Loss of an area used for informal recreational purposes by local residents;
- iii) The need to develop the land for residential purposes when there is other existing zoned and suitably located land within the townsite for residential purposes;
- iv) Loss of existing fauna habitat as a result of removing the native vegetation;
- v) The loss of an effective buffer area between existing broadacre agricultural uses and existing residential land uses; and
- vi) The land currently provides positive amenity benefits to the immediate locality.

Under the terms of the Town Planning Regulations 1967 Council is required to formally consider all submissions received in respect of the proposed amendment during public advertising and determine whether or not the amendment should be adopted with or without modification. Council is then required to forward the proposal to the Western Australian Planning Commission for consideration and final determination by the Hon. Minister for Planning and Infrastructure.

To assist Council's consideration of the matter the following issues of concern raised in the various submissions received by the Shire during the public advertising process are discussed in further detail below.

- **Loss of mature vegetation in light of salinity issues and the Shire's current involvement in landcare initiatives.**

Currently the Wagin Shire and the local community are involved in the Rural Towns Program to address townsite salinity issues, the development of a Land & Water Management Strategy, the development of a Weeds Strategy and on-ground works to improve agricultural productivity through land conservation such as water harvesting.

A number of the submissions objecting to the proposal have asked how the Shire can encourage replanting programs within its region to combat salinity, whilst on the other hand support the removal of existing, mature vegetation to make way for residential development.

The issue of salinity within the Wheatbelt region of Western Australia is common and affects land across numerous municipal areas. At the risk of oversimplifying the issue salinity has generally resulted from the extensive clearing of native vegetation to facilitate broadacre farming practices.

In considering this issue Council should note that neither the Environmental Protection Authority, the Department of Environment and Conservation or the Wagin / Woodanilling Landcare Zone identified salinity as an issue of concern with the proposal. To that extent it may be reasonable for Council to conclude that the proposal will unlikely contribute to salinity issues with the region. Notwithstanding, there appears to be community expectation, as a result of the existing landcare projects the Shire is involved with, that it will give high priority to the protection, preservation and conservation of exiting stands of remnant vegetation within the municipal area.

Notwithstanding, in the event that Council supports the proposed rezoning it may wish, prior to executing the documents, to negotiate an agreement with the landowner to secure a financial contribution towards replanting programmes (or the like) within the region, thereby mitigating the environmental impacts (if any) associated with the loss of the existing vegetation on Lot 748 arising from any future residential development.

- **Loss of an area used for informal recreational purposes by the residents.**

A number of the objecting submissions raised concerns regarding the loss of Lot 748 for recreational purposes if the land is rezoned and developed for residential purposes. It should be noted that the subject land is not currently reserved for recreational purposes under the Shire of Wagin TPS No.2. In fact it is privately owned by the Western Australian Land Authority (LandCorp).

Lot 748 does not currently form part of any land identified for recreational purposes within the Wagin townsite and its current use for that purpose is informal only. Furthermore, in reviewing the current spatial allocation of recreational land within the Wagin townsite it may be concluded that there is adequate land reserved for recreational purposes in close proximity to Lot 748 and therefore Lot 748 may not be required for recreational purposes. Notwithstanding, given the extensive area of vegetation on the subject land, it clearly lends itself to a pleasant, passive recreational space and to that extent it is understandable why it is so popular with local residents.

It is also apparent, taking into consideration the content of the submissions received, that the subject land, although not formally set aside for recreational purposes, currently provides an important recreational function for the local community. However, as previously mentioned, Lot 748 is currently in private ownership and it is open to the landowner to fence the perimeter of the lot thereby restricting public access.

Should rezoning and subdivision of the land for residential purposes be successful, current Western Australian Planning Commission policy requires the developer to set aside 10% of the total land area as public open space which in this case would equate to approximately 1000m². Alternatively the developer may secure agreement to paying a cash contribution to the Shire in lieu of providing land for public open space which can be used by the Shire to fund upgrades to existing or developing new recreational facilities in the townsite. Based on the content of the submissions received in this matter it is likely that the community will not support either of these options and would prefer to see all of the land reserved and set aside as public open space.

- **Is there a need to develop the land for residential purposes when there is other existing zoned and suitably located land within the townsite for residential purposes?**

A number of submissions objecting to the rezoning proposal for Lot 748 noted that there is currently an abundance of appropriately zoned and undeveloped residential land within the Wagin townsite and that rezoning the subject land from 'Rural' to "Residential" zone under TPS No.2 may be considered to be unsubstantiated in terms of a demonstrated need for additional residential land.

Residential subdivision projects within the Wagin townsite, like so many other regional towns, potentially provide only a marginal return on the investment required and to that extent landowners tend not to commit to undertaking such projects. The Western Australian Land Authority (LandCorp) on the other hand has a demonstrated history of undertaking subdivision projects within regional towns even when the return is marginal. The benefit of rezoning the subject land as requested by the proponent is that it will likely result in the subdivision of the land by LandCorp in the short term future to satisfy any immediate market demand.

Notwithstanding the above, there does not appear to be any clear strategic planning rationale for rezoning the subject land for residential purposes given the current availability of undeveloped residential zoned land within the townsite. To that extent Council may consider the proposal to be unsubstantiated on the broader strategic principles of proper and orderly planning.

In the event that Council does not support the rezoning proposal for Lot 748 there may be scope to negotiate a land exchange with LandCorp whereby the land comprising the Shire's Pederick Drive subdivision project could be swapped for Lot 748. Under this arrangement LandCorp could immediately proceed with the development of six (6) new residential lots on Pederick Drive given the Western Australian Planning Commission's recent approval to this subdivision project and Lot 748 could be transferred into the Shire's ownership and ultimately reserved for recreational purposes.

- **Loss of existing fauna habitat as a result of removing the native vegetation.**

A number of the submissions objected to the proposal on the basis of concerns regarding the potential loss of fauna habitats contained within the existing vegetation on Lot 748 following development of the land for residential purposes. Some local residents advised that the vegetation contained within Lot 748 forms part of a vegetated link with the adjoining reserves to the north which provides an important habitat for a variety of birds, reptiles, marsupials and the like. Furthermore, other nearby landowners advised that they were inspired by the vegetation contained within Lot 748 to the extent of upgrading their gardens to further support wildlife in the area.

In considering this issue Council should note that Environmental Protection Authority did not raise the loss of existing fauna habitats as an issue, however the Wagin / Woodanilling Landcare Zone did raise this as a matter of concern. Specifically the Wagin / Woodanilling Landcare Zone submitted (amongst other things):

"The Redtail Phascogale is an endangered species that is only found in our local area...The rezoning of Lot 748 Omdurman Street, Wagin...is of concern to us as it would shutdown a corridor these animals live in and use to move throughout the area into other reserves of Wagin. Phascogale are known to occur in this area which highlights the importance of the existing remnant, as both habitat and as a link between known habitats."

- **The land is an effective buffer between existing broadacre agricultural and residential land uses.**

The subject land is currently classified 'Rural' zone under TPS No.2 however given its size of approximately one (1) hectare and location abutting existing residential development it may not be suitable for the establishment of any viable agricultural use/s.

A number of the submissions objecting to the proposal have also identified that Lot 748 currently acts as a buffer area between agricultural land to the east and established residential land uses within the Wagin townsite. The submissions state that the subject land assists with the amelioration of potential dust, noise and spray drift impacts from the nearby agricultural uses as well as providing a buffer from motor vehicle generated noise along Jaloran Road.

A review of the zoning applicable to the Wagin townsite under TPS No.2 reveals that a 'green belt' has been established on the fringe of the townsite as a transitional land use buffer between the traditional broadacre agricultural activities that surround the Wagin townsite and the built-up urban areas of the town. The "green belt" is established through zoning some land on the townsite fringe as 'Rural' and identifying other land on the fringe as 'Recreation' and 'Public Purpose' reserves.

Rezoning the subject land for residential purposes will reduce the existing separation enjoyed by land to the east of Jaloran Road currently zoned and used for viable agricultural activities and will inevitably place greater pressure on those rural landowners to modify their farming practices. The existing "green belt" provides protection to existing land zoned for residential purposes from agricultural activities and vice versa. Given the important role this "green belt" plays and the fact that no substantial justification for compromising the effectiveness of the existing "green belt" by rezoning Lot 748 for residential purposes has been provided, it is difficult to support any proposal which serves to undermine the overall function and effectiveness of this "green belt".

- **The land currently provides positive amenity benefits to the immediate locality.**

In reviewing all of the submission objecting to the proposal there appears to be a common theme whereby Lot 748, in its current vegetated state, is considered to positively contribute to the amenity of the immediate locality by way of its visual amenity and function as a fauna habitat, land use buffer and informal recreational area. The objecting submissions imply that development of the land for residential purposes will result in the loss of the above positive attributes and will therefore have a detrimental impact upon the amenity of the immediate locality.

Options

Having regard for all the submissions received during the public advertising of Amendment No. 4 to TPS No.2 it is considered that Council has the following options:

Option 1 – Adopt the Scheme Amendment

Should Council form the view that the proposal is in the interests of proper and orderly planning and is unlikely to have a detrimental impact on the character and amenity of the immediate locality, including nearby rural and residential landholdings, it may resolve to:

1. Note the submissions received in respect of the proposal and conclude that no modifications to the Amendment as proposed and advertised are required or recommended to reflect any of the submissions.
2. Endorse the Schedule of Submissions and recommendations in respect of each submission contained therein provided in Attachment 1 to this report.
3. **Finally adopt** Amendment No.4 to the Shire of Wagin Town Planning Scheme No.2 without modification.
4. Require the landowner to enter into a written agreement with the Shire of Wagin committing to a contribution towards a replanting programme (or the like) in the immediate locality, to the satisfaction of the Shire, so as to mitigate the loss of trees resulting from the development of Lot 748 for residential purposes.
5. Endorse three (3) copies of the documentation prepared in respect of Amendment No.4 and authorising the Chief Executive Officer and the President to execute the documents upon the landowner and Shire entering into an agreement satisfying point 3 above.
6. Submit the endorsed documentation prepared in respect of Amendment No.4 to the Western Australian Planning Commission seeking final approval.
7. Advise the proponent Thompson McRobert Edgeloe (TME), on behalf of the Western Australian Land Authority (LandCorp) accordingly.
8. Advise those that made submissions accordingly.

Option 2 – Not Adopt the Scheme Amendment

Should Council form the view that the proposal is **not** in the interests of proper and orderly planning and is likely to have a detrimental impact on the character and amenity of the immediate locality, including nearby rural and residential landholdings, it may resolve to:

1. Note the submissions received in respect of the proposal and conclude, on the basis of the various concerns raised, that the amendment should not be supported.
2. Endorse the Schedule of Submissions and recommendations in respect of each submission contained therein provided in Attachment 1 to this report.
3. Not finally adopt Amendment No.4 to the Shire of Wagin Town Planning Scheme No.2.
4. Advise the Western Australian Planning Commission accordingly.
5. Advise the proponent Thompson McRobert Edgeloe (TME), on behalf of the Western Australian Land Authority (LandCorp), accordingly and authorise the Chief Executive Officer to open a line of communication with the Western Australian Land Authority with the aim of negotiating an outcome facilitating a mutually beneficial arrangement whereby Lot 748 is secured for recreational purposes.
6. Advise those that made submissions accordingly.

Conclusion

There is little doubt that the rezoning and subsequent development of Lot 748 for residential purposes will result in a substantial change to its current physical form due to the loss of native vegetation which, from a local perspective, is considered to be a significant natural landscape feature.

In the event that Council is generally supportive of the amendment it may enter into negotiations with the landowner to require, for example, some form of commitment and contribution toward landcare in the immediate locality to compensate for the loss of vegetation. The contribution may be in the form of financial assistance or physical works. Notwithstanding any efforts by Council to resolve the issues raised by local community as part of the public consultation process, if the proposal was to go ahead the Shire may still be criticised for supporting:

- a) the removal of mature, native trees;
- b) the loss of a community recreational area; and
- c) the development of 'remnant' bushland for residential purposes when other suitably zoned land exists within the townsite that does not act as a buffer to adjoining rural land.

Alternatively, in the event that the proposal is not supported by Council, it may wish to open a line of communication with the landowner with a view to perhaps negotiating an agreement whereby Lot 748 could be secured for recreational purposes for the long term benefit of the local community.

Regardless of Council's decision in this matter, the ultimate decision making authority for the scheme amendment, as predetermined by Western Australian town planning legislation, rests with the Hon. Minister for Planning and Infrastructure.

Having regard for all the issues raised during public advertising and the Shire's current town planning framework, it is the recommendation of this report that Council resolve to not finally adopt Amendment No.4 to the Shire of Wagin Town Planning Scheme No.2 for the following reasons:

- a) Subdivision and development of the land for residential purposes is likely to have a detrimental impact on the amenity of the Wagin townsite by way of the loss of some of the existing "greenbelt" surrounding the town which provides an important buffer to adjoining agricultural land;
- b) The local community's expressed concerns regarding the impacts of the proposal on the amenity of the immediate locality; and
- c) The limited strategic rationale in zoning additional land for residential purposes when there is currently significant amounts of existing and undeveloped 'Residential' zoned land within the Wagin townsite boundary.

Statutory Environment

- Shire of Wagin Town Planning Scheme No.2
- Planning and Development Act 2005
- Town Planning Regulations 1967
- Environmental Protection Act 1986

Policy Implications

Nil

Community Consultation

The scheme amendment proposal was advertised for a period in excess of the minimum required forty two (42) days in a manner consistent with the provisions of the Town Planning Regulations 1967. The amendment was advertised by way of:

- a public advertisement in the Wagin Argus (31 May 2007 edition);
- correspondence to six (6) adjoining and nearby landowners; and
- correspondence to all relevant government agencies.

At the close of public advertising a total of twenty (20) written submissions in respect of the proposal had been received by the Shire. The six (6) government agencies that provided comments raised no objections subject to conditions or no comment. Fourteen (14) submissions were received from private individuals and local organisations, all of which objected to the proposal.

As previously mentioned a 'Schedule of Submissions' providing details of and a recommendation in respect of each submission received is provided for Council's information and consideration at Attachment 1.

Financial Implications

Nil. All costs associated with preparing suitable amendment documents and plan preparation, processing, public advertising, final approval and gazettal are required to be borne by the proponent.

Strategic Implications

Nil

Officers Recommendation

That Council resolves to:

1. Note the submissions received in respect of Amendment No.4 to the Shire of Wagin Town Planning Scheme No.2 as this applies to the proposed rezoning of Lot 748 Omdurman Street, Wagin from 'Rural' to 'Residential' and conclude, on the basis of the various concerns raised, that the amendment should not be supported.
2. Endorse the Schedule of Submissions and recommendations in respect of each submission contained therein provided in Attachment 1 to this report.
3. Not finally adopt Amendment No.4 to the Shire of Wagin Town Planning Scheme No.2.
4. Advise the Western Australian Planning Commission accordingly.

5. Advise the proponent Thompson McRobert Edgeloe (TME), on behalf of the Western Australian Land Authority (LandCorp) accordingly and authorise the Chief Executive Officer to open a line of communication with the Western Australian land Authority with the aim of negotiating an outcome facilitating a mutually beneficial arrangement whereby Lot 748 is secured for recreational purposes.
6. Advise those that made submissions accordingly.

Council Resolution**546 Cr KM Draper/Cr PJ Blight**

That the Officer's Recommendation be adopted.

CARRIED
Vote 7/3

AMENDMENT NO. 4 – SHIRE OF WAGIN TOWN PLANNING SCHEME NO.2

ATTACHMENT 1 – SCHEDULE OF SUBMISSION

NO	NAME/ADDRESS	DESCRIPTION OF AFFECTED PROPERTY	SUMMARY OF SUBMISSION	COUNCIL'S RECOMMENDATION	COMMISSION'S RECOMMENDATION
1.	Fire and Emergency Services Authority (Narrogin District) PO Box 1138 NARROGIN WA 6312	N/A	<ul style="list-style-type: none"> Development of the land for residential purposes is subject to compliance with the requirements of Western Australian Planning Commission (WAPC) Policy No. DC 3.7 – Fire Planning. 	<ul style="list-style-type: none"> That the local government notes the submission of no objection from FESA and acknowledges that compliance with WAPC Policy No. DC 3.7 is normally required at the subdivision stage of development. 	
2.	Tourism Commission of Western Australia GPO Box X2261 PERTH WA 6847	N/A	<ul style="list-style-type: none"> No comment to make on the proposal. 	<ul style="list-style-type: none"> That the local government notes the submission of no objection from the Tourism Commission of Western Australia. 	
3.	Water Corporation (Great Southern Regional Office) PO Box 915 ALBANY WA 6330	N/A	<ul style="list-style-type: none"> No objection to the proposal with the following advice provided. Lot 748 Omdurman Street, Wagin is located within the Water Corporation's Water and Wastewater Operating Licence Areas and therefore these services could be provided. It should be noted that the West (sic) Australian Planning Commission requires reticulated water to be supplied to lots 4 ha or less and reticulated sewerage to lots 2000m² or less 	<ul style="list-style-type: none"> That the local government notes the submission of no objection by the Water Corporation and acknowledges the requirement for any future subdivision development of the subject land for residential purposes proposing lots of less than 4 ha to be connected to reticulated water whilst lots of less than 2,000m² in area are required to be connected to reticulated sewer. 	
4.	Main Roads Western Australia (Wheatbelt South Region) PO Box 194 NARROGIN WA 6312	N/A	<ul style="list-style-type: none"> No objection to the proposal as the land in question is well away from the Main Roads WA road network and therefore the rezoning has no significant impact on Main Roads WA infrastructure. 	<ul style="list-style-type: none"> That the local government notes the submission of no objection by Main Roads WA. 	
5.	Department of Health PO Box 8172 PERTH BUSINESS CENTRE WA 6849	N/A	<ul style="list-style-type: none"> No objection to the proposal subject to all development being connected to sewer in order to comply with the Country Sewerage Policy. 	That the local government notes the submission of no objection from the Department of Health subject to the requirement for the any future subdivision development of the subject land to be connected to reticulated sewerage.	

6.	Western Power 85 Princep Road JANDAKOT WA 6164	N/A	<ul style="list-style-type: none"> No objection to the proposal. 	<ul style="list-style-type: none"> That the local government notes the submission of no objection from Western Power. 	
7.	AT & JL Kershaw 4 Randall Street WAGIN WA 6315	Nearby Resident	<ul style="list-style-type: none"> Objection to the proposal. The subject land with its existing remnant bush is of local environmental significance. We have observed more than 60 species of birds as well as mammals (including monotreme's – echidna) and reptiles making use of the land and we believe it has value as a migration corridor for native species. We suggest this land should be protected and upgraded by replanting with suitable native species. 	<ul style="list-style-type: none"> That the local government notes the submission of objection from AT & JL Kershaw. That Council notes that: <ul style="list-style-type: none"> i) this opinion is consistent with that of other submitters, including the Wagin / Woodanilling Landcare Zone; ii) the proposal was forwarded to the Environmental Protection Authority for assessment of its environmental suitability wherein no objections to the proposal were raised on environmental grounds; and iii) the Department of Environment and Conservation did not respond to the Shire's request for comments during public advertising. Noted. Refer to dot point 2 above. Noted however the land is currently in private ownership by the Western Australian Land Authority. The upgrading of vegetation on the site requires the authorisation of the landowner and it is under no obligation to do so unless it is required as a condition of planning approval or any other relevant legislation. 	

			<ul style="list-style-type: none"> We are also disappointed to notice the continued clearing of verges on roads in the Shire, the most recent being the eastern verge of Jaloran Road between Omdurman Street and Ware Street, adjoining the proposed rezoning area. It is in our mind shameful that so many mature irreplaceable trees such as these should be destroyed when other options for building exist in the townsite. 	<ul style="list-style-type: none"> Noted however it is understood that the recent works within the Jaloran Road verge area were undertaken by Telstra for the purpose of line repairs. Noted. It is acknowledged that there is currently a significant amount of suitably zoned and undeveloped residential land within the townsite however the majority of that land is in private ownership with no certainty as to when it will be developed and released for sale on the open market. 	
8.	AT & LH Finlayson 77 Omdurman Street WAGIN WA 6315	Nearby Resident	<p>(Two submissions were received from this submitter with the first one dated 7 June 2007 and the second, superseding the first, dated 5 July 2007.)</p> <p>7 June 2007 Submission</p> <ul style="list-style-type: none"> We currently enjoy access from the rear of our property through Lot 748. We do not wish to lose this access therefore we would like to have first option to purchase the proposed block abutting our property so as to enable us to continue to have rear access. At the time of purchasing our property we were advised that the rear access is recognised by the local government as an actual street. To our knowledge now this is not the case. 	<p>7 June 2007 Submission</p> <ul style="list-style-type: none"> In the event that rezoning of the subject land is successful and the land is accordingly subdivided all queries regarding sales will need to be directed to LandCorp being the current landowner. The Shire has no role to play in this matter. The existing rear access through Lot 748 Omdurman Street is not formalized and/or protected by any legal means. The street mentioned in the submission was closed and amalgamated into the land previously subdivided to create the residential blocks generally bound by Mitchell Street to the west, Forrest Street to the north, Omdurman Street to the south and the subject land and Reserve 11092 to the east. 	

			<p>5 July 2007 Submission</p> <ul style="list-style-type: none"> • From speaking with other residents in the surrounding area we would like to now put forward that this proposal may not be in the interest of the residents as well as the local environment. • We understand that Wagin is looking to expand but we oppose this on the grounds that we would like to save what little bush land we have left near us. • This land has been undeveloped and bush land for the past 10-20 years and for it to change now would make the area too commercialised. • Also the land is on a main farming road with nearby farming properties. 	<p>5 July 2007 Submission</p> <ul style="list-style-type: none"> • Noted. • Noted. • Noted, however the term "commercialised" is not clearly understood. The rezoning seeks to make the land available for residential development and usage in a manner consistent with that land located immediately west. • Noted. The significance of the subject land as a buffer area between existing agricultural and residential land uses and the amenity benefits of its current buffer function are matters that will be considered by Council in determining whether or not to finally adopt Amendment No.4. 	
9.	SP & JE Robinson PO Box 140 WAGIN WA 6315	Nearby Resident	<ul style="list-style-type: none"> • Objection to the proposal. • The land acts as a natural buffer between residential and rural land also assisting with keeping traffic noise down as Jaloran Road is becoming more and more busy (<i>sic</i>) with trucks and agricultural machinery. 	<ul style="list-style-type: none"> • That the local government notes the submission of objection from SP & JE Robinson. • Noted. The significance of the subject land as a buffer area between existing agricultural and residential land uses and the amenity benefits of its current buffer function are matters that will be considered by Council in determining whether or not to finally adopt Amendment No.4. 	

			<ul style="list-style-type: none"> The land is widely used by local residents for recreational purposes such as walking, pushbike riding and horse riding, let alone the natural inhabitants. There is more suitable land within the Wagin townsite for residential development rather than a tiny piece of bushland that remains within the town's boundary. 	<ul style="list-style-type: none"> It should be noted that Lot 748 Omdurman Street is not currently reserved for recreational purposes under the Shire of Wagin TPS No.2. In fact, it is privately owned by the Western Australian Land Authority. Lot 748 does not currently form part of the land set aside for recreational purposes within the Wagin townsite and its current use for that purpose is informal only. Noted. It is acknowledged that there is existing undeveloped, suitably zoned and unvegetated land for residential purposes within the townsite however the majority of that land is in private ownership with no certainty as to when it will be developed and released for sale on the open market. 	
10.	VJ & KA Hutchings 5 George Street WAGIN WA 6315	Nearby Resident	<ul style="list-style-type: none"> Objection to the proposal. We have been living in Wagin for one year. Before purchasing our property we enquired with the Shire regarding any intentions or plans to develop the subject land. We were advised that there were no "plans" to develop it. The land is a lovely vegetated buffer between "Mini Suburbia" and pleasant farming lands. Clearing additional vegetation would exacerbate existing salinity problems. 	<ul style="list-style-type: none"> That the local government notes the submission of objection from VJ & KA Hutchings. The request for Council to initiate the proposed rezoning of Lot 748 Omdurman Street, Wagin submitted by Thompson McRobert Edgeloe on behalf of the Western Australian Land Authority was received by the Shire of Wagin on 17 November 2006. Noted. The significance of the subject land as a buffer between existing agricultural and residential uses and the amenity benefits of the buffer is a matter to be considered by Council in determining whether or not to finally adopt Amendment No.4. That Council notes that this opinion is consistent with that of other submitters. Council also notes 	

			<ul style="list-style-type: none"> Does Wagin really need this land for residential purposes? Is a great influx of people anticipated or will Wagin grow in spectacular style? "Strip the green strip bare, rape the earth til there's nothing there", this mentality leaves little hope for our future. 	<p>that the proposal was forwarded to the Environmental Protection Authority for assessment of its environmental suitability wherein no objections to the proposal were raised on environmental grounds and that the Department of Environment and Conservation did not respond to the request for comments during the public advertising process</p> <ul style="list-style-type: none"> There is currently some demand for additional residential land within the Wagin townsite. Together with the Pederick Drive subdivision it is considered that this proposal will likely satisfy current levels of demand. Council notes that the proposal was forwarded to the Environmental Protection Authority for assessment of its environmental suitability wherein no objections to the proposal were raised on environmental grounds. Furthermore, in the event that Council supports the proposed rezoning it shall require the landowner to commit and contribute to a replanting programme with the aim of ensuring that more trees are planted than that removed as a result of developing Lot 748. 	
11.	C McAuliffe 28 Forrest Street WAGIN WA 6315	Nearby Resident	<ul style="list-style-type: none"> Objection to the proposal. There is more suitable and available land within the Wagin townsite for residential development than the subject land. 	<ul style="list-style-type: none"> That the local government notes the submission of objection from C McAuliffe. Noted. It is acknowledged that there is existing undeveloped, suitably zoned and unvegetated land for residential purposes within the townsite, however the majority of that land is in private ownership with no certainty as to when it will be developed and released for sale on the open market. 	

			<ul style="list-style-type: none"> The community uses the land for walking dogs and children use it to ride bikes and play. Please reconsider your plan to remove trees for more empty blocks as in Pederick Drive, as it is not good for our environment as we already have a salt problem in this area. 	<ul style="list-style-type: none"> It should be noted that Lot 748 Omdurman Street is not currently reserved for recreational purposes under the Shire of Wagin TPS No.2. In fact, it is privately owned by the Western Australian Land Authority. Lot 748 does not currently form part of the land set aside for recreational purposes within the Wagin townsite and its current use for that purpose is informal only. That Council notes that this opinion is consistent with that of other submitters. Council also notes that the proposal was forwarded to the Environmental Protection Authority for assessment of its environmental suitability wherein no objections to the proposal were raised on environmental grounds and that the Department of Environment and Conservation did not respond to the request for comments during the public advertising process. 	
12.	J Contos 75 Omdurman Street WAGIN WA 6315	Nearby Resident	<ul style="list-style-type: none"> Objection to the proposal. The land is blessed with tall trees which make suitable nesting for a variety of birds. The trees provide shady relief from the bare paddocks across the road. It provides a habitat for small native animals. 	<ul style="list-style-type: none"> That the local government notes the submission of objection from J Contos. That Council notes that this opinion is consistent with that of other submitters, including the Wagin / Woodanilling Landcare Zone. Noted. That Council notes that this opinion is consistent with that of other submitters, including the Wagin / Woodanilling Landcare Zone. 	

			<ul style="list-style-type: none"> Removal of the trees could not be replaced in our lifetime and I hope the Shire sees the trees as an investment for the future. There are existing cleared paddocks in the townsite currently zoned for residential purposes that would be more suitable for housing and would not require the removal of vegetation which is an asset to the amenity of the area. The Shire has been notably busy with machinery at the end of Jaloran Road. I hope that this does not mean that the proposal is a foregone conclusion. 	<ul style="list-style-type: none"> The Council is involved in substantial replanting programmes within the district and understands the value of vegetation to the long term economic, social and environmental sustainability of the district. To this extent in the event that Council supports the proposed rezoning it shall require the landowner to commit and contribute to a replanting programme with the aim of ensuring that more trees are planted than that removed as a result of developing Lot 748. Noted. It is acknowledged that there is existing undeveloped, suitably zoned and unvegetated land for residential purposes within the townsite, however the majority of that land is in private ownership with no certainty as to when it will be developed and released for sale on the open market. Council advises that the recent works within the Jaloran Road verge area were undertaken by Telstra for the purpose of line repairs. 	
13.	P Dennett 75 Omdurman Street WAGIN WA 6315	Nearby Resident	<ul style="list-style-type: none"> Objection to the proposal. The flora and fauna in our region is already in a deplorable state but knocking down trees to build houses when existing land is available elsewhere in Wagin without having to destroy trees is not right. The trees are a habitat for a variety of bird species. 	<ul style="list-style-type: none"> That the local government notes the submission of objection from P Dennett. Noted. It is acknowledged that there is existing undeveloped, suitably zoned and unvegetated land for residential purposes within the townsite, however the majority of that land is in private ownership with no certainty as to when it will be developed and released for sale on the open market. That Council notes that this opinion is consistent with that of other submitters, including the Wagin / Woodanilling Landcare Zone. 	

			<ul style="list-style-type: none"> I have made significant improvements to my garden to entice birds, including the planting of native trees and shrubs, as have some of my neighbours. Between us we provide a habitat corridor to Lot 748 and the adjoining reserves. There is a need for a balance between development and the environment. 	<ul style="list-style-type: none"> Noted. Noted and agreed. 	
14.	GH & DV Gooding 5 Randall Street WAGIN WA 631	Nearby Resident	<ul style="list-style-type: none"> Objection to the proposal. There are over 100 mature trees located on the land, some of the best in town. To bulldoze them for residential purposes is not considered appropriate particularly given that is other more suitable land for housing within the Wagin townsite. If the project goes ahead the town will lose a valuable asset (the trees). 	<ul style="list-style-type: none"> That the local government notes the submission of objection from GH & DV Gooding. Noted. It is acknowledged that there is existing undeveloped, suitably zoned and unvegetated land for residential purposes within the townsite, however the majority of that land is in private ownership with no certainty as to when it will be developed and released for sale on the open market. The Council understands the value of vegetation to the long term economic, social and environmental sustainability of the district. To this extent in the event that Council supports the proposed rezoning it shall require the landowner to commit and contribute to a replanting programme with the aim of ensuring that more trees are planted than that removed as a result of developing Lot 748. 	
15.	Wagin/Woodanilling Landcare Zone PO Box 311 WAGIN WA 6315	Nearby Resident	<ul style="list-style-type: none"> Lot 748 forms part of a vegetated habitat corridor for the Redtail Phascogale. Movements of this endangered marsupial is currently known to occur through Lot 748 and adjoining vegetated reserves which highlights the importance of the subject land and the habitat linkage it provides for these marsupials. 	<ul style="list-style-type: none"> Noted. 	

			<ul style="list-style-type: none"> It is also understood that the subject land provides a habitat for a variety of bird life, mammals and reptiles many of which require the trees for nesting, protection and survival in general. The subject land together with the adjoining reserves provide a protective buffer for the existing residential uses from the impacts of nearby agricultural land (noise, spray drift and agricultural weeds for example). The subject land adds to the agricultural setting of the townsite and hence the towns amenity. With less than 10% of remnant bush remaining with the Shire every opportunity to preserve remnant vegetation and diversify flora and fauna in the areas should be taken. The growth of Wagin is supported however the vegetation contained on Lot 748 is irreplaceable and its approval is considered detrimental to the amenity of the township. 	<ul style="list-style-type: none"> That Council notes that this opinion is consistent with that of other submitters. Council also notes that the proposal was forwarded to the Environmental Protection Authority for assessment of its environmental suitability wherein no objections to the proposal were raised on environmental grounds and that the Department of Environment and Conservation did not respond to the request for comments during the public advertising process. Noted. The significance of the subject land as a buffer between existing agricultural and residential uses and the amenity benefits of the buffer is a matter to be considered by Council in determining whether or not to finally adopt Amendment No.4. Noted. The amenity benefit of the land's current vegetated setting is a matter to be considered by Council in determining whether or not to finally adopt Amendment No.4. The Council is involved in substantial replanting programmes within the district and understands the value of vegetation to the long term economic, social and environmental sustainability of the district. To this extent, in the event that Council supports the proposed rezoning it shall require the landowner to commit and contribute to a replanting programme with the aim of ensuring that more trees are planted than that removed as a result of developing Lot 748. That Council notes that this opinion is consistent with that of other submitters. 	
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16.	LG Kirk PO Box 208 WAGIN WA 6315	Unknown	<ul style="list-style-type: none"> • Objection to the proposal. • There doesn't appear to be a shortage of suitable land in the townsite for residential development that would necessitate the destruction of the natural bush on the block. • The land is used by many for recreational purposes. • Wildlife and wildflowers located on the land would be destroyed. 	<ul style="list-style-type: none"> • That the local government notes the submission of objection from LG Kirk. • Noted. It is acknowledged that there is existing undeveloped, suitably zoned and unvegetated land for residential purposes within the townsite, however the majority of that land is in private ownership with no certainty as to when it will be developed and released for sale on the open market. • It should be noted that Lot 748 Omdurman Street is not currently reserved for recreational purposes under the Shire of Wagin TPS No.2. In fact, it is privately owned by the Western Australian Land Authority. Lot 748 does not currently form part of the land set aside for recreational purposes within the Wagin townsite and its current use for that purpose is informal only. • That Council notes that this opinion is consistent with that of other submitters. In the event that Council supports the proposed rezoning it shall require the landowner to commit and contribute to a replanting programme with the aim of ensuring that more trees are planted than that removed as a result of developing Lot 748. 	
17.	D Stephens	Unknown	<ul style="list-style-type: none"> • I am 8 years old and I don't agree with putting houses in the bush near my grand parents (sic). • The bush is a very good home for the rabbits and the kookaburra's that live there. 	<ul style="list-style-type: none"> • That the local government notes the submission of objection from D Stephens. • Noted. In the event that Council supports the proposed rezoning it shall require the landowner to commit and contribute to a replanting programme with the aim of ensuring that more trees are planted than that removed as a result of developing Lot 748. 	

			<ul style="list-style-type: none"> I like the bush because me and my brother (sic) spend lots of time there riding our bikes and bilding (sic) cubby houses and I can take my pet dog Abby for walks in the bush. Please don't bild (sic) houses there you are going to wreck the bush. 	<ul style="list-style-type: none"> It should be noted that Lot 748 Omdurman Street is not currently reserved for recreational purposes under the Shire of Wagin TPS No.2. In fact it is privately owned by the Western Australian Land Authority. Lot 748 does not currently form part of the land set aside for recreational purposes within the Wagin townsite and its current use for that purpose is informal only. Noted. In the event that Council supports the proposed rezoning it shall require the landowner to commit and contribute to a replanting programme with the aim of ensuring that more trees are planted than that removed as a result of developing Lot 748. 	
18.	LK Thompson PO Box 41 WAGIN WA 6315	Nearby Resident	<ul style="list-style-type: none"> Objection to the proposal. We own an adjoining broadacre farm and we use chemicals as part of our cropping programme. If the subdivision was to be approved it would only be separated from our farm by a road. We believe that the proposal has potential to compromise our farming practices. At present lot 748 acts as a buffer between rural and residential properties and therefore assists with the possible risk of spray drift, dust noise (etc) affecting residential properties. Also, we have a large number of sheep on our property. We have recently suffered a series of dog attacks with the loss of 10 sheep. Additional residential properties may increase the ownership of pet dogs, which may lead to additional dog attacks. 	<ul style="list-style-type: none"> That the local government notes the submission of objection from LK Thompson. Noted. The significance of the subject land as a buffer between existing agricultural and residential uses and the amenity benefits of the buffer is a matter to be considered by Council in determining whether or not to finally adopt Amendment No.4. Noted. Refer to dot point 2 above. The submitters concern is noted however the Dog Act 1976 empowers local governments with controls to manage dogs, including registration and impounding. In relation to rural or farming land the Act affords the farmer certain rights to protect his stock from dog attacks. Under certain 	

				<p>circumstances those rights enable farmers to shoot the dog if it is not accompanied by a person in control of it.</p>	
19.	<p>S & R Diver 7 Costelloe Street WAGIN WA 6315</p>	<p>Nearby Resident</p>	<ul style="list-style-type: none"> • Objection to the proposal. • One of the reasons we moved to Wagin was it's stance on land care. The Shire's stance should apply equally to rural and urban land. • The majestic stand of York gum on the subject land is one of a few remaining natural vegetation stands and therefore should be preserved for future generations. • The Shire should perhaps investigate and exhaust all other suitable opportunities for subdivision and development within the townsite before destroying native vegetation • Wagin is part of the Towns with Salinity project. It seems ironic that the Shire is planting trees with one hand and allowing trees to be knocked down on the other. 	<ul style="list-style-type: none"> • That the local government notes the submission of objection from S & R Diver. • Noted. The Council is involved in substantial landcare programmes, including replanting within the district, and therefore understands the value of vegetation to the long term economic, social and environmental sustainability of the district. To this extent in the event that Council supports the proposed rezoning it shall require the landowner to commit and contribute to a replanting programme with the aim of ensuring that more trees are planted than that removed as a result of developing Lot 748. • Noted. • Noted. There is existing undeveloped, suitably zoned and unvegetated land for residential purposes within the townsite, however the majority of that land is in private ownership with no certainty as to when it will be developed and released for sale on the open market. • Noted. The Council is involved in substantial replanting programmes within the district and understands the value of vegetation to the long term economic, social and environmental sustainability of the district. To this extent in the event that Council supports the proposed 	

			<ul style="list-style-type: none"> The area is also used for recreational purposes (walking and the like). We hope this can be preserved for future generations. 	<p>rezoning it shall require the landowner to commit and contribute to a replanting programme with the aim of ensuring that more trees are planted than that removed as a result of developing Lot 748. Furthermore, Council notes that the proposal was forwarded to the Environmental Protection Authority for assessment of its environmental suitability wherein no objections to the proposal were raised on environmental grounds and that the Department of Environment and Conservation did not respond to the request for comments during the advertising process.</p> <ul style="list-style-type: none"> It should be noted that Lot 748 Omdurman Street is not currently reserved for recreational purposes under the Shire of Wagin TPS No.2. In fact, it is privately owned by the Western Australian Land Authority. Lot 748 does not currently form part of the land set aside for recreational purposes within the Wagin townsite and its current use for that purpose is informal only. 	
20.	J & A Diver 7 Costelloe Street WAGIN WA 6315	Nearby Resident	<ul style="list-style-type: none"> I am 13 and my sister is 11, we are writing to say no to the clearing of the land at the corner of Jaloran and Omdurman Streets. We enjoy going for walks with our dog Tess through the trees and playing and riding our bikes with our friends. 	<ul style="list-style-type: none"> That the local government notes the submission of objection from J & A Diver. It should be noted that Lot 748 Omdurman Street is not currently reserved for recreational purposes under the Shire of Wagin TPS No.2. In fact, it is privately owned by the Western Australian Land Authority. Lot 748 does not currently form part of the land set aside for recreational purposes within the Wagin townsite and its current use for that purpose is informal only. 	

			<ul style="list-style-type: none">• Gum trees take 100's of years to grow. It would be devastating to knock them down for houses. To lose the trees would be a bad thing for our future.• The building of more houses would make more pollution and destroy our future. At school we learn about the environment and how we need to care for living things.• If this land is made into housing we would be losing a place to play, a place that the trees are tall and good. The animals that live here will go away and that would be sad.	<ul style="list-style-type: none">• That Council notes that this opinion is consistent with that of other submitters. In the event that Council supports the proposed rezoning it shall require the landowner to commit and contribute to a replanting programme with the aim of ensuring that more trees are planted than that removed as a result of developing Lot 748.• Noted. Refer to dot point 3 above.• It should be noted that Lot 748 Omdurman Street is not currently reserved for recreational purposes under the Shire of Wagin TPS No.2. In fact, it is privately owned by the Western Australian Land Authority. Lot 748 does not currently form part of the land set aside for recreational purposes within the Wagin townsite and its current use for that purpose is informal only. In the event that Council supports the proposed rezoning it shall require the landowner to commit and contribute to a replanting programme with the aim of ensuring that more trees are planted than that removed as a result of developing Lot 748 thereby providing a new habitat area for the animals that currently move through and live within the boundaries of Lot 748.	
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TOWN PLANNING SCHEME NO. 2 – ATTACHMENT No. 2

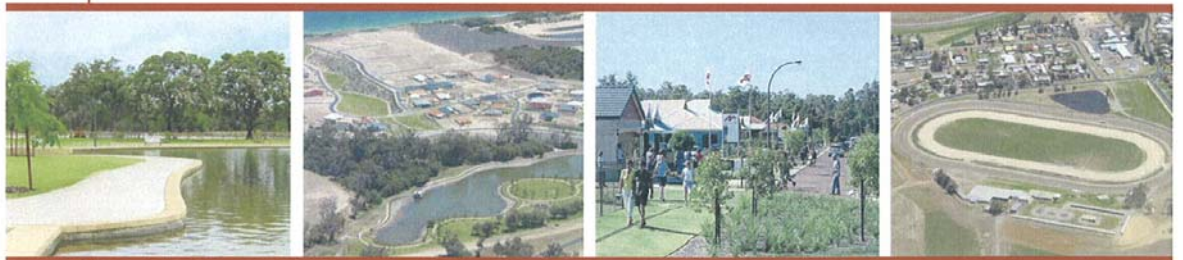
AMENDMENT No. 4

THOMPSON McROBERT EDGELOE

*shire of
wagin*

MARCH 2007
06284P

*Town Planning Scheme No. 2
Amendment No. 4*



TOWN PLANNING • MANAGEMENT • ENGINEERING

PLANNING AND DEVELOPMENT ACT 2005

**RESOLUTION DECIDING TO AMEND
A TOWN PLANNING SCHEME**

**SHIRE OF WAGIN
TOWN PLANNING SCHEME NO. 2
AMENDMENT NO. 4**

RESOLVED that the Council in pursuance of Section 75 of the Planning and Development Act, 2005 amend the above Town Planning Scheme by:

1. Rezoning Lot 748 Omdurman Street, Wagin from 'Rural' to 'Residential R17.5'.
2. Rezoning portion of Reserve 11092 (Lot 745), Wagin from 'Public Purpose-Gravel' to 'No Zone'.
3. Rezoning portion of Reserve 30005 (Lot 747), Wagin from 'Public Purpose – Recreation' to 'No Zone'.
4. Amending the Scheme Map in Accordance with the Scheme Amendment Map.

Datedday of 200...

.....
Chief Executive Officer

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Shire of Wagin TPS No.2
Amendment No. 4

1.0 INTRODUCTION

Thompson McRobert Edgeloe has been engaged by the land owner of Lot 748 Omdurman Street to submit a rezoning amendment. The landowner wishes to rezone the land to include it within a 'Residential R17.5' zone.

1.1 Background

The landowner is seeking to rezone the subject land Lot 748 Omdurman Street, Wagin from 'Rural' to 'Residential' with the R coding of 17.5 to facilitate further development of the site.

1.2 Location, Area and Ownership

The subject land is Lot 748 Omdurman Street, Wagin which contains an area of approximately 1 hectare and is situated on the northern outskirts of the Wagin town site (approximately 1.4km from the town centre). *Figure 1* – provides the location plan.

The land is owned by the Western Australian Land Authority (LandCorp) as described on Certificate of Title vol 2627 Fol 172. (*Appendix A contains the Certificate of Title*)

1.3 Objective of the Amendment

The main objective of the amendment is to rezone Lot 748 Omdurman Street, Wagin from 'Rural' to 'Residential' with the coding of R17.5. This proposal to rezone the subject property and subsequently subdivide can be considered as a logical extension of residential land within the townsite.

1.4 Current Land Use

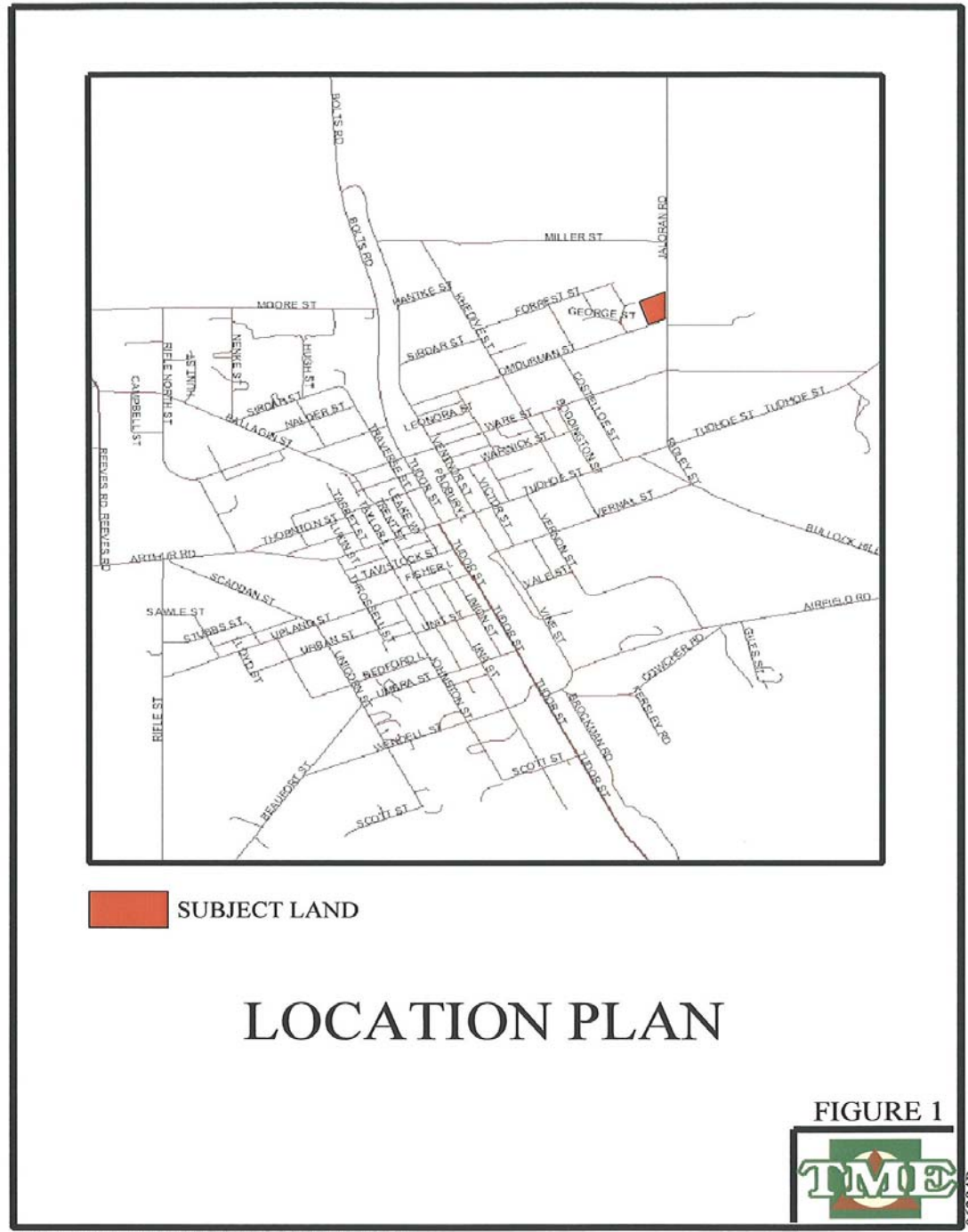
The subject land is currently vacant and is not being used for any specific purpose.

The subject land is surrounded by residential dwellings on the western side, and on the northern boundary there are two reserves (one for the purpose of public recreation and the other for gravel). The subject land is within the gazetted Townsite area.

1.5 Physical Description

The subject land can be described as relatively flat, gently ranging in height between 264m AHD to 268m AHD.

Sparse remnant vegetation exists across the property. Where possible, vegetation will be retained, however some clearing will be necessary during the construction of any eventual subdivision.



Shire of Wagin TPS No.2
Amendment No. 4

1.6 Land Capability

The following information has been obtained from 'Katanning Area Land Resources Survey' (Land Resources Series No.16), produced by Agriculture WA.

The subject land has been classified as mostly being within the Dellyanine System (De1).

The Dellyanine System comprises gently undulating to undulating rises and low hills drained by the Arthur, Beaufort and Hillman Rivers. Soils are mainly grey deep sandy duplex soils with shallow and duplex sandy gravels, grey shallow sandy duplex soils and adamellite, granite or dolerite outcrops.

The De1 sub system comprises upper slopes, hillcrests and breakaways. Soils are shallow, duplex and deep sandy gravels.

The dominant vegetation within this system includes Wandoo woodland with rock Sheoak. Other, less dominant vegetation includes York Gum, Marri and Jarrah.

1.7 Public Utilities and Services

Lot 748 Omdurman Street, Wagin has frontage to both Omdurman Street and Jaloran Road. Both of these roads are constructed as single sealed surfaces. The North West corner of the site joins onto George Street which is proposed to be extended along the northern part of the subject and connect to Jaloran Road. The extension of George St will require portions of Lots 745 and 747, both of which are C class reserves, to be dedicated as road reserves. This is a process that will need to be initiated by the Shire.

A 6m wide asphalt seal with mountable kerbing is proposed within a 20m road reserve (George St through to Jaloran). There is no formal piped drainage system in the vicinity. All runoff generated will be piped and channelled to the south-eastern corner of the development and outlet provided into the swale on Jaloran Road south of Omdurman Road.

It is proposed that connection to the power network is to be made off Omdurman Street.

There is currently no reticulated gas available in Wagin.

The sewerage connection point in Omdurman Street is extremely shallow and already encased in concrete. After a detail survey and discussion with Water Corporation (Albany) it was determined that residential lots will be able to be serviced with reticulated sewerage.

It is envisaged that any future subdivision of the site will be able to be serviced with reticulated water, if the current mains are extended from south Omdurman Street and extended along Jaloran Road.

2.0 PLANNING CONSIDERATIONS

2.1 Regional Planning Context

2.1.1 DC 3.4 – Subdivision of Rural Land

The scheme amendment proposes to rezone the subject land to facilitate subdivision for residential purposes. Under Policy 'DC 3.4 – Subdivision of Rural Land', the Western Australian Planning Commission shall only approve subdivision of rural land for residential purposes where it is identified in an endorsed local planning strategy or local rural strategy and is zoned in a town planning scheme.

In preparing the proposed scheme amendment document, consideration has been given to those elements listed within the policy as being information that supports a subdivision application of rural land, such as the impact on agriculture, size of lots, land capability and servicing.

By rezoning the subject site to residential, the impact on agricultural will be negligible. The size of the subject land and location adjacent to developed residential areas makes the land unsuitable for agricultural production.

The land is considered capable and suitable for residential development furthermore, it is able to be appropriately serviced.

2.1.2 SPP 2.5 – Agriculture and Rural Land Use Planning

State Planning Policy No.2.5 Agriculture and Rural Land Use Planning is guided by the following fundamental principles:

- *The State's priority agricultural land resources should be protected.*
- *Rural settlement opportunities should be provided if sustainable and of benefit to the community.*
- *The potential for land use conflict should be minimised.*
- *The State's natural resources should be carefully managed*

The subject land is not identified as priority agricultural land and as such should be able to be considered for alternative uses.

The potential for land use conflict is considered minimal as residential development adjoins the subject site.

The site is small in size and is not currently suited to agricultural pursuits.

Shire of Wagin TPS No.2
Amendment No. 4

2.2 Local Planning Context

2.2.1 Shire of Wagin Town Planning Scheme No.2

The subject land is zoned 'Rural' under the Shire of Wagin Town Planning Scheme No.2.

Under this zoning, further subdivision is not permitted. Subsequently, under TPS No.2 to pursue such development the land is required to undergo an amendment to rezone it to 'Residential'.

It is proposed by way of this amendment to rezone the land to the 'Residential R17.5' zone under the Shire of Wagin Town Planning Scheme No.2.

3.0 REZONING PROPOSAL AND JUSTIFICATION

3.1 Rezoning Proposal

The landowner wishes to pursue rezoning of Lot 748 Omdurman Street, Wagin from the current 'Rural' zone to 'Residential R17.5' zone, in order to facilitate its residential development in the future. This proposal can be further supported by the location of the subject land being in close proximity to the Wagin town centre, Wagin District High school and the Wagin Hospital. The close location of the subject land to these facilities, coupled with a strong demand for housing development, would support future development of the subject land.

3.1.1 Residential Subdivision Parameters

A Residential Subdivision Parameters Plan is included (*Appendix B contains the Residential Subdivision Parameters Plan*). This plan indicates and describes the opportunities for future residential subdivision.

The proposed residential density of R17.5 is considered appropriate, as it is in keeping with the density of existing residential zoned land near the subject site.

The R17.5 density allows a minimum lot size is 500m², with an average of 571m², however, given demand trends for residential land within the Wagin Townsite; it is more likely that the proposed lots will be in the order of 750m² – 800m².

Furthermore from a design perspective it would seem that the extension of George Street through to Jaloran Road would be a logical extension both in terms of resulting in a better design outcome as well as from an engineering perspective (drainage, runoff etc).

Extending George Street as proposed, portions of Lots 745 and 747 (both of which are C class reserves) will require modification from their current classification:

- Lot 745 – Reserve 11092 – Land Use: Gravel (zoning "Public Purpose – Gravel")
- Lot 747 – Reserve 30005 – Land Use: Public Recreation (zoning "Public Purpose – Recreation")

Shire of Wagin TPS No.2
Amendment No. 4

to being zoned "No Zone" to permit the dedication of a road reserve.

3.2 Proximity to Town Centre

The subject land is located within close proximity to the Wagin town centre and community facilities, such as educational facilities, medical facilities, parks and recreation. This allows future residents the opportunity to minimise the use of private vehicles at certain times.

4.0 CONCLUSION

The proposal to rezone Lot 748 Omdurman Street, Wagin from the current 'Rural' zone to 'Residential R17.5' zone is based upon justifiable planning reasons.

It is proposed that the subject amendment be considered as a logical extension of the Wagin Townsite to the north east.

For the reasons outlined above, the Council of the Shire of Wagin is requested to adopt and advertise the amendment documents and recommend to the Western Australian Planning Commission and the Hon. Minister for Planning and Infrastructure, that the rezoning be granted final approval.

APPENDIX A

Certificate of Title

98C

WESTERN




AUSTRALIA

RECORD OF CERTIFICATE OF TITLE UNDER THE TRANSFER OF LAND ACT 1893

REGISTER NUMBER	
748/DP223184	
Duplicate Edition	DATE DUPLICATE ISSUED
1	8/8/2006

VOLUME 2627 FOLIO 172

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

RG Roberts
REGISTRAR OF TITLES 

LAND DESCRIPTION:

LOT 748 ON DEPOSITED PLAN 223184

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

WESTERN AUSTRALIAN LAND AUTHORITY OF LEVEL 3, 40 THE ESPLANADE, PERTH
(TF J744555) REGISTERED 2 AUGUST 2006

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS: (SECOND SCHEDULE)

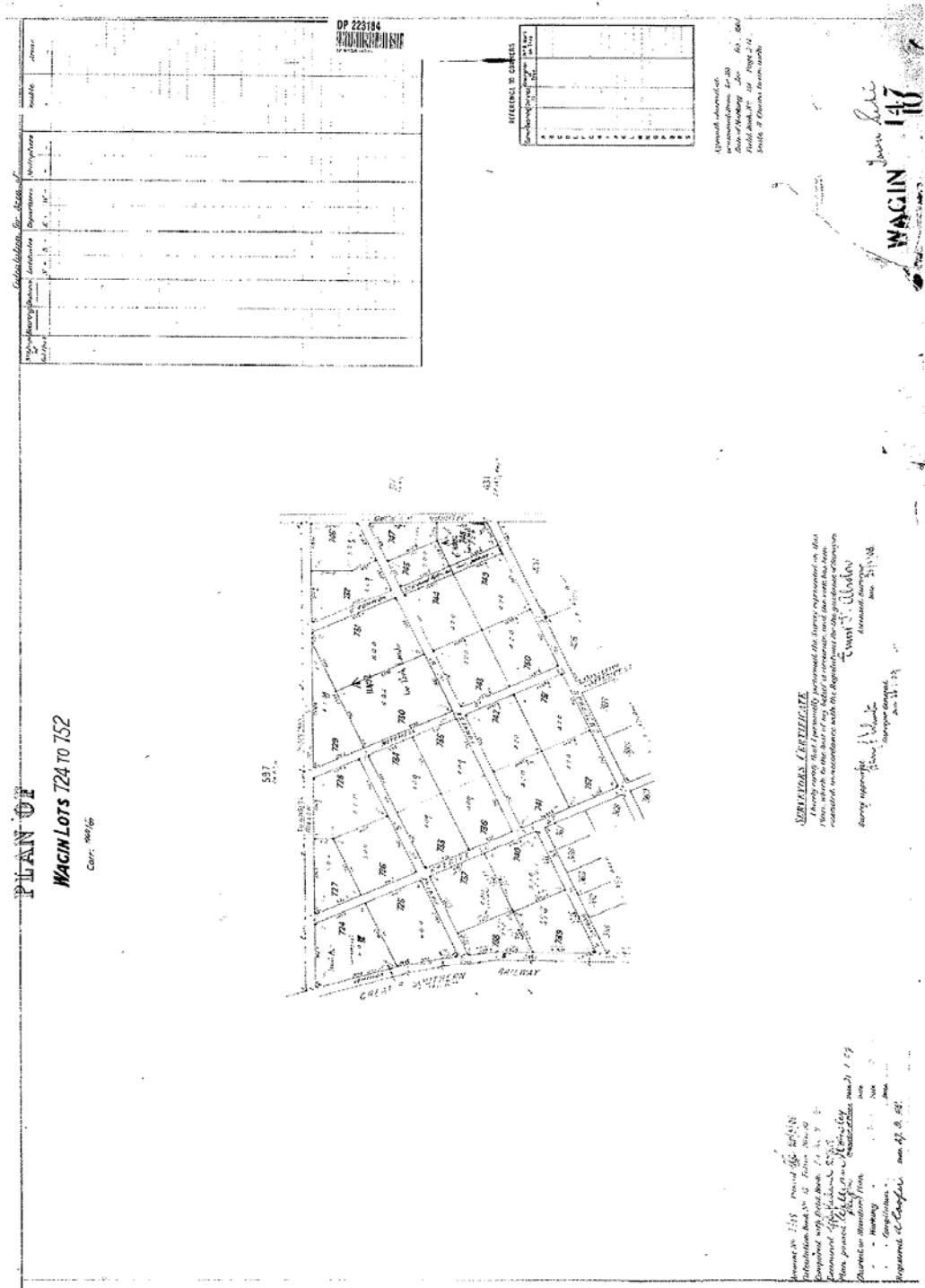
Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

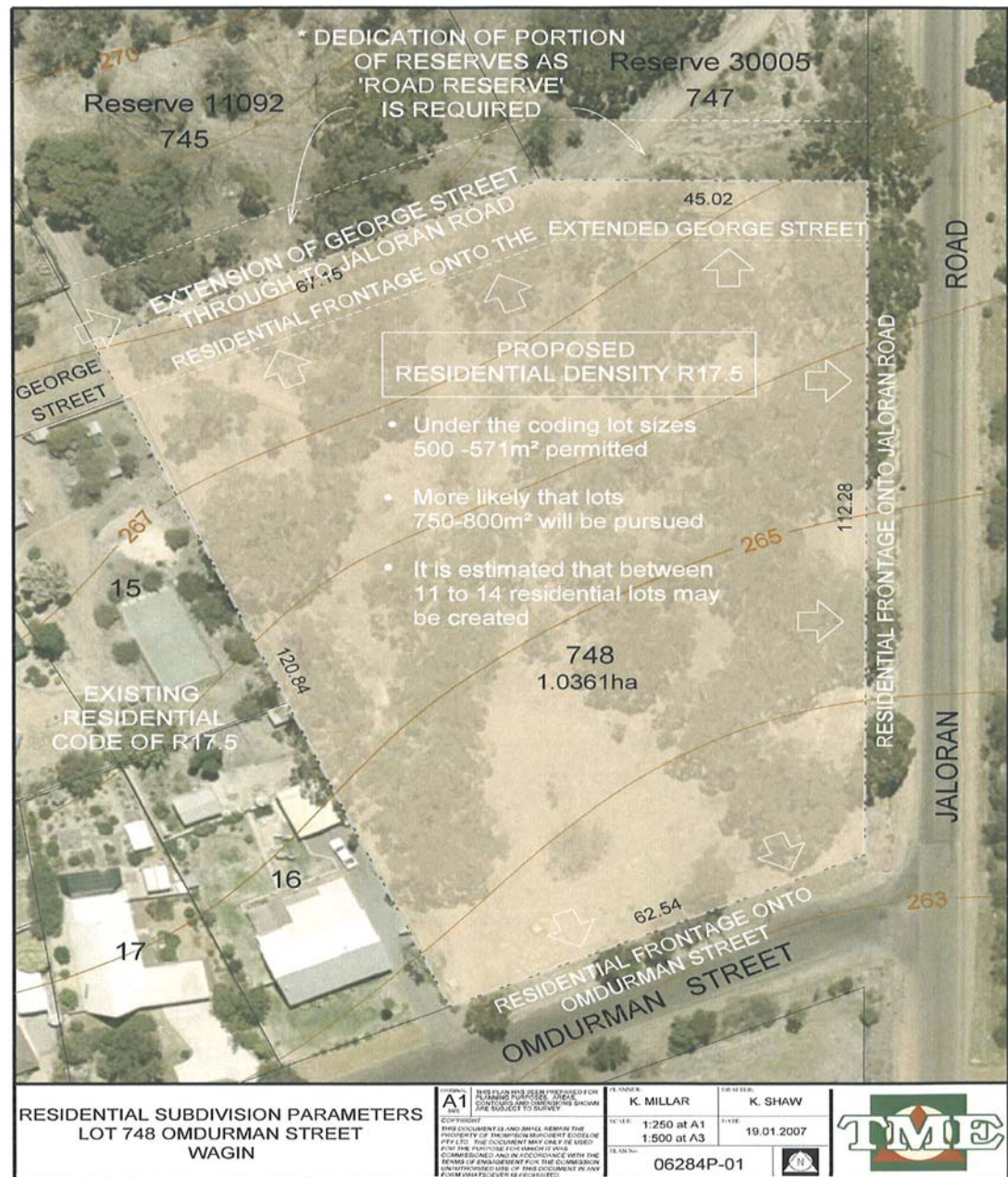
The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND:	DP223184.
PREVIOUS TITLE:	LR3137-772.
PROPERTY STREET ADDRESS:	79 OMDURMAN ST, WAGIN.
LOCAL GOVERNMENT AREA:	SHIRE OF WAGIN.



APPENDIX B

Residential Subdivision Parameters Plan



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PLANNING AND DEVELOPMENT ACT 2005**SHIRE OF WAGIN
TOWN PLANNING SCHEME NO. 2
AMENDMENT NO. 4**

The Shire of Wagin under and by virtue of the powers conferred upon it in that behalf by the Planning and Development Act, 2005 hereby amends the above Town Planning Scheme by:

1. Rezoning Lot 748 Omdurman Street, Wagin from the current 'Rural' zone to 'Residential R17.5' zone.
2. Rezoning portion of Reserve 11092 (Lot 745), Wagin from 'Public Purposes-Gravel' to 'No Zone'.
3. Rezoning portion of Reserve 30005 (Lot 747), Wagin from 'Public Purposes – Recreation' to 'No Zone'.
4. Amending the Scheme maps in accordance with the Scheme Amendment Maps.

Amendment No. 4



ADOPTION AND APPROVAL OF THE TOWN PLANNING SCHEME AMENDMENT

The following endorsements are hereunto affixed as confirmation of compliance with the requirements of the Planning and Development Act 2005 and Town Planning Regulation 1967 (as amended).

Regulation 13(1)

The Town Planning Scheme Amendment was adopted by Resolution of the Council of the Shire of Wagin at the meeting of the Council held on the _____ day of _____ 20____.

PRESIDENT

CHIEF EXECUTIVE OFFICER

Regulation 17(2)

The Town Planning Scheme Amendment was adopted by Resolution of the Council of the Shire of Wagin at the meeting of the Council held on the _____ day of _____ 20____.

PRESIDENT

CHIEF EXECUTIVE OFFICER

Regulation 22(1)

In accordance with the resolution of the Council of the Shire of Wagin at the meeting held on the _____ day of _____ 20____ the seal of the Municipality was hereunto affixed in the presence of:

PRESIDENT

CHIEF EXECUTIVE OFFICER

Regulation 22(2)

Endorsed by the Western Australian Planning Commission and submitted for final approval.

DELEGATED UNDER S16 OF PLANNING AND
DEVELOPMENT ACT 2005

DATE

Final approval granted.

MINISTER FOR PLANNING AND INFRASTRUCTURE

DATE

9.2.2**Relinquish of Land****Location:****Lot 4 Traverse Street, Wagin****Proponent:****LM Absolon****Reporting Officer:****Chief Executive Officer****File:****TPL 4/2****Summary**

The proponent has written to Council advising that she has recently inherited lot 4 Traverse Street Wagin. Due to its current state the lot is considered unsaleable and as such is seeking Councils thoughts on purchasing this lot for nil consideration.

Background

An aerial picture of the lot in question has been provided to support this item. The picture confirms that a large open water drain does exist through the middle of the property.

Comment

Council has been offered the opportunity to purchase this lot for a nil consideration. Whilst there may be no intending use for the property it does serve as a natural drainage route taking excess surface groundwater through to Traverse Street.

Statutory Environment

Nil

Policy Implications

Nil

Budget Implications

Nil

Officer's Recommendation

That Council advise the proponent that it is willing to purchase lot 4 Traverse Street for a nil consideration.

Council Resolution

547 Cr DK Morgan/Cr EN Pugh

That the Officer's Recommendation be adopted.

CARRIED
Vote 10/0



Cr Brockway left the meeting at 7.38pm, Cr Morgan chaired the meeting in the absence of the Shire President.

9.2.3	Grazing Lease over Reserve 2089
Location:	Reserve 2089 (Lot 79)
Proponent:	Department for Planning and Infrastructure
Reporting Officer:	Chief Executive Officer
File:	R2089

Summary

The proponent has written to Council advising that the Grazing lease over reserve 2089 expired on 31st December 2002. It was leased to Mr G Ward who has been a 'Tenant at will' since this date.

Background

The proponent is seeking Council support for a new lease for Mr G Ward subject to this lot being available for grave extraction.

Comment

Council did write to the proponent in January 2005 confirming our support to this proposal. Although it was never actioned by the proponent I now seek Councils endorsement given a period of three years has almost past.

Statutory Environment

Local Government Act 1995

Policy Implications

Nil

Budget Implications

Nil

Officer's Recommendation

That Council advise the proponent that it has no objection to the Grazing Lease over Reserve 2089 (Lot 79), subject to the lot being available for gravel extraction.

Council Resolution

548 Cr IC Cumming/Cr AP Scanlon

That the Officer's Recommendation be adopted.

CARRIED
Vote 9/0

9.2.4**Grazing Lease over Reserve 2091****Location:****Reserve 2091 (Lot 120)****Proponent:****Department for Planning and Infrastructure****Reporting Officer:****Chief Executive Officer****File:****R2091****Summary**

The proponent has written to Council advising that the Grazing lease over reserve 2091 expired on 31st December 2005. It was leased to Mr & Mrs Brockway who has been a 'Tenant at will' since this date.

Background

The proponent is seeking Council support for a new 5 year lease for Mr & Mrs Brockway to continue using the land for "Grazing" purposes.

Comment

Nil

Statutory Environment

Local Government Act 1995

Policy Implications

Nil

Budget Implications

Nil

Officer's Recommendation

That Council advise the proponent that it has no objection to a new 5 year Grazing Lease over Reserve 2091 (Lot 120).

Council Resolution**549 Cr PJ Blight/Cr AP Scanlon**

That the Officer's Recommendation be adopted.

CARRIED
Vote 9/0

Cr Brockway returned to the meeting at 7.40pm

9.2.5**Grazing Lease over Reserve 15113****Location:****Reserve 15113 (Lot 11133)****Proponent:****Department for Planning and Infrastructure****Reporting Officer:****Chief Executive Officer****File:****R15113****Summary**

The proponent has written to Council advising that the Grazing lease over reserve 15113 expired on 30th September 2004. It was leased to Mr J Farrow who has been a 'Tenant at will' since this date.

Background

The proponent is seeking Council support for a new 5 year lease for Mr J Farrow to continue using the land for "Grazing" purposes.

Comment

Nil

Statutory Environment

Local Government Act 1995

Policy Implications

Nil

Budget Implications

Nil

Officer's Recommendation

That Council advise the proponent that it has no objection to a new 5 year Grazing Lease over Reserve 15113 (Lot 11133).

Council Resolution**550 Cr AP Scanlon/Cr AC Dohle**

That the Officer's Recommendation be adopted.

CARRIED
Vote 10/0

9.2.6	Request to erect a Monument – Wagin's Timber Sawmill
Location:	Shire Depot – Venice Street, Wagin
Proponent:	T Staszewski
Reporting Officer:	Chief Executive Officer
File:	PRO 6

Summary

A request has been received from the proponent seeking Council approval to erect a monument and plaque at the site of Wagin's first and only Timber Sawmill.

Background

The proponent has provided Council with some supporting information. This outlines that a Timber Sawmill was established by Ted and Ann Krupa in 1953 and traded until 1976.

The proponent is seeking Council approval to erect a monument and plaque to commemorate the original site of Wagin's first and only Timber Sawmill. The monument will be placed behind the current Shire Depot on Venice Street, being the original location of the sawmill.

Comment

I have reviewed our Municipal Inventory of Heritage Places that was completed in 1997. This inventory does not make any mention of a timber sawmill. The Emu's Watering Place (A brief history of the Wagin District) identifies E Krupa Timber Merchant as a business in Wagin in 1960.

The proponent is seeking approval to erect a plaque that contains the wording "This Plaque is to signify the original site of Wagin's First & Only Sawmill established by Ted & Ann Krupa 1953 – 1976".

Statutory Environment

Local Government Act 1995

Policy Implications

Nil

Budget Implications

Nil

Officer's Recommendation

That Council authorise the proponent to erect a monument and plaque behind the Shire Works Depot on Venice Street, with all cost to be borne by the proponent.

Council Resolution**551 Cr IC Cumming/Cr EN Pugh**

That the Officer's Recommendation be adopted.

CARRIED
Vote 10/0



9.2.7	Contribution to WWLZ
Location:	WWLZ
Proponent:	Chief Executive Officer
Reporting Officer:	Chief Executive Officer
File:	DEP 2/7

Summary

Council has received an invoice from the Shire of Woodanilling for the 2006/2007 WWLZ contribution. The invoice totals \$31,900.62 + GST.

Background

Council became alarmed at the allocation of financial resources regarding the WWLZ during our recent budget deliberations.

Our concern was the financial commitment that was expected by the Shire of Wagin in securing the employment of one FTE Landcare officer. This included additional expenses such as vehicle, treasurer, utilities, and office rental.

Comment

On Thursday 9th August 2007, Crs Brockway, Morgan, Dohle and myself met with representatives from the Shire of Woodanilling to discuss this issue and determine a suitable outcome.

It was agreed that the treasurer would revisit the financial allocation of resources and present a revised budget to the WWLZ. The two Shires would review the current MOU agreement and update it where appropriate to reflect the financial commitments of both Shires.

Whilst this action resolved the 2007/2008 current year the same principles of allocating resources was used in 2006/2007 when the Shire of Woodanilling commenced as the treasurer. Due to this I have not authorised the payment of this invoice and now seek Council endorsement to do so.

Statutory Environment

Local Government Act 1995

Policy Implications

Nil

Budget Implications

No payment has been made for 2006/2007 to date and surplus funds have been carried forward to expend this financial year.

Officer's Recommendation

That Council authorise the payment of \$31,900.62 + GST to the Shire of Woodanilling being our 2006/2007 contribution towards the WWLZ.

Council Resolution

552 Cr PJ Blight/Cr EN Pugh

That the Officer's Recommendation be adopted.

CARRIED
Vote 10/0

9.2.8	Request to Keep 24 Cats
Location:	4 Tudhoe Street
Proponent:	B & M McDermott
Reporting Officer:	Chief Executive Officer
File:	HLT 12

Summary

Council has received a letter from the proponent seeking approval to keep 24 cats at 4 Tudhoe Street Wagin.

Background

Council adopted its Health Local Law in 2002 which includes a section on keeping animals and birds of which cats comes under this section.

Section 5.2.4 (1) states, that a person shall not, without an exemption in writing from the Council, keep more than 2 cats over the ages of 3 months on premises on any land within the District.

The proponent is seeking Council approval to exceed the allowable limit of 2 cats by a further 22 cats to a total of 24 cats.

Comment

The main issues for Council to consider now are, what maximum number of cats should be supported, and do you want to add in any additional conditions such as shelters or runs.

The Health Local Law does give Council the ability to impose conditions regarding the need to construct a shelter to house an increased number of cats and a copy of this section has been included as a guide should Council support this application

Statutory Environment

Local Government Act 1995
Shire of Wagin Health Local Law 2002

Policy Implications

N/A

Budget Implications

Nil

Officer's Recommendation

That Council;

1. Decline the application from B & M McDermott to keep 24 cats at 4 Tudhoe Street Wagin as the number requested is greater than the prescribed limit of 2 cats per property.
2. Advise the proponent of their right to appeal Councils decision through the State Administrative Tribunal.

Council Resolution**553 Cr EN Pugh/Cr DK Morgan**

That the Officer's Recommendation be adopted.

CARRIED
Vote 10/0

Cats

5.2.4 (1) *Subject to subsection (6), a person shall not, without an exemption in writing from the Council, keep more than 2 cats over the ages of 3 months on premises on any land within the District.*

(2) *An owner or occupier of premises may apply in writing to the Council for exemption from the requirements of subsection (1).*

(3) *the Council shall not grant an exemption under this Section unless it is satisfied that the number of cats to be kept will not be a nuisance or injurious or dangerous to health.*

(4) *An exemption granted under this Section shall specify -*

(a) *the owner or occupier to whom the exemption applies;*

(b) *the premises to which the exemption applies; and*

(c) *the maximum number of cats which may be kept on the premises.*

(5) *A person who is granted an exemption under subsection (3) may be required by Council to:*

(a) *provide for each cat kept at or on the premises, a properly constructed shelter with an enclosure complying with the following-*

(i) *each shelter shall have a floor area of not less than 0.5 square metres for each cat over the age of 3 months kept or to be kept therein; and*

(ii) *the area of the enclosure appurtenant to each shelter shall be not less than 3 times the area of the shelter;*

(b) *ensure every shelter and enclosure is situated at a distance of not less than -*

(i) *2 metres from the boundary of any lot not owned or occupied by the person by whom the cats are kept;*

(ii) *10 metres from any dwelling, church, schoolroom, hall or premises in which food is manufactured, packed or prepared for human consumption;*

(c) *keep all shelters, enclosures, yards and grounds in which cats are kept in a clean condition and free from vectors of disease at all times and clean, disinfect or otherwise deal with them as directed by an Environmental Health Officer from time to time.*

(6) *A person may keep more the 2 cats on premises used for veterinary purposes or as a pet shop.*

Cr Blight and Cr Brockway left the meeting at 7.44pm, Cr Morgan chaired the meeting in the absence of the Shire President.

9.2.9	Childcare Service
Location:	34 Trent Street
Proponent:	Wagin Telecentre
Reporting Officer:	Chief Executive Officer
File:	TPL 4/2

Summary

An application has been received from the proponent to establish a childcare service at Lot 34 Trent Street Wagin.

Background

Lot 34 Trent Street Wagin (CWA Hall) is zoned as 'Commercial' in the Shire of Wagin's Town Planning Scheme No 2, it is 1,012m² in size.

The commercial zone is to be used for retail shopping, sales, hotels, offices, professional suits, 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 where Council is satisfied that they will benefit the community and not result in being a nuisance.

Table 1 of the TPS No2 does not include a use class of Childcare Service or anything similar. Therefore Council must determine if it will permit this type of use in a Commercial zoning.

Comment

In considering this request Council will need to consider the issue of parking and how the intended use may affect neighbouring landowners.

The proponent has advised that it will operate four days per week between the hours of 8am and 5.30pm with a maximum of 19 children permitted. In consultation with our Principal Environmental Health Officer / Building Surveyor we will require some clarification regarding the preparation and handling of food to ensure compliance is maintained with the Health Act.

Parking exists on Trent Street and at lot 33 being the vacant lot between the CWA Hall and the Shire's Public Library. This lot has been identified for additional parking and to include tourist parking for vehicles towing caravans etc.

The proponent has not paid the mandatory \$100 application fee that should have been submitted with application. The proponent is requesting that Council waive this fee.

Section 6.3.2 of the Town Planning Scheme No2 states;

"Where an application is made for planning approval to commence or carry out development which involves an 'AA' use, or any other development which requires the planning approval of the Council, the Council may give notice of the application in accordance with the provisions of sub-clause 6.3.3."

Council has three options to consider in giving notice of an application for planning approval. Each option must outline that Council will receive submissions pertaining to the proposed development for a period of twenty one days. The options are as follows;

1. Notice of the proposed development to be served on the owners and occupiers likely to be affected by the granting of planning approval.
2. Notice of the proposed development to be published in a newspaper circulating in the scheme area.
3. A sign or signs displaying notice of the proposed development to be erected in a conspicuous position on the land.

Given this proposal I consider it appropriate that Council fulfil the requirements of options 1 and 2.

Statutory Environment

Local Government Act 1995
Town Planning Scheme No2

Policy Implications

Nil

Budget Implications

Proponent is requesting that Council waive the \$100 development application fee.

Officer's Recommendation

That Council;

1. In accordance with clause 6.3 of the Shire's Town Planning Scheme No2, Council sends a notice of the proposed development to owners or occupiers likely to be effected by the proposal to establish a Childcare Service at lot 34 Trent Street, and also advertise this proposal in the Wagin Argus inviting submissions pertaining to the proposed development for a period of twenty one days.
2. Agree to waive the fee of \$100 applicable to this Application for Planning Approval.

Council Resolution

554 Cr AP Scanlon/Cr EN Pugh

That the Officer's Recommendation be adopted.

CARRIED
Vote 8/0

Cr Blight and Cr Brockway returned to the meeting at 7.50pm.



9.2.10	Storage of Water Resources
Location:	Lot 1103 Moore Street
Proponent:	Chief Executive Officer
Reporting Officer:	Chief Executive Officer
File:	WRK 27

Summary

Following the success of our recent water harvesting initiative of collecting water at the Works Depot and pumping to the White Dam all water storage facilities in town have now been filled.

Background

Council has for some time considered the possibility of constructing a dam to store additional water resources including the option of holding treated effluent water from the Water Authority.

Council is now in a precarious situation where we currently have the White Dam, and the Bowling Club Dam full. Any stormwater collected in the near future cannot be used as we have insufficient storage capacity.

An investigation into the area adjacent to the White Dam has revealed that the Shire actually owns lot 1103 and that this may be an ideal location for a second dam to store water. The infrastructure is already in place with regard to pipelines from the depot and Badgarning Dam. This could easily be modified to allow collected water to be diverted into either the White Dam or a proposed new dam.

Comment

To assist Council in progressing this concept further the Manager of Works and myself have completed an application to obtain an area permit application to clear native vegetation. Obtained a quotation of \$50,000 to construct a 29,000 yard dam. This is a similar size to the existing White Dam.

Should Council embrace this concept, staff could organise to outline the financial benefits of becoming a more water wise Council. The financial savings would relate to a reduced use of scheme water at the Wetlands Park including pond.

An approach could also be made to the Department of Education and Training for a contribution towards the cost of construction in return for a commitment to receive access to a continual water supply.

Statutory Environment

Local Government Act 1995

Policy Implications

N/A

Budget Implications

No provision has been made in the 2007/2008 financial year.

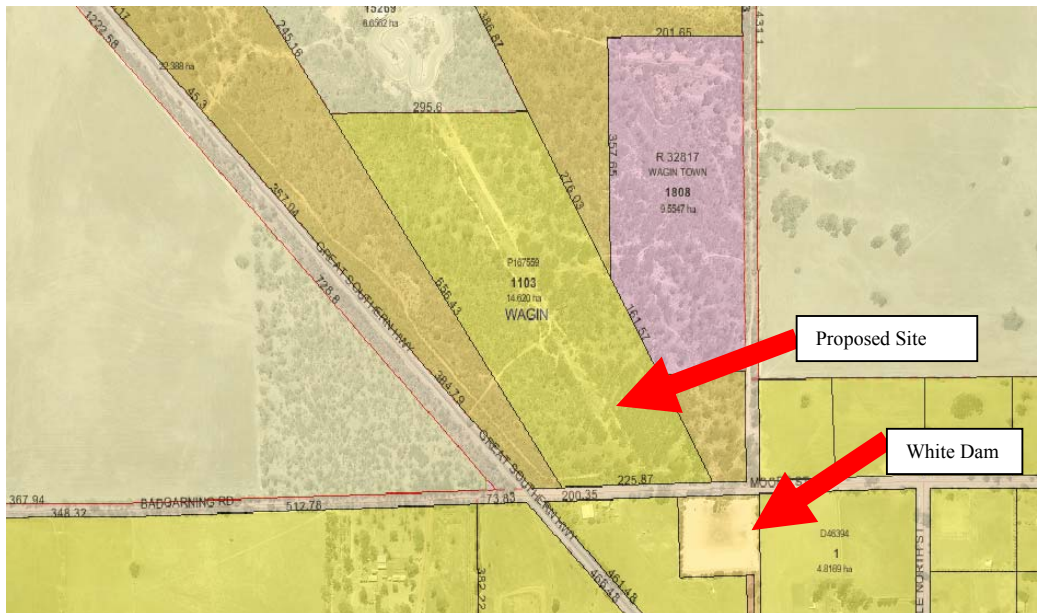
Officer's Recommendation

That Council agree to the concept of constructing an additional dam for water storage and direct staff to continue investigating this proposal.

Council Resolution**555 Cr DK Morgan/Cr IC Cumming**

That the Officer's Recommendation be adopted.

CARRIED
Vote 10/0



Cr Draper left the meeting at 8.03pm

9.2.11	Request to Keep Additional Dogs
Location:	Various
Proponent:	David & Londa Iles, Kim Johnson, Tammy Gath, Tania Jenkins, and Keith & Jeanette Draper
Reporting Officer:	Chief Executive Officer
File:	RNG 2

Summary

Council has received five applications to keep more than the prescribed limit of two dogs per premises.

Requests have been received from David & Londa Iles, Kim Johnson, Tammy Gath, Tania Jenkins, and Keith & Jeanette Draper.

Background

Council staff are proposing to develop a policy to address many of the requests that are currently being received. Due to other requirements that has not been completed and therefore Council direction is required regarding each of these requests.

Comment

David & Londa Iles seek permission to keep three dogs at 101 Tudhoe Street.
Kim Johnston seeks approval to keep four dogs at 14 Una Street.
Tammy Gath seeks approval to keep three dogs at 9 Ingram Lane.
Tania Jenkins seeks approval to keep three dogs at 6 Venice Street.
Keith & Jeanette Draper seek approval to keep three dogs at 2 Ware Street.

Statutory Environment

Local Government Act 1995
Dog Act 1976, including Shire of Wagin's Dog Local Laws.

Policy Implications

Nil

Budget Implications

Nil

Officer's Recommendation

That Council grant approval to;

1. David & Londa Iles to keep three dogs at 101 Tudhoe Street.
2. Kim Johnston to keep 4 dogs at 14 Una Street.
3. Tammy Gath to keep three dogs at 9 Ingram Lane.
4. Tania Jenkins to keep three dogs at 6 Venice Street.
5. Keith & Jeanette Draper to keep three dogs at 2 Ware Street.

All approvals are subject to;

1. each dog being licensed
2. confined to the property unless exercised in accordance with legislative requirements and;
3. that Council may revoke this approval at anytime it deems necessary.

Council Resolution**556 Cr JLC Ballantyne/Cr EN Pugh**

That the Officer's Recommendation be adopted.

CARRIED

Vote 9/0

Cr Draper returned to the meeting at 8.04pm

9.2.12**Request to Keep Poultry****Location:****Various****Proponent:****Wayne Adrian, John Williams, and Sharon Sicily****Reporting Officer:****Chief Executive Officer****File:****RNG 3**

Summary

Council has received three applications to keep more than the prescribed limit of poultry as outlined in the Shire's Health Local Law 2001.

Requests have been received from Wayne Adrian, John Williams, and Sharon Sicily.

Background

Council's Health Local Law requires that any resident wishing to keep certain types of poultry (e.g. Roosters) to firstly obtain Council approval.

Wayne Adrian of 26 Umbra Street is seeking approval to keep one rooster.

Sharon Sicily of 1 Lloyd Street is seeking approval to keep one rooster.

John Williams of 3 Stubbs Street is seeking approval to keep 14 fowls, 1 drake, 12 Muscovy Ducks (2 ducks + 10 eggs), and 2 Khaki Campbell Ducks.

Comment

Council staff recently advertised the requirements of the Health Local Law regarding the keeping of poultry. As a result these applications have been received and each proponent has had their poultry for some time. This outlines that no formal complaints have been received and should be taken into consideration by Council in determining their individual requests.

Statutory Environment

Local Government Act 1995

Shire of Wagin's Health Local Law

Policy Implications

N/A

Budget Implications

No

Officer's Recommendation

That Council grant approval to;

1. Wayne Adrian of 26 Umbra Street to keep one rooster.
2. Sharon Sicily of 1 Lloyd Street to keep one rooster.
3. John Williams of 3 Stubbs Street to keep 14 fowls, 1 drake, 12 Muscovy Ducks, and 2 Khaki Campbell Ducks.

These approvals are subject to no objections or complaints being received, in which case, Council may revoke its approval at anytime it deems necessary.

Council Resolution

557 Cr DK Morgan/Cr JL Ewen

That the Officer's Recommendation be adopted.

CARRIED
Vote 10/0

9.2.13**Transfer of Mt Latham Bushfire Communication Facilities to FESA****Location:****Mount Latham****Reporting Officer:****Deputy Chief Executive Officer****File:****FRC 3/1**

Summary

VSA Property, on behalf of FESA, has written to Council seeking comment in regard to transferring ownership of bushfire communication facilities at Mt Latham to FESA.

Background

FESA has engaged VSA Property to manage and review all FESA property matters including communication sites where FESA have installed communication equipment and antennas.

As a part of bushfire and emergency management communications the Shire of Wagin owns the hut and communication equipment on the Telstra owned site at Mt Latham. However FESA owned antennas have been mounted on the Telstra tower.

FESA is now seeking comment regarding the Shire transferring ownership of their communications equipment to FESA who in turn would take over the responsibility for the ongoing maintenance and replacement of structures as required.

Comment

The communication hut is in poor condition and communication equipment is ageing and will require on going maintenance and upgrading in the near future. FESA communication technicians have the expertise to carry out such maintenance and upgrades and it would seem appropriate to transfer ownership and responsibility of these facilities to FESA. This will ensure the Shire's bushfire and emergency communications are working at their optimum.

As a part of the transfer process a Memorandum of Understanding between the Shire and FESA would be established.

Statutory Environment

Nil

Policy Implications

Nil

Budget Implications

Nil

Officer Recommendation

That Council write to VSA property expressing its support in transferring ownership and responsibility of Shire owned bushfire communication facilities at Mt Latham to FESA.

Council Resolution

558 Cr EN Pugh/Cr KM Draper

That the Officer's Recommendation be adopted.

CARRIED
Vote 10/0

9.2.14**Statement of Financial Performance - July 2007****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 July 2007.

Council Resolution

559 Cr DK Morgan/Cr PJ Blight

That the Officer's Recommendation be adopted.

CARRIED

Vote 10/0

SHIRE OF WAGIN
MONTHLY STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2007 TO 31 JULY 2007

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SHIRE OF WAGIN

STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2007 TO 31 JULY 2007

	NO1	31 Jul 2007 2007 Actual \$	31 Jul 2007 2007 Y-T-D Budget \$	2007/08 Revised Budget \$
Operating				
Revenues/Sources	1,2			
Governance		0	250	8,000
General Purpose Funding		1,300,602	1,314,477	1,136,189
Law, Order, Public Safety		2,489	3,389	42,569
Health		5,104	5,575	108,980
Education and Welfare		75,363	75,425	275,400
Community Amenities		1,580	1,530	174,205
Recreation and Culture		1,116	1,140	48,230
Transport		1,199	0	485,795
Economic Services		1,006	4,245	88,685
Other Property and Services		165,766	73,300	902,240
		1,554,225	1,479,331	3,270,293
(Expenses)/(Applications)	1,2			
Governance		-10,242	-57,518	-223,352
General Purpose Funding		-27,279	-10,827	-210,229
Law, Order, Public Safety		-9,723	-14,345	-154,835
Health		-12,142	-16,293	-173,256
Education and Welfare		-18,145	-29,213	-345,930
Community Amenities		-15,293	-19,665	-265,583
Recreation & Culture		-35,745	-44,706	-663,707
Transport		-78,594	-125,364	-1,599,285
Economic Services		-33,232	-12,537	-178,706
Other Property and Services		-138,768	-115,349	-1,061,027
		-379,163	-445,817	-4,875,910
Adjustments for Non-Cash (Revenue) and Expenditure				
(Profit)/Loss on Asset Disposals	4	0	0	-48,500
Depreciation on Assets		0	76,652	917,050
Capital Revenue and (Expenditure)				
Purchase Land Held for Resale	3	0	0	-225,000
Purchase Land and Buildings	3	0	0	-409,900
Purchase Infrastructure Assets	3	0	0	-249,975
Purchase Infrastructure Assets - Parks	3	0	0	-10,500
Purchase Plant and Equipment	3	0	0	-605,000
Purchase Furniture and Equipment	3	-3,803	-5,000	-94,500
Proceeds from Disposal of Assets	4	0	0	311,000
Repayment of Debentures	5	0	0	-48,552
Proceeds from New Debentures	5	0	0	485,000
Self-Supporting Loan Principal Income		0	0	24,634
Transfers to Reserves (Restricted Assets)	6	-4,006	-4,006	-101,262
Transfers from Reserves (Restricted Assets)	6	0	0	152,000
ADD Net Current Assets July 1 B/Fwd	7	200,000		200,000
LESS Net Current Assets Year to Date	7	67,631		0
Amount Raised from Rates	8	1,299,622		-1,309,122

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 31 JULY 2007**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 31 JULY 2007

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 31 JULY 2007****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 31 JULY 2007

	31 Jul 2007 2007 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	0	90,500
General Purpose Funding	0	0
Law, Order, Public Safety	0	20,400
Health	3,803	85,000
Education and Welfare	0	1,000
Community Amenities	0	50,000
Recreation and Culture	0	83,000
Transport	0	741,975
Economic Services	0	7,000
Other Property and Services	0	516,000
	<u>3,803</u>	<u>1,594,875</u>
<u>By Class</u>		
Land Held for Resale	-	0
Land and Buildings	-	634,900
Infrastructure Assets	-	260,475
Plant and Equipment	-	605,000
Furniture and Equipment	3,803	94,500
	<u>3,803</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 31 JULY 2007

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)
	31 Jul 2007 2007 Actual \$	31 Jul 2007 2007 Actual \$	31 Jul 2007 2007 Actual \$
	0	0	0

<u>By Class</u>	Net Book Value	Sale Proceeds	Profit(Loss)
	31 Jul 2007 2007 Actual \$	31 Jul 2007 2007 Actual \$	31 Jul 2007 2007 Actual \$
Plant & Equipment	0	0	0
Land	0	0	0
Buildings	0	0	0
Furniture & Equipment	0	0	0
	0	0	0

Summary

	31 Jul 2007 2007 Actual \$
Profit on Asset Disposals	0
Loss on Asset Disposals	0
	0

SHIRE OF WAGIN
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2007 TO 31 JULY 2007

5. INFORMATION ON BORROWINGS
 (a) Debenture Repayments

Particulars	Principal 1-Jul-07	Principal Repayments		Principal Outstanding		Interest Repayments	
		Actual \$	Budget \$	Actual \$	Budget \$	Actual \$	Budget \$
124 Medical Centre	112,819	0	19,543	112,819	93,276	0	7,635
127 Wagin Frail Aged **	6,000	0	6,000	6,000	0	0	0
128 Wagin Ag. Society **	31,745	0	15,410	31,745	16,335	0	1,652
131 Recreation Development	135,196	0	4,375	135,196	130,821	0	8,570
132 LIA Development		0	0	0	225,000	0	0
133 Wagin Bowling Club**		0	3,224	0	156,776		5,216
134 Wagin Frail Aged SS**		0	0	0	100,000	0	0
	285,760	0	48,552	285,760	722,208	0	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 31 JULY 2007

	31 Jul 2007 2007 Actual \$	2007/08 Budget \$
6. RESERVES		
Cash Backed Reserves		
(a) Leave Reserve		
Opening Balance	103,290	102,566
Amount Set Aside / Transfer to Reserve	517	6,154
Amount Used / Transfer from Reserve	0	-20,000
	<u>103,807</u>	<u>88,720</u>
(b) Plant Reserve		
Opening Balance	67,151	66,786
Amount Set Aside / Transfer to Reserve	335	4,007
Amount Used / Transfer from Reserve	0	-50,000
	<u>67,486</u>	<u>20,793</u>
(c) Municipal Buildings Reserve		
Opening Balance	229,496	228,583
Amount Set Aside / Transfer to Reserve	1,145	13,715
Amount Used / Transfer from Reserve	0	-45,000
	<u>230,641</u>	<u>197,298</u>
(d) Recreation Development Reserve		
Opening Balance	140,578	139,896
Amount Set Aside / Transfer to Reserve	702	48,394
Amount Used / Transfer from Reserve	0	-15,000
	<u>141,280</u>	<u>173,290</u>
(e) Administration Centre Furniture & Equipment Reserve		
Opening Balance	15,988	15,847
Amount Set Aside / Transfer to Reserve	80	4,951
Amount Used / Transfer from Reserve	0	0
	<u>16,068</u>	<u>20,798</u>
(f) Recreation Centre Equipment Reserve		
Opening Balance	14,856	14,785
Amount Set Aside / Transfer to Reserve	74	2,687
Amount Used / Transfer from Reserve	0	-10,000
	<u>14,930</u>	<u>7,472</u>
(g) Aerodrome Maintenance & Development Reserve		
Opening Balance	6,170	6,164
Amount Set Aside / Transfer to Reserve	31	5,370
Amount Used / Transfer from Reserve	0	0
	<u>6,201</u>	<u>11,534</u>
(h) Land Development Reserve		
Opening Balance	162,153	162,014
Amount Set Aside / Transfer to Reserve	807	9,721
Amount Used / Transfer from Reserve	0	-12,000
	<u>162,960</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 31 JULY 2007

	31 Jul 2007 2007 Actual \$	2007/08 Budget \$
(i) Community Bus Reserve		
Opening Balance	26,884	26,744
Amount Set Aside / Transfer to Reserve	134	4,105
Amount Used / Transfer from Reserve	0	0
	<u>27,018</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	181	2,158
Amount Used / Transfer from Reserve	0	0
	<u>36,353</u>	<u>38,134</u>
Total Cash Backed Reserves	<u>806,744</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 31 JULY 2007

	31 Jul 2007 2007 Actual \$	2007/08 Budget \$
6. RESERVES (Continued)		
Summary of Transfers		
To Cash Backed Reserves		
Transfers to Reserves		
Leave Reserve	517	6,154
Plant Reserve	335	4,007
Municipal Buildings Reserve	1,145	13,715
Recreation Development Reserve	702	48,394
Administration Centre Furn. & Equip Reserv.	80	4,951
Recreation Centre Equipment Reserve	74	2,687
Aerodrome Maintenance & Develop. Reserv.	31	5,370
Land Development Reserve	807	9,721
Community Bus Reserve	134	4,105
HACC Leave & Plant Reserve.	181	2,158
	<u>4,006</u>	<u>101,262</u>
Transfers from Reserves		
Leave Reserve	0	-20,000
Plant Reserve	0	-50,000
Building Reserve	0	-45,000
Recreation Development Reserve	0	-15,000
Administration Centre Furn. & Equip Reserv.	0	0
Recreation Centre Equipment Reserve	0	-10,000
Aerodrome Maintenance & Develop. Reserv.	0	0
Land Development Reserve	0	-12,000
Community Bus Reserve	0	0
HACC Leave & Plant Reserve.	0	0
	<u>0</u>	<u>-152,000</u>
Total Transfer to/(from) Reserves	<u>4,006</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 31 JULY 2007**

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 31 JULY 2007

	31 Jul 2007 2007 Actual \$	Brought Forward 1-Jul \$
7. NET CURRENT ASSETS		
Composition of Estimated Net Current Asset Position		
CURRENT ASSETS		
Cash - Unrestricted	122,552	90,324
Cash - Restricted	806,744	799,361
Receivables	254,546	409,578
Inventories	46,868	43,120
	<u>1,230,710</u>	<u>1,342,383</u>
LESS: CURRENT LIABILITIES		
Payables and Provisions	<u>-356,335</u>	<u>-343,022</u>
	874,375	999,361
Less: Cash - Reserves - Restricted	-806,744	-799,361
Less: Cash - Restricted/Committed	<u>0</u>	<u>0</u>
NET CURRENT ASSET POSITION	<u>67,631</u>	<u>200,000</u>

SHIRE OF WAGIN
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2007 TO 31 JULY 2007

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		0	486,797	495,297
Unimproved Value	0.010954	336	73,528,000	805,425		0	805,425	806,425
Sub-Totals		1,034	77,882,954	1,292,222	0	0	1,292,222	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								
							1,351,622	1,361,122
Discounts								
							1,351,622	1,361,122
							-52,000	-52,000
Totals							1,299,622	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 31 JULY 2007

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	0	0	625
Deposits - Community Bus	450	150	-450	150
Deposits - Rec Centre	1,000	0	-150	850
Deposits - Animal Trap	50	0	0	50
BCITF	155	0	0	155
BRB	150	324	0	474
Nomination Deposits	0	0	0	0
Pre Paid Rates	1,419	0	0	1,419
Other Deposits	5,045	0	-100	4,945
Unclaimed Money	1,399	0	0	1,399
Licensing Takings	15,318	0	-15,318	0
Banking Errors Charges	0	1,890	0	1,890
	<u>25,611</u>			<u>11,957</u>

Shire of Wagin
Operating Statement by Programme
 July 2007

	Jul 2007	Budget
Income		
I03 - GENERAL PURPOSE FUNDING		
I031 - Rates		
I031055 - Account Enquiry Fee	350.00	550.00
I031065 - Penalty Interest	0.00	175.00
I031075 - ESL Penalty Interest	0.00	10.00
I031090 - Rate Legal Charges	0.00	500.00
Total I031 - Rates	350.00	1,235.00
I032 - Other GPF		
I032025 - Photocopies & Publications	0.00	50.00
I032030 - Reimbursements	0.00	1,000.00
I032040 - Bank Interest	629.98	3,000.00
I032050 - Telephone Reimbursement	0.00	50.00
I032055 - Commissions & Recoups	0.00	20.00
Total I032 - Other GPF	629.98	4,120.00
Total I03 - GENERAL PURPOSE FUNDING	979.98	5,355.00
I04 - GOVERNANCE		
I041 - Governance - Membership		
I041020 - Reimbursements	0.00	250.00
Total I041 - Governance - Membership	0.00	250.00
Total I04 - GOVERNANCE	0.00	250.00
I05 - LAW ORDER & PUBLIC SAFETY		
I051 - Fire Prevention		
I051010 - FESA - Operating Grant	0.00	3,089.00
I051015 - Sale of Fire Maps	0.00	40.00
Total I051 - Fire Prevention	0.00	3,129.00
I052 - Animal Control		
I052005 - Dog Fines and Fees	2,275.00	200.00
I052010 - Hire of Animal Traps	0.00	10.00
I052015 - Dog Registration	214.00	50.00
Total I052 - Animal Control	2,489.00	260.00
Total I05 - LAW ORDER & PUBLIC SAFETY	2,489.00	3,389.00
I07 - HEALTH		
I071 - Maternal & Infant Health		
I071005 - Reimbursements	0.00	25.00
I071010 - Infant Health Vehicle	240.50	350.00
Total I071 - Maternal & Infant Health	240.50	375.00
I074 - Admin. & Inspections		
I074015 - Contrib. Regional Health Scheme	4,603.95	4,750.00
Total I074 - Admin. & Inspections	4,603.95	4,750.00
I076 - Other Health		
I076010 - Rent - Medical Centre-Dentist	260.00	260.00
I076015 - Reimbursements	0.00	50.00

Shire of Wagin
Operating Statement by Programme
 July 2007

	<u>Jul 2007</u>	<u>Budget</u>
I076020 · Meeting Room Fees	0.00	140.00
Total I076 · Other Health	<u>260.00</u>	<u>450.00</u>
Total I07 · HEALTH	5,104.45	5,575.00
I08 · EDUCATION & WELFARE		
I082 · HACC Program		
I082010 · HACC Recurrent Grant	72,747.00	70,000.00
I082015 · Meals on Wheels Grant	0.00	2,500.00
I082020 · Fee for Service	933.77	1,900.00
I082030 · Reimbursements	<u>0.00</u>	<u>25.00</u>
Total I082 · HACC Program	<u>73,680.77</u>	<u>74,425.00</u>
I083 · Other Welfare		
I083020 · Community Aged Care Grant	<u>1,682.19</u>	<u>1,000.00</u>
Total I083 · Other Welfare	<u>1,682.19</u>	<u>1,000.00</u>
Total I08 · EDUCATION & WELFARE	75,362.96	75,425.00
I10 · COMMUNITY AMENITIES		
I102 · Sanitation - Other		
I102010 · Charges Bulk Rubbish	<u>126.00</u>	<u>130.00</u>
Total I102 · Sanitation - Other	<u>126.00</u>	<u>130.00</u>
I104 · Sewerage		
I104005 · Septic Tank Fees	<u>0.00</u>	<u>50.00</u>
Total I104 · Sewerage	<u>0.00</u>	<u>50.00</u>
I106 · Town Planning		
I106005 · Planning Fees	<u>0.00</u>	<u>100.00</u>
Total I106 · Town Planning	<u>0.00</u>	<u>100.00</u>
I107 · Other Community Amenities		
I107005 · Cemetery Fees	740.00	750.00
I107010 · Community Bus Income	<u>713.99</u>	<u>500.00</u>
Total I107 · Other Community Amenities	<u>1,453.99</u>	<u>1,250.00</u>
Total I10 · COMMUNITY AMENITIES	1,579.99	1,530.00
I11 · RECREATION & CULTURE		
I111 · Public Halls and Civic Centres		
I111005 · Town Hall Hire	<u>0.00</u>	<u>250.00</u>
Total I111 · Public Halls and Civic Centres	<u>0.00</u>	<u>250.00</u>
I112 · Swimming Pool		
I112020 · Reimbursements	<u>0.00</u>	<u>40.00</u>
Total I112 · Swimming Pool	<u>0.00</u>	<u>40.00</u>
I113 · Other Recreation		
I113020 · Recreation Centre Hire	1,100.91	625.00
I113025 · Reimbursements Other	0.00	30.00
I113035 · Sporting Club Leases	0.00	50.00
I113055 · Eric Farrow Pavilion Hire	<u>0.00</u>	<u>140.00</u>
Total I113 · Other Recreation	<u>1,100.91</u>	<u>845.00</u>

Shire of Wagin
Operating Statement by Programme
 July 2007

	<u>Jul 2007</u>	<u>Budget</u>
I115 - Library		
I115005 - Lost Books	15.45	5.00
Total I115 - Library	<u>15.45</u>	<u>5.00</u>
Total I11 - RECREATION & CULTURE	1,116.36	1,140.00
I12 - TRANSPORT		
I121 - Roads & Streets		
I121020 - Reimbursements	1,199.35	
Total I121 - Roads & Streets	<u>1,199.35</u>	
Total I12 - TRANSPORT	1,199.35	
I13 - ECONOMIC SERVICES		
I131 - Rural Services		
I131030 - WWLZ Vehicle Lease	0.00	895.00
Total I131 - Rural Services	<u>0.00</u>	<u>895.00</u>
I132 - Tourism/Area Promotion		
I132005 - Caravan Park Fees	625.45	2,000.00
Total I132 - Tourism/Area Promotion	<u>625.45</u>	<u>2,000.00</u>
I133 - Building Control		
I133005 - Building Licences	362.73	600.00
Total I133 - Building Control	<u>362.73</u>	<u>600.00</u>
I134 - Other		
I134005 - Water Sales	0.00	750.00
I134010 - Reimbursements	18.00	
Total I134 - Other	<u>18.00</u>	<u>750.00</u>
Total I13 - ECONOMIC SERVICES	1,006.18	4,245.00
I14 - OTHER PROPERTY & SERVICES		
I141 - Private Works		
I141005 - Private Works Income	0.00	1,000.00
Total I141 - Private Works	<u>0.00</u>	<u>1,000.00</u>
I143 - Public Works Overheads		
I143020 - Employee Reimb.	0.00	50.00
Total I143 - Public Works Overheads	<u>0.00</u>	<u>50.00</u>
I147 - Unclassified		
I147005 - Commission - Vehicle Licensing	3,562.34	4,000.00
I147006 - Wagin Frail Aged Reimbursement	27,010.04	22,000.00
I147010 - WMC Income	32,774.46	45,000.00
I147020 - Transport Licensing	94,208.15	
I147025 - GSRBA Inc Income	6,950.42	
I147035 - Banking Errors	100.00	
I147050 - Council Staff Housing Rental	1,160.00	1,250.00
Total I147 - Unclassified	<u>165,765.41</u>	<u>72,250.00</u>

**Shire of Wagin
Operating Statement by Programme
July 2007**

	<u>Jul 2007</u>	<u>Budget</u>
Total I14 · OTHER PROPERTY & SERVICES	165,765.41	73,300.00
Total Income	254,603.68	170,209.00
Gross Profit	254,603.68	170,209.00
Expense		
E03 · GENERAL PURPOSE FUNDING.		
E031 · Rates		
E031005 · Valuation Expenses	20.50	100.00
E031010 · Legal Costs/Expenses	0.00	60.00
E031015 · Title Searches	0.00	25.00
E031020 · Rate Recovery Expenses	0.00	100.00
E031025 · Printing Stationery Postage	539.06	500.00
E031040 · Rate Refunds	0.00	500.00
E031100 · Administration Allocated	5,805.56	5,696.00
Total E031 · Rates	6,365.12	6,981.00
E032 · Other		
E032005 · Bank Fees & Charges	422.55	800.00
E032035 · Administration Allocated	3,104.18	3,046.00
E032 · Other - Other	350.00	
Total E032 · Other	3,876.73	3,846.00
Total E03 · GENERAL PURPOSE FUNDING.	10,241.85	10,827.00
E04 · GOVERNANCE.		
E041 · Membership		
E041005 · Sitting Fees	0.00	200.00
E041020 · Telephone - Facsimile	0.00	40.00
E041055 · Refreshments & Receptions	642.31	400.00
E041060 · Presentations	0.00	100.00
E041065 · Insurance	0.00	8,011.00
E041070 · Public Relations	0.00	1,900.00
E041075 · Subscriptions	7,174.97	5,000.00
E041100 · Administration Allocated	7,104.02	6,971.00
E041190 · Depreciation	0.00	323.00
Total E041 · Membership	14,921.30	22,945.00
E042 · Other Governance		
E042005 · Administration Salaries	23,981.13	25,000.00
E042010 · Administration Superannuation	2,729.13	2,500.00
E042015 · Insurance	0.00	9,050.00
E042020 · Staff Training	192.00	
E042030 · Printing & Stationery	790.10	2,000.00
E042035 · Phone, Fax & Modem	692.02	1,000.00
E042040 · Office Maintenance	2,180.27	4,260.00
E042045 · Advertising	160.68	
E042050 · Office Equipment Maintenance	0.00	300.00
E042055 · Postage & Freight	12.21	500.00
E042060 · Vehicle Running Expenses	560.69	730.00
E042070 · Garden Expenses	470.03	700.00

Shire of Wagin
Operating Statement by Programme
July 2007

	<u>Jul 2007</u>	<u>Budget</u>
E042080 · Computer Support	17,558.07	22,600.00
E042085 · Other Expenses	738.70	150.00
E042090 · Administration Allocated	5,476.14	5,374.00
E042095 · Fringe Benefits Tax	4,975.00	1,600.00
E042100 · Staff Uniforms	0.00	400.00
E042115 · Cash Round Off Control	-2.26	
E042120 · Depreciation	0.00	3,659.00
E042125 · Less Administration Allocated	-48,156.16	-47,250.00
E042140 · Admin Office Fire Damage	0.00	2,000.00
Total E042 · Other Governance	12,357.75	34,573.00
Total E04 · GOVERNANCE.	27,279.05	57,518.00
E05 · LAW ORDER & PUBLIC SAFETY.		
E051 · Fire Prevention		
E051010 · Communication Mtce	893.94	180.00
E051015 · Advertising & Other Expenses	0.00	366.00
E051020 · Fire Fighting Expenses	0.00	131.00
E051035 · Insurances	0.00	5,300.00
E051100 · Administration Allocated	2,786.06	2,734.00
E051190 · Depreciation	0.00	1,465.00
Total E051 · Fire Prevention	3,680.00	10,176.00
E052 · Animal Control		
E052005 · Ranger Salary	4,005.15	915.00
E052006 · Ranger Mileage	0.00	10.00
E052010 · Pound Maintenance	60.63	33.00
E052015 · Dog Control Insurance	0.00	100.00
E052020 · Legal Fees	0.00	25.00
E052030 · Dog Control Other	0.00	146.00
E052035 · Administration Allocated	1,977.90	1,940.00
Total E052 · Animal Control	6,043.68	3,169.00
E053 · Other		
E053015 · Crime Prevention Activities	0.00	1,000.00
Total E053 · Other	0.00	1,000.00
Total E05 · LAW ORDER & PUBLIC SAFETY.	9,723.68	14,345.00
E07 · HEALTH.		
E071 · Maternal & Infant Health		
E071005 · Medical Centre Mtce	0.00	114.00
E071010 · Vehicle Mtce	0.00	150.00
E071190 · Depreciation	0.00	463.00
Total E071 · Maternal & Infant Health	0.00	727.00
E074 · Admin. & Inspections		
E074005 · EHO Salary	5,479.00	5,833.00
E074010 · EHO Superannuation	547.90	563.30
E074015 · Other Control Expenses	0.00	1,165.00
E074020 · EHO/Building Surveyor Mileage	930.92	1,100.00
E074030 · Conferences & Training	0.00	100.00
E074100 · Administration Allocated	2,869.05	2,816.00
Total E074 · Admin. & Inspections	9,826.87	11,577.30

Shire of Wagin
Operating Statement by Programme
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	<u>Jul 2007</u>	<u>Budget</u>
E076 · Other Health		
E076005 · District MO Expenses	0.00	50.00
E076020 · Medical Centre Mtce	2,315.11	1,791.00
E076025 · Depreciation	0.00	2,097.50
Total E076 · Other Health	<u>2,315.11</u>	<u>3,938.50</u>
E077 · Preventive Services		
E077010 · Analytical Expenses	0.00	50.00
Total E077 · Preventive Services	<u>0.00</u>	<u>50.00</u>
Total E07 · HEALTH.	12,141.98	16,292.80
E08 · EDUCATION & WELFARE.		
E080 · Pre-Schools		
E080010 · Kindergarten Mtce	0.00	105.00
E080190 · Depreciation	0.00	65.00
Total E080 · Pre-Schools	<u>0.00</u>	<u>170.00</u>
E081 · Other Education		
E081020 · School Oval Mtce	569.55	390.00
Total E081 · Other Education	<u>569.55</u>	<u>390.00</u>
E082 · HACC Program		
E082010 · Co-Ordinator Salary	3,534.41	4,000.00
E082015 · Home Mtce Salary	2,258.16	2,500.00
E082020 · Respite Salaries	0.00	185.00
E082025 · Home Help Salaries	4,863.63	6,500.00
E082030 · Superannuation	1,276.43	1,300.00
E082035 · Other Expenses	71.00	150.00
E082040 · Travelling - Mileage	967.66	1,500.00
E082045 · Staff Training	-13.00	50.00
E082055 · Subscriptions	314.00	600.00
E082060 · Telephone & Postage	322.65	220.00
E082065 · Advertising & Stationery	0.00	50.00
E082070 · Insurance	0.00	2,550.00
E082080 · Plant & Equipment Mtce	985.44	1,050.00
E082085 · Consumable Supplies	0.00	300.00
E082090 · Expenditure from Donations	0.00	300.00
E082100 · Administration Allocated	2,323.69	2,280.00
E082190 · Depreciation	0.00	1,458.00
Total E082 · HACC Program	<u>16,904.07</u>	<u>24,993.00</u>
E083 · Other Welfare		
E083010 · Frail Aged Hostel	0.00	750.00
E083020 · Comm. Aged Care Expenses	671.96	2,450.00
E083190 · Depreciation	0.00	460.00
Total E083 · Other Welfare	<u>671.96</u>	<u>3,660.00</u>
Total E08 · EDUCATION & WELFARE.	18,145.58	29,213.00

Shire of Wagin
Operating Statement by Programme
 July 2007

	<u>Jul 2007</u>	<u>Budget</u>
E10 - COMMUNITY AMENITIES.		
E101 - Sanitation Household		
E101005 - Domestic Refuse Collection	0.00	2,916.63
E101010 - Recycling Pick-Up	0.00	791.63
E101015 - Refuse Site Mtce	1,661.23	3,175.00
Total E101 - Sanitation Household	<u>1,661.23</u>	<u>6,883.26</u>
E102 - Sanitation Other		
E102005 - Commercial Collection	0.00	583.37
E102010 - Bulk Rubbish Collection	0.00	130.00
E102015 - Bulk Cleanup Service	0.00	275.00
E102190 - Depreciation	0.00	124.00
Total E102 - Sanitation Other	<u>0.00</u>	<u>1,112.37</u>
E104 - Sewerage		
E104005 - Sewerage Treatment Plant	0.00	265.00
E104190 - Depreciation	0.00	19.00
Total E104 - Sewerage	<u>0.00</u>	<u>284.00</u>
E106 - T.P. & Regional Devel		
E106005 - Town Planning Expenses	0.00	1,000.00
E106100 - Administration Allocated	1,198.54	1,176.00
Total E106 - T.P. & Regional Devel	<u>1,198.54</u>	<u>2,176.00</u>
E107 - Other		
E107005 - Cemetery Mtce	729.87	870.00
E107010 - Public Convenience Mtce	4,173.29	4,350.00
E107015 - Community Bus Operating	0.00	130.00
E107020 - Crime Prevention Plan	3,870.00	
E107100 - Administration Allocated	3,156.12	3,097.00
E107190 - Depreciation	0.00	763.00
E107 - Other - Other	504.55	
Total E107 - Other	<u>12,433.83</u>	<u>9,210.00</u>
Total E10 - COMMUNITY AMENITIES.	15,293.60	19,665.63
E11 - RECREATION & CULTURE.		
E111 - Public Halls & Civic Centres		
E111005 - Town Hall Mtce	1,687.53	3,210.00
E111010 - Other Halls Mtce	0.00	395.00
E111190 - Depreciation	0.00	370.00
Total E111 - Public Halls & Civic Centres	<u>1,687.53</u>	<u>3,975.00</u>
E112 - Swimming Pool		
E112005 - Pool Manager's Salary	0.00	250.00
E112010 - Superannuation	0.00	25.00
E112015 - Swimming Pool Maintenance	11,331.41	1,940.00
E112020 - Other Expenses	0.00	705.00
E112025 - House - 21 Tarbet St	0.00	0.00
E112190 - Depreciation	0.00	1,104.00
Total E112 - Swimming Pool	<u>11,331.41</u>	<u>4,024.00</u>

Shire of Wagin
Operating Statement by Programme
July 2007

	<u>Jul 2007</u>	<u>Budget</u>
E113 · Other Recreation		
E113005 · Sportsground Mtce	5,147.57	3,902.00
E113010 · Sportsground Buildings Mtce	453.46	1,020.00
E113015 · Wetlands Park Mtce	3,666.95	2,592.00
E113020 · Parks & Gardens Mtce	2,113.27	2,435.00
E113025 · Puntapin/Norring Lake Mtce	0.00	165.00
E113030 · Recreation Centre Mtce	1,260.10	3,845.00
E113035 · Rec Staff Salaries	3,412.37	3,200.00
E113040 · Superannuation	388.16	320.00
E113045 · Other Expenses	0.00	425.00
E113065 · Eric Farrow Pavilion Mtce	365.49	1,315.00
E113070 · Rec Centre Sports Equipment	0.00	600.00
E113100 · Administration Allocated	2,972.35	2,917.00
E113190 · Depreciation	0.00	7,775.00
Total E113 · Other Recreation	19,779.73	30,511.00
E115 · Library		
E115005 · Librarian Salary	1,385.06	1,700.00
E115015 · Library Building Mtce	223.50	565.00
E115020 · Library Other Expenses	80.37	425.00
E115190 · Depreciation	0.00	71.00
Total E115 · Library	1,688.93	2,761.00
E116 · Other Culture		
E116010 · Woolorama Costs & Maintenance	896.79	1,750.00
E116015 · Mtce - TUDHOE St Community Cent	361.00	775.00
E116020 · Historical Village	0.00	500.00
E116190 · Depreciation	0.00	410.00
Total E116 · Other Culture	1,257.79	3,435.00
Total E11 · RECREATION & CULTURE.	35,745.39	44,706.00
E12 · TRANSPORT.		
E122 · Road Maintenance		
E122005 · Road Maintenance	56,001.04	40,500.00
E122006 · Maintenance Grading	16,122.46	11,700.00
E122008 · Rural Spraying	0.00	0.00
E122009 · Town Site Spraying	673.83	3,840.00
E122010 · Depot Maintenance	296.02	1,220.00
E122015 · Rural Numbering	0.00	71.00
E122020 · Footpath Mtce	233.13	413.00
E122025 · Street Cleaning	1,081.33	3,382.00
E122030 · Street Trees	226.40	1,400.00
E122035 · Traffic Signs Mtce	328.11	257.00
E122045 · Townscape	0.00	1,494.00
E122050 · Crossovers	0.00	115.00
E122055 · RoMan Data Collection	760.00	150.00
E122060 · Street Lighting	0.00	2,300.00
E122100 · Administration Allocated	2,871.30	2,817.00
E122190 · Depreciation	0.00	54,900.00
Total E122 · Road Maintenance	78,593.62	124,559.00

Shire of Wagin
Operating Statement by Programme
 July 2007

	<u>Jul 2007</u>	<u>Budget</u>
E126 · Aerodrome		
E126005 · Aerodrome Maintenance	0.00	565.00
E126190 · Depreciation	0.00	240.00
Total E126 · Aerodrome	<u>0.00</u>	<u>805.00</u>
Total E12 · TRANSPORT.	78,593.62	125,364.00
E13 · ECONOMIC SERVICES.		
E131 · Rural Services		
E131010 · Vermin Control	0.00	30.00
E131020 · Landcare	0.00	3,700.00
E131030 · Rural Towns Program	25,800.00	
E131100 · Administration Allocated	1,218.86	1,195.00
E131190 · Depreciation	0.00	453.00
Total E131 · Rural Services	<u>27,018.86</u>	<u>5,378.00</u>
E132 · Tourism & Area Promo		
E132015 · Caravan Park Manager Salary	1,240.47	1,825.00
E132020 · Caravan Park Mtce	3,984.20	4,665.00
E132190 · Depreciation	0.00	425.00
Total E132 · Tourism & Area Promo	<u>5,224.67</u>	<u>6,915.00</u>
E133 · Building Control Expenses		
E133190 · Depreciation	0.00	8.00
Total E133 · Building Control Expenses	<u>0.00</u>	<u>8.00</u>
E134 · Other Economic Services		
E134005 · Water Supply - Standpipes	987.96	236.00
Total E134 · Other Economic Services	<u>987.96</u>	<u>236.00</u>
Total E13 · ECONOMIC SERVICES.	33,231.49	12,537.00
E14 · OTHER PROPERTY & SERVICES.		
E141 · Private Works		
E141005 · Private Works	0.00	713.00
E141100 · Administration Allocated	1,041.31	1,022.00
Total E141 · Private Works	<u>1,041.31</u>	<u>1,735.00</u>
E142 · Town Planning Schemes		
E142010 · Pederick Drive Development	0.00	1,000.00
Total E142 · Town Planning Schemes	<u>0.00</u>	<u>1,000.00</u>
E143 · Works Overheads		
E143005 · Works Supervisors Salary	5,157.84	5,500.00
E143015 · CEO's Salary Allocation	2,776.52	3,200.00
E143020 · Engineering Superannuation	3,295.84	4,100.00
E143025 · Engineering - Other Expenses	0.00	350.00
E143030 · Sick & Holiday Pay	1,047.92	6,000.00
E143045 · Insurance on Works	0.00	14,250.00
E143050 · Protective Clothing	23.22	580.00
E143060 · CEO's Vehicle Allocation	0.00	150.00
E143065 · PWS - Vehicle Expenses	0.00	200.00

Shire of Wagin
Operating Statement by Programme
July 2007

	<u>Jul 2007</u>	<u>Budget</u>
E143070 - Comm Network Mtce	0.00	45.00
E143075 - Telephone Expenses	548.83	500.00
E143080 - Staff Licences	0.00	60.00
E143090 - Conferences & Courses	577.27	0.00
E143095 - Staff Training	0.00	965.00
E143200 - LESS PWOH ALLOCATED	-25,479.89	-29,403.00
Total E143 - Works Overheads	-12,052.45	6,497.00
E144 - Plant Cost Overheads		
E144010 - Fuel & Oil	14,132.32	11,000.00
E144020 - Tyres & Tubes	0.00	1,000.00
E144030 - Parts & Repairs	466.53	5,482.00
E144040 - Plant Repair - Wages	985.80	700.00
E144050 - Insurance and Licences	444.93	16,200.00
E144060 - Expendable Tools	0.00	600.00
E144200 - LESS POC ALLOCATED-PROJECTS	-21,782.00	-19,141.00
Total E144 - Plant Cost Overheads	-5,752.42	15,841.00
E146 - Salaries Control		
E146010 - Gross Total Salaries and Wages	136,840.03	150,000.00
E146200 - LESS SALS/WAGES ALLOCATED	-136,840.03	-150,000.00
Total E146 - Salaries Control	0.00	0.00
E147 - Unclassified Items		
E147005 - WMC Expenditure	32,750.41	55,575.00
E147006 - Wagin Frail Aged	25,759.58	22,500.00
E147010 - Transport Licensing	80,562.15	
E147020 - GSRBA Inc	6,950.44	
E147030 - Payroll Clearing Account	0.00	0.00
E147035 - Banking Errors	-257.00	
E147050 - Council Staff Housing Maint	5,514.40	8,030.00
E147100 - Administration Allocated	4,251.07	4,171.00
Total E147 - Unclassified Items	155,531.05	90,276.00
Total E14 - OTHER PROPERTY & SERVICES.	138,767.49	115,349.00
Total Expense	379,163.73	445,817.43
Net Income	-124,560.05	-275,608.43

Shire of Wagin
List of Creditors Paid from the Municipal Fund Account
July 2007

	Type	Date	Num	Memo	Amount
**Abco Products	Bill Pmt -Cheque	16/07/2007	Debit	Cleaning Products	-34.69
**Ag West Machinery	Bill Pmt -Cheque	16/07/2007	Debit	Parts & Repairs	-420.36
**Alexander Galt and Co Pty Ltd	Bill Pmt -Cheque	16/07/2007	1399	Relic, Nails, Bricks, Cement	-1,367.06
**Australia Post	Bill Pmt -Cheque	16/07/2007	Debit	Postage	-255.29
**Australian Communications Authority	Bill Pmt -Cheque	31/07/2007	Debit	Apparatus Licence Renewal Fees	-743.00
**Barefoot Clothing Manufacturer	Bill Pmt -Cheque	25/07/2007	Debit	Protective Clothing	-1,814.40
**Beaurepaires	Bill Pmt -Cheque	16/07/2007	Debit	Tyres & Tyre Repairs	-2,693.65
**Best Office Systems	Bill Pmt -Cheque	16/07/2007	Debit	Meter Plan	-97.90
**BOC Gases	Bill Pmt -Cheque	16/07/2007	Debit	Oxygen	-297.79
**Braden K Fisher	Bill Pmt -Cheque	16/07/2007	Debit	Refund of Phone Account Costs	-757.81
**Corporate Express	Bill Pmt -Cheque	16/07/2007	Debit	Stationary	-149.03
**Dale Painter.	Bill Pmt -Cheque	16/07/2007	Debit	Repair Damaged Pipe Town Hall	-77.00
**Darkan Roadhouse	Bill Pmt -Cheque	16/07/2007	Debit	Fuel Expenses	-131.00
**Daycrest Pty Ltd	Bill Pmt -Cheque	16/07/2007	Debit	Fuel Expenses	-622.27
**De Neefe Signs Pty Ltd	Bill Pmt -Cheque	16/07/2007	Debit	TD Brackets	-77.00
**Doms Delicatessen of Wagin	Bill Pmt -Cheque	16/07/2007	Debit	Refreshments	-161.39
**Ewen-Foley Agencies	Bill Pmt -Cheque	16/07/2007	Debit	Urea, Rustica, Glyphosate	-1,213.30

Shire of Wagin
List of Creditors Paid from the Municipal Fund Account
July 2007

**Great Southern Fuel Supply Katanning	Bill Pmt -Cheque	16/07/2007	Debit	Fuel Expenses	-8,624.88
**Great Southern Sheds	Bill Pmt -Cheque	16/07/2007	Debit	Pesseyville Fire Shed	-5,318.00
**Jem Truck Sales	Bill Pmt -Cheque	16/07/2007	Debit	Service of Vehicles	-973.84
**Kerry Tacken	Bill Pmt -Cheque	16/07/2007	Debit	Reimbursement of R80 Course Expenses	-35.20
**Kestrel Painting & Decorating	Bill Pmt -Cheque	16/07/2007	Debit	Town Hall Painting	-1,862.50
**Landgate	Bill Pmt -Cheque	16/07/2007	Debit	Land Valuations	-182.40
**Meals on Wheels Wagin	Bill Pmt -Cheque	16/07/2007	Debit	Cost of Meals	-2,092.50
**Neil Butterworth Superannuation Fund	Bill Pmt -Cheque	12/07/2007	Debit	Payroll 12/07/07	-2,711.11
	Bill Pmt -Cheque	26/07/2007	Debit	Payroll 27/07/07	-2,711.11
**NNT Uniforms	Bill Pmt -Cheque	16/07/2007	Debit	Staff Uniform	-74.52
**Palmyra Plumbing & Gas Pty Ltd	Bill Pmt -Cheque	16/07/2007	Debit	Repair Toilet Basins	-567.31
**Parrys Pty Ltd	Bill Pmt -Cheque	16/07/2007	Debit	Colting	-126.80
**RNR Contracting PTY LTD	Bill Pmt -Cheque	16/07/2007	Debit	CSS Emulsion	-924.00
**Signs Plus	Bill Pmt -Cheque	16/07/2007	Debit	Staff Name Badges	-12.50
**Star Track Express Pty Ltd	Bill Pmt -Cheque	16/07/2007	Debit	Freight	-42.74
**Synergy	Bill Pmt -Cheque	25/07/2007	Debit	Electricity Expenses	-2,288.45
**Terry Brown & Co	Bill Pmt -Cheque	16/07/2007	Debit	Repairs to Truck Tipper Door	-464.20
**The Blyth Family Trust	Bill Pmt -Cheque	16/07/2007	Debit	7 Trays Farm Tree Seedlings	-154.77
**Times Print	Bill Pmt -Cheque	16/07/2007	Debit	Business Cards	-171.00

Shire of Wagin
List of Creditors Paid from the Municipal Fund Account
July 2007

***Wagin Ag Centre	Bill Pmt -Cheque	16/07/2007	Debit	Parts & Repairs	-834.69
***Wagin Co-op.	Bill Pmt -Cheque	16/07/2007	Debit	Refreshments	-386.89
***Wagin Gas Electrics	Bill Pmt -Cheque	16/07/2007	Debit	Electrical Repairs to Various Shire Buildings	-15,669.77
***Wagin Jewellers & Giftware	Bill Pmt -Cheque	31/07/2007	Debit	Kitchen Appliances, Suitcases	-1,417.70
***Wagin Pharmacy	Bill Pmt -Cheque	16/07/2007	Debit	First Aid Equipment	-31.05
***Walker Ford	Bill Pmt -Cheque	16/07/2007	Debit	Service of Vehicles	-6,531.80
Australasian Performing Right Assoc Ltd	Bill Pmt -Cheque	31/07/2007	1415	Town Hall Performing Arts Licence	-140.21
Australian Taxation Office	Bill Pmt -Cheque	31/07/2007	Debit	PAYG and GST June 2007	-18,092.07
Busselton Mower World	Bill Pmt -Cheque	16/07/2007	1400	Mower Parts & Repairs	-480.70
Colbe Carpet Cleaners	Bill Pmt -Cheque	16/07/2007	1401	Cean Carpets	-561.00
Department of Planning & Infrastructure	Bill Pmt -Cheque	02/07/2007	Debit	Debit of Licensing Takings 28th June 2007	-8,722.85
	Bill Pmt -Cheque	03/07/2007	Debit	Debit of Licensing Takings 28th June 2007	-6,595.90
	Bill Pmt -Cheque	04/07/2007	Debit	Debit of Licensing Takings 2nd July 2007	-5,050.20
	Bill Pmt -Cheque	05/07/2007	Debit	Debit of Licensing Takings 3rd July 2007	-1,838.45
	Bill Pmt -Cheque	06/07/2007	Debit	Debit of Licensing Takings 4th July 2007	-6,890.30
	Bill Pmt -Cheque	09/07/2007	Debit	Debit of Licensing Takings 5th July 2007	-1,576.00
	Bill Pmt -Cheque	10/07/2007	Debit	Debit of Licensing Takings 6th July 2007	-4,818.75
	Bill Pmt -Cheque	11/07/2007	Debit	Debit of Licensing Takings 9th July 2007	-5,790.20
	Bill Pmt -Cheque	12/07/2007	Debit	Debit of Licensing Takings 10 th July 2007	-1,044.90
	Bill Pmt -Cheque	13/07/2007	Debit	Debit of Licensing Takings 11th July 2007	-3,169.65
	Bill Pmt -Cheque	16/07/2007	Debit	Debit of Licensing Takings 12th July 2007	-4,978.20
	Bill Pmt -Cheque	17/07/2007	Debit	Debit of Licensing Takings 13th July 2007	-3,865.15
	Bill Pmt -Cheque	18/07/2007	Debit	Debit of Licensing Takings 16th July 2007	-3,620.00
	Bill Pmt -Cheque	19/07/2007	Debit	Debit of Licensing Takings 17th July 2007	-4,835.95
	Bill Pmt -Cheque	20/07/2007	Debit	Debit of Licensing Takings 18th July 2007	-2,087.30
	Bill Pmt -Cheque	23/07/2007	Debit	Debit of Licensing Takings 19th July 2007	-5,396.90

Shire of Wagin
List of Creditors Paid from the Municipal Fund Account
July 2007

Drager Safety	Bill Pmt -Cheque	24/07/2007	Debit	Debit of Licensing Takings 20th July 2007	-8,622.00
	Bill Pmt -Cheque	25/07/2007	Debit	Debit of Licensing Takings 23rd July 2007	-1,943.15
	Bill Pmt -Cheque	27/07/2007	Debit	Debit of Licensing Takings 25th July 2007	-3,749.25
	Bill Pmt -Cheque	30/07/2007	Debit	Debit of Licensing Takings 28th July 2007	-4,689.35
	Bill Pmt -Cheque	31/07/2007	Debit	Debit of Licensing Takings 27th July 2007	-3,704.00
	Bill Pmt -Cheque	26/07/2007	Debit	Debit of Licensing Takings 24th July 2007	-2,892.45
EN & B Pugh	Bill Pmt -Cheque	31/07/2007	1418	Vehicle Licensing	-518.65
	Bill Pmt -Cheque	16/07/2007	1402	Parts & Materials	-328.24
G & DM Amato	Bill Pmt -Cheque	16/07/2007	1403	Refuse Removal June 2007	-4,572.30
	Bill Pmt -Cheque	16/07/2007	1404	Labour to repair damaged Wagin sign at Giant Ram	-605.00
Godfreys Cannington	Bill Pmt -Cheque	16/07/2007	1405	Pullman Vacuum Cleaner	-399.00
National Bank	Bill Pmt -Cheque	02/07/2007	Debit	Merchant Fees June 2007	-198.19
	Bill Pmt -Cheque	31/07/2007	Debit	Bank Fees and Charges	-133.40
	Bill Pmt -Cheque	02/07/2007	Debit	Repayment of Loan 124	-8,472.30
	Bill Pmt -Cheque	02/07/2007	Debit	Online Fee SW licence SHWG	-90.23
	Bill Pmt -Cheque	19/07/2007	Debit	Debit of NAB Credit Card Purchases	-2,618.71
	Bill Pmt -Cheque	16/07/2007	1406	Feature Survey Lot 64 Pedrick Drive	-2,050.00
PH & KE Gow	Bill Pmt -Cheque	16/07/2007	1407	Pesseyville Firefighting Expenses	-1,980.00
RO & CA Goldsmith	Bill Pmt -Cheque	25/07/2007	1412	Supply & Install Fencing at Refuse Site	-29,040.00
Southern Wire	Bill Pmt -Cheque	12/07/2007	1419	Repairs to Telstra Plant Cnr Vale & Vine Street	-719.26
	Bill Pmt -Cheque	12/07/2007	1420	Telephone Expenses	-1,867.16
Telstra	Bill Pmt -Cheque	25/07/2007	1413	Darkan Nursing Services Jan - June 2007	-3,558.35
WA Country Health Service	Bill Pmt -Cheque	16/07/2007	1408	Fridge, Floor Rug, Microwave, Dishwasher	-1,461.95
Wagin Beta Electrical	Bill Pmt -Cheque	16/07/2007	1409	Sausages	-104.15
Wagin Meats					

Shire of Wagin
List of Creditors Paid from the Municipal Fund Account
July 2007

Wagin Medical Centre.	Bill Pmt -Cheque	16/07/2007	1410 Staff Medical Expenses	-70.00
Wagin Newsagency	Bill Pmt -Cheque	16/07/2007	1411 Stationary	-54.59
Wagin Spraying Service	Bill Pmt -Cheque	25/07/2007	1414 Spray Suckers on Rural Roads	-3,146.00
Water Corporation	Bill Pmt -Cheque	31/07/2007	1417 Water Rates	-16,186.35

**Shire of Wagin Trust Account
List of Creditor Paid from the Trust Fund Account
July 2007**

	Type	Date	Num	Memo	Amount
Glen Ward.	Bill Pmt-Cheque	19/07/2007	1673	Refund Bond Hire Of Community Bus	-150.00
Jill Moulden.	Bill Pmt-Cheque	19/07/2007	1674	Refund Bond Hire Of Community Bus	-150.00
Narrogin District Education Office.	Bill Pmt-Cheque	19/07/2007	1675	Refund Bond Hire of Eric Farrow Pavilion	-50.00
Shire of Dumbleyung.	Bill Pmt-Cheque	19/07/2007	1676	Refund Bond Hire Of Community Bus	-150.00
Shire of Wagin.	Bill Pmt-Cheque	30/07/2007	Debit	Correction of bank transfer in error 11th June 2007	-100.00
Wendy Foale.	Bill Pmt-Cheque	19/07/2007	1677	Refund Bond Hire Of Eric Farrow Pavilion	-100.00

**Wagin Medical Centre
Operating Statement
July 2007**

	<u>Jul 2007</u>	<u>Budget</u>
Ordinary Income/Expense		
Income		
I100 · Operating Income		
I100010 · Surgery Visits	37,114.24	35,500.00
I100020 · Hospital Visits	1,048.21	5,000.00
I100030 · WACRRM Practice Support	0.00	500.00
I100040 · Practice Incentive Payments	0.00	3,000.00
I100060 · Interest	8.65	30.00
I100070 · Reimbursements	0.00	150.00
I100080 · Contribution from Dumbleyung	0.00	915.00
Total I100 · Operating Income	<u>38,171.10</u>	<u>45,095.00</u>
Total Income	38,171.10	45,095.00
Expense		
E200 · Operating Expenditure		
E200010 · Doctors Wages	18,168.33	24,000.00
E200020 · Administration Wages	5,885.60	6,500.00
E200030 · Practice Nurse Wages	4,027.85	5,500.00
E200040 · Cleaners Wages	1,183.49	1,000.00
E200050 · Superannuation	2,730.00	3,500.00
E200065 · Staff Other Expenses	0.00	90.00
E200070 · Workers Comp Insurance	0.00	7,000.00
E200075 · Professional Indemnity Ins	4,177.39	6,000.00
E200080 · Professional Promotion	0.00	50.00
E200090 · Staff Training	0.00	250.00
E200100 · Telephone & Mobile	1,404.91	800.00
E200110 · Electricity & Gas	0.00	275.00
E200120 · Water	0.00	160.00
E200130 · Office Supplies & Maintenance	917.09	500.00
E200140 · Printing & Stationery	31.59	250.00
E200150 · Repairs	0.00	80.00
E200160 · Office Cleaning Supply & Serv	0.00	50.00
E200170 · Vehicle Running Costs W.1479	196.65	400.00
E200180 · Gardening Service - Nenke St	95.18	250.00
E200190 · Internet Access	0.00	80.00
E200200 · Medical Supplies	456.77	1,000.00
E200210 · Computer Systems	77.22	250.00
E200220 · Postage and Freight	413.99	200.00
E200240 · Subscriptions	1,405.91	220.00
E200250 · Advertising	0.00	50.00
E200260 · Bank Fees & Charges	135.49	200.00
E200280 · Refund Consultation Fees	0.00	40.00
E200290 · Travelling	2.73	20.00
E200350 · Other Expenses	385.73	250.00
E200360 · Building Insurance	0.00	400.00
E200370 · Bank Errors	0.00	25.00
Total E200 · Operating Expenditure	<u>41,695.92</u>	<u>59,390.00</u>
Total Expense	41,695.92	59,390.00
Net Ordinary Income	<u>-3,524.82</u>	<u>-14,295.00</u>
Net Income	<u>-3,524.82</u>	<u>-14,295.00</u>

Wagin Medical Centre
List of Creditors Paid from the Operating Cheque Account
July 2007

	Type	Date	Num	Memo	Amount
**Australia Post	Bill Pmt -Cheque	13/07/2007	Debit	Postage	-54.82
**Best Office Systems	Bill Pmt -Cheque	31/07/2007	Debit	Maintenance Work Photo Copier	-560.00
**Boc Limited	Bill Pmt -Cheque	31/07/2007	Debit	Nitrogen Liquid Top Fill	-39.71
**Shire of Wagin	Bill Pmt -Cheque	27/07/2007	Debit	Recoup Expenses	-35,000.00
**Wagin District Farmers Coop	Bill Pmt -Cheque	13/07/2007	Debit	Refreshments	-115.00
**Wagin Pharmacy	Bill Pmt -Cheque	13/07/2007	Debit	Scripts	-304.90
**Wagin Telecentre	Bill Pmt -Cheque	31/07/2007	Debit	Membership 2007/2008	-66.00
Commander Australia LTD	Bill Pmt -Cheque	13/07/2007	469	Phone Contract	-428.17
MINNS Australia	Bill Pmt -Cheque	13/07/2007	470	Subscription Renewal 2007/2008	-482.00
Narrogin Chamber of Commerce Inc	Bill Pmt -Cheque	31/07/2007	477	Membership 2007/2008	-192.50
National Bank	Bill Pmt -Cheque	02/07/2007	Debit	Bank Fees and Charges	-58.19
	Bill Pmt -Cheque	30/07/2007	Debit	Bank Fees and Charges	-9.00
	Bill Pmt -Cheque	31/07/2007	Debit	Account Keeping Fee	-68.30
Neverfall Springwater Limited	Bill Pmt -Cheque	13/07/2007	471	Water	-22.00
	Bill Pmt -Cheque	31/07/2007	478	Water	-22.00
Sids and Kids	Bill Pmt -Cheque	18/07/2007	476	Red Nose Day	-113.00
Surgical House	Bill Pmt -Cheque	13/07/2007	472	Medical Supplies	-279.16
	Bill Pmt -Cheque	31/07/2007	479	Medical Supplies	-365.67
Telstra	Bill Pmt -Cheque	05/07/2007	Debit	Telephone Expenses	-625.80
	Bill Pmt -Cheque	16/07/2007	Debit	Telephone Expenses	-59.39
	Bill Pmt -Cheque	22/07/2007	Debit	Telephone Expenses	-278.94

Wagin Medical Centre
List of Creditors Paid from the Operating Cheque Account
July 2007

Wagin Jewellers	Bill Pmt-Cheque	13/07/2007	473	Staff Name Plate	-75.00
Wagin Medical Centre.	Bill Pmt-Cheque	13/07/2007	474	Petty Cash Recoup	-158.85
Wagin Newsagency	Bill Pmt-Cheque	13/07/2007	475	Stationary	-150.35
Westnet	Bill Pmt-Cheque	12/07/2007	Debit	Internet Access for July	-84.94

9.3 WORKS AND SERVICES

9.3.1 Works Management Report - July 2007

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 31st July 2007.

Council Resolution

560 Cr PJ Blight/Cr IC Cumming

That the Officer's Recommendation be adopted.

CARRIED
Vote 10/0

Shire of Wagin

Works Report – July 2007

Works Completed	Description
Wetlands	Pave under ram
Piesseville Jaloran	Construct and gravel sheet 5km
Behn-Ord	Clear widen gravel shoulders 3kms
Future Works	Description
Dongolocking and Norring	Clean out culverts
Sprigg – Fraser Road	Construct gravel sheet 4 km
Jaloran	Construct gravel shoulders 3km
Wagin Wickepin	Construct gravel sheet 4km
On Going Works	Description
Maintenance Grading	Various Roads
Town Site	Maintenance and weed spraying
General	Odd jobs as required
Plant Down Time	Description
CAT Loader 3 days down time	Bucket lift control. Foreign piece of metal scored lift valve. Replacement valve unit parts sourced from USA

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

Construction Program	Description	Actual 31st July 07 \$	Budget 30th June 08 \$	Variance \$	% of Budget %	Job Status
CP25 - Ballagin	Surface Correction		133,650	133,650	0.00	Not Started
CP26 - Tudhoe	Lukin St/Tarbet St		11,900	11,900	0.00	Not Started
CP27 - Tudhoe	Ventnor St		38,100	38,100	0.00	Not Started
CP28 - Traverse	Reseal		9,000	9,000	0.00	Not Started
CP29 - Kitchener	Reseal		9,000	9,000	0.00	Not Started
CP30 - Wetlands Park	Reseal		16,325	16,325	0.00	Not Started
CP31 - Nenke	Reseal		9,000	9,000	0.00	Not Started
CP32 - Nenke	Construct & Seal		11,000	11,000	0.00	Not Started
CP33 - Umbra	Surface Correction		12,000	12,000	0.00	Not Started
Total Construction Program		-	249,975	249,975	0.00	

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

Maintenance Program	Description	Actual 31st July 2007 \$	Budget 30th June 08 \$	Variance \$	% of Budget %	Job Status
MP20 - Beaufort Road	Gravel Sheet					
MP21 - Jaloran Road	Clear, Widen Shoulders		25,000	25,000	-	Not Started
MP22 - Wagin - Wickepin	Clear, Widen Shoulders	9,402	58,800	58,800	-	Not Started
MP23 - Bullock Hills	Clear, Widen Shoulders		36,000	26,598	26.12	In Progress
MP24 - Dongolocking	Clear, Widen Shoulders		25,000	25,000	-	Not Started
MP25 - Warup West	Surface Correction		28,000	28,000	-	Not Started
MP26 - Warup South	Gravel Sheet		30,000	30,000	-	Not Started
MP27 - Sprigg Fraser	Gravel Sheet	301	25,000	25,000	-	Not Started
MP28 - Taylors	Gravel Sheet		25,000	24,689	1.20	In Progress
MP29 - Behn Ord	Clear, Widen Shoulders	1,051	25,000	25,000	-	Not Started
MP 30 - Noble	Clear, Widen Form		30,093	29,042	3.49	In Progress
MP31 - Piesseville Jaloran	Clear, Widen Form	29,356	25,000	25,000	-	Not Started
Unscheduled Maintenance/Bridge	Clear, Widen Form	15,892	35,000	5,644	83.87	In Progress
Maintenance Grading		16,403	112,000	96,108	14.19	On Going
Rural Tree Pruning		-	130,000	113,597	12.62	On Going
			100,000	100,000	-	Not Started
Total Maintenance Program		72,405	709,893	637,488	10.20	

**Plant Report
Jul-07**

Plant	Rego #	Plant #	Operator	Kms/Hours 30/06/2007	Kms/Hours 31/07/2007	Kms/Hours July	Kms/Hours Financial Year	Plant Costs Financial Year
2000 Cat Grader	W961	P10	M Foale	8781	8912	131	131	\$39
2006 Cat Front End Loader	W1004	P11	D Cooper	530	616	86	86	\$0
2004 Cat Grader	W1019	P12	C Bunter	3015	3128	113	113	\$39
2003 Isuzu Tip Truck	W1015	P13	P Inglis	99776	101960	2184	2184	\$0
2006 Isuzu Tip Truck	W1002	P14	D Storey	8360	10607	2247	2247	\$0
1999 Cat Roller	W7862	P15	K Pollard	4083	4168	85	85	\$0
2006 Isuzu Tray Top	W1012	P16	R Hollands	28671	31254	2583	2583	\$0
2006 Case Backhoe	W242	P17	S Hiskins	861	956	95	95	\$0
2005 Tractor Plant	W9630	P18		326	358	32	32	\$0
1990 Case Road Roller	W841	P19		7011	7011	0	0	\$0
2005 John Deere Tractor	W9618	P20		460	472	12	12	\$0
2005 Iveco Tray Top	W676	P21		22176	23972	1796	1796	\$221
1998 Tractor Plant (Mower)	W487	P22		24	28	4	4	\$0
2003 Mitsubishi Tray Top	W1010	P24	R Kelly	53663	55268	1605	1605	\$0
2003 Mitsubishi Tray Top	W1022	P25	R White/L Fuss	12273	13597	1324	1324	\$0
2005 Mitsubishi Tray Top	W1001	P26	R Hollands	21089	22273	1184	1184	\$0
2005 Mitsubishi Tray Top	W1007	P27	M Foale	49632	49985	353	353	\$0
2005 Mitsubishi Tray Top	W9655	P85		17061	17916	855	855	\$0
2006 Ford Falcon Sedan	W1	P01	B Fisher	3838	7422	3584	3584	
2006 Ford Falcon Sedan	W001	P02	B Roderick	15497	17072	1575	1575	
2007 Ford Territory Sedan	W1008	P04	A Hicks	1230	3220	1990	1990	
2006 Ford Fairmont Sedan	W1479	P05	A Majid	11455	16612	5157	5157	
2006 Ford Laser Hatch	W1017	P06	L West	31607	32336	729	729	
2005 Ford Falcon Sedan	W468	P80	S Cuthbert	46000	50716	4716	4716	
2001 Toyota Coaster Bus	W1212	P07		58199	62000	3801	3801	
HACC Bus	W753	P83	HACC	64000	65000	1000	1000	
2007 Ford Falcon St Sedan	W9800	P86	DK HACC	4007	6725	2718	2718	

10. ANNOUNCEMENT BY THE PRESIDENT AND COUNCILLORS

Cr Brockway advised that;

The Shire of Wagin has received a Certificate of Merit for the 2005/2006 Local Government Financial Management Awards. I wish to congratulate the staff on this achievement and request that this be published in the next edition of Council Capers.

At Local Government Week, the late Cr RP Johnson was awarded a 'Distinguished Service' award and Mr AC Hansen was awarded a 'Long and Loyal Service' award.

Cr Brockway advised that she had attended;

- 31/07/2007 Special Council Meeting
- 01/08/2007 Emergency Management Meeting
- 2- 6/08/2007 Local Government Week
- 09/08/2007 Meeting with Shire of Woodanilling regarding Landcare
- 13/08/2007 Rotary Meeting – CEO Discussed community and Council issues.

Cr Draper advised that;

Waratah Lodge has secured \$300,000 in funding from Lotterywest for their building extensions. The building plans have been finalised with the architect and tender documents have been sent out.

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

Nil

12. URGENT BUSINESS INTRODUCED BY DECISIONS OF THE MEETING**a) Elected Members**WWLZ Funding**Council Resolution****561 Cr PJ Blight/Cr IC Cumming**

That Council discuss the issue of funding for the WWLZ.

CARRIED
Vote 10/0

Cr Dohle advised Council that this issue of funding was becoming increasingly frustrating due to the WWLZ not supporting Council's decision. Cr Dohle suggested that Council increase its 2007/2008 allocation up to \$50,000 and advise the WWLZ that this is our maximum limit of support and suggest that the WWLZ liaise with the Shire of Woodanilling for any additional resources.

Council Resolution**562 Cr AC Dohle/Cr PJ Blight**

Council increase the 2007/2008 budget allocation to \$50,000 for the WWLZ.

CARRIED

Vote 10/0

b) Officer's

Nil

13. CONFIDENTIAL BUSINESS AS PER LOCAL GOVERNMENT ACT S5.23(2)

Nil

14. CLOSURE

There being no further business the President thanked those in attendance and closed the meeting at 9.45pm.

These Minutes were confirmed at a meeting held on

Signed _____

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

Dated _____