



**Minutes of the Ordinary
Council Meeting**

held on 25 August 2009

	<u>CONTENTS</u>	<u>PAGE</u>
1.	DECLARATION OF OPENING	3
2.	ATTENDANCE, APOLOGIES AND LEAVE OF ABSENCE (PREVIOUSLY APPROVED)	3
3.	RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKE ON NOTICE	3
4.	PUBLIC QUESTION TIME	4
5.	APPLICATION FOR LEAVE OF ABSENCE	4
6.	PUBLIC FORUM (PETITIONS/DEPUTATIONS/PRESENTATIONS)	4
7.	CONFIRMATION OF PREVIOUS MEETING MINUTES	4
8.	DISCLOSURES OF FINANCIAL AND OTHER INTERESTS	4
9.	STATUS REPORT	5
10.	REPORTS OF ADVISORY COMMITTEES	14
11.	RECEIVAL & ADOPTION OF ADVISORY/OCCASIONAL COMMITTEE MINUTES	14
12.	REPORTS OF OFFICERS	14
	12.1 ADOPTION OF 2009/2010 BUDGET AND SETTING OF RATE LEVELS	14
	12.2 CEO's REPORT	16
	12.3 LOCAL GOVERNMENT STRUCTURAL REFORM	19
	12.4 LIGHT INDUSTRIAL AREA - D SMITH REQUEST FOR ASSISTANCE	22
	12.5 NARROGIN COLLEGE OF AGRICULTURE – REQUEST FOR SPONSORSHIP	24
	12.6 VARIOUS SPORTING BODIES – CSRFF GRANTS	25
	12.7 WAGIN RSL SUB BRANCH	26
	12.8 REPORTING MONTHLY VARIANCES	27
	12.9 STATEMENT OF FINANCIAL ACTIVITY – JUNE 2009	28
	12.10 STATEMENT OF PAYMENTS JULY 2009	41
	12.11 PROPOSED HOMESTEAD LOT SUBDIVISION	48
	12.12 PROPOSED SURVEY STRATA SUBDIVISION	54
	12.13 D SMITH - LOT 463 APPLICATION TO ERECT A SHED	59
	12.14 WORKS REPORT	62
	12.15 HOME AND COMMUNITY CARE REPORT JULY 2009	63
	12.16 DIRECTOR OF WORKS – PERMISSION TO SERVE ON LGSA BOARD	65
13.	ANNOUNCEMENT OF PRESIDENT AND COUNCILLORS	65
14.	ELECTED MEMBERS/MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN	65
15.	URGENT BUSINESS INTRODUCED BY DECISIONS OF THE MEETING..65	
	15.1 COUNTRY LOCAL GOVERNMENT FUND – NOMINATION REGIONAL GROUPING	66
16.	CONFIDENTIAL BUSINESS AS PER LOCAL GOVERNMENT ACT S5.23(2).....	67
	16.1 EXTENSION OF TERM – ACTING CHIEF EXECUTIVE OFFICER	68
17.	CLOSURE	68

Shire of Wagin

Minutes of the Ordinary Council Meeting of Council held in Council Chambers on Tuesday 25 August 2009.

1. DECLARATION OF OPENING

The Shire President Cr Blight declared the meeting open at 7.06 pm.

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

Present:	Cr P J Blight	President
	Cr A C Dohle	Member
	Cr J L C Ballantyne	Member
	Cr D K Morgan	Member
	Cr J L Ewen	Member
	Cr I C Cumming	Member
	Cr K M Draper	Member
	Cr J P Reed	Member
	Cr G K B West	Member

Staff:	Mr L J Calneggia	Acting Chief Executive Officer
	Mr A Pieterse	Director Corporate and Community Services
	Mr A D Hicks	Director of Works
	Mr B A Roderick	Senior Finance Officer

Visitors:

Mr David Harrison – Wagin District High School
Mr Ian Menzies – RSL Sub Branch
Mr Darren Smith & Mrs Lyn Smith
Mrs Jeanette Draper - Wagin Bowling Club
Mr Dennis Dunham – Wagin Bowling Club

Apologies:

Nil

Leave of Absence:

Cr Greg Ball

3. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKE ON NOTICE

Nil

4. PUBLIC QUESTION TIME

Nil

5. APPLICATION FOR LEAVE OF ABSENCE**1123 Council Decision**

Moved: Cr. AC Dohle

Seconded: Cr IC Cumming

That Council grant a leave of absence to Cr J L Ewen for the 22 September 2009 Ordinary Council Meeting.

Carried 9/0

6. PUBLIC FORUM (PETITIONS/DEPUTATIONS/PRESENTATIONS)

David Harrison from the Wagin District High School and Ian Menzies from the Wagin RSL Sub Branch addressed council regarding item 12.7. Mr Harrison demonstrated a model and flags that he wishes to display for the Remembrance Ceremony. He also advised the front entrance to the Wagin District High School area would be opened for public access.

Darren Smith addressed council regarding items 12.4 and 12.13.

Jeanette Draper and Dennis Dunham addressed council regarding a request from the Wagin Bowling Club for a contribution for \$4,000 in relation to item 12.6.

7. CONFIRMATION OF PREVIOUS MEETING MINUTES**1124 Council Decision**

Moved: Cr. IC Cumming

Seconded: Cr. D K Morgan

That the Minutes of the Ordinary Council Meeting held on 28 July 2009 be confirmed as true and accurate after the alteration to the motion Item 15 WALGA Structural Reform – Communique the motion was carried 8/2.

Carried 9/0

8. DISCLOSURES OF FINANCIAL AND OTHER INTERESTS

Cr K Draper declared a financial interest in Item 12.6 and 12.7

Acting Chief Executive Officer declared a financial interest in item 16.1

9. STATUS REPORT

**Shire of Wagin – Status Report
August 2009**

Date	Resolution #	Officer	Description	Action	Status	Questions & Comments
			FINANCE & ADMINISTRATION			
18 Nov 2008	842	ADCEO	Council Policies	Update Policies	Ongoing	
18 Nov 2008	846	ADCEO	Health Building and Planning Policies Amended	Remove any reference to the Health, Building and Town Planning Standing Committee		
18 Nov 2008	857	CEO	Youth Centre	Establish a youth advisory committee, approach the Wagin Agricultural re – leasing 'old drive in' and provide assistance in set up.	Letter received from Youth Club	Youth Advisory Committee advised that they wish to affiliate with Youth Centre and not council.
24 Mar 2009	991, 992 & 993	ACEO	4WD Group Decision – Amalgamations & Resource Sharing	Establish a Project Team to progress the Shire of Wagin's response to Minister and send a letter to the Minister for an explanation		On going

28 April 2009	1029	ACEO	Code of Conduct	Obtain Statutory declarations from all Councillors.	Letter sent to B Anderson 27 May 09	
26 May 2009	1053	ACEO	Structural Review Project	ACEO propose at the next 4WD meeting that a financial projection report be undertaken for possible merger of LG Authorities and SP to liaise with neighbouring LG	Consultants	Consultants Actil Tasman appointed. DLGRD grant for 4WD submitted (by Woodanilling SC)
23 June 2009	1078	ACEO	Townscape and Tidy Towns Committee Appointments	Advise new committee members of their successful appointment	Letters Sent	
23 June 2009	1084	DCCS	Depreciation of Non-Current Assets	Adopt the policy regarding depreciation of Non-Current assets		
23 June 2009	1085	DCCS	Land Under Roads	Council not to recognise value of land acquired before 30 June 2008.		
23 June 2009	1089	ACEO	Amalgamations/Restructure Reform Project Team Progress Report	Letter Drop, hold discussions with neighbouring councils and endorse appointment of Acil Tasman etc	Survey Forms sent. Discussions held with Narrogin Shire & Narrogin Town	Agenda item Re Structural Reform - August

23 June 2009	1091 & 1092	DCCS	Telstra Corporate Services Agreement	Negotiate an early termination of agreement and pay Telstra an early termination fee.		
28 July 2009	1097	ACEO	Morton Seeds Fire Issues	Write to FESA re Fire concerns at Morton Seeds and ask them to investigate.	Email sent - Letter to be sent	
28 July 2009	1100	ACEO	Outside Staff – Pay Rates	Council Policy to be amended as per resolution	Policy Amended	
28 July 2009	1109	ACEO	Industrial Relations Services	Advise Fitzgerald Strategies for next financial year	Letter sent	
28 July 2009	1113	ACEO	Townscape and Tidy Towns Committee Appointment	Advise A Longmuir of successful appointment to committee	Letter sent	
28 July 2009	1122	ACEO	WALGA Structural Reform – Communiqué	Advise proponent that Shire of Wagin supports communiqué and sign and return document	Letter sent	

Health, Building & Planning						
20 Nov 2007	599	CEO	Apply for regional headwork's grants in relation to the Lefroy/Vernal St subdivision	Make grant application	Requires design to be completed, awaiting development approval.	With planners
15 Apr 2008	697	CEO	Light Industrial Land – Lefroy/Vernal Streets	Obtain cost estimates prior to submitting a head works grant application	Letter sent to Planning Enterprises engineers contracted for revised cost estimates	Await decision from Planning Commission
20 May 2008	715 & 716	CEO	Lots 193 & 194 Vale Street	Proceed to realign boundary creating a road reserve.	Realignment proceeding	Await decision from Planning Commission
21 Oct 2008	816	CEO	Dedication of portion of Ventnor Street	Place advert in local paper, contact all adjoining land owners	Planning Enterprises have been supplied details of adjoining owners and letters have been sent and advert has been placed in local paper	On going
16 Dec 2008	897	CEO	Dedication of portion of Ventnor Street between Vernal Street and Vale Street & Revesting of Lot 192 & Lot 193 Vale Street	Request the Hon Minister for Lands grant final approval to dedicate the portion of Ventnor Street and to revest Lot 192 & Lot 193 Vale Street, Prepare required documentation for submission for consideration. Advise those that prepared submissions of Council resolution		On going

24 Mar 2009	984	ACEO	Dedication of portion of Ventnor St between Vernal & Vale St	Advise the Minister for Lands & Department of Planning & Infrastructure that council resolved to indemnify them of any costs and claims arising		On going
24 Mar 2009	989	ACEO	Use of Motorbikes on Reserve	Item deferred for further investigation		Signs installed with firebreaks reinstated
26 May 2009	1057	ACEO	Proposed Industrial Subdivision	Proceed with subdivision as per Council resolution		Planners advised to proceed as per resolution
26 May 2009	1058	ACEO	Dedication of portion of Ventnor Street	Advise various bodies of shires intention to indemnify then of cost and claims		Ongoing ref 984 & 897
23 June 2009	1072	ACEO	Strategic Waste Management Plans	Write to neighbouring shires, seek permission to dig test holes and prepare itinerary for visit to other waste facilities.	Replies received from 8 shires, meeting to be arranged.	Ongoing
23 June 2009	1073	ACEO	Kerbside Recycling	Organise supply of 240ltr bins for recycling and prepare report for options of implementation.	Waste advisory committee travelled to Kondinin. Quotes being received for full kerbside service	Committee to meet
23 June 2009	1074	ACEO	"DO THE RIGHT THING" – Litter Signage	Apply for free signage	Signs received	Ongoing

23 June 2009	1077	ACEO	Bicycle Racks CBD	Confer with councils insurers RE insurance risk management and investigate costings	Quotes requested for racks	Ongoing
23 June 2009	1079	ACEO	Wagin Aero Club	Advise Aero club permission has been granted to contribute \$5000 towards project, erect building and dismantle existing transfer shed	Work underway on building	Ongoing
23 June 2009	1080 & 1081	ACEO	Wagin Historical Village	Advise Historical Village that their requests are supported.	Report received need to meet Townscape Committee to be arranged	On going
23 June 200*9	1086	ACEO	Proposed Sandalwood Plantation (Agroforestry)	Advise planners that council support the officers recommendation	Letter sent from planners advising applicant of Council decision to support application subject to conditions.	
28 July 2009	1115	ACEO	Proposed Sudivision	Advise planners council supports application subject to conditions	Letter sent to WAPC	
28 July 2009	1117	EHO	Keeping of Dogs	Advise proponent that council doesn't support this application	Letter sent	

28 July 2009	1118	EHO/ ACEO	Additions to Waratah Lodge	Advise proponent that council support proposal subject to conditions, and advise Wagin Frail Aged that Council will wavier all building fees	Awaiting Build Application	
28 July 2009	1119	EHO	Proposed Colorbond Shed	Advise Proponent that council supports application	Build permit issued	

WORKS & SERVICES						
24 Mar 2009	975	MOW	Category 4 Network Upgrades	Commence project as follows; Bullock Hills Rd, Jaloran Rd/Edwards Rd & Thompson & Noble Rd	Commenced work on Dongolocking Road.	Completed
24 Mar 2009	976	MOW	Intersection Regulatory Signs	Be Noted	Main Roads to install as time permits.	Still waiting for Main Roads to install.
28 April 2009	1014	MOW	Blackspot Project Jaloran Road	That the proposed works be carried out utilising Blackspot and Royalties for Regions funding and Council have no objections to subdivision applications from land owners and dedication of the road reserve.	Harley Group finish surveying – waiting for fencing contractor.	Will install box culverts when weather permits
26 May 2009	1045	DOW	Removal of trees	Remove large trees on Painters and Webb Rd		Will remove when contractor in area
26 May 2009	1046	ACEO	Regional Road Group – Policy and Procedures & Users Manual	Advise MRD through Regional Roads Sub Group that Council endorses the P & P and users manuals for the RRG Wheatbelt South	Acting CEO and DOW attended Dumbleyung meeting	On going

26 May 2009	1049	ACEO	Recycled Water Supply agreement	SP and ACEO to sing agreement with water corp and investigate the installation of a 220,000kl storage tank.	Provision in 09/10 budget for tank	In progress
26 May 2009	1050 & 1051	ACEO	Library car park and garden	Accept the plan to seal and kerb car park area and new ablutions and remove 3 trees from car park.	DOW to commence brickpaving, quotes for work being obtained,	On going
28 July 2009	1101	DOW	Blackspot Funding	Appoint Keith Dickerson to assess intersections and apply for Blackspot funding	Applications sent to MRD Narrogin	Awaiting Response
28 July 2009	1102	DOW	Wagin Airfield	Staff to prepare costings and apply for RAD's grants as per resolution		
28 July 2009	1103	DOW	Lime Lake East Road	Prepare cost estimate to upgrade 900 meters and source funding	Cost prepared, Works Committee rejected works to Lime Lake East	
28 July 2009	1104	DOW	Aggregate Quotes	Advise successful tenderer quote has been accepted.	Bairstows were the successful tendered and will start carting aggregate end of August	
28 July 2009	1106	DOW	Water Harvesting	Apply for a water grant for stage 3 of program		In hand

10. REPORTS OF ADVISORY COMMITTEES

Nil

9. RECEIVAL & ADOPTION OF ADVISORY/OCCASIONAL COMMITTEE MINUTES

Nil

12. REPORTS OF OFFICERS**12.1 ADOPTION OF 2009/2010 BUDGET AND SETTING OF RATE LEVELS**

LOCATION: Shire of Wagin
PROPONENT: Staff
REPORTING OFFICER: Senior Finance Officer

Summary

The 2009/2010 budget is presented to Council for Adoption and setting of rating levels.

Background;

The 2009/2010 budget has been prepared following on from the budget workshop held on 21st July 2009 where the first draft was considered.

Comment

Council Staff has prepared a balanced budget with an anticipated surplus of \$0 at year end. The 2009/2010 budget has been compiled with a 4.5% rating increase as agreed at the budget workshop.

Statutory Environment

Local Government Act 1995

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

Policy Implications:

Nil

Financial Implications:

Nil

1125 Officer's Recommendation / Council Decision

Moved: Cr. IC Cumming

Seconded: Cr. JP Reed

1. 2009/2010 Rate Levels

- a) That Council set the Gross Rental Valuation rate in the dollar at 12.026 cents for the 2009/2010 budget.
- b) That Council set the Unimproved Valuation rate in the dollar at 0.5974 cents for the 2009/2010 budget.
- c) That Council set the minimum rate at \$400.00 per Gross Rental Valuation and Unimproved Valuation assessments for the 2009/2010 budget.
- d) That Council make provision in the 2009/2010 budget for rating concessions relating to Council Policy "Finance 25 – Rates Concession Incentives Commercial Properties", and a concession on the CWA Hall rates and refuse and Waratah Lodge refuse charges.
- e) That Council offer a discount of 5% applicable to current year rates only to ratepayers upon full payment of all current rates and refuse charges including any arrears if applicable by no later than 5.00pm Thursday 8th October 2009.
- f) That Council adopt the following charges and interest rates in relation to rate debtors in its 2009/2010 budget.
 - i) Interest on overdue rates and general debtors 11%
 - ii) Interest on instalment payments 5.5%
 - iii) Instalment administration fee (per instalment) \$5
applies to second, third and fourth instalment notices.
 - iv) Penalty interest will be calculated on all outstanding rates after 8th October 2009.
 - v) That Council offer both two instalment and four instalment options and that Council set the instalment payment dates as:
 - 8th October 2009 – both options
 - 8th December 2009 – four instalment option only
 - 8th February 2010 – both options; and
 - 8th April 2010 – four instalment option only
 - vi) That Council set rubbish service charges for both domestic and commercial services at \$225.00 per service for the 2009/2010 year.

2. Schedule of Fees and Charges

That Council adopt the Schedule of Fees and Charges as presented in the 2009/2010 Budget.

3. Councillor's Sitting Fees

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

4. Budget Adoption

That Council adopt the 2009/2010 budget as presented.

Absolute majority 9/0

12.2 CEO's REPORT

PROPONENT: Shire of Wagin
LOCATION:
REPORTING OFFICER: Acting Chief Executive Officer

Summary

It has been again another busy month with staff working many hours. Much thanks go to those personnel undertaking budget preparation works, and to HACC people for introducing Daycare activities at the Eric Farrow Pavilion.

Background

STAFF

Tip Attendant Bill Stephens – Annual Leave 10 – 14 July 2009.
 Director of Works Allen Hicks – Annual Leave 3 – 10 August 2009.
 Executive Assistant Debbie Thompson – Annual Leave 3 – 7 August 2009.
 Debbie Stephens has returned to work (albeit on crutches) and is most welcomed back.

Adverts are going out for three (3) Admin positions. The engagement of these people will free up much “executive” time who are currently undertaking these tasks, and being kept from performing management duties. Further they will undertake tasks that are currently not being done or not done well because of limited time available and pressure placed on existing staff.

Janelle Spencer has joined us from Wagin High School for one day a week for work experience.

DIARY

29 July 2009	Wagin District High School – D Harrison – various matters Performance Review – Executive Assistant Katanning Shire – Community Meeting - Reform
31 July 2009	Occupational Health and Safety Forum – Great Southern – Dumbleyung
4 Aug 2009	VROC Meeting (Minister visit)
5 Aug 2009	Local Government Conference – Perth Convention Centre
10 Aug 2009	Woodanilling Forum – Discussions re-merger
11 Aug 2009	Cuballing – Meeting with eleven shires re-mergers
14 Aug 2009	Wheatbelt Development Commission – Tour of Wagin
18 Aug 2009	Public Meeting - Reform
25 Aug 2009	VROC - Darkan
25 Aug 2009	Council Meeting

Comment

Local Government Convention

I would like to thank council for allowing me to attend the conference. I do not normally attend as I believe the conference is aimed at elected members, however this year was important for Chief Executive Officers to attend because of the Structural Reform matters. I will attempt to provide a short resume of events, the interesting ones at least.

Frans Johansson gave a strong address called “A Renaissance – The Medici Effect” with a message to think outside the box and be inclusive with problem solving as many brains are better than one.

Evan Jones gave an in-site into how city planners have fine tuned the Urban Planning process by integrating all other disciplines of professionals.

Brendon Grylls – The Big Bush Revival explained the philosophy behind Royalties for Regions monies and spelt out clearly the needs for councils to embrace the reform agenda and the fact that VROC’s were not an acceptable conduit for distribution of these funds in future years.

Minister Castrilli was the next speaker and spoke very authoritarian about the process of Reform and the need to reduce the number of Local Authorities in WA.

Allan Jones from Sustainable Environment Foundation UK gave a very informative presentation on the decentralisation of renewable energy projects in Woking, Borough, London and Sydney.

My highlight was to meet Peter Andrews (don’t say who) who has developed a system called “Natural Sequence Farming” and which I believe will be the way many open minded farmers go about their business of farming and land protection in years to come.

There was an “Emerging Leaders” session involving four of our young leaders on their vision on how Local Government may look in the future.

Khoa Do gave the keynote address based upon his story of coming to Australia as a Vietnam refugee at the age of two on a tiny fishing boat. He was the youngest film director to be nominated as Best Young Director and was selected as Young Australian of the Year in 2005. – a remarkable person.

On Saturday the Premier Colin Barnett gave his “bombshell” address and left those in attendance with no doubt of the seriousness in what/how the State Government is treating Local Government Reform and quite clearly announced that it is not acceptable in this day and age to have thirty nine councils with populations under one thousand and dubious also to have fourteen councils with populations under two thousand (Wagin is one of these).

The Premier was followed by the Leader of the Opposition, Eric Ripper who stated he wasn’t going to give a political speech and then proceeded to do so.

All in all, it was a pretty useful conference dampened somewhat by the amalgamation matters in everyone’s minds. It did give members and staff attending an opportunity to network amongst colleagues and fellow members.

Economic Development

Following the visit by the Wheatbelt Development Commission and subsequent visit to Morton Seeds, it has been indicated that there is an opportunity to look at the creation of a heavy industrial area utilising excess power to be generated by Morton’s and possibly water, created via a desalination plant, to attract industry. To progress this initiative it is recommended that the Economic Development Committee meet to outline a strategic direction and action plan to facilitate this idea.

District Planning Scheme and Local Planning Strategy

Joe Douglas from URP, has advised that the draft of the above documents will soon be ready and suggests that a meeting could be held in September (latter half) to “Workshop” issues associated with these planning matters. Feedback on a suitable date to have this workshop would be appreciated.

Statutory Environment

Nil

Policy Implications

Nil

Financial Implications

Nil

1126 Officer’s Recommendation / Council Decision

Moved: Cr. GKB West

Seconded: Cr. K M Draper

That Council receive and endorse this report.

Carried 9/0

1129 Council Decision

Moved : Cr. JLC Ballantyne

Seconded Cr. JP Reed

That Council suspend Standing Orders.

The Chairperson invited informal discussion on item 12.3 Local Government Structural Reform.

West

- Government Grants to offset costs - May lead to Narrogin or Katanning – merger- is government paying?
- Representation against amalgamations with Narrogin / Katanning - medical centre will suffer - Flow on effect?
- Narrogin may sell buildings
- Wagin assets are given free to others
- Why don’t we join a ROC and keep our town?

Cumming

- Reluctant to go forward as guidelines are not firm enough - may be going off too early.

Morgan

- Woodanilling could be considered, dammed if we do and dammed if we don’t.

Blight

- Castrilli not to walk away from Reform Process SSS report triggers, the process off.
- Goal posts have now been set with rules to aim at.

- If we go with Woodanilling – In submission it needs to strongly qualify that we do not want to go with Katanning.

Ewen

- A merger with Woodaniling would be ok (a good thing) not really detrimental to Wagin if we go with Woodanilling a merger with Woodanilling would be good for both.

Draper

- Agree with Cr Ewen – no firm line to follow – until they come up with something more concrete, no problems with Woodanilling. Want to add a note of caution!

Ballantyne

- Wagin needs to stand up and say we are a small regional centre ++++I – take bull by the horns.
- Will have more potential with Woodanilling and West Arthur resulting in a population of– 3,200 people.

Dohle

- Seems as if go with Woodanilling a faint chance of staving off – large amalgamations.

Reed

- Agree with Crs Dohle and Ballantyne.

1130 Council Decision

Moved: Cr. JLC Ballantyne

Seconded: Cr. KM Draper

That Council resume Standing Orders.
Carried 9/0

12.3 LOCAL GOVERNMENT STRUCTURAL REFORM

PROPONENT: Shire of Wagin
LOCATION: Shire of Wagin
REPORTING OFFICER: Acting Chief Executive Officer
ATTACHMENTS: (1) Local Government Act 1995 – Schedule 2.1
 (2) Community Survey
 (3) Local Government Advisory Board Criteria

Summary

To consider the merger of the Shire of Wagin and Woodanilling and possibility of West Arthur.

Background

February 2008 – the Minister for Local Government announced wide ranging local government reform strategies. As part of this he encourages each local government in WA to embrace the opportunity for voluntary amalgamations.

March 2008 – 4WD councils resolve not to amalgamate and advise the Minister of councils desire to stay independent, retain the status quo, and continue joint share arrangements via 4WD VROC's.

8 August 2009 - Press release from the Dept of the Premier stating that at the WA Local Government Association's AGM, Premier Colin Barnett stated he believed that number of Councils needed to be cut from 139 to fewer than 100 "perhaps significantly less".

Minister for Resources Brendon Grylls announced that Royalties for Regions funding will be withheld from Councils involved in VROC's and to look at ROC's as a minimum requirement.

10 August 2009 – Informal discussions were held between the Shires of Wagin's Structural Reform Team and 5 Woodanilling councillors canvassing the option to voluntarily amalgamate. A tacit agreement was reached to formally consider this option.

Both councils to take proposal to respective communities and then to full councils.

12 August 2009 – WALGA advised that due to the Premier's announcement at the LG Convention the Minister has granted an extension to 30 September 2009 for Councils to provide him with their submissions on amalgamations.

18 August 2009 – Community information session at the Eric Farrow Pavilion 7.30pm. (See Information Bulletin for Minutes).

30 September 2009 – Reform Submission – to be completed.

Consultation

Council conducted a Community Survey on structural reform, the outcomes of which are as per [attachment \(2\)](#).

And also at a community meeting held 18 August 2009 the following resolution was passed unanimously by approximately 70 residents.

Motion

Moved: M Edward

Seconded: A Pederick

That the meeting endorse the merger with Woodanilling and accept the possibility of West Arthur should they wish to come on board.

CARRIED UNANIMOUSLY

Comment

The announcements by the Premier and Minister for Resources Development on 8 August 2009 have had a significant impact on some council's attitudes, including those attached to 4WD and as this agenda item is written, Dumblebung have indicated that their preference for an alliance is eastward, Williams have announced that they wish to remain as they are and West Arthur are undecided.

The initial discussions held with Woodanilling on 10 August 2009 were very cordial and both parties were in agreement over a possible merge. Woodanilling seems determined not to be aligned in any way with Katanning, which influences their feelings towards Wagin.

The discussions at the public meeting held at the Eric Farrow Pavilion on Tuesday 18 August 2009, were also valuable and there appears to be general agreement by all, that

such a merger would be acceptable. The introduction of a third council (re: West Arthur) may add a different dimension and will make any merger more complicated, however this proposal (ie a third council) would have a greater chance of being accepted by the advisory board. The “easy” thing to do would be to do nothing, however I believe this would be unacceptable to the Minister and Government.

Wagin’s submission has now to be finalised by 30 September 2009 and there will be much work to do in a short period. It would be preferable if Wagin and Woodanilling’s submission were of a like and both structural teams will need to meet frequently over the next few weeks to complete respective submissions for both councils consideration at the September council meetings.

More specifically the submissions will need to address;

Preferred amalgamation structure

Number of Elected members

Regional Groupings

Transition timelines

Estimated costs of transitional costs

Identifying a date for amalgamation to take effect

Identifying a date which elected members will be reduced.

The submissions also will need to address assumptions and statements made by both the Katanning Shire and Narrogin Town in the respective submissions.

As well as the submissions, the Structural Team and will need to consider the impact on Human Resources , Works programs, Shop fronts and the various effect that a merger will have on both organisation functions and activities.

Both councils will of course have to await the Ministers decision on the proposal before any serious work can take place, however much “preliminary” and “in principal” matters can be dealt with prior to formal approval (or otherwise) by the Minister.

Statutory Environment

Local Government Act 1995 – Schedule 2.1 (see attachment 1)

Financial Implications

To complex to determine and will need to be completed as part of the submission
(Financial transitional arrangements)

Strategic Implications

Any amalgamation will have a significant impact on the strategic direction of both councils.

1131 Officer’s Recommendation / Council Decision

Moved: Cr.JLC Ballantyne

Seconded: Cr. JP Reed

- 1) That the Shire of Wagin enter into discussions with the Shire of Woodanilling with a view to a voluntary merger of the two Shires, and
- 2) That the Structural Reform Team meet with the Woodanilling team on a regular basis (weekly) up until 30 September 2009 to assist with the formulation of the submissions, and on a less regular basis after that time;

Carried 9/0

1132 Council Decision

Moved: Cr.JLC Ballantyne

Seconded: Cr. KM Draper

That council accept the possibility of a merger with West Arthur.

Carried 9/0

1133 Council Decision

Moved: Cr.AC Dohle

Seconded: Cr. JLC Ballantyne

That council accept the possibility of a merger with Dumbleyung.

Carried 7/2

12.4 LIGHT INDUSTRIAL AREA - D SMITH REQUEST FOR ASSISTANCE

PROPONENT: Shire of Wagin
LOCATION: Vernal Street Wagin
REPORTING OFFICER: Acting Chief Executive Officer
ATTACHMENT: Letter D Smith and costings
 Western Power
 Quotes: - Wood & Grieve Engineers, Wagin Plumbers

Summary

To consider a request for a contribution towards the provision of power and water to lots of land situated along Vernal Street Wagin.

Background

The proponent was the recipient of a recent headworks grant, funded under the Royalties for Regions funding program. Three phase (415 volt) power and a 63 KVA transformer will be delivered to lot 463 (see plan drawing NO/5615).

In addition, water per extended water mains along Vernal Street will be made available to lot's 461, 462 and 463.

Both installations will enhance the value of Lot's 468 owned by council and lots 469 and 480. Both of the latter lots are currently being considered by Department of Planning and Infrastructure – Land Division for acquisition by council and are currently UCL land.

Comment

The proponent has sought and obtained a commitment from other beneficiaries (land owners) to the scheme that will provide power and water to an area of land that is zoned light industrial.

This includes lot 468 which council owns and will result in this lot ready to sell almost immediately. In regards to power to shire lots, there will be an extra cost (yet unknown) to extend the underground cabling and provide pillars.

The proponent is seeking a contribution from council of an amount up to \$5,000.

Council has budgeted for development of the light industry lots on Vernon/Vernal Street which is currently waiting for advice from the State Land Service (DP1) about the cost to council of this land and for a grant application under Royalties for Regions for its own headworks grant. This grant application will be prepared by Joe Douglas (URP).

From the figures provided by the proponent there will be a shortfall (after deduction of headworks grant) of \$14,380.

It has been proposed that the apportionment of this shortfall be in the ratio of;

		\$
D Smith	21%	3,000
S Scardetta	10%	1,500
I Lutz	10%	1,500
K Marley	10%	1,500
Wagin Shire	35%	5,000
Unallocated	14%	<u>1,880</u>
		<u>\$14,380</u>

This apportionment would seem disproportionate in considering the benefit derived by each of the participants. If the shortfall was to be divided evenly amongst the five parties the amount contributed by each would be \$2,876. The author suggests that this would be more equitable way of apportioning the required amount.

Statutory Environment

Local Government Act 1995

Policy Implications

Nil

Financial Implications

Allowance made in 09/10 for light industrial land development

Officer's Recommendation

Moved: Cr. GKB West

Seconded: Cr. KM Draper

That Council;

- 1) advise the proponent Darren Smith that it is prepared to contribute \$2,876 towards the installation of power, water and headworks on Vernal Street.
- 2) That the contribution be charged to A/c E167300 – Land Development.

Council Decision

Moved: Cr. GKB West

Seconded: Cr. KM Draper

That Council;

- 1) advise the proponent Darren Smith that it is prepared to contribute \$5,000 towards the installation of power, water and headworks on Vernal Street.
- 2) That the contribution be charged to A/c E167300 – Land Development.

Motion Lost 5/4

1134 Officer Recommendation / Council Decision

Moved: Cr. JL Ewen

Seconded: Cr. IC Cumming

That Council;

1) advise the proponent Darren Smith that it is prepared to contribute \$2,876 towards the installation of power, water and headworks on Vernal Street.

2) That the contribution be charged to A/c E167300 – Land Development.

Carried 9/0

12.5 NARROGIN COLLEGE OF AGRICULTURE – REQUEST FOR SPONSORSHIP

PROPONENT: Narrogin College of Agriculture
LOCATION: Narrogin
REPORTING OFFICER: Acting Chief Executive Officer
ATTACHMENT: Letter from College of Agriculture - Narrogin

Summary

To consider a request for financial assistance towards the College's 2009 Graduation Ceremony.

Background

The attached letter is self explanatory. There appears no policy or precedent to this request.

Comment

The author has contacted the principal of the college to discuss the merits of Council's supporting the request and if there was a way of ensuring that any sponsorship made by Council was awarded to a Wagin person. The principal advised that it was common for Council's to do this and offer an "encouragement award" for year elevens going on to year twelve which would assist the recipient in the following year.

Statutory Environment

Local Government Act 1995

Policy Implications

N/A ACEO has no delegated authority

Financial Implications

Nil allowance for donations

Council Decision / Officer's Recommendation

Moved: Cr. KM Draper

Seconded: Cr.

That Council offer an "Encouragement Award" to a Wagin Recipient of an amount to be determined by Council.

Motion lapsed due to lack of a seconded

Council Decision

Moved: Cr. AC Dohle

Seconded: Cr DK Morgan

That Council offer an "Encouragement Award" to a Wagin Recipient of the amount of \$40.
Motion withdrawn

Cr Draper left the meeting at 10.07 pm.

12.6 VARIOUS SPORTING BODIES – CSRFF GRANTS

PROPONENT: Various Sporting Bodies – CSRFF Grants

LOCATION:

REPORTING OFFICER: Acting Chief Executive Officer

ATTACHMENT: CSRFF Application – Small Groups
Wagin Bowling Club

Summary

To consider the endorsement and possible financial contribution to the CSRFF Grant applications submitted.

Background

Council advertise on behalf of the Department of Sport and Recreation calling for grant applications – Small Equipment Grants. These grants need to be endorsed by council (with or without financial or in kind contributions) and forwarded to the Department by 31 August 2009.

Comment

Council has received one application;

The Wagin Bowling Club – to construct outdoor unisex toilet \$13,000 (Cash). The club is seeking a 1/3 contribution of \$4,333.

Statutory Environment

Local Government Act 1995

Policy Implications**Financial Implications**

No funding allowed in 09/10 Budget

1135 Officer's Recommendation / Council Decision

Moved: Cr: DK Morgan

Seconded: Cr. AC Dohle

That Council endorse the CSRFF Grant application from the Wagin Bowling Club and advise that it is unable to provide a 1/3 contribution in cash at this stage.

Carried 8/0

12.7 WAGIN RSL SUB BRANCH

PROPONENT: Shire of Wagin
LOCATION: Wagin District High School
REPORTING OFFICER: Acting Chief Executive Officer
ATTACHMENT: Letter from RSL Sub Branch 29 July 2009

Summary

To decide to agree or not to a request for assistance to install flagpoles at the Wagin District High School.

Background

That attached letter from the RSL was received after the last councils meeting and was the subject of an email sent to all members by the author on 4 August 2009, seeking endorsement to unbudgeted expenditure.

The response to the email was mixed and it was felt the matter needed to be presented to council.

The RSL are asking council to purchase three (3) new flagpoles and install at the school and remove the existing pole. The new poles will be located behind the memorial wall. RSL and the school will be contributing \$5,700 to install flood lights and GPO for an amplifier etc.

Fastening of the tablet is expected to cost a further \$600. There is a shortfall also of funds for the ceremony at which there will be a luncheon afterwards.

Comment

The author has received feedback from some members and staff that would indicate minimum support for the project for various reasons, however it is the author's belief that council should support the RSL in their endeavours to have the memory of men lost in the Great War (WW1), enshrined in a memorial of their choice. If council were to support the RSL request, it would need to identify \$3,500 from somewhere in the 09/10 budget. The author may be able to assist in this regard.

Statutory Environment

Local Government Act 1995

Policy Implications

Nil

Financial Implications

Will affect 9/10 budget.

Officer's Recommendation

Moved: Cr.

Seconded: Cr.

That Council assist the Wagin RSL Sub Branch in purchasing and installing three (3) flagpoles at the Wagin District High School as its contribution towards the memorial wall at the school and further that the Acting Chief Executive Officer identify \$3,500 savings in the 09/10 budget before proceeding with this project.

1136 Council Decision

Moved: Cr.JL Ewen

Seconded: Cr. DK Morgan

That Council assist the Wagin RSL Sub Branch in purchasing and installing three (3) flagpoles at the Wagin District High School as its contribution towards the memorial wall at the school and further that the Acting Chief Executive Officer identify \$2,000 savings in the 09/10 budget before proceeding with this project.

Voting was equally divided 4/4, the Shire President elected to have a second vote and motion was carried 5/4 (Section 5.21 (3))

Carried 5/4

Cr Draper returned to the meeting at 10.24pm.

12.8 REPORTING MONTHLY VARIANCES

LOCATION: Shire of Wagin
PROPONENT: Staff
REPORTING OFFICER: Senior Finance Officer

Summary

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

Background

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

Although Council has previously adopted material variances these were not properly implemented until late in the 2008/9 financial year. In order to report meaningful variances to Council it is suggested that we select reporting on values instead of percentages and that the value be set at \$20,000.00

Comment

The reporting of variances is done on the differences between the actual figures and the monthly budget for each program. The monthly budget is estimated and is often not achieved due to unforeseen events or delays. It is therefore sensible to make this reporting simple by selecting an amount and set this amount to \$20,000.00.

Statutory Environment:

Financial Management Regulation 34

Policy Implications:

Nil

Financial Implications:

Nil

1137 Officer's Recommendation / Council Decision

Moved: Cr.GKB West

Seconded: Cr. JL Ewen

That Council;

Adopt a material variance of +/- \$20,000 by program from the base figure for the financial year 2009/2010 and report these variances by way of supporting note in the 'Monthly Statement of Financial Activity'.

Carried 9/0

12.9 STATEMENT OF FINANCIAL ACTIVITY – JUNE 2009

Location: Shire of Wagin
Reporting Officer: Senior Finance Officer

Summary

A Statement of Financial Activity is attached for Council to adopt.

Background

The Local Government (Financial Management) Regulations 1996 requires that Council is to be presented with a Statement of Financial Activity each month.

Comment

A copy of Statement of Financial Activity has been compiled for the financial period ending 30th June 2009 for Council to peruse and adopt.

Statutory Environment

Local Government (Financial Management) Regulations

Policy Implications

Nil

Financial Implications

Nil

Shire of Wagin
STATEMENT OF FINANCIAL ACTIVITY
(Statutory Reporting Program)
For the Period Ended 30th June 2009

	N o t e	Annual	YTD	YTD	Var. \$ (b)-(a)	Var. % (b)- (a)/(b)	Var .
		Budget	Budget (a)	Actual (b)			
		4			3	3	
		\$	\$	\$	\$	%	
Operating Revenues							
Governance		2,000	2,000	10,108	8,108	80.21%	▲
General Purpose Funding		1,218,461	1,218,461	2,200,068	981,607	44.62%	▲
Law, Order and Public Safety		35,358	35,358	53,630	18,272	34.07%	▲
Health		97,020	97,020	96,981	(39)	(0.04%)	□
Education and Welfare		301,333	301,333	337,137	35,804	10.62%	▲
Community Amenities		294,310	294,310	280,994	(13,316)	(4.74%)	□
Recreation and Culture		45,860	45,860	92,030	46,170	50.17%	▲
Transport		663,792	663,792	747,623	83,831	11.21%	▲
Economic Services		48,500	48,500	41,715	(6,785)	(16.27%)	▼
Other Property and Services		1,465,300	1,465,300	475,212	(990,088)	(208.35%)	▼
Total (Excluding Rates)		4,171,934	4,171,934	4,335,498	163,564		□
Operating Expense							□
Governance		(223,428)	(223,428)	(308,907)	(85,479)	(27.67%)	▲
General Purpose Funding		(226,394)	(226,394)	(243,108)	(16,714)	(6.88%)	▲
Law, Order and Public Safety		(153,803)	(153,803)	(130,540)	23,263	17.82%	▼
Health		(253,126)	(253,126)	(256,418)	(3,292)	(1.28%)	□
Education and Welfare		(402,103)	(402,103)	(339,992)	62,111	18.27%	▼
Community Amenities		(538,652)	(538,652)	(428,275)	110,377	25.77%	▼
Recreation and Culture		(651,151)	(651,151)	(639,856)	11,295	1.77%	□
Transport		(1,903,685)	(1,903,685)	(1,483,009)	420,676	28.37%	▼
Economic Services		(147,405)	(147,405)	(149,493)	(2,088)	(1.40%)	□
Other Property and Services		(1,544,344)	(1,544,344)	(558,568)	985,776	176.48%	▼
Total		(6,044,091)	(6,044,091)	(4,538,166)	1,505,925		□
Funding Balance							□
Adjustment							□
Add back Depreciation		968,633	968,633	635,054	(333,579)	(52.53%)	□
Adjust (Profit)/Loss on Asset Disposal		(500)	(500)	15,415	15,915	103.24%	□
Adjust Provisions and Accruals		0	0	0	0		□
Net Operating (Ex. Rates)		(904,024)	(904,024)	447,801	1,351,825		□
Capital Revenues							□
Proceeds from Disposal of Assets		187,000	187,000	170,581	(16,419)	(9.63%)	□
Proceeds from New Debentures		915,000	915,000	265,000	(650,000)	(245.28%)	▼
Proceeds from Sale of Investments		0	0	0			□
Proceeds from Advances		0	0	0			□
Self-Supporting Loan Principal		22,906	22,906	22,906			□

Transfer from Reserves	389,500	389,500	195,400	(194,100)	(99.33%)	□
Total	1,514,406	1,514,406	653,887	(860,519)		□
Capital Expenses						□
Land Held for Resale	(550,000)	(550,000)	(157,165)	392,835	249.95%	▼
Land and Buildings	(668,000)	(668,000)	(367,477)	300,523	81.78%	▼
Plant and Equipment	(343,000)	(343,000)	(198,402)	144,598	72.88%	▼
Furniture and Equipment	(52,000)	(52,000)	(65,153)	(13,153)	(20.19%)	▲
Infrastructure Assets - Roads	(270,000)	(270,000)	(317,891)	(47,891)	(15.07%)	▲
Infrastructure Assets - Other	(75,000)	(75,000)	(94,018)	(19,018)	(20.23%)	▲
Purchase of Investments	0	0	0			□
Repayment of Debentures	(48,512)	(48,512)	(49,370)	(858)	(1.74%)	□
Advances to Community Groups	0	0	0			□
Transfer to Reserves	(216,013)	(216,013)	(225,830)	(9,817)	(4.35%)	□
Total	(2,222,525)	(2,222,525)	(1,475,306)	747,219		□
Net Capital	(708,119)	(708,119)	(821,419)	(113,300)		□
Total Net Operating + Capital	(1,612,143)	(1,612,143)	(373,618)	1,238,525		□
Rate Revenue	1,412,143	1,412,143	1,409,277	(2,866)	(0.20%)	□
Opening Funding Surplus(Deficit)	200,000	200,000	189,341	(10,659)	(5.63%)	□
Closing Funding Surplus(Deficit)	0	0	1,225,000	1,225,000		□

Shire of Wagin
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30th June 2009

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 is a special purpose financial report, 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).

(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.

(c) Rounding Off Figures

All figures shown in this statement 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) Cash and Cash Equivalents

Cash and cash equivalents comprise cash at bank and in hand and short-term deposits that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

For the purposes of the Cash Flow Statement, cash and cash equivalents consist of cash and cash equivalents as defined above, net of outstanding bank overdrafts. Bank overdrafts are included as short-term borrowings in current liabilities.

(g) Trade and Other Receivables

Trade receivables, which generally have 30 - 90 day terms, are recognised initially at fair value and subsequently measured at amortised cost using the effective interest rate method, less any allowance for uncollectible amounts.

Collectability of trade receivables is reviewed on an ongoing basis. Debts that are known to be uncollectible are written off when identified. An allowance for doubtful debts is raised when there is objective evidence that they will not be collectible.

Shire of Wagin
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30th June 2009

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(h) Inventories

General

Inventories are valued at the lower of cost and net realisable value. Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs of necessary to make the sale.

Inventories held from trading are classified as current even if not expected to be realised in the next 12 months.

Land Held for Resale

Land purchased for development and/or resale is valued at the lower of the cost and net realisable value. Cost includes the cost of acquisition, development and interest incurred on the financing of that land during its development. Interest and holding charges incurred after development is complete are recognised as expenses.

Revenue arising from the sale of property is recognised in the operating statement as at the time of signing a binding contract of sale.

Land held for resale is classified as current except where it is held as non-current based on Council's intentions to release for sale.

(i) Fixed Assets

All assets are initially recognised at cost. Cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition. For assets acquired at no cost or for nominal consideration, cost is determined as fair value at the date of acquisition. The cost of non-current assets constructed by the local government includes the cost of all materials used in the construction, direct labour on the project and an appropriate proportion of variable and fixed overhead.

Certain asset classes may be revalued on a regular basis such that the carrying values are not materially different from fair value. Assets carried at fair value are to be revalued with sufficient regularity to ensure the carrying amount does not differ materially from that determined using fair value at reporting date.

(j) 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.

Buildings	50	years
Furniture & Office Equipment	10	years
Computer & Electronic Equipment	3	years
Plant & Equipment	10	years
Trucks	7	years
Sedans	4	years
Other Plant & Equipment	10	years

Infrastructure Assets

Sealed Roads	50	years
Unsealed Roads	50	years
Footpaths & Walkways	40	years
Drainage	50	years
Pedestrian Bridges – Wood	20	years
Vehicle Bridges – Wood	20	years
Vehicle Bridges – Concrete	75	years
Culverts – Wood	20	years
Culverts – Concrete	75	years
Dams	75	years
Tanks & Reservoirs	35	years

The following Infrastructure Assets are not depreciated:

Parks and Playing field surfaces
Reticulation Systems
Drainage Reserves
Clearing and Earthworks

The following Infrastructure Assets are not capitalized owing to their cost being immaterial:

Street Furniture
Pedestrian/Bus Shelters
Street Signs

Council has elected not to depreciate assets that has a value under \$1,000.

Shire of Wagin
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30th June 2009

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)**(k) Trade and Other Payables**

Trade and other payables are carried at amortised cost. They represent liabilities for goods and services provided to the local government prior to the end of the financial year that are unpaid and arise when the Shire becomes obliged to make future payments in respect of the purchase of these goods and services. The amounts are unsecured and are usually paid within 30 days of recognition.

(l) Employee Benefits

The provisions for employee benefits relates to amounts expected to be paid for long service leave, annual leave, wages and salaries and are calculated as follows:

(i) Wages, Salaries, Annual Leave and Long Service Leave (Short-term Benefits)

The provision for employees' benefits to wages, salaries, annual leave and long service leave expected to be settled within 12 months represents the amount the Shire has a present obligation to pay resulting from employees services provided to balance date. The provision has been calculated at nominal amounts based on remuneration rates the Shire expects to pay and includes related on-costs.

(ii) Annual Leave and Long Service Leave (Long-term Benefits)

The liability for long service leave is recognised in the provision for employee benefits and measured as the present value of expected future payments to be made in respect of services provided by employees up to the reporting date using the project unit credit method. Consideration is given to expected future wage

and salary levels, experience of employee departures and periods of service. Expected future payments are discounted using market yields at the reporting date on national government bonds with terms to maturity and currency that match as closely as possible, the estimated future cash outflows. Where the Shire does not have the unconditional right to defer settlement beyond 12 months, the liability is recognised as a current liability.

(m) Interest-bearing Loans and Borrowings

All loans and borrowings are initially recognised at the fair value of the consideration received less directly attributable transaction costs.

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the effective interest method. Fees paid on the establishment of loan facilities that are yield related are included as part of the carrying amount of the loans and borrowings.

Borrowings are classified as current liabilities unless the Council has an unconditional right to defer settlement of the liability for at least 12 months after the balance sheet date.

Borrowing Costs

Borrowing costs are recognised as an expense when incurred except where they are directly attributable to the acquisition, construction or production of a qualifying asset. Where this is the case, they are capitalised as part of the cost of the particular asset.

(n) Provisions

Provisions are recognised when: The council has a present legal or constructive obligation as a result of past events; it is more likely than not that an outflow of resources will be required to settle the obligation; and the amount has been reliably estimated. Provisions are not recognised for future operating losses.

Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one of item included in the same class of obligations may be small.

(o) Current and Non-Current Classification

In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled. The asset or liability is classified as current if it is expected to be settled within the next 12 months, being the Council's operational cycle. In the case of liabilities where Council does not have the unconditional right to defer settlement beyond 12 months, such as vested long service leave, the liability is classified as current even if not expected to be settled within the next 12 months. Inventories held for trading are classified as current even if not expected to be realised in the next 12 months except for land held for resale where it is held as non current based on Council's intentions to release for sale.

Shire of Wagin
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30th June 2009

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(p) Nature or Type Classifications

Rates

All rates levied under the Local Government Act 1995. Includes general, differential, specific area

rates, minimum rates, interim rates, back rates, ex-gratia rates, less discounts offered. Exclude administration fees, interest on instalments, interest on arrears, service charges and sewerage rates.

Operating Grants, Subsidies and Contributions

Refer to all amounts received as grants, subsidies and contributions that are not non-operating grants.

Non-Operating Grants, Subsidies and Contributions

Amounts received specifically for the acquisition, construction of new or the upgrading of noncurrent assets paid to a local government, irrespective of whether these amounts are received as capital grants, subsidies, contributions or donations.

Profit on Asset Disposal

Profit on the disposal of assets including gains on the disposal of long term investments. Losses are disclosed under the expenditure classifications.

Fees and Charges

Revenues (other than service charges) from the use of facilities and charges made for local government services, sewerage rates, rentals, hire charges, fee for service, photocopying charges, licences, sale of goods or information, fines, penalties and administration fees. Local governments may wish to disclose more detail such as rubbish collection fees, rental of property, fines and penalties, other fees and charges.

Service Charges

Service charges imposed under Division 6 of Part 6 of the Local Government Act 1995. Regulation 54 of the Local Government (Financial Management) Regulations 1996 identifies these are television and radio broadcasting, underground electricity and neighbourhood surveillance services. Exclude rubbish removal charges. Interest and other items of a similar nature received from bank and investment accounts, interest on rate instalments, interest on rate arrears and interest on debtors.

Interest Earnings

Interest and other items of a similar nature received from bank and investment accounts, interest on rate instalments, interest on rate arrears and interest on debtors.

Other Revenue / Income

Other revenue, which can not be classified under the above headings, includes dividends, discounts, rebates etc.

Employee Costs

All costs associate with the employment of person such as salaries, wages, allowances, benefits such as vehicle and housing, superannuation, employment expenses, removal expenses, relocation expenses, worker's compensation insurance, training costs, conferences, safety expenses, medical examinations, fringe benefit tax, etc.

Materials and Contracts

All expenditures on materials, supplies and contracts not classified under other headings. These include supply of goods and materials, legal expenses, consultancy, maintenance agreements, communication expenses, advertising expenses, membership, periodicals, publications, hire expenses, rental, leases, postage and freight etc. Local governments may wish to disclose more detail such as contract services, consultancy, information technology, rental or lease expenditures.

Utilities (Gas, Electricity, Water, etc.)

Expenditures made to the respective agencies for the provision of power, gas or water. Exclude expenditures incurred for the reinstatement of roadwork on behalf of these agencies.

Shire of Wagin
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30th June 2009

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(q) Nature or Type Classifications (Continued)

Insurance

All insurance other than worker's compensation and health benefit insurance included as a cost of employment.

Loss on asset disposal

Loss on the disposal of fixed assets.

Depreciation on non-current assets

Depreciation expense raised on all classes of assets.

Interest expenses

Interest and other costs of finance paid, including costs of finance for loan debentures, overdraft accommodation and refinancing expenses.

Other expenditure

Statutory fees, taxes, provision for bad debts, member's fees or levies including WA Fire Brigade Levy and State taxes. Donations and subsidies made to community groups.

(r) Statement of Objectives

In order to discharge its responsibilities to the community, the Council 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 Williams and West Arthur.

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, Wagin Recreation Centre, sportsground maintenance and sportsground buildings maintenance, the provision of library services together with a contribution towards the costs 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 (Salinity Action Plan works), LCDC projects, tourism and area promotion, ongoing maintenance of the Wagin Caravan Park, building control and the provision of standpipes.

Shire of Wagin
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30th June 2009

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(r) STATEMENT OF OBJECTIVE (Continued)

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 works crew, costs associated with the running of all Council plant and other unclassified revenue and expenses.

Shire of Wagin
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30th June 2009

Note 2: NET CURRENT FUNDING POSITION

Positive=Surplus (Negative=Deficit)			
2008-09			
Note	This Period	Last Period	Same Period Last Year
	\$	\$	\$
Current Assets			
Cash Unrestricted	924,813	446,590	260,162
Cash Restricted	822,031	838,630	848,727
Investments	0	0	0
Receivables - Rates and Rubbish	87,623	87,471	60,924
Receivables -Other	563,219	619,397	357,410
Inventories	52,418	52,418	43,120
	2,450,104	2,044,506	1,570,343
Less: Current Liabilities			
GST	(5,868)	(33,924)	(8,512)
Payables	(372,954)	(92,711)	(107,377)
Provisions	(24,251)	(344,373)	(267,475)
	(403,073)	(471,008)	(383,364)
Less: Cash Restricted	(822,031)	(838,630)	(848,727)
Net Current Funding Position	1,225,000	734,868	338,252

Shire of Wagin
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30th June 2009

Note 3: MAJOR VARIANCES

Comments/Reason for Variance

5.1 OPERATING REVENUE (EXCLUDING RATES)

5.1.1 GOVERNANCE

Profit on sale of CEO vehicle

5.1.2 GENERAL PURPOSE FUNDING

Unbudgeted grant monies received for Royalties for Regions & Regional & Local Community Infrastructure Program

5.1.3 LAW, ORDER AND PUBLIC SAFETY

Unbudgeted grant money received for a Speed Alert Monitor Trailer

5.1.4 EDUCATION AND WELFARE

Unbudgeted Grant Funds for replacement of HACC Co-ordinator vehicle

5.1.5 COMMUNITY AMENITIES

5.1.6 RECREATION AND CULTURE

\$46,410 Insurance reimbursement for and damage to the Recreation Centre and Playground

5.1.7 TRANSPORT

Diesel Fuel Rebate Scheme income and additional Roads to Recovery grant income

5.1.8 ECONOMIC SERVICES

Water recharges are well down and Council has not performed swimming pool inspections and as a result has not charged the budgeted fees.

5.1.9 OTHER PROPERTY AND SERVICES

Council budgeted to receive and expend \$1,000,000 in grant funds which has not happened

5.2 OPERATING EXPENSES

5.2.1 GOVERNANCE

Administration Salaries and Legal Expenses are significantly over budget.

5.2.2 GENERAL PURPOSE FUNDING

Lease payments on new 13 tonne truck

5.2.3 LAW, ORDER AND PUBLIC SAFETY

Grant funds have not been expended to date

5.2.4 EDUCATION AND WELFARE

Unspent HACC and CACP grant funds

5.2.5 COMMUNITY AMENITIES

Regional Refuse grant funds have not been expended

5.2.6 RECREATION AND CULTURE

5.2.7 TRANSPORT

Council has spent less than expected for Road Maintenance, grading, Townscape and the Beaufort Rd Bridge project.

Also, there is a significant decrease in depreciation due to changes in depreciation percentage for this year.

5.2.8 ECONOMIC SERVICES

5.2.9 OTHER PROPERTY AND SERVICES

Council budgeted to receive and expend \$1,000,000 in grant funds which has not happened and

5.3 CAPITAL REVENUE

5.3.1 PROCEEDS FROM NEW DEBENTURES

Capital projects to be funded from loans have not been completed so loans have not been raised – i.e. CEO house, Waratah & LIA

5.4 CAPITAL EXPENSES

5.4.1 LAND HELD FOR RESALE

The Light Industrial Subdivision has not commenced

5.4.2 LAND AND BUILDINGS

New CEO house is not being constructed this year, however Council has spent \$258,546 purchasing 5 Arnott St

5.4.3 PLANT AND EQUIPMENT

The new 13 tonne truck has been leased by Council

5.4.4 FURNITURE AND EQUIPMENT

New IT work was approved by Council during the financial year

5.4.5 INFRASTRUCTURE ASSETS - ROADS

Additional infrastructure work was carried out due to Royalties for Regions grant funding

5.4.6 INFRASTRUCTURE ASSETS - OTHER

Additional infrastructure work was carried out due to Royalties for Regions grant funding

5.4.7 REPAYMENT OF DEBENTURES

5.5 OTHER ITEMS

5.5.1 RATE REVENUE

5.5.2 OPENING FUNDING SURPLUS(DEFICIT)

1138 Officer's Recommendation / Council Decision

Moved Cr: DK Morgan

Seconded: Cr IC Cumming

That Council adopts the Statement of Financial Activity for the financial period ending 30th June 2009.

Carried 9/0

12.10 STATEMENT OF PAYMENTS JULY 2009

LOCATION: Shire of Wagin
REPORTING OFFICER: Senior Finance Officer

Summary

A Statement of account and other payments is attached for Council to adopt.

Background

The Local Government (Financial Management) Regulations 1996 requires that Council is to be presented with a Statement of payments each month.

Comment

A copy of the Statement of Payments has been compiled for the month of July 2009 for Council to peruse and adopt.

Statutory Environment

Local Government (Financial Management) Regulations 1996

Policy Implications

Nil

Financial Implications

Nil

Municipal Payments July 2009

	<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Memo</u>	<u>Amount</u>
**A G Brookes Excavations	Bill Pmt -Cheque	24/07/2009	EFT	Equipment Hire for Tree Removal Webb Road	-660.00
**Albany Advertiser Pty Ltd	Bill Pmt -Cheque	24/07/2009	EFT	Advertisements	-713.62
**Alexander Galt and Co Pty Ltd	Bill Pmt -Cheque	24/07/2009	EFT	Hardware and Building Supplies	-6,333.74
**Alliance Equipment Finance Pty Limited	Bill Pmt -Cheque	20/07/2009	EFT	Photocopier Lease June and July	-1,216.60
**Australasian Performing Right Assoc Ltd	Bill Pmt -Cheque	24/07/2009	EFT	Licence Fee	-149.01
**Australian Communication Systems	Bill Pmt -Cheque	24/07/2009	EFT	Supply new two-way radios	-5,867.40
**Australian Services Union	Bill Pmt -Cheque	31/07/2009	EFT	Payroll Deductions July 2009	-113.40
**Baileys Fertilisers	Bill Pmt -Cheque	24/07/2009	EFT	Fertiliser	-3,916.00
**Bandicoot Nurseries	Bill Pmt -Cheque	24/07/2009	EFT	Plants	-62.64
**Beaurepaires	Bill Pmt -Cheque	24/07/2009	EFT	Tyre Repairs	-392.13
**Best Office Systems	Bill Pmt -Cheque	24/07/2009	EFT	Photocopier count	-153.36
**Bowman & Associates Pty Ltd	Bill Pmt -Cheque	24/07/2009	EFT	Regional Waste Management Investment Plan	-3,536.50
**Bremer Bay Earthmoving Contractors	Bill Pmt -Cheque	24/07/2009	EFT	Rural Tree Pruning	-83,303.00
**BT Equipment	Bill Pmt -Cheque	24/07/2009	EFT	Tank Compensation	-461.74
**Civic Legal	Bill Pmt -Cheque	24/07/2009	EFT	Legal Costs for Telstra Agreement	-2,200.55
**Corporate Express	Bill Pmt -Cheque	24/07/2009	EFT	Stationery	-530.03
**Courier Australia	Bill Pmt -Cheque	24/07/2009	EFT	Freight	-91.05
**CR & RD Stephens	Bill Pmt -Cheque	24/07/2009	EFT	Cleaning of Gutters at Council Buildings	-807.40
**Cr Ian Cumming	Bill Pmt -Cheque	24/07/2009	EFT	Sitting Fee's	-50.00
**Cr Keith Draper	Bill Pmt -Cheque	24/07/2009	EFT	Sitting fee's to June 2009	-100.00
**Cr Phillip Blight	Bill Pmt -Cheque	24/07/2009	EFT	Sitting Fees, Travel and Deputy & Presidents allowance	-4,990.44
**Darren Smith - Carpenter & Joiner	Bill Pmt -Cheque	24/07/2009	EFT	New Admin Office Store and Filing Room	-6,930.00
**Daycrest Pty Ltd	Bill Pmt -Cheque	28/07/2009	EFT	Fuel for June 2009	-690.91

	<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Memo</u>	<u>Amount</u>
**Deb's Diner & Bakehouse	Bill Pmt -Cheque	24/07/2009	EFT	HACC Fuel	-187.73
**DI Blake	Bill Pmt -Cheque	24/07/2009	EFT	Equipment Hire Push Gravel for Dongolocking Road	-7,150.00
**Doms Delicatessen of Wagin	Bill Pmt -Cheque	24/07/2009	EFT	Refreshments	-256.59
**Ewen-Foley Agencies	Bill Pmt -Cheque	24/07/2009	EFT	New Pump	-1,204.50
**Fuel Distributors of WA Pty Ltd	Bill Pmt -Cheque	24/07/2009	EFT	Fuel	-6,207.50
**Gemini Medical Services	Bill Pmt -Cheque	24/07/2009	EFT	Medical Centre Retainer fees	-12,375.00
**Great Southern Waste Disposal	Bill Pmt -Cheque	24/07/2009	EFT	Refuse Collection	-11,768.58
**Greenline	Bill Pmt -Cheque	24/07/2009	EFT	Services and Equipment	-1,278.50
**Haines Norton	Bill Pmt -Cheque	24/07/2009	EFT	Audit fees for 2009	-6,385.50
**Heritage Ute & 4x4 Gear	Bill Pmt -Cheque	24/07/2009	EFT	Ute Liner for DCCS Vehicle	-434.00
**HIF Insurance	Bill Pmt -Cheque	31/07/2009	EFT	HIF Deductions July 2009	-38.20
**Jem Truck Sales	Bill Pmt -Cheque	24/07/2009	EFT	Truck Hire	-330.00
**Landgate	Bill Pmt -Cheque	24/07/2009	EFT	Valuation Charges	-87.50
**LGRCEU	Bill Pmt -Cheque	31/07/2009	EFT	Union Deductions July 2009	-32.80
**Locko's Workshop	Bill Pmt -Cheque	24/07/2009	EFT	Repairs to HACC Bus	-176.00
**Meals on Wheels Wagin	Bill Pmt -Cheque	24/07/2009	EFT	Payment for Meals	-1,766.30
**Midalia Steel Pty Ltd	Bill Pmt -Cheque	24/07/2009	EFT	Guttering and Down Pipes	-155.67
**Narrogin Hire Service & Reticulation	Bill Pmt -Cheque	24/07/2009	EFT	Reticulation Parts	-26.84
**NCS Cuthbert - Landmark	Bill Pmt -Cheque	28/07/2009	EFT	Hardware & Weed Killer	-654.00
**Palace Hotel	Bill Pmt -Cheque	24/07/2009	EFT	Refreshments	-316.40
**Pioneer Road Services	Bill Pmt -Cheque	24/07/2009	EFT	Asphalt	-4,012.80
**Rural Press Regional Media WA PtyLtd.	Bill Pmt -Cheque	24/07/2009	EFT	Advertising Costs	-760.19
**Rylan Pty Ltd	Bill Pmt -Cheque	24/07/2009	EFT	Kerbing of New Footpath	-7,651.60
**Shire of Wagin Payroll Creditors	Bill Pmt -Cheque	31/07/2009	EFT	Rate Deductions from Employees	-100.00

	<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Memo</u>	<u>Amount</u>
**Shire of Woodanilling	Bill Pmt -Cheque	24/07/2009	EFT	Landcare Quarterly Payment & Trainee Wages Reimburse	-17,029.60
**St John Ambulance Association	Bill Pmt -Cheque	24/07/2009	EFT	First Aid Kits	-210.00
**Sunny Brushware Supplies Pty Ltd	Bill Pmt -Cheque	24/07/2009	EFT	Tractor Broom Head	-750.20
**Synergy	Bill Pmt -Cheque	24/07/2009	EFT	Electricity Accounts	-4,627.60
**Urban and Rural Perspectives	Bill Pmt -Cheque	24/07/2009	EFT	Town Planning Consulting Services	-15,014.44
**Visimax	Bill Pmt -Cheque	24/07/2009	EFT	Ranger Vehicle Emblem	-53.30
**WA Country Health Service-Wheatbelt	Bill Pmt -Cheque	24/07/2009	EFT	HACC Expenses	-1,642.32
**Wagin Betta Electrical	Bill Pmt -Cheque	24/07/2009	EFT	Telephone Equipment	-27.90
**Wagin Cabinets	Bill Pmt -Cheque	24/07/2009	EFT	Playgroup Cabinetwork	-6,000.00
**Wagin Co-op.	Bill Pmt -Cheque	24/07/2009	EFT	Groceries	-669.07
**Wagin Gas Electrics	Bill Pmt -Cheque	24/07/2009	EFT	Electrical repairs	-1,420.55
**Wagin Meats	Bill Pmt -Cheque	24/07/2009	EFT	Refreshments	-59.50
**Wagin Newsagency	Bill Pmt -Cheque	24/07/2009	EFT	Area Newspapers	-38.50
**Wagin Panel and Paint	Bill Pmt -Cheque	24/07/2009	EFT	Car Repairs	-888.00
**Wagin Telecentre	Bill Pmt -Cheque	24/07/2009	EFT	Telecentre Membership	-70.00
**WALGSP	Bill Pmt -Cheque	31/07/2009	EFT	Superannuation July 2009	-11,776.97
**West Country Office Machines	Bill Pmt -Cheque	24/07/2009	EFT	Photocopier Meter plan	-864.46
**Western Australian Local Government Ass	Bill Pmt -Cheque	24/07/2009	EFT	Advertising Strategic Waste Project Manager	-534.64
**Western Australian Treasury Corporation	Bill Pmt -Cheque	28/07/2009	EFT	Advertising	-3,357.26
**Westscheme	Bill Pmt -Cheque	31/07/2009	EFT	July 2009 Superannuation	-291.38
Department of Planning & Infrastructure	Bill Pmt -Cheque	01/07/2009	Debit	Debit of Licensing Takings 29 June 2009	-7,628.15
	Bill Pmt -Cheque	02/07/2009	Debit	Debit of Licensing Takings 30 June 2009	-10,920.00
	Bill Pmt -Cheque	03/07/2009	Debit	Debit of Licensing Takings 1 July 2009	-14,939.20
	Bill Pmt -Cheque	06/07/2009	Debit	Debit of Licensing Takings 2 July 2009	-3,640.55

	<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Memo</u>	<u>Amount</u>
	Bill Pmt -Cheque	07/07/2009	Debit	Debit of Licensing Takings 3 July 2009	-7,308.85
	Bill Pmt -Cheque	08/07/2009	Debit	Debit of Licensing Takings 6 July 2009	-5,183.55
	Bill Pmt -Cheque	09/07/2009	Debit	Debit of Licensing Takings 7 July 2009	-4,256.55
	Bill Pmt -Cheque	10/07/2009	Debit	Debit of Licensing Takings 8 July 2009	-2,154.80
	Bill Pmt -Cheque	13/07/2009	Debit	Debit of Licensing Takings 9 July 2009	-3,397.65
	Bill Pmt -Cheque	14/07/2009	Debit	Debit of Licensing Takings 10 July 2009	-2,056.35
	Bill Pmt -Cheque	15/07/2009	Debit	Debit of Licensing Takings 13 July 2009	-1,775.65
	Bill Pmt -Cheque	16/07/2009	Debit	Debit of Licensing Takings 14 July 2009	-8,002.20
	Bill Pmt -Cheque	17/07/2009	Debit	Debit of Licensing Takings 15 July 2009	-2,050.70
	Bill Pmt -Cheque	20/07/2009	Debit	Debit of Licensing Takings 16 July 2009	-5,799.85
	Bill Pmt -Cheque	21/07/2009	Debit	Debit of Licensing Takings 17 July 2009	-2,986.40
	Bill Pmt -Cheque	22/07/2009	Debit	Debit of Licensing Takings 20 July 2009	-3,516.90
	Bill Pmt -Cheque	23/07/2009	Debit	Debit of Licensing Takings 21 July 2009	-4,981.75
	Bill Pmt -Cheque	24/07/2009	Debit	Debit of Licensing Takings 22 July 2009	-2,074.40
	Bill Pmt -Cheque	27/07/2009	Debit	Debit of Licensing Takings 23 July 2009	-3,970.55
	Bill Pmt -Cheque	28/07/2009	Debit	Debit of Licensing Takings 24 July 2009	-3,681.85
	Bill Pmt -Cheque	29/07/2009	Debit	Debit of Licensing Takings 27 July 2009	-5,044.00
	Bill Pmt -Cheque	30/07/2009	Debit	Debit of Licensing Takings 28 July 2009	-4,362.45
	Bill Pmt -Cheque	31/07/2009	Debit	Debit of Licensing Takings 29 July 2009	-3,657.10
National Bank	Bill Pmt -Cheque	01/07/2009	Debit	Merchant Fee & NAB online fee	-339.38
	Bill Pmt -Cheque	31/07/2009	Debit	Bank Fees and Charges	-123.20
					-365,803.44

	<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Memo</u>	<u>Amount</u>
Aisat Instruments	Bill Pmt -Cheque	24/07/2009	2283	Kestral Anemometer	-523.05
Austral Mercantile Collections Pty Ltd	Bill Pmt -Cheque	24/07/2009	2284	Rates Recovery	-1,146.81
Australia Post.	Bill Pmt -Cheque	24/07/2009	2285	Postage	-364.14
Australian Taxation Office	Bill Pmt -Cheque	28/07/2009	Debit	PAYG and GST June 2009	-32,957.95
AustralianSuper Administration	Bill Pmt -Cheque	31/07/2009	2303	July 2009 Superannuation	-260.14
BT SuperWrap	Bill Pmt -Cheque	31/07/2009	2304	July 2009 Superannuation	-264.84
C & D Cutri	Bill Pmt -Cheque	24/07/2009	2286	Bridge Repairs and Maintenance	-13,629.00
Cash	Bill Pmt -Cheque	24/07/2009	2302	Wages paid by cheque	-1,020.73
Cr Greg Ball	Bill Pmt -Cheque	24/07/2009	2287	Sitting Fees, Travel Expenses and Dep Pres Allowance	-2,201.84
Department of Treasury & Finance	Bill Pmt -Cheque	24/07/2009	2288	Lost Library Books	-67.65
Hesta Super Fund	Bill Pmt -Cheque	31/07/2009	2305	July 2009 Superannuation	-285.34
Kathy Kellow.	Bill Pmt -Cheque	24/07/2009	2289	HACC Catering	-400.00
Landgate - Mount St	Bill Pmt -Cheque	24/07/2009	2290	Interim Valuations	-54.60
Lilac & Lavender Florist	Bill Pmt -Cheque	24/07/2009	2291	Flowers for Deb Stephens	-50.00
Liquor, Hospitality & Misc Union	Bill Pmt -Cheque	31/07/2009	2306	Payroll Deductions July 2009	-20.90
Perfect Computer Solutions Pty Ltd	Bill Pmt -Cheque	24/07/2009	2292	IT Support	-787.50
Rest Administration	Bill Pmt -Cheque	31/07/2009	2307	July 2009 Superannuation	-277.21
Robyn Carbone.	Bill Pmt -Cheque	22/07/2009	2282	Rental Bond for Shire Employee	-850.00
Safety House Association of WA	Bill Pmt -Cheque	24/07/2009	2293	Supplies for safety House Scheme	-2,391.00
Shire of Wagin Trust Fund	Bill Pmt -Cheque	13/07/2009	Debit	Incorrect bus bond deposit - transferred to trust	-150.00
	Bill Pmt -Cheque	13/07/2009	2281	BCITF & BRB transfer to trust incorrect WFA deposit	-918.00
Shire of Wagin.	Bill Pmt -Cheque	24/07/2009	2294	Hire of Community Bus	-38.17
Slater-Gartrell Sports	Bill Pmt -Cheque	24/07/2009	2295	Sports Equipment for Recreation Centre	-413.60
Stewart & Heaton Clothing Co. Pty Ltd	Bill Pmt -Cheque	24/07/2009	2296	Bushfire Brigade Protective Clothing	-1,156.32

	<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Memo</u>	<u>Amount</u>
Sunny Sign Company	Bill Pmt -Cheque	24/07/2009	2297	Warning Signs	-88.00
Telstra	Bill Pmt -Cheque	24/07/2009	2298	Telephone Accounts	-963.07
Telstra.	Bill Pmt -Cheque	24/07/2009	2299	Damage to Telstra Infrastructure	-420.70
Wagin Frail Aged.	Bill Pmt -Cheque	07/07/2009	Debit	Advertising Reimbursement	-314.00
Wagin Pre-Mix Concrete	Bill Pmt -Cheque	24/07/2009	2300	New Footpaths	-40,590.00
					-102,604.56

Trust Payments July 2009

	<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Memo</u>	<u>Amount</u>
Wagin Hockey Club.	Bill Pmt -Cheque	03/07/2009	1830	Refund of Bond for Eric Farrow Pavilion - Event Cancelled	-300.00

1139 Officer's Recommendation / Council Decision

Moved Cr: AC Dohle

Seconded: JP Reed

That Council adopts the Statement of Payments for the month of July 2009 showing the following payment totals –

Municipal cheque payments totalling	\$	102,604.56
Municipal electronic payments totalling	\$	365,803.44
Trust cheque payments totalling	\$	300.00
Carried 9/0		

12.11 PROPOSED HOMESTEAD LOT SUBDIVISION

PROPONENT: Albany Mapping & Surveying Services (Licensed Surveyors) on behalf of Moombarringa Pty Ltd (Landowners)

LOCATION: Lot 6073 Evans Road, Piesseville

REPORTING OFFICERS: Joe Douglas & Carlo Famiano - Consultant Town Planners (Urban & Rural Perspectives)

Summary

This report recommends that a subdivision application for Lot 6073 Evans Road, Piesseville submitted to the Western Australian Planning Commission (WAPC) by Albany Mapping & Surveying (Licensed Surveyors) on behalf of Moombarringa Pty Ltd (i.e. the current landowners) and referred to the Shire for review and comment **not** be supported by Council and that the applicant be requested to prepare and submit a modified subdivision plan that addresses current issues of concern regarding vehicle access arrangements.

Background

Lot 6073 Evans Road comprises a total area of approximately 40.516ha and is located 5.5 kilometres north-east of the Piesseville townsite and 14 kilometres north of the Wagin townsite (see attached Plans 10 to 13).

The current landowner is seeking approval to subdivide Lot 6073 to create one (1) new 'homestead lot' and one (1) balance 'rural lot'. Specific details of the proposed subdivision are shown on the attached Plan 13 and summarised in the following table:

Lot Particulars	Existing Land Area (Approx.)	Proposed Land Area (Approx.)
Existing Lot 6073	40.517 hectares	-
Proposed Lot A ('rural lot')	-	30.3877 hectares
Proposed Lot B ('homestead lot')	-	10.1294 hectares

Lot 6073 abuts an unnamed and unconstructed road reserve along its eastern boundary, which is located between Evans Road and Walker Road. An investigation of the road reserve has revealed that it comprises a number of constraints including existing native vegetation and rocky outcrops. As such construction of the road reserve for vehicular access would be difficult, costly and result in the removal of a significant amount of native remnant vegetation.

Comment

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

- Shire of Wagin Local Planning Scheme No.2;
- WAPC Development Control Policy No.DC 3.4 – ‘*Subdivision of Rural Land*’; and
- WAPC Development Control Policy No.DC 1.1 – ‘*Subdivision of Land - General Principles*’

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

Shire of Wagin Town Planning Scheme No.2

Lot 6073 Evans Road is classified ‘Rural’ zone in the Shire of Wagin Town Planning Scheme No.2 (TPS No.2).

A key objective of the land’s current ‘Rural’ zoning classification is to retain the predominant use of the land for agricultural purposes. Alternative uses are permitted at the discretion of Council where such use is considered to be an integral part of the rural environment, is of benefit to the community and will not result in being a nuisance.

Under the terms of TPS No.2 the proposed subdivision is consistent with the stated objectives of the land’s current ‘Rural’ zoning classification and could therefore be supported by Council.

Furthermore, in considering this particular application it is recommended that Council have due regard for the provisions contained in Clause 4.3 of TPS No.2 as this relates to the retention and protection of existing remnant vegetation (i.e. through fencing). Given the significant stands of remnant vegetation contained in the central and eastern portions of Lot 6073, it is recommended that Council consider requesting the WAPC to impose a condition on any subdivision approval issued which requires the fencing of these areas to facilitate their long term protection.

WAPC Development Control Policy No.3.4 – *Subdivision of Rural Land*

The Western Australian Planning Commission’s (WAPC’s) Development Control Policy No.DC 3.4 provides guidance on the matters to be considered by the Commission when determining applications for the subdivision of rural land throughout Western Australia. A key objective of Policy No.DC 3.4 is to minimise the ad-hoc fragmentation of rural land throughout the State.

Despite the fact that the further subdivision of agricultural land is generally not supported by the WAPC, section 4.9 of Policy No. DC 3.4 enables the WAPC to approve the subdivision of rural land to create a 'homestead lot' where the proposal adequately addresses a number of criteria. The following is an assessment of the proposed subdivision in the context of the relevant criteria:

- i) *The land is in the Wheatbelt Agricultural Policy Areas (refer to appendix 3).*

According to Appendix 3 of Policy No. DC 3.4, the subject land is located within the Wheatbelt Agricultural Policy Area. As such subdivision of the land for the purposes of a 'homestead lot' can be considered.

- ii) *The population in the locality is declining or relatively static;*

According to census data obtained from the Australian Bureau of Statistics (ABS) the shire's population has remained relatively static. Given the static nature of the population, subdivision of the land for the purposes of a 'homestead lot' can be considered.

- iii) *The homestead lot has an area between 1 and 4 ha, or up to 20ha where it is desirable to respond to the landform or to include existing outbuilding or water sources;*

The subdivision application proposes the creation of a 10.129 hectare 'homestead lot' comprising an existing dwelling, a portion of cleared land and nearby native vegetation which is consistent with the criterion contained in section 4.9 of Policy No. DC 3.4.

- iv) *There is an adequate water supply for domestic, land management and fire management purposes;*

The applicant has not provided adequate information to demonstrate that there is adequate water supply for domestic, land management and fire management purposes. As such, it is recommended that the applicant be required to submit additional information demonstrating that an adequate water supply can and will be provided to the proposed 'homestead lot'.

- v) *The homestead lot fronts a constructed public road;*

The proposed 'homestead lot' (i.e. Proposed Lot B) has frontage to an unnamed and unconstructed road reserve along its eastern boundary. Given the physical constraints associated with obtaining access via this existing road reserve area, the application proposes a 15 metre wide access easement over a portion of Proposed Lot A to provide vehicular access to Proposed Lot B.

The proposed access arrangement (i.e. access easement) to Lot B is not supported as this new lot will not be provided with direct frontage access to a constructed public road connected to the road system in the locality. As such it is contented that the proposed access arrangement is not consistent with the vehicle access criterion contained in section 4.9 of Policy No. DC 3.4.

- vi) *The homestead lot contains an existing residence; and*

The proposed 'homestead lot' contains an existing single detached dwelling that is proposed to be retained. As such this criterion is deemed to have been satisfied.

vii) *A homestead lot has not been excised from the farm in the past.*

A review of cadastral mapping and aerial photography available through Landgate suggests that Lot 6073 has not previously been subdivided to create a 'homestead lot'. As such this criterion is deemed to have been satisfied.

Given the above findings it is concluded that the proposed subdivision does not adequately address the criterion outlined in section 4.9 of Policy No.DC 3.4 for the following reasons:

- a) the applicant has not demonstrated that an adequate water supply can and will be provided to the proposed 'homestead lot'; and
- b) the proposed 'homestead lot' will not have direct frontage access to a constructed public road.

WAPC Development Control Policy No.DC 1.1 – 'Subdivision of Land - General Principles'

Clauses 3.7.1 and 3.7.2 of the WAPC DC Policy No.1.1 – 'Subdivision of Land – General Principles' clearly state:

"3.7.1 New green title lots will be created only where each lot has, or can be, provided with direct frontage access to a constructed public road, which is connected to the road system of the locality. This is to ensure the provision of public utility and other services as well as to provide vehicular and pedestrian access to the lot.

3.7.2 Where new roads are needed, the subdivider will be required to dedicate, construct and drain these roads to the specifications and satisfaction of the WAPC on the advice of the local government. The WAPC may also require existing roads or rights-of way to be widened, constructed, upgraded or dedicated to ensure compliance with this policy."

Having regard for the above policy requirements, the construction of a suitable means of access to Proposed Lot B is considered essential to ensure an appropriate standard of legal access to the property and to safeguard against the current or future landowners insisting that the shire provide an adequately constructed road which would prove very difficult and costly for the Shire to construct.

As previously mentioned the application proposes a 15 metre wide access easement over a portion of Proposed Lot A to provide vehicular access to Proposed Lot B. This proposed arrangement is not consistent with the specific requirements of the WAPC's current policy requirements and may have significant cost implications for the Shire in the future. As such it is recommended that Council request the WAPC to require the applicant to modify the proposed subdivision plan by providing a 20 metre wide battleaxe leg from Evans Road through to Proposed Lot B to replace the access easement currently proposed.

Conclusion

The subdivision of Lot 6073 Evans Road, Piesseville into two (2) new lots in its current proposed form is considered to be inconsistent with the objectives and criteria contained in the Shire of Wagin Town Planning Scheme No.2 and the Western Australian Planning Commission Policy Nos. DC 3.4 and DC 1.1 for the following reasons:

- i) the applicant has not demonstrated that an adequate water supply can and will be provided to the proposed 'homestead lot'; and
- ii) the proposed 'homestead lot' will not have suitable direct frontage access to a constructed public road.

As such it is recommended that Council advise the WAPC that it is not prepared to support the subdivision application until such time as these matters are suitably addressed.

Legal Implications

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

Policy Implications

- WAPC Development Control Policy No.DC 3.4 – '*Subdivision of Rural Land*'
- WAPC Development Control Policy No.DC 1.1 – '*Subdivision of Land – General Principles*'.

Financial Implications

Approval of the proposed subdivision will result in an increase in the total amount of rates payable to the shire on an annual basis. The rating of the land will be reviewed by the shire in consultation with the Valuation Division of the Department for Planning and Infrastructure following completion of the subdivision process and the issuance of new titles for the proposed lots.

Strategic Implications

Nil

1140 Officer's Recommendation / Council Decision

Moved: Cr. KM Draper

Seconded: Cr. IC Cumming

1. That Council advise the Western Australian Planning Commission that it does not support the application submitted by Albany Mapping & Surveying Services (Licensed Surveyors) on behalf of Moombarringa Pty Ltd (Landowners) to subdivide Lot 6073 Evans Road, Piesseville into two (2) new lots in its current form for the following reasons:
 - i) The proposal does not comply with the Western Australian Planning Commission's Policy No. DC 1.1 and Policy No. DC 3.4 as Proposed Lot B will not be provided with a suitable means of access to a constructed public roadway; and
 - ii) The applicant has not demonstrated that an adequate water supply can and will be provided to Proposed Lot B for domestic, land management and fire management purposes in accordance with the Western Australian Planning Commission's Policy No. DC 3.4.
2. That Council advise the Western Australian Planning Commission that it is willing to reconsider the subdivision proposal for Lot 6073 Evans Road, Piesseville if the applicant prepares and submits a modified subdivision plan for the land and supporting information that:
 - i) Indicates the provision of a 20 metre wide battleaxe leg for Proposed Lot B through Proposed Lot A to provide a suitable means of vehicles access via Evans Road; and
 - ii) Demonstrates that that an adequate water supply can and will be provided to Proposed Lot B for domestic, land management and fire management purposes in accordance with the specific requirements of section 4.9 of the Western Australian Planning Commission's Policy No. DC 3.4.

Carried 9/0

12.12 PROPOSED SURVEY STRATA SUBDIVISION

PROPONENT: GI Cole & Associates Pty Ltd (Licensed Surveyors)
on behalf of Gillingham Nominees Pty Ltd & Lynx
Asset Pty Ltd (Landowners)

LOCATION: Lot 230 (No.38) Ventnor Street, Wagin

REPORTING OFFICERS: Joe Douglas & Carlo Famiano - Consultant Town
Planners (Urban & Rural Perspectives)

Summary

This report recommends that a survey strata subdivision application for Lot 230 (No.38) Ventnor Street, Wagin submitted to the Western Australian Planning Commission (WAPC) by GI Cole & Associates Pty Ltd (Licensed Surveyors) on behalf of Gillingham Nominees Pty Ltd & Lynx Asset Pty Ltd (i.e. the current landowners) and referred to the Shire for review and comment be supported by Council subject to the imposition of relevant conditions.

Background

Lot 230 (No.38) Ventnor Street comprises a total area of approximately 1,892m² and is located in the north-eastern part of the Wagin townsite immediately north of Tudhoe Street (see attached Plans 1 to 4). The subject land is relatively flat, is currently vacant and has direct frontage to both Ventnor and Victor Streets.

The current landowner is seeking approval to subdivide Lot 230 to create six (6) new survey strata residential lots and one (1) common property lot. Specific details of the proposed subdivision are shown on the attached Plan 4 and summarised in the following table:

Lot Particulars	Existing Land Area (Approx.)	Proposed Land Area (Approx.)
Existing Lot 230	1,892m ²	-
Proposed Strata Lot 1	-	313m ²
Proposed Strata Lot 2	-	313m ²
Proposed Strata Lot 3	-	297m ²
Proposed Strata Lot 4	-	297m ²
Proposed Strata Lot 5	-	274m ²
Proposed Strata Lot 6	-	274m ²
Proposed Common Property	-	123m ²

At its Ordinary Meeting held on 16 September 2008 Council granted conditional planning approval for the development of four (4) new grouped dwellings and one (1) vacant strata lot on the subject land. The proposed lot configuration illustrated in the survey strata subdivision application for Lots 1 to 4 are based on and directly reflects the planning approval previously issued by Council.

Comment

In considering the application Council is required to have due regard for provisions contained in the following planning documents prior to submitting a formal response to the WAPC:

- Shire of Wagin Local Planning Scheme No.2;
- Residential Design Codes of Western Australia (2008); and
- WAPC Development Control Policy No.DC 2.2 – '*Residential Subdivision*'.

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

Shire of Wagin Town Planning Scheme No.2

Lot 230 Ventnor Street is classified 'Residential' zone in the Shire of Wagin Town Planning Scheme No.2 (TPS No.2) with an applicable residential density coding of 'R30'.

The key objective of the land's current 'Residential' zoning classification is to primarily provide for the development of single houses on separate lots. Other uses (e.g. grouped dwellings) may be permitted at the discretion of Council where they are considered to be an integral part of the residential environment.

Under the terms of TPS No.2 the proposed subdivision is considered to be consistent with the stated objectives of the land's current 'Residential' zoning classification.

Residential Design Codes of Western Australia (2008)

The subject land is identified as having an applicable residential density coding of R30 under TPS No.2. The R30 density coding requires a minimum lot size of 270m² with an average lot size of 300m².

The application indicates a minimum lot size of 274m² with an average lot size of 315m². As such the proposal complies with the 'acceptable development provisions' of the Residential Design Codes in regards to 'site area requirements' and may therefore be approved.

WAPC Development Control Policy No.DC 2.2 – '*Residential Subdivision*'

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

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

Comment: Under the terms of TPS No.2 the R30 residential density code is currently applicable to Lot 230. As previously mentioned the proposed subdivision satisfies the specific requirements of the R30 density code classification as this applies to minimum and average lot sizes.

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

Comment: The subject land would appear to be unconstrained by any significant natural features and is located in an area of the Wagin townsite that is characterised by existing single residential development. It is therefore assumed that the land is generally suitable for residential subdivision development.

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

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

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

Comment: A desktop analysis of the locality identifies that the subject land is located within 550 metres of one (1) local park/recreation reserve which is considered to be relatively convenient in terms of access.

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

Comment: A desktop analysis of the locality identifies that the subject land is located within 400 metres of established business and employment nodes including existing retail and commercial development along Tudhoe Street.

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

Comment: As previously mentioned the subject land is situated in a locality that is characterised by single residential development and is not located in close proximity to any potentially conflicting land uses.

Clause 3.5 of WAPC Policy No.DC 2.2 also requires the applicant to demonstrate that any lots with an area less than 350m² can be adequately developed (i.e. submission of a planning application). As such it is recommended that Council impose a condition requiring the submission of planning application for all of the lots comprising the proposed subdivision (Note: the previous planning application approved by Council in September 2008 was for 4 new dwellings only and not the 6 that would have potential to be developed on the land if the current subdivision application is approved by the WAPC).

Conclusion

It is concluded from a detailed assessment of the proposed survey strata subdivision of Lot 230 (No.38) Ventnor Street, Wagin for residential purposes that it is:

- i) consistent with the objectives for land classified 'Residential' zone in the Shire of Wagin's current operative Town Planning Scheme No.2;
- ii) consistent with the criteria contained in the Residential Design Codes of Western Australia (2008) and WAPC Development Control Policy No.DC 2.2: and
- iii) generally aligned with the outcomes intended by the current town planning framework applicable to the immediate locality.

Accordingly it is recommended that Council support the proposed survey strata subdivision of Lot 230 subject to the imposition of relevant conditions.

Legal Implications

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

Policy Implications

- Residential Design Codes of Western Australia (2008)
- WAPC Development Control Policy No. DC 2.2 – *Residential Subdivision*

Financial Implications

Approval of the proposed survey strata subdivision will result in an increase in the total amount of rates payable to the Shire on an annual basis. The rating of the land will be reviewed by the shire in consultation with the Valuation Division of the Department for Planning and Infrastructure following completion of the subdivision process and the issuance of new titles for the proposed lots.

Strategic Implications

Nil

1141 Officer's Recommendation / Council Decision

Moved: Cr. IC Cumming

Seconded: Cr. AC Dohle

That Council advise the Western Australian Planning Commission that it supports the application submitted by G I Cole & Associates Pty Ltd (Licensed Surveyors) on behalf of Gillingham Nominees Pty Ltd & Lynx Pty Ltd (Landowners) to subdivide Lot 230 (No.38) Ventnor Street, Wagin into six (6) new survey strata residential lots and one (1) common property lot in accordance with the details of the plan submitted in support of the application subject to the following conditions and advice note:

Conditions

1. The removal of any existing buildings/structures from Lot 230 to the satisfaction of the Shire of Wagin.
2. The land being filled and/or drained at the subdivider's cost to the satisfaction of the Shire of Wagin.
3. The land being graded and stabilised at the subdivider's cost to the satisfaction of the Shire of Wagin.
4. Such easements as may be required by the Local Government being granted free of cost to the Local Government.
5. The 'common property' access legs shall be constructed to a sealed and drained standard to the satisfaction of the Shire of Wagin and in accordance with plans and specifications approved by the Shire of Wagin.
6. The existing trees within the road reserve area abutting Lot 230 Ventnor Street are to be preserved to the satisfaction of the Shire of Wagin. Any proposal to remove these trees will require the prior approval of the Shire of Wagin.
7. A cash-in-lieu contribution equivalent to 10% of the unimproved value of the land being made to the Shire of Wagin in accordance with the specific requirements of the Planning and Development Act 2005 to provide for upgrades to and/or the provision of recreational facilities on existing recreation land in close proximity to Lot 230.
8. The applicant obtaining Council's planning approval for the development of a dwelling on any lot with an area less than 350m² in accordance with clause 2.3 of the Residential Design Codes and the Shire of Wagin Town Planning Scheme No.2.

Carried 9/0

12.13 D SMITH - LOT 463 APPLICATION TO ERECT A SHED

PROPONENT:	D and L Smith
LOCATION:	Lot 463 Vernal Street Wagin
REPORTING OFFICER:	Principal Environmental Health Officer/ Building Surveyor
ATTACHMENTS:	(1) Letter from Darren Smith (2) Site Plan (3) Use of Sea Containers and Transportable Structures (policy)

Summary

An item requesting permission to grant planning approval for a shed in the Industrial zone.

Background

D and L Smith have applied for planning and building approval to erect a 36m x 15m x 4m eave height zinc covered shed and an 18m x 9 m relocated zinc covered shed at lot 463 Vernal Street Wagin.

Lot 463 is located in an area zoned Industrial in the Wagin Town Planning Scheme (TPS).

The TPS states that all development within an area zoned Industrial requires the approval of Council prior to the issue of a building permit.

Council can take into consideration the size, bulk, colour, external finishes, siting, means of access and landscaping.

A copy of the sheds location on the lot and supporting letter is attached.

The plans have been sent to FESA for comment as is required however as yet there has been no response.

Comment

There are several issues with this application;

- 1 Planning approval
- 2 Request to issue the building approval with a relaxation of the Building Code of Australia's requirements.

Planning approval – both sheds will be made with new materials and will be colorbond clad walls with a zinc covered roof.

The larger shed will be 540m² which is a reasonable size shed but not something that should not happen in this zoning.

The smaller shed is proposed to be open fronted and used for the storage of trailers etc.

The attached plan shows the larger shed being located 20m from the front and side boundaries of the lot with the smaller shed approximately 57m from the front boundary and 1m from the side boundary.

The TPS states buildings should be a minimum of 7.5m from a front and rear boundary with the side boundary setback to be determined by Council.

The 1m side boundary for the smaller shed would not be sufficient if the shed was to be used for manufacturing purposes however as the stated reason is for vehicle storage, 1m maybe sufficient.

The attached plan does not show any parking details nor landscaping. As the lot is 2.4 hectares in size there is ample parking space available.

The TPS states that there should be 10% of the lot set aside for landscaping although it doesn't say where on the lot.

As the lot is just over 2.4 hectares, 10% of this is approximately 2400m² which is required to be set aside for landscaping. The lot has a 120 metre frontage which would mean that if the landscaping was to all be at the front of the lot, it would be the width of the lot and 2 metres deep.

If planted in native bushy shrubs it could improve the outlook of the property, however it could then possibly compromise the security of the lot as there would be restricted vision of the property and more harbourage for intruders.

The applicants also show two sea containers on the lot which will be joined by a domed roof.

The policy regarding sea containers (attachment 3)

If the front of the lot is landscaped then to a certain extent the sea containers will be screened from view however Council may like to insist that extra screening be provided immediately around the containers.

Building approval – the Building Code of Australia (BCA) will require any buildings of this nature and over 500m² to be serviced with a fire hydrant and fire hose reels.

At this point in time there is no water to the property nor power however the owners have given an undertaking to meet all FESA's recommendations with regards fire fighting services. The question is would Council be prepared for the building to be erected and occupied for a period of time before the fire fighting services are installed? If so, for how long?

The same applies to the provision of ablutions. The BCA says that a disabled toilet is required however the applicants are requesting to be able to use a chemical "portaloo" until finances enable them to build ablutions.

If Council is prepared to allow this to happen, for how long?

Statutory Environment

Shire of Wagin Town Planning Scheme # 2
Policy Manual
Building Code of Australia

Policy Implications

The policy manual states that sea containers maybe permitted in an Industrial area if adequately screened.

It will be recommended that the landscaping required will in time effectively screen the containers.

Budget Implications

N/A

Officer's Recommendation

Moved: Cr. DK Morgan

Seconded: Cr.

That the owners of lot 463 Vernal Street Wagin be permitted to build a 36m x 15 m and a 15m x 9 metre colorbond wall, zinc roof shed in the positions indicated on the submitted plan subject to:

- 1 The relevant planning application fee being paid
- 2 10% of the lot being landscaped to the satisfaction of Council with the landscaping to be at the front of the lot and satisfactorily maintained
- 3 All FESA recommendations being complied with within 12 months of the completion of the larger shed
- 4 Ablutions that comply with the BCA being installed within 12 months of completion of the larger shed
- 5 A building permit being issued for both sheds
- 6 The sea containers being painted the same colour as the sheds

1142 Officer's Recommendation / Council Decision

Moved: Cr. DK Morgan

Seconded: Cr. JL Ewen

That the owners of lot 463 Vernal Street Wagin be permitted to build a 36m x 15 m and a 15m x 9 metre colorbond wall, zinc roof shed in the positions indicated on the submitted plan subject to:

1. The relevant planning application fee being paid
2. 10% of the lot being landscaped to the satisfaction of Council.
3. All FESA recommendations being complied with within 12 months of the completion of the larger shed
4. Ablutions that comply with the BCA being installed within 12 months of completion of the larger shed
5. A building permit being issued for both sheds
6. The sea containers being painted the same colour as the sheds

Carried 8/1

Reason for difference in Officer's Recommendation is to allow more flexibility with landscape condition.

12.14 WORKS REPORT

PROPONENT: Shire of Wagin
LOCATION:
REPORTING OFFICER: Director of Works

Summary

A Works Report is provided for Councils information.

Background

Council has previously requested that this information be presented to it at Ordinary Council meetings

Comment

Nil

Statutory Environment

Nil

Policy Implications

Nil

Financial Implications

Nil

1127 Officer's Recommendation / Council Decision

Moved : Cr. DK Morgan

Seconded Cr. J P Reed

That Council receive the Works Report for the period ending July 2009.
 Carried 9/0

Shire of Wagin
Works Report – AUGUST 2009

Works Completed	Description
DONGOLOCKING	Clear widen and gravel shoulders 3 km
BOCKARING	Clear widen and gravel shoulders 3.1 km
COLLANILLING	Clear widen and gravel shoulders 20% completed due to wet conditions
Future Works	Description
COLLLANILLING	Clear widen and gravel shoulders 3km
BEAUFORT	Clear widen and gravel shoulders 3.5 km
AIRFIELD	Water bind and seal when time permits
PIESSEVILLE JALORAN	Gravel sheet 3km

On Going Works	Description
Maintenance grading	Various Roads and sealed shoulders 50%
Town site	Maintenance and weed spraying 60%
General	Odd jobs as required
Plant Down Time	Description
Due to wet condition works crew have be unable to do road construction	Construction Crew currently working on Fuel suppression on Mt Latham and re-establishing firebreaks.

12.15 HOME AND COMMUNITY CARE REPORT JULY 2009

PROPONENT: Home and Community Care
LOCATION:
REPORTING OFFICER: Home and Community Care Coordinator

Summary

For the month of July 96 clients received one or more services;

- 53 received Domestic Assistance
- 13 received Social Support
- 9 received Nursing Care (Darkan)
- 16 received Centre Based Day Care
- 43 received Gardening
- 8 received Transport

Two new clients were assessed. One client passed away and two clients have been hospitalised for more than one month.

One client has moved into residential care.

Background

Staff have attended Personal and Professional Boundary training as well as Wellness in Domestic Assistance and Personal Care.

One staff member attended Train the Trainer course in basic footcare.

Boddington HACC joined Darkan Clients for a social day which included bingo and lunch approximately twenty clients attended.

Centre Based Day Care commenced in July with positive feedback from the participants.

Narrogin Community Assisted Transport Service

Several Wagin HACC clients have accessed the CATS care from Narrogin for medical appointments in Perth.

To be eligible you must be in receipt of a PATS form. Below is a brief summary of the CATS car's origin.

Narrogin "CATS CAR"

"The Community Assisted Transport Services (CATS) has been developed following a meeting of a number of people who had concerns about travel arrangements for people without their own transport who need to get to and from non-emergency medical appointments in Perth, Bunbury or Mandurah.

A steering committee was formed in July 2007 and it accepted the challenge of obtaining funding to purchase a suitable vehicle that could be used by a team of volunteers to allow those in need of transport for medical reasons to access their out of town specialists.

Due to overwhelming response from community based organisations including, Rev Heads Foundation (\$25,000) and Narrogin Cottage Homes (\$5,000) a vehicle was purchased in August 2007 and has been in use almost daily since. Pledges of funding towards ongoing operating costs and future replacements have been made by Lions, Rotary and the Narrogin and Districts Senior Citizens' Centre. As it is anticipated that the service will be available to eligible people living in the Shire of Narrogin and surrounding Districts.

Although user eligibility criteria is yet to be finalised it is anticipated that HACC eligibility guidelines will be adopted.

Since its inception they have changed over three vehicles.

Clients outside of Narrogin Shire are charged \$50 on the day and then recoup the PATS payment through their local hospital.

HOME AND COMMUNITY CARE – MDS FOR JULY 2009

TYPE OF SERVICES PROVIDED – TOTAL TIME (HOURS)	MONTHLY CONTRACTED	HOURS PROVIDED	VARIANCE	CONTRACTED	YEAR TO DATE
Domestic Assistance	250	231	- 19	3000	231
Social Support	58	58	-	896	58
Personal Care	4	15	+ 11	197	15
Centre Based Day Care	125	66	- 59	1500	66
Respite Care	1½	-	-	20	-
Assessment	14	2	- 12	175	2
Case Planning / Review	12	12	-	145	12
Home Maintenance	121	119	- 2	1459	119
Transport	87	30	57	1049	30
Nursing Care	13	15	++ 2	156	15

1143 Officer's Recommendation / Council Decision

Moved : Cr. AC Dohle

Seconded Cr. JP Reed

That Council receive the Home and Community Care Report for the period ending July 2009.

Carried 9/0

12.16 DIRECTOR OF WORKS – PERMISSION TO SERVE ON LGSA BOARD
--

PROPONENT: Shire of Wagin
LOCATION:
REPORTING OFFICER: Director of Works

Summary

Allen Hicks, Director of works needs Council's approval to attend the board meetings of the Local Government Supervisors Association (LGSA) as the representative for the South-West region.

Background

The LGSA is a body representing the senior staff in the works departments throughout local government and plays an important role in coordinating and improve work practices.

Comment

The Shire of Wagin now has the opportunity to directly contribute on a board level in this organisation.

Statutory Environment

Nil

Policy Implications

Nil

Financial Implications

Cost of travel and attendance of 6 meetings per year.

1128 Officer's Recommendation / Council Decision

Moved: Cr DK Morgan	Seconded: Cr GKB West
---------------------	-----------------------

That Council allows Mr Allen Hicks to serve on the LGSA board and attend these board meetings as required.
--

Carried 9/0

13. ANNOUNCEMENT OF PRESIDENT AND COUNCILLORS

The Shire President provide feedback from the past month and advised that he had attended the various meeting (see ACEO report).

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

Nil

15. URGENT BUSINESS INTRODUCED BY DECISIONS OF THE MEETING

- a) Elected Members
- b) Officer's

15.1 COUNTRY LOCAL GOVERNMENT FUND – NOMINATION REGIONAL GROUPING

PROPONENT: Shire of Wagin
LOCATION: Shire of Wagin
REPORTING OFFICER: Acting Chief Executive Officer
ATTACHMENTS: Letter – Dept of L G & R D – Country Local Government Fund – Year 2 – Regional Groupings & Allocations

Summary

The Shire of Wagin is required to advise the Department of Local Government of the regional group for the purpose of distribution of the regional Royalties for Regions funding. The Shire of Wagin is currently aligned with the 4WDVROC and it is recommended that this group be nominated.

Background

The Department of Local Government has written to local governments requesting nomination of their regional grouping for the purpose of the Royalties for Regions Council Local Government Funds regional allocations.

A copy of the letter and advisory information is included as an attachment.

Comment

The Shire of Wagin has joined the 4WD VROC and has no alliances with any other grouping of Councils.

The 4WD VROC has informally discussed distribution of the funds and identified housing as a probably option.

Statutory Environment

Further guideline information may be provided later in the financial year.

Policy Implications

There are no policy implications.

Financial Implications

There are no financial implications associated with nominating a group.

Strategic Implications

The Shire is already working closely with the 4WDVROC who has prepared a strategic plan.

1144 Officer's Recommendation / Council Decision

Moved: Cr.GKB West

Seconded: Cr. DK Morgan

That the Shire of Wagin advise the Department of Local Government that their nominated regional group for the purpose of the Royalties for Regions allocations in the 4WD Voluntary Regional Organisation of Councils.
Carried 9/0

Narrogin College of Agriculture – Request for Sponsorship (Item 12.5)**1145 Officer's Recommendation / Council Decision**

Moved: Cr. DK Morgan

Seconded: Cr. KM Draper

That Council donate a gift to the value of \$100 to the Narrogin College of Agriculture.
Carried 9/0

Acting Chief Executive Officer left the meeting at 10.49 pm

16. CONFIDENTIAL BUSINESS AS PER LOCAL GOVERNMENT ACT s5.23(2)

The meeting was closed to the public at 10.25pm

Under the Local Government Act 1995, Part 5, and Section 5.23, states in part:

(2) If a meeting is being held by Council or by a committee referred to in subsection (1)(b), the Council or committee may close to members of the public the meeting, or part of the meeting, if the meeting or the part of the meeting deals with any of the following:

- (a) a matter affecting an employee or employees;*
- (b) the personal affairs of any person;*
- (c) a contract entered in to, or which may be entered into, by the local government and which relates to a matter to be discussed at the meeting;*
- (d) legal advice obtained, or which may be obtained, by the local government and which relates to a matter to be discussed at the meeting;*
- (e) a matter that if disclosed, would reveal:

 - (i) a trade secret;*
 - (ii) information that has a commercial value to a person; or*
 - (iii) information about the business, professional, commercial or financial affairs of a person;**

Where the trade secret or information is held by, or is about, a person other than the local government.

- (f) a matter that if disclosed, could be reasonably expected to:

 - (i) impair the effectiveness of any lawful method or procedure for preventing, defecting, investigating or dealing with any contravention or possible contravention of the law;*
 - (ii) endanger the security of the local government's property; or*
 - (iii) prejudice the maintenance or enforcement of any lawful measure for protecting public safety;**
- (g) information which is the subject of a direction given under section 23(1a) of the Parliamentary Commissioner Act 1981; and*
- (h) such other matters as may be prescribed.*

1146 Council Decision

Moved: Cr IC Cumming

Seconded: Cr. GKB West

That Council close the meeting to the public at pursuant to sub section 5.23 (a) and (d) of the Local Government Act 1995.
Carried 9/0

16.1 EXTENSION OF TERM – ACTING CHIEF EXECUTIVE OFFICER**Proponent:** Shire of Wagin**Location:** Shire of Wagin**Reporting Officer:** Shire President**Date Report Written:** 21 August 2009**Disclosure or Financial Interest:** The author has no financial interest in this matter.**1147 Officer's Recommendation / Council Decision**

Moved: Cr. DK Morgan

Seconded: Cr. JL Ewen

That Council authorise the Shire President to write to the Department of Local Government requesting approval to continue the employment of current Acting Chief Executive Officer beyond the initial term until the implementation of the proposed local government reforms.

Carried 8/1

1148 Council Decision

Moved : Cr. DK Morgan

Seconded Cr. AC Dohle

That Council open the meeting to the public at pursuant to sub section 5.23 (a) and (d) of the Local Government Act 1995.

Carried 9/0

Acting Chief Executive Officer returned to the meeting at 11.11 pm.**17. CLOSURE**

The meeting closed at 11.12 pm.

These Minutes were confirmed at a meeting held on

Signed _____**Presiding Member at the meeting at which the Minutes were confirmed.****Dated** _____