



**Minutes of the Ordinary
Council Meeting**

held on 28 July 2009

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Shire of Wagin

Minutes of the Ordinary Council Meeting of Council held in Council Chambers on Tuesday 28 July 2009.

1. DECLARATION OF OPENING

The Shire President Cr Blight declared the meeting open at 7.03 pm.

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

Present:	Cr P J Blight	President
	Cr G R Ball	Member
	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 D Hicks	Director of Works
	Mrs D J Thompson	Executive Assistant

Visitors:

Mr Bernie Miller - Regional Manager Wheatbelt South Main Roads

Apologies:

Nil

Leave of Absence:

Nil

3. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKE ON NOTICE

Nil

4. PUBLIC QUESTION TIME

Nil

5. APPLICATION FOR LEAVE OF ABSENCE

1093 Council Decision

Moved: Cr. Cumming

Seconded: Cr. Dohle

That Council grant a leave of absence to Cr G R Ball for the 25 August 2009 Ordinary Council Meeting.
Carried 10/0

6. PUBLIC FORUM (PETITIONS/DEPUTATIONS/PRESENTATIONS)

Mr Bernie Miller the Regional Manager Wheatbelt South, Main Roads addressed council regarding the Heavy Haulage Routes and the report by Peter Metropolis for roads within the Wagin townsite. He provided council with a map of the town site with several heavy haulage route options and advised a report from Main Roads will be forthcoming within the next few weeks. He then outlined the process to be undertaken.

- Council will need to assess the report and advise Main Roads of their preferences of how they wish to proceed within both the short and long term processes and whether community consultation should be sort.
- Short term process re: Vernal Street, the relocation of power poles along Dumbleyung and Airfield Roads.
- Decide if southwest quadrant is acceptable.
- Main Roads can assist with the design of the Heavy Haulage Route selected.
- Investigate options for finance and a Blackspot submission for 10/11 period.
- Town Planning Scheme
- Restricted Vehicle access upgrade from category 3 to 4, field work has been carried out which is outlined in the report.

Bernie Miller and Cr G West left the meeting at 7.54pm.

7. CONFIRMATION OF PREVIOUS MEETING MINUTES

1094 Council Decision

Moved: Cr. G R Ball

Seconded: Cr. A C Dohle

That the Minutes of the Ordinary Council Meeting held on 23 June 2009 be confirmed as true and accurate.
Carried 9/0

Cr G West returned to the meeting at 7.57pm.

8. DISCLOSURES OF FINANCIAL AND OTHER INTERESTS

Cr J Reed declared a financial Interest in Item 10.2.

Cr J Ewen declared a proximity interest in item 12.7 and a impartiality interest in item 12.11.

9. STATUS REPORT**Shire of Wagin – Status Report
July 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. Completed
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	1025	ACEO	WA Local Government Convention	Bookings be made for 3 delegates and CEO to attend the conference.		Bookings made for three delegates and CEO
28 April 2009	1029	ACEO	Code of Conduct	Obtain Statutory declarations from all Councillors.	Letter sent to B Anderson 27 May 09	Completed
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	1076	ACEO	Waste Levy Increase	Write to Minister supporting the Town of Kwinana RE Waste Levy	Letter sent to Minister	Completed
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		Completed
23 June 2009	1085	DCCS	Land Under Roads	Council not to recognise value of land acquired before 30 June 2008.		Completed

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	
23 June 2009	DCCS	1091 & 1092	Telstra Corporate Services Agreement	Negotiate an early termination of agreement and pay Telstra an early termination fee.		

			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 ordered with wording as per risk insurer advice	Awaiting advice from councils insurers
24 Mar 2009	994	ACEO	School Bus Pick Up/Set down Area	Modify unsealed portion of Throssell St and construct proposed crossover after the 3 month trial period	Letter to school – changed their minds, waiting for their advice.	
26 May 2009	1055	EHO	Oversized Shed - 5 Umbra Street	Advise applicant approval given subject to issuing of permit	Advised Applicant	Applicants now building separate smaller shed
26 May 2009	1056	EHO	Over sized Shed - 32 Tavistock Street	Advise applicant approval given subject to issuing of permit	Advised applicant	Building permit issued.
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		On going ref 984 & 897
26 May 2009	1063	ACEO	Development Application – Grain Silos – Morton Seeds	Advertise proposed application and refer to Council if any objections are received	Approval issued no objections received	

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.	Letter written to other "Group" members	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	Ongoing
23 June 2009	1074	ACEO	"DO THE RIGHT THING" – Litter Signage	Apply for free signage	Application sent	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.	Letter sent, arborist engaged to report on trees. Plans to complete path and handrail (DOW)	On going

<p>23 June 200*9</p>	<p>1086</p>	<p>ACEO</p>	<p>Proposed Sandalwood Plantation (Agroforestry)</p>	<p>Advise planners that council support the officers recommendation</p>	<p>Letter sent from planners advising applicant of Council decision to support application subject to conditions.</p>	
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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.	
24 Mar 2009	976	MOW	Intersection Regulatory Signs	Be Noted	Main Roads to install as time permits.	Waiting for Main Roads to install.
24 Mar 2009	995	ACEO	Romans 2 – Asset Management System	Council agree in principal to participate in scheme and advise WALGA accordingly	WALGA notified of support	
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.	Harley Group started surveying 15 June 09

26 May 2009	1043	ACEO	Heavy Haulage Routes and roads inspection	Invite Main Roads to attend meeting to explain process involved in establishing Heavy Haulage Route and write to CBH about expansions plans for the future.		Bernie Miller MRD coming to July council meeting
26 May 2009	1044	ACEO	Sutherland Road	Place traffic counts on Sutherland Rd for a possible funding application and notify T Cronin of Councils decision.	Application for blackspot being prepared	In progress
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	Letters sent Lake RRG meeting held 27/05/09 Dumbleyung	On going
26 May 2009	1048	ACEO	Blackspot funding	Apply for Blackspot funding in the 210/11 year	Application being prepared by consultant	In progress

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

10. REPORTS OF ADVISORY COMMITTEES**10.1 WAGIN BUSHFIRE ANNUAL GENERAL MEETING HELD ON 7 JULY 2009**

Attachment 10.1 is the minutes of the meeting held on 7 July 2009. Below are listed the recommendations from this committee for Council's consideration. The item numbers below correspond to the item numbers in the attached minutes.

1095 Council Decision

Moved: Cr. D K Morgan

Seconded: Cr G R Ball

Election of Office Bearers
Dual Fire Control Officers
Clover Burning Notification and Harvest Ban Notifications Officers
Prohibited and Restricted Burning Periods

That the recommendations of the Wagin Bushfire Annual General Meeting Minutes held 7 July 2009 above and recommendations be adopted "en bloc".
Carried 10/0

10.2 WAGIN BUSHFIRE ADVISORY COMMITTEE MEETING HELD ON 7 JULY 2009

Attachment 10.2 is the minutes of the meeting held on 7 July 2009. Below are listed the recommendations from this committee for Council's consideration. The item numbers below correspond to the item numbers in the attached minutes.

1096 Council Decision

Moved: Cr. J L C Ballantyne

Seconded: Cr J P Reed

2009/2010 ESL Applications
Council Amalgamations – Bushfire Control
Fire Break Notice

That the recommendations of the Wagin Bushfire Advisory Committee minutes held 7 July 2009 and recommendations be adopted "en bloc" excluding Morton Seeds Fire (Item #1097).
Carried 10/0

Cr Reed left the meeting at 8.07pm.

Morton Seeds Fire Issues**1097 Committee's Recommendation / Council Decision**

Moved: Cr G R Ball

Seconded: Cr J L C Ballantyne

That Council write to FESA regarding Fire concerns at Morton Seeds and ask them to investigate.

Carried 9/0

Cr Reed returned to the meeting at 8.12pm.**10.3 LEMC COMMITTEE MEETING HELD ON 7 JULY 2009**

Attachment 10.1 is the minutes of the meeting held on 7 July 2009. Below are listed the recommendations from this committee for Council's consideration. The item numbers below correspond to the item numbers in the attached minutes.

1098 Council Decision

Moved: Cr. G R Ball

Seconded: Cr D K Morgan

- 7B LEMC St Johns Ambulance
- 7C SAFER WA Annual Business Plan
- 7 Setting up for a local emergency

That the recommendations of the LEMC Committee Meeting held 7 July 2009 and above recommendations be adopted "en bloc".

Carried 10/0

11. RECEIVAL & ADOPTION OF ADVISORY/OCCASIONAL COMMITTEE MINUTES**11.1 WORKS AND SERVICES COMMITTEE MEETING HELD ON 21 JULY 2009**

Attachment 11.1 is the minutes of the meeting held on 21 July 2009. Below are listed the recommendations from this committee for Council's consideration. The item numbers below correspond to the item numbers in the attached minutes.

1099 Council Decision

Moved: Cr. I C Cumming

Seconded: Cr D K Morgan

That the Works and Services Committee meeting held on 21 July 2009 be received.
Carried 10/0

5.1 Outside Staff – Pay Rates**1100 Committee's Recommendation / Council Decision**

Moved: Cr D K Morgan

Seconded: Cr K M Draper

That Council policy FNC 2 be amended as follow;

That the Chief Executive Officer has the authority to pay additional over award amounts of up to 20% based on suitable skills experience and productivity to employees under the municipal employees award.

That Council pay 10% over award payment to all employees under municipal employee's award.

That Council pay loyalty allowance as follows;

0 – 1 Years	\$0
1 – 3 Years	\$10 per week
3 – 5 Years	\$20 per week
5+ Years	\$30 per week

The above be paid as an over award payment.
Carried 10/0

5.2 Blackspot Funding**1101 Committee's Recommendation / Council Decision**

Moved: Cr. D K Morgan

Seconded: Cr. G R Ball

That Committee recommend to Council to appoint Keith Dickerson to assess these intersections and apply for blackspot funding at a cost of \$1650 per audit, and the order of priority to be;

- (1) Beaufort/Queerearrup
- (2) Sutherland/Behn-Ord
- (3) Airfield Bullock Hills Roads.

Carried 10/0

5.3 Wagin Airfield

Committee's Recommendation

Moved: Cr.

Seconded: Cr.

That the Committee recommend to Council to prepare costings and apply for RAD's grant to;

1. Seal the 4 turnaround ends using geothermal material to prevent salt intrusions.
2. Resheet airstrip surface with blue metal dust and seek expert advice regarding the above treatments and report back to the committee.

Carried

1102 Council Decision

Moved: Cr. J L C Ballantyne

Seconded: Cr. J P Reed

That the Committee recommend to Council to prepare costings and apply for RAD's grant to;

3. Seal the 4 turnaround ends.
4. Resheet airstrip surface with blue metal dust and seek expert advice regarding the above treatments and report back to the committee.

Carried 10/0

Reason for difference with Committees Recommendation is Council believe there maybe better options to undertake this work.

5.4 Lime Lake East Road

1103 Committee's Recommendation / Council Decision

Moved: Cr. I C Cumming

Seconded: Cr. G K B West

That the Committee recommend to council to ask the Director of Works to prepare a cost estimate to upgrade approximately 900 metres of Lime Lake Road, and that funds be allocated from other sources such as Royalties for Regions.

Carried 10/0

5.5 Aggregate Quotes

1104 Committee's Recommendation / Council Decision

Moved: Cr. G K B West

Seconded: Cr. G R Ball

Committee be recommended that Council accept Hansons for the supply of Blue metal at \$43,200 and Bairstows for cartage at \$27,000.

Carried 10/0

5.6 Works Report

1105 Committee and Officer's Recommendation

Moved: Cr.D K Morgan

Seconded: Cr. J L C Ballantyne

That Council adopts the Works Management Report comprising if the Works Progress Report, Works Capital and Maintenance Reports and Plant Report for the period ending June 2009.

Carried 10/0

5.7 Water Harvesting

1106 Committee Recommendation / Council Decision

Moved : Cr .D K Morgan

Seconded: Cr. J P Reed

That Committee recommend to council to apply for a "Water Grant" for stage 3 of the program

Carried 10/0

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

1107 Officer's Recommendation / Council Decision

Moved : Cr. I C Cumming

Seconded: Cr. G K B West

That Council receive the Works Report for the period ending June 2009.

Carried 10/0

Shire of Wagin
Works Report – JUNE 2009

Works Completed	Description
DONGOLOCKING ROAD	Clear and gravel shoulders 3 km's – 50%\
TOWN WEIR	Brick up box culvert to collect overflow water
DONGOLOCKING ROAD	Grave shoulders under RFR funding 7.8 km's
TUDHOE STREET	Construct new footpath and replace kerbing RFR funding
Future Works	Description
COLLANILLING ROAD	Clear and widen gravel shoulders 3 km's
BOCKARING ROAD	Clear and widen gravel shoulders 3.5 km's
AIRFIELD	Water bind and seal when time permits
On Going Works	Description
Maintenance grading	Various Roads and sealed shoulders
Town site	Maintenance and weed spraying
General	Odd jobs as required

12. REPORTS OF OFFICERS**121 CEO's REPORT**

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

Summary

Another busy but productive month has passed and although I am pleased to report that we are getting on top of the backlog, there is still a lot of work to do to have Wagin Shire Council functioning normally.

Background**STAFF**

Debbie Stephens has returned (trial) to work after breaking her ankle and having time off.

Kasey George has been engaged on a casual basis to fill in for Debbie.

Furniture has been ordered and room made available for additional administration officers and advertisements should be placed shortly.

DIARY

24 June 2009	Pre-interview OIC Wagin Police
30 June 2009	Interviews OIC Wagin Police Panel
30 June 2009	Structural Reform – Meet with Narrogin Town and Shire
2 July 2009	DAMAC – Conference call (Emergency Management)
6 July 2009	Rotary Club – Guest Speaker
7 July 2009	Bushfire AGM and Advisory Meeting
7 July 2009	LEMC Meeting
8 July 2009	DLGRD – Reform Workshop -Wagin
16 July 2009	Bob Smilie – Reform Submission Matters
17 July 2009	W. Bijl – Tree Arborist
21 July 2009	Kondinin – Waste Management Committee
21 July 2009	Works and Services Committee Meeting
23 July 2009	Budget Workshop
27 July 2009	Interviews – Project Manager – Strategic Waste
27 July 2009	Lakes Sub Group – RRG - Dumbleyung
28 June 2009	Council Meeting

Pederick Drive Subdivision

We have advised that the next stage of six lots are now ready for dealing I have authorised the conveyancing of these lots and council will have to decide on how to market these in the coming year. The previous administration has entered into an agreement with a local estate agency to sell five lots by private treaty (4 lots of \$65,000 and 1 lot of \$85,000). That agreement expires on 4th September 2009.

Municipal Waste Advisory Council

My name has been put forward to represent non metropolitan councils on the above committee and in particular the "Officer's Advisory Group". Meetings are held monthly in

Perth however it is possible to have conference calls which will alleviate travelling. I see a advantage in accepting a role onto this committee in view of councils lead in waste management planning in this region. With council's advisory permission, I would like to accept this position.

4WD

Thirteen applications were received for the position of executive office. Short listing and interviews will be undertaken soon.

Strategic Waste Management

Four application for a Project Manager position were received, interviews for this twelve month position will be undertaken on 27th July 09. Funding for this position comes from DEC – Zero 2020 Waste, held by council as is the role of lead council, Wagin group.

Kondinin Trip

Eight Wagin representatives visited Kondinin to view the Roe Roc Group Waste Facilities that have just been completed. There are many similarities between this group and Wagin and information gained on the day will prove useful in the tasks ahead of establishing a Regional Facility in this area.

Structural Reform

The closing date for the community surveys was extended for a week because of a “muck up” resulting in some people not receiving forms. A summary of results will be tabled, and will be used in council's reform submission.

The workshop, run by the DLGRD on 8 July 2009, was attending by Katanning, Dumbleyung, Lake Grace, Woodanilling and Wagin. The Department was placing emphasis on capacity building and the need for local authorities to address Asset Management, Financial Planning and Groupings. The need to communicate with “proper functioning “ Local Government in Western Australia (like Eastern States) was a message also conveyed.

Katanning was the only council there that was advocating a dire need for structural change.

Comment

Nil

Statutory Environment

Nil

Policy Implications

Nil

Financial Implications

Nil

1108 Officer's Recommendation / Council Decision

Moved: Cr. G K B West

Seconded: Cr. D K Morgan

That Council receive and endorse this report.
Carried 10/0

12.2 INDUSTRIAL RELATIONS SERVICES

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

Summary

To decide upon the appointment of Industrial Relations Services for 09/10 year.

Background

Council have previously used Fitzgerald Strategies for Industrial Relations matters, however the previous administration elected to use "Workplace Solutions" an arm of WALGA in the 08/09 year however reinstated Fitzgerald Strategies in the December 2008 meeting (C906). Council did not at that meeting resolve to disengage Workplace Solutions. Council paid \$2060 for Workplace Solutions and \$1534 (Pro rata) for Fitzgerald Strategies in 08/09 year. Costs for 09/10 year will be \$2293 and \$1904 respectively for the coming year.

Comment

It is not necessary to have two (2) appointed industrial relations advocates as one will suffice. Fitzgerald Strategies have served council well previously and are slightly cheaper it would be prudent to appoint them and let Workplace Solutions engagement lapse.

Statutory Environment

Local Government Act

Financial Implications

Provision is made in 09/10

1109 Officer's Recommendation / Council Decision

Moved: Cr.A C Dohle

Seconded: Cr. I C Cumming

That council appoint Fitzgerald Strategies as its industrial representative for 09/10 year at a cost of \$1904.
Carried 10/0

12.3 ASSETS MANAGEMENT COMMITTEE

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

Summary

To consider the establishment and appointment of the Standing Committee – Asset Management.

Background

Council at its ordinary meeting of 18 November 2008 resolved to disband the Town Planning, Building and Health Committee. Nominated persons to the latter were not appointed. The role of this committee, it appears was to have involvement with “Strategic Planning” functions as well as taking over running and development of the new Town Planning scheme and local strategy.

There are now three Standing Committees, that exist;

- Works and Services
- Finance and General Purposes
- Audit Committee

Ordinary Council Meeting 18 November 2009**H147 Committee Resolution**

Moved: Cr Draper Seconded: Cr Anderson

- 1. That Committee recommends to Council that Council Policy 1 be amended so as to remove any reference to the Health, Building and Town Planning Standing Committee.**
- 2. That Committee recommends to Council that it establish a Town Planning Advisory Committee to take over the running of the development of the new Town Planning Scheme and the Shire Planning Strategy.**

**Committee’s Recommendation – Ordinary Council Meeting 18 November 2008
C 846 Moved/Seconded: Cr. Ballantyne/Cr Dohle**

That council agrees with the recommendations in this report.

Results

Vote 9/0

Comment

The author believes that the matter of standing committees needs further consideration, particularly in relation to building asset management matters. There is a role for such a committee that relates to maintenance (both major and minor) of council buildings replacement and any proposed new buildings and as such, a committee should be established. The committee would only need to meet only when necessary and not on a regular basis.

Council’s previous decision to establish a “Strategic Planning” committee, to be involved with strategic planning needs rethinking it is the author’s view that this task needs to be

undertaken by the whole council. The establishment of a strategic plan is one of the major KPI's of the author, however due to the workload and the uncertainty of amalgamations, not much work has been undertaken to date. Similarly the whole council needs to be involved with the development of any new Town Planning Scheme and Local Planning Strategy. This task should not, in the authors opinion be delegated to a committee.

Statutory Environment

Local Government Act Section 5.8 (3 or more persons)

Policy Implications

Nil

Financial Implications

Nil

1110 Officer's Recommendation / Council Decision

Moved: Cr. D K Morgan

Seconded: Cr. I C Cumming

That Council establish an asset management committee for the purpose of policy management of council buildings.

Further that council resolution H147, (*2. That Committee recommends to Council that it establish a Town Planning Advisory Committee to take over the running of the development of the new Town Planning Scheme and the Shire Planning Strategy*), of ordinary meeting of council 18 November 2008 be rescinded.

Carried by an

Absolute majority 9/1

1111 Council Decision

Moved: Cr. I C Cumming

Seconded: Cr. G R Ball

That the following councillors be appointed to the Assets Management Committee Draper, West, Reed and Blight.

Carried by an

Absolute majority 10/0

12.4 HERITAGE LOAN SUBSIDY SCHEME

PROPONENT:

WALGA

LOCATION:

REPORTING OFFICER:

Acting Chief Executive Officer

Attachment

Letter, Wagin MI, Heritage Loan Brochure

Summary

To consider a payment to the WALGA – Heritage Loan Subsidy Scheme.

Background

WALGA in partnership with the Heritage Council of WA have for some years developed the heritage loan subsidy scheme which is used in accordance with the guidelines outlined in the attachments. Wagin appears to have a number of eligible heritage listed buildings and it is possible that the “Scheme” could be accessed to the advantage of Wagin residents (see attached list).

Wagin Council is being asked to contribute a “one off” contribution of \$6796. This amount represents .08% of rates collected.

Comment

The author has contacted that heritage council to determine whether it may be possible to make a contribution over a number of years to lessen the impact on council finances, should council be of a mind to contribute to the scheme. The scheme appears to be worthwhile, by providing an interest subsidy on any private loans that are used to undertake restoration works on heritage listed buildings.

Statutory Environment

Nil

Policy Implications

Nil

Financial Implications

Will impact on future budgets.

Officer’s Recommendation

Moved: Cr.

Seconded: Cr.

That Council contribute to the Heritage Loan Subsidy Scheme over the next three year budget periods.

Motion Lapsed

12.5 PLANNING APPROVAL

PROPONENT:

Shire of Wagin

LOCATION:

Department of Housing and Works

REPORTING OFFICER:

Acting Chief Executive Officer

Attachment

Letter for Government of WA – Department of Housing

Summary

To consider delegation to a council officer, matters pertaining to applications for public housing.

Background

The attached letter is self explanatory and is really sent to local authority as a matter of courtesy rather than procedure.

Comment

The author sees the approval by the Department of Housing as a positive approach to compiling with council planning requirements and would ask that the Chief Executive Officer be nominated as the officer with delegated authority to comment on any compliant applications.

Statutory Environment

Nil

Policy Implications

Nil

Financial Implications

Nil

1112 Officer's Recommendation / Council Decision

Moved: Cr. G R Ball

Seconded: Cr. G K B West

That the Chief Executive Officer be nominated as the officer with delegation to comment on any applications received from the Department of Housing for any application for housing.

Carried by an
Absolute majority 10/0

12.6 TOWNSCAPE AND TIDY TOWNS COMMITTEE - APPOINTMENTS

PROPONENT: Shire of Wagin

LOCATION:

REPORTING OFFICER: Acting Chief Executive Officer

Summary

To approve the appointment of Anita Longmuir to the Townscape and Tidy Towns Committee.

Background

Council appoints committees each election year and is able to replace members from time to time by a resolution. Community members of this committee are currently listed as; Peter Jeffs, Stephanie Dimmock, Joe Shaw, Harley Pederick, Chris Nieuwhof and Cay Gell. The terms of reference adopted by council in July 2008 requires at least four community representatives.

Comment

An advertisement was placed in "Council Corner" calling for new committee members. At the June Ordinary Council Meeting Mr Harley Pederick, Mr Chris Nieuwhof and Mrs Cay Gell

were appointed to the Townscape and Tidy Towns Committee. Recently we have received a further nomination from Mrs Anita Longmuir to join this committee.

Statutory Environment

Local Government Act sect 5.10

Policy Implications

Nil

Financial Implications

Nil

1113 Officer's Recommendation / Council Decision

Moved: Cr. K M Draper

Seconded: Cr. A C Dohle

That Council appoint Mrs Anita Longmuir to the committee of the Townscape and Tidy Towns Advisory Committee.

Carried by an

Absolute majority 10/0

Cr Ewen left the meeting at 9.07pm.

12.7 STATUS REPORT – PROPOSED INDUSTRIAL SUBDIVISION

PROPONENT: Shire of Wagin

LOCATION: Lots 1876 (HN.19) Vernal Street (Reserve 48538) & Lots 1839, 1840 & 1841 (HN.7-15) Vernon Street, Wagin.

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

Attachments

Plan1 Location Plan, Plan 2 Aerial Site Plan, Plan 3 Existing Lot, Plan 4 Plan of Proposed Subdivision

Summary

This report:

- i) provides Council with an update on the status of the proposed subdivision development of Lot 1876 (No.19) Vernal Street (Reserve 48538) and Lots 1839, 1840 & 1841 (No.7-15) Vernon Street, Wagin for light industrial purposes (see attached Plans 1 to 4); and
- ii) provides details of the valuation advice recently received from licensed valuer Ian Bolto of PL Bolto and Co regarding the likely sale price of the nine (9) new light industrial lots proposed to be created.

Background

At its Ordinary Meeting held on 26 May 2009 Council considered a preliminary construction cost estimate prepared by JDSi Consulting Engineers to undertake the subdivision development of the subject land. This estimate concluded that the total cost of constructing the proposed subdivision would be in the order of **\$467,000.00** which equates to approximately **\$51,900.00 per lot.**

Following consideration of the cost estimate Council resolved to:

1. *Receive the preliminary construction cost estimate prepared by JDSi Consulting Engineers for the proposed subdivision of Lot 1876 (HN.19) Vernal Street (Reserve 48538) and Lots 1839, 1840 & 1841 (HN.7-15) Vernon Street, Wagin.*
2. *Authorise the Shire Administration to seek written confirmation from the State Land Services Division of the Department for Planning and Infrastructure as to whether or not the Shire will be required to pay for Lot 1876 which is currently owned by the State of Western Australia and if so how much.*
3. *Authorise the Shire Administration to prepare and lodge an application for headworks funding assistance to the Wheatbelt Development Commission for the next round of funding under the 'Regional Grants Scheme'.*
4. *Authorise the Shire Administration to engage:*
 - i) *a licensed surveyor to undertake a contour and feature survey of the land; and*
 - ii) *a suitably qualified consultant to prepare a site specific geotechnical report in July / August 2009 as required by the Western Australian Planning Commission and the Department of Health as a condition of subdivision approval to confirm that the land is physically capable of development for light industrial purposes with funding for these preliminary works to be allocated in Council's 2009/2010 budget to help avoid any potential delays to the project's future implementation should Council resolve to proceed.*

Comment

In accordance with point 4 of Council's previous resolution above, the shire's consulting town planners have made arrangements for the preparation of:

- i) a contour and feature survey of the land; and
- ii) a site specific geotechnical report as required by the conditional subdivision approval recently issued by the Western Australian Planning Commission.

Acquisition of Lot 1876

In accordance with point 2 of Council's previous resolution above, the shire's town planning consultants recently wrote to the State Land Services division of the Department of Regional Development and Lands (DRDL-SLS) seeking written confirmation as to:

- i) whether or not the shire will be required to pay for Lot 1876 which is currently owned by the State of Western Australia; and
- ii) if the Shire is required to pay for the land, what the likely purchase price would be.

By correspondence dated 8 July 2009 DRDL-SLS advised that the shire will be required to acquire the land from the State of Western Australia based on the land's current market value. This is contrary to advice received by the shire from the Department in February 2006 where it agreed to sell Lot 1876 to the shire for a 'nominal fee' of \$500.00 plus GST and other associated costs.

Given the serious concerns held regarding the Department's shift in position in this matter and the possible financial implications for the shire, follow up correspondence has been prepared and submitted to DRDL-SLS expressing the shire's gravest concerns and

requesting that the Department honour its original commitment regarding the sale price of the land. Details of the Department's response will be conveyed to Council as soon as it has been received by the shire.

Valuation Advice - Estimated Sale Prices & Total Sales Revenue

The shire appointed Licensed Valuer Mr Ian Bolto of PL Bolto and Co to undertake an assessment of the likely sale price of each lot based on current market values.

The following table provides a summary of the valuation advice received.

PROPOSED LOT NO.	ESTIMATED SALE PRICE
1	\$62,000
2	\$54,000
3	\$45,000
4	\$35,000
5	\$30,000
6	\$42,000
7	\$10,000
8	\$9,000
9	\$9,000
TOTAL SALES REVENUE	\$296,000

In considering the above valuation advice it is reasonable to conclude that the proposed subdivision will not be commercially viable based on the current market value of each of the proposed lots (i.e. the cost of developing the lots will be greater than the total sales revenue). As such Council will need to decide whether there is sufficient strategic benefit in committing to a potential loss making project. This decision will need to be made by Council once the shire's application to the Wheatbelt Development Commission for funding assistance under the 'Regional Grants Scheme' has been determined. It is understood that the next round of submissions for funding will be open in August 2009 for a period of six (6) weeks.

Conclusion

A final decision by Council on whether or not to proceed with the project will be contingent upon the following:

- Confirmation from the State Land Services Division of the Department of Regional Development and Lands as to whether or not the Shire is required to pay for Lot 1876 which is currently owned by the State of Western Australia and if so how much; and
- The Wheatbelt Development Commission's approval to the project under new 'Regional Grants Scheme' including details regarding the exact amount of funding assistance to be made available to the Shire and any conditions associated with such funding.

It should be noted that Council's recent commitment to undertaking a contour and feature

survey of the land and a site specific geotechnical report are tasks that will be of strategic benefit regardless of whether or not Council decides to proceed with the project in the short term future. The Shire's commitment to this work should not be seen as a wasteful exercise as the information obtained can and will be used by the Shire at some point in the future.

Statutory Environment

- Land Administration Act 1997
- Land Administration Regulations 1998
- Planning and Development Act 2005
- Shire of Wagin Town Planning Scheme No.2

Policy Implications

- WAPC Development Control Policy No.4.1 – *Industrial Subdivision*
- WAPC State Planning Policy No.4.1 – *State Industrial Buffer Policy*
-

Financial Implications

- The preliminary construction cost estimate prepared by JDSi Consulting Engineers identifies that the total cost of the proposed subdivision is approximately \$467,000 at an average cost of approximately \$51,900 per lot.
- The market value of the land as identified in the valuation report prepared by Licensed Valuer Mr Ian Bolto of PL Bolto and Co may change as a result of changing market conditions.
- The total cost of the project to the Shire has potential to be reduced substantially if the Shire is successful in securing headworks funding assistance under the new 'Regional Grants Scheme'. The exact amount of this assistance is yet to be determined but is likely to be greater than that previously available under the now defunct 'Regional Headworks Program (RHP)'.
- The State Land Services Division of the Department of Regional Development and Lands (DRDL-SLS) may require the Shire to pay for Lot 1876 which is currently owned by the State of Western Australia. The requirement to pay for the land and details of exactly how much may be payable needs to be determined through further discussion and negotiation with DRDL-SLS.
- Having regard for the information contained in the preliminary construction cost estimate prepared by JDSi Consulting Engineers and the valuation advice provided by Licensed Valuer Mr Ian Bolto of PL Bolto & Co, it is concluded that the proposed subdivision development of the subject land may not be commercially viable (depending on the ability to obtain funding under the 'Regional Grants Scheme').
- The administrative costs associated with progressing the project, including reparation of the relevant survey and engineering plans, are estimated to be in the order of \$15,000.00 excluding GST.

Strategic Implications

The project is consistent with Council's strategic direction for future land development in the Wagin townsite, will provide significant opportunity for the establishment of a wide range of industrial uses to support the local economy and will help to satisfy the growing demand for suitable, vacant industrial land in the town.

1114 Officer's Recommendation / Council Decision

Moved: Cr G R Ball

Seconded: Cr. K M Draper

That Council receive and endorse the above report.

Carried 9/0

Cr Ewen returned to the meeting at 9.09pm.**12.8 PROPOSED SUBDIVISION****PROPONENT:** PH & KE Gow (Licensed Surveyors) on behalf of Jonste Pty Ltd (Landowner)**LOCATION:** Lot 709 Rifle North Street, Wagin**REPORTING OFFICERS:** Joe Douglas & Carlo Famiano - Consultant Town Planners (Urban & Rural Perspectives)**Attachments**

Plan 5, Location Plan, Plan 6 Existing Lot Configuration, Plan 7 Aerial Photo, Plan 8 Proposed Plan of Subdivision

Summary

This report recommends that a subdivision application for Lot 709 Rifle North Street, Wagin submitted to the Western Australian Planning Commission (WAPC) by PH & KE Gow (Licensed Surveyors) on behalf of Jonste 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 709 Rifle North Street comprises a total area of approximately 1.8227 hectares and is located in the north western extremities of the Wagin townsite (see attached Plans 5 to 8). The subject land has previously been developed and is currently used for rural living purposes. It comprises a single storey detached dwelling on the eastern portion of the property along with a number of small storage sheds.

The current landowner is seeking approval to subdivide Lot 709 to create nine (9) new separately titled residential lots. Specific details of the proposed subdivision are shown on the attached Plan 8 and summarised in the following table:

Lot Particulars	Existing Land Area(Approx.)	Proposed Land Area(Approx.)
Existing Lot 709	1.8227ha	-
Proposed Lots 1 to 8	-	964m ² (each)
Proposed Lot 9 (Balance of Title lot)	-	1.0517ha

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;
- 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 709 Rifle North 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 'R17.5'. 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 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 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 R17.5 under TPS No.2. The R17.5 residential density coding requires a minimum lot size of 500m² with an average lot size of 571m².

The application indicates a minimum lot area of 964m² with an average lot area of 2,025m². As such the proposal complies with the 'acceptable development provisions' of the Residential Design Codes in regards to 'site area requirements'.

WAPC Development Control Policy No.DC 2.2 – Residential Subdivision

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

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

Comment: Under the terms of TPS No.2 the R17.5 residential density code is currently applicable to Lot 709. As previously mentioned the proposed subdivision satisfies the specific requirements of the R17.5 density code classification as this applies to minimum and average lot sizes.

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

Comment: The subject land 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. It is however recommended that the subdivider be required to upgrade (i.e. seal and drain) that portion of Rifle North Street abutting the subject land to the satisfaction of the Shire of Wagin.

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 700 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 1,200 metres of established business and employment nodes including retail and commercial development along Arthur Road.

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.

Conclusion

It is concluded from a detailed assessment of the proposed subdivision of Lot 709 Rifle North Street, Wagin 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 supports the proposed subdivision of Lot 709 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

The subdivision of Lot 709 Rifle North Street, Wagin into nine (9) new residential lots will result in an increase in the total amount of rates payable to the Shire on an annual basis depending upon when the land is developed and how the property is rated. 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

1115 Officer's Recommendation / Council decision

Moved: Cr.D K Morgan

Seconded: Cr.J L C Ballantyne

That Council advise the Western Australian Planning Commission that it supports the application submitted by PH & KE Gow (Licensed Surveyors) on behalf of Jonste Pty Ltd (Landowners) to subdivide Lot 709 Rifle North Street, Wagin into nine (9) new separately titled residential lots 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 buildings/structures from proposed Lots 1 to 8 to the satisfaction of the Shire of Wagin.
2. That section of Rifle North Street abutting proposed Lots 1 to 8 being upgraded (i.e. sealed, curbed and drained) to the specifications and satisfaction of the Shire of Wagin at the subdivider's full cost.
3. All buildings/structures on proposed Lot 9 having the necessary boundary clearances as required by the Shire of Wagin Town Planning Scheme No.2.
4. The land being filled and/or drained at the subdivider's cost.
5. Such easements as may be required by the Local Government being granted free of cost to the Local Government.
6. 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 proximity to Lot 709.
7. The existing trees within the road reserve area abutting Lot 709 Rifle North 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.

Carried 10/0

12.9 STATEMENT OF PAYMENTS – JUNE 2009

Proponent: Shire of Wagin
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 June 2009 for Council to peruse and adopt.

Statutory Environment

Local Government (Financial Management) Regulations 1996

Policy Implications

Nil

Financial Implications

Nil

1116 Officer's Recommendation / Council Decision

Moved: Cr G K B West

Seconded: Cr G R Ball

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

Municipal cheque payments totalling \$ 19,589.66

Municipal electronic payments totalling \$ 301,854.58

Trust cheque payments totalling \$ 3,360.00

Carried 10/0

SHIRE OF WAGIN
List of Creditors Paid from the Municipal Fund Account
June 2009

	<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Memo</u>	<u>Amount</u>
**Alexander Galt and Co Pty Ltd	Bill Pmt - Cheque	26/06/2009	EFT	Hardware Supplies	-368.30
**Armadillo Products	Bill Pmt - Cheque	26/06/2009	EFT	Grease	-121.00
**Australia Post	Bill Pmt - Cheque	10/06/2009	EFT	May 2009 Postage	-255.78
**Australian Services Union	Bill Pmt - Cheque	26/06/2009	EFT	Payroll Deductions June 2009	-107.40
**Barefoot Clothing Manufacturer	Bill Pmt - Cheque	10/06/2009	EFT	Protective Clothing	-309.00
**Beaurepaires	Bill Pmt - Cheque	10/06/2009	EFT	Ttre Repairs	-68.60
**Best Office Systems	Bill Pmt - Cheque	10/06/2009	EFT	B&W Copier Repairs	-50.00
	Bill Pmt - Cheque	26/06/2009	EFT	Photocopier Meter plan	-183.76
**Burgess Rawson WA Pty Ltd					

	Bill Pmt - Cheque	26/06/2009	EFT	Water Usage	-37.18
**Busselton Mower World					
	Bill Pmt - Cheque	10/06/2009	EFT	Repair Toro Mower	-926.75
**Civic Legal					
	Bill Pmt - Cheque	26/06/2009	EFT	Legal Opinion on Photocopier Lease	-1,279.30
**Corporate Express					
	Bill Pmt - Cheque	26/06/2009	EFT	Stationery	-11.28
**Courier Australia					
	Bill Pmt - Cheque	10/06/2009	EFT	Freight	-75.29
	Bill Pmt - Cheque	26/06/2009	EFT	Freight	-26.09
**Cutting Edges Pty Ltd					
	Bill Pmt - Cheque	26/06/2009	EFT	Cutting Edges and Bolts	-904.05
**DAL Clothing					
	Bill Pmt - Cheque	26/06/2009	EFT	Protective Clothing	-190.80
**Daycrest Pty Ltd					
	Bill Pmt - Cheque	26/06/2009	EFT	Fuel Expenses	-693.17
**Dell Australia Pty Ltd					
	Bill Pmt - Cheque	12/06/2009	EFT	New Computers and IT Equipment	-5,556.99

**Doms Delicatessen of Wagin	Bill Pmt - Cheque	26/06/2009	EFT	Groceries and Catering	-218.50
**Ewen-Foley Agencies	Bill Pmt - Cheque	26/06/2009	EFT	Soil Analysis and Gas	-540.10
**Fire & Emergency Services Authority WA	Bill Pmt - Cheque	26/06/2009	EFT	ESL 4th Quarter Payment 20082009	-5,119.71
**Forms Express	Bill Pmt - Cheque	26/06/2009	EFT	Quicken Payslips	-406.80
**Fuel Distributors of WA Pty Ltd	Bill Pmt - Cheque	26/06/2009	EFT	Diesel and Unleaded Fuel	-10,168.60
**Great Southern Communications	Bill Pmt - Cheque	08/06/2009	EFT	Radio Communication Minor Items	-398.10
**Great Southern Fuel Supply Katanning	Bill Pmt - Cheque	26/06/2009	EFT	Grease	-72.46
**Greenline	Bill Pmt - Cheque	26/06/2009	EFT	Plant Repairs	-203.97
**Haines Norton	Bill Pmt -	26/06/2009	EFT	Auditor Meeting with Audit Committee	-495.00

	Cheque				
**HIF Insurance	Bill Pmt - Cheque	26/06/2009	EFT	HIF Deductions June 2009 - Allen Hicks	-38.20
**Isis Capital Limited	Bill Pmt - Cheque	02/06/2009	EFT	Quarterly Lease Payment	-2,580.60
**Isweep	Bill Pmt - Cheque	26/06/2009	EFT	Sweeping of Town Streets	-3,751.00
**Jem Truck Sales	Bill Pmt - Cheque	10/06/2009	EFT	Isuzu Truck Service	-601.95
	Bill Pmt - Cheque	26/06/2009	EFT		-299.35
**K R Marley	Bill Pmt - Cheque	26/06/2009	EFT	Repair Oil Leak	-24.75
**Kleenheat Gas	Bill Pmt - Cheque	26/06/2009	EFT	Gas Bottle Rental	-51.70
**Landgate	Bill Pmt - Cheque	10/06/2009	EFT	Title searches and valuations	-115.40
**LGRCEU	Bill Pmt - Cheque	26/06/2009	EFT	Union Deductions June 2009 - Rob Kelly	-32.80

****Metro Count**

Bill Pmt - Cheque	26/06/2009	EFT	Road Counter Supplies	-688.60
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****Miracle Recreation Equipment**

Bill Pmt - Cheque	10/06/2009	EFT	Removal of Damaged & Installation of New Playground Equipment	-24,764.30
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****Morrow's Pest & Weed Control**

Bill Pmt - Cheque	10/06/2009	EFT	Termite Treatment	-165.00
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****Narrogin Carpets & Curtains**

Bill Pmt - Cheque	26/06/2009	EFT	Vinyl Tiles for New Store Area	-580.00
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****Narrogin Hire Service & Reticulation**

Bill Pmt - Cheque	26/06/2009	EFT	Reticulation Parts	-685.40
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****Narrogin Packaging**

Bill Pmt - Cheque	10/06/2009	EFT	Cleaning Supplies	-139.65
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****Palace Hotel**

Bill Pmt - Cheque	10/06/2009	EFT	Refreshments for John Case Farewell	-100.98
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****Palmyra Plumbing & Gas Pty Ltd**

Bill Pmt - Cheque	26/06/2009	EFT	Caravan Park and other Plumbing Repairs	-2,195.00
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****PPC Worldwide Pty Ltd**

	Bill Pmt - Cheque	10/06/2009	EFT	Employee Assistance Program	-89.10
**Prestige Communications					
	Bill Pmt - Cheque	05/06/2009	EFT		-6,239.75
	Bill Pmt - Cheque	25/06/2009	EFT	Rushfire Brigade Communication Equipment	-1,811.00
**Radio Works					
	Bill Pmt - Cheque	15/06/2009	EFT	Radio Programming Cable	-41.10
**Reclaim Industries					
	Bill Pmt - Cheque	17/06/2009	EFT	Playground Softfall Surfacing	-14,601.40
**Rotowash Australia Pty Ltd					
	Bill Pmt - Cheque	10/06/2009	EFT	HACC Vacuum Cleaners	-1,426.00
**Rural Press Regional Media WA PtyLtd.					
	Bill Pmt - Cheque	26/06/2009	EFT	Council Corner May 2009	-435.60
**Shire of Wagin Payroll Creditors					
	Bill Pmt - Cheque	26/06/2009	EFT	Payroll Deductions June 2009	-100.00
**Shire of Woodanilling					
	Bill Pmt - Cheque	10/06/2009	EFT	Skills Audit	-3,437.50
	Bill Pmt - Cheque	26/06/2009	EFT	Rent and Phone Expenses - Len Calneggia	-547.82
**Station Motors Holden					

	Bill Pmt - Cheque	10/06/2009	EFT	15000km Service CEO Vehicle	-211.65
**Synergy					
	Bill Pmt - Cheque	10/06/2009	EFT	Electricity Costs	-13,360.01
	Bill Pmt - Cheque	26/06/2009	EFT	Electricity Account	-317.55
**Terry Brown & Co					
	Bill Pmt - Cheque	10/06/2009	EFT	Repairs to Billgoat Sweeper	-248.60
**Urban and Rural Perspectives					
	Bill Pmt - Cheque	26/06/2009	EFT	Town Planning Consultancy Fees April 2009	-4,824.71
**Wagin Co-op.					
	Bill Pmt - Cheque	26/06/2009	EFT	Groceries	-153.28
**Wagin Earthmoving					
	Bill Pmt - Cheque	26/06/2009	EFT	Skid Steer Hire	-187.00
**Wagin Mechanical Repairs			EFT		
	Bill Pmt - Cheque	26/06/2009	EFT	New Windscreen	-89.50
**Wagin Motel					
	Bill Pmt - Cheque	10/06/2009	EFT	Accommodation & Meals for Ron Wood	-694.50
	Bill Pmt - Cheque	26/06/2009	EFT	Accommodation Ron Wood	-94.00
**Wagin Newsagency					

	Bill Pmt - Cheque	26/06/2009	EFT	Newspapers and Stationery	-135.59
**Wagin Tourist Committee					
	Bill Pmt - Cheque	23/06/2009	EFT	Annual Subsidy 2008/2009	-3,000.00
**WALGSP					
	Bill Pmt - Cheque	26/06/2009	EFT	Superannuation June 2009	-15,704.23
**Western Australian Local Government Ass					
	Bill Pmt - Cheque	26/06/2009	EFT	2009 Remuneration Survey CD	-385.00
**Western Australian Treasury Corporation					
	Bill Pmt - Cheque	25/06/2009	EFT	Loan Repayment	-3,357.26
**Western Power					
	Bill Pmt - Cheque	26/06/2009	EFT	New Overhead Connection Ticket#1963172 Lot 1103 Moore St	-272.00
**Westrac Equipment					
	Bill Pmt - Cheque	26/06/2009	EFT	Grader Repairs	-3,767.91
**Westscheme					
	Bill Pmt - Cheque	26/06/2009	EFT	Super Contributions M Dudenhoefter & M Kirk - June 2009	-427.63
**Woodies Bookkeeping & Accounting					
	Bill Pmt - Cheque	10/06/2009	EFT	Finance Assistance	-3,187.52

Department of Planning & Infrastructure

Bill Pmt - Cheque	02/06/2009	Debit	Debit of Licensing Takings 28 May 2009	-3,868.90
Bill Pmt - Cheque	03/06/2009	Debit	Debit of Licensing Takings 29 May 2009	-3,530.80
Bill Pmt - Cheque	04/06/2009	Debit	Debit of Licensing Takings 2 June 2009	-5,356.05
Bill Pmt - Cheque	05/06/2009	Debit	Debit of Licensing Takings 3 June 2009	-8,401.80
Bill Pmt - Cheque	08/06/2009	Debit	Debit of Licensing Takings 4 June 2009	-6,885.80
Bill Pmt - Cheque	09/06/2009	Debit	Debit of Licensing Takings 5 June 2009	-3,939.20
Bill Pmt - Cheque	10/06/2009	Debit	Debit of Licensing Takings 8 June 2009	-3,185.10
Bill Pmt - Cheque	11/06/2009	Debit	Debit of Licensing Takings 9 June 2009	-10,139.20
Bill Pmt - Cheque	12/06/2009	Debit	Debit of Licensing Takings 10 June 2009	-4,556.80
Bill Pmt - Cheque	15/06/2009	Debit	Debit of Licensing Takings 11 June 2009	-4,072.55
Bill Pmt - Cheque	16/06/2009	Debit	Debit of Licensing Takings 12 June 2009	-5,912.00
Bill Pmt - Cheque	17/06/2009	Debit	Debit of Licensing Takings 15 June 2009	-3,384.70
Bill Pmt - Cheque	18/06/2009	Debit	Debit of Licensing Takings 16 June 2009	-7,013.60
Bill Pmt - Cheque	19/06/2009	Debit	Debit of Licensing Takings 17 June 2009	-10,284.40
Bill Pmt - Cheque	22/06/2009	Debit	Debit of Licensing Takings 18 June 2009	-8,715.95
Bill Pmt - Cheque	23/06/2009	Debit	Debit of Licensing Takings 19 June 2009	-5,199.80
Bill Pmt - Cheque	24/06/2009	Debit	Debit of Licensing Takings 22 June 2009	-4,025.60
Bill Pmt - Cheque	25/06/2009	Debit	Debit of Licensing Takings 23 June 2009	-20,069.90
Bill Pmt - Cheque	26/06/2009	Debit	Debit of Licensing Takings 24 June 2009	-1,972.65
Bill Pmt - Cheque	29/06/2009	Debit	Debit of Licensing Takings 25 June 2009	-6,070.70
Bill Pmt - Cheque	30/06/2009	Debit	Debit of Licensing Takings 26 June 2009	-11,895.85

National Bank

Bill Pmt - Cheque	01/06/2009	Debit	National Online Fee	-86.29
Bill Pmt - Cheque	30/06/2009	Debit	Repayment of Loan 131	-6,472.30
Bill Pmt - Cheque	30/06/2009	Debit	Bank Fees and Charges	-155.30
Bill Pmt - Cheque	22/06/2009	Debit	Debit of NAB Credit Card Purchases	-11,869.47

Telstra

Bill Pmt - Cheque	02/06/2009	Debit	Refuse Attendant Mobile Recharge	-40.00
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-301,854.58**Aerodrome Management Services P/L**

Bill Pmt - Cheque	26/06/2009	2263	Airstrip Upgrade Consultancy	-1,980.00
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Australia Post.

Bill Pmt - Cheque	30/06/2009	2277	HACC Police Clearances	-255.00
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AustralianSuper Administration

Bill Pmt - Cheque	26/06/2009	2264	Superannuation Andrew Taylor June 2009	-260.14
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BT SuperWrap

Bill Pmt - Cheque	26/06/2009	2265	Super Contributions Carmel O'Neill - June 2009	-264.84
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Cash

	Bill Pmt - Cheque	11/06/2009	2255	HACC Petty Cash Recoup	-178.20
	Bill Pmt - Cheque	11/06/2009	2258	Petty Cash	-95.45
	Bill Pmt - Cheque	30/06/2009	2279	Petty Cash Recoupe for 30 June 2009	-32.80
Commissioner of State Revenue					
	Bill Pmt - Cheque	15/06/2009	2259	PRS refund due to incorrect claim	-207.51
Commonwealth Life Personal Superannuation					
	Bill Pmt - Cheque	26/06/2009	2266	Super Contributions Danita James - June 2009	-91.63
**Shire of Wagin Staff Social Fund					
	Bill Pmt - Cheque	30/06/2009	2278	Footy Tipping	-234.00
Department of Treasury & Finance					
	Bill Pmt - Cheque	26/06/2009	2267	Lost Library Books	-8.25
Hesta Super Fund					
	Bill Pmt - Cheque	26/06/2009	2268	Super Contributions Kerry Tacken & Charlene Hesse - June 2009	-455.39
Kathy Kellow.					
	Bill Pmt - Cheque	26/06/2009	2269	Catering Expenses	-285.00
Liquor, Hospitality & Misc Union					
	Bill Pmt - Cheque	26/06/2009	2270	Payroll Deductions June 2009	-41.80
Mitchell Hall					

	Bill Pmt - Cheque	10/06/2009	2252	Accommodation for Ron Wood	-88.00
Reckon Limited					
	Bill Pmt - Cheque	26/06/2009	EFT	Quickbooks Annual Subscription	-575.00
Regional Accounting Services Pty Ltd					
	Bill Pmt - Cheque	11/06/2009	2256	Uninterrupted Power Supply	-880.00
Rest Administration					
	Bill Pmt - Cheque	26/06/2009	2271	Superannuation Contribution Tracy Simms - June 2009	-285.24
Safety House Association of WA					
	Bill Pmt - Cheque	26/06/2009	2272	Safety House affiliation Fee	-130.00
Scott Degaris.					
	Bill Pmt - Cheque	04/06/2009	2249	Reimbursement of overpayment Inv 1181 water sales	-17.50
Shire of Wagin.					
	Bill Pmt - Cheque	26/06/2009	2273	Vehicle Registrations and Staff Licence Renewal	-313.85
Stuart Johansson					
	Bill Pmt - Cheque	11/06/2009	2257	Staff Footy Comp Round Winner	-30.00
Telstra					
	Bill Pmt - Cheque	10/06/2009	2254	Telephone Expenses	-1,640.44
	Bill Pmt - Cheque	26/06/2009	2274	Telephone Expenses	-1,225.48

Telstra Superannuation Fund

Bill Pmt - Cheque	26/06/2009	2275	Super Contributions Julie White - June 2009	-236.16
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Upper Great Southern Primary Health.

Bill Pmt - Cheque	04/06/2009	2250	Refund of incorrect invoicing 1035 24/11/06	-398.98
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Wagin Historical Village

Bill Pmt - Cheque	23/06/2009	2262	Annual Subsidy 2008/2009	-7,250.00
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Wagin Youthcare District Council

Bill Pmt - Cheque	03/06/2009	2248	Donation for Chaplain Support	-1,500.00
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Wayne Kapene.

Bill Pmt - Cheque	04/06/2009	2251	Overpayment Invoice 1318 Dog Fines x 2	-200.00
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Wren Oil

Bill Pmt - Cheque	26/06/2009	2276	Waste Oil Disposal	-429.00
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19,589.66

SHIRE OF WAGIN TRUST ACCOUNT
List of Creditor Paid from the Trust Fund Account
June 2009

	<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Memo</u>	<u>Amount</u>
BCITF	Bill Pmt - Cheque	30/06/2009	1818	BCITF Levies Collected to 30 June 2009	-256.80
Builders Registration Board	Bill Pmt - Cheque	30/06/2009	1819	BRB Levy Collections to 30 June 2009	-134.00
Debbie Aylmore.	Bill Pmt - Cheque	30/06/2009	1820	Refund of Bond for Community Bus May 2008	-150.00
Great Southern GP Network.	Bill Pmt - Cheque	30/06/2009	1821	Refund of Bond for Town Hall Hire	-150.00
Ken & Leanne Cook.	Bill Pmt - Cheque	30/06/2009	1822	Refund of Bond for EFP	-300.00
Narelle Pollard	Bill Pmt - Cheque	30/06/2009	1823	Refund of Bond for Animal Trap Hire	-50.00
Our Lady of Good Council.	Bill Pmt - Cheque	30/06/2009	1824	Refund of Bond for EFP - Paid Twice in Error	-150.00
Shire of Wagin.	Bill Pmt - Cheque	30/06/2009	1825	Transfer of Trust Monies to Muni Fund	-1,069.20

St Johns Ambulance	Bill Pmt - Cheque	30/06/2009	1826	Refund of Bond for EFP Hire 27/3/09	-150.00
Sue Evans.	Bill Pmt - Cheque	03/06/2009	1816	Refund bond hire of Eric Farrow Pav 30th May 2009	-300.00
Wagin Dart Association.	Bill Pmt - Cheque	30/06/2009	1827	Refund of Bond for Community Bus	-150.00
Wagin Masonic Lodge.	Bill Pmt - Cheque	30/06/2009	1828	Refund of Bond for Town Hall Hire	-200.00
Wagin Ministers Fraternal	Bill Pmt - Cheque	03/06/2009	1817	Refund Bond Hire of Eric Farrow Pav 28th May 2009	-150.00
Wheatbelt Aboriginal Health Serv	Bill Pmt - Cheque	30/06/2009	1829	Refund of Bond for EFP - Paid Twice in Error	-150.00
					-
					3,360.00

12.10 KEEPING OF DOGS

PROPONENT: R Little
LOCATION: Lot 1738 (100B) Rifle Street Wagin
REPORTING OFFICER: Principal Environment Health Officer/ Building Surveyor

Attachment
Applicants Letter

Summary

A request to be able to keep 4 adult dogs within the townsite.

Background

A request to be able to keep 4 adult dogs on a suburban lot has been received.

The proponent wishes to breed from two of the dogs, one is the children's pet and one is a guard dog (letter attached).

The Shire of Wagin Dogs Local Law states that the maximum number of dogs that can be kept within the town site is **3.2 (1)** "two dogs over the age of 3 months and the young of those dogs under that age if the premises are situated within a townsite"

The Shire has considered these types of requests in the past.

Comment

I have sought comment from the Shire ranger and it has been pointed out that previously the applicant had to have cats removed from the premises as they were causing a nuisance.

A check of the records for the applicant shows that only one dog is registered to her at the moment. It would appear that at least one dog within her control is unregistered, and possibly more.

Lot 1738 (100B) is a duplex and is not owned by the applicant. It is in fact owned by the Department of Housing who may or may not have rules on keeping animals, particularly 4 adults including a breeding pair.

It is quite possible that the tenancy could expire which would mean that process would need to start again or that the dogs could cause a problem due to the change in circumstances.

As the area is zoned Residential there is probably no reason for a guard dog in addition to the other three dogs requested, let alone the allowable two adult dogs.

It is considered that under the circumstances the request should be rejected.

Statutory Environment

Shire of Wagin Dogs Local Law

Policy Implications

N/A

Financial Implications

N/A

1117 Officer's Recommendation / Council Decision

Moved: Cr. I C Cumming

Seconded: Cr. G R Ball

That the request by R Little of lot 1738 (100B) Rifle Street Wagin to be able to keep 4 adult dogs, including a breeding pair be denied and that the applicant be advised that the maximum number of dogs that can be kept on the premises is restricted to 2 adult dogs and the young of those dogs up to 3 months of age and that all adult dogs are required to be registered with the Shire.

Carried 10/0

12.11 ADDITIONS TO WARATAH LODGE

PROPONENT: Wagin Frail Aged Inc.
LOCATION: Lot 310 Arnott Street
REPORTING OFFICER: Principal Environmental Health Officer/ Building Surveyor

Attachment

Waratah Map

Summary

The Wagin Frail Aged has applied to build an extension onto the Waratah Lodge.

Background

The Wagin Frail Aged Inc has submitted an application to extend the front of the Waratah Lodge towards Arnott Street to extend the dining room, kitchen and entry to the building.

This application is in addition to the work currently being undertaken to build extra bedrooms to the facility.

The land that the facility sits on is a crown reserve that also contains the hospital.

The Shire leases the land that the facility sits on from the Department of Health and sub leases it to the Wagin Frail Aged Inc.

There has been no request for funding from the Wagin Frail Aged for this extension.

Comment

During the drawing of the plans for this and the extension presently being undertaken, it was discovered that the concrete footpath running parallel to Arnott Street is in fact not entirely on the road reserve, rather it is predominately on the lot that the Waratah Lodge is contained on.

Although not shown on the plans, the footpath would be approximately 1.2m into lot 310.

The location of the footpath is not impacting on the proposal however it will mean that the setback from the front of the building to the footpath will be very minimal.

A copy of the proposal is attached.

The building extension will as much as possible match with the existing building with both design and materials.

Although the application is being made by the Wagin Frail Aged Inc, the Crown owns the land and is exempt from the need for planning and building approval, development approval should be given for this extension as the Shire leases the land that the facility sits on. Council needs to be happy that the extension will not look out of place.

Council should also be made aware that the footpath is not located wholly within the road reserve as is normally the case.

Statutory Environment

Shire of Wagin Town Planning Scheme #2

Policy Implications

N/A

Financial Implications

N/A

Officer's Recommendation

Moved: Cr.

Seconded: Cr.

That development approval for the proposed extension of a dining room, kitchen and entry to Waratah Lodge be approved subject to the development being built in materials matching the existing facility and in accordance with the submitted plans.

Carried

1118 Officer's Recommendation / Council Decision

Moved: Cr. D K Morgan

Seconded: Cr. K M Draper

That development approval for the proposed extension of a dining room, kitchen and entry to Waratah Lodge be approved subject to the development being built in materials matching the existing facility and in accordance with the submitted plans and to waiver all building fees.

Carried 10/0

Reason for difference is the Acting Chief Executive Officer suggested that the buildings fees should be waived as was an omission in the Officer's Recommendation.

12.12 PROPOSED COLORBOND SHED

PROPONENT:

D Walker

LOCATION:

Lot 1901 (46) Omdurman Street

REPORTING OFFICER:

Principal Environmental Health Officer/ Building Surveyor

Attachment

Site Maps

Summary

A request to build a bigger shed that the policy allows.

Background

The owner of lot 1901 (46) Omdurman Street had previously requested to be able to build a 20.98m x 6.9m (145m²) colorbond clad shed (including carport) on the lot.

The shed incorporates a 6m x 6.9m open sided carport under the main roof, i.e the shed portion is 103m² (14.98m x 6.9m) with the carport portion 42 m².

The lot is 1345m² in area.

Council has a policy regarding outbuildings that basically restricts the size of a shed to 110m² if built in non reflective material (colorbond).

Comment

This item went to Council in June and Council required more information to decide the case.

As the shed by itself meets the policy guidelines that has been approved.

The item now relates to whether Council will allow the carport to be attached to the main shed roof.

It is my interpretation of the outbuildings policy that carports are not or should not be included in the policy.

There is no definition of an outbuilding in the policy and the definition of an outbuilding in the "R" Codes is as follows: *An enclosed non-habitable structure that is required to meet the standards of the Building Code of Australia and is detached from any dwelling.*

As carports are not enclosed they should not be considered as an outbuilding.

In addition to this the amount of reflective material is limited to the roof and there are many houses within the townsite that have zinc roofs.

I am bringing the item to Councils attention due to the fact that I believe the policy is flawed, I have made some errors with the issuing of permits for sheds with zinc roofs when they should have been colorbond and I believe that Council wants these large sheds to be considered.

In this instance the carport will be attached to the shed which will give an overall roofed area of 145m².

Increasingly the policy is being questioned as people want bigger and larger sheds.

Council recently approved two sheds larger than that allowed for in the policy.

Council approval or otherwise is being sort.

Statutory Environment

Shire of Wagin Town Planning Scheme #2 (Policy Manual)

Policy Implications

The policy is there to act as a guide to what is acceptable.

Council can (and has) varied the policy in the past.

It is my belief the policy does not encompass carports and is in need of review.

Financial Implications

N/A

1119 Officer's Recommendation / Council Decision

Moved: Cr. J L Ewen

Seconded: Cr. G R Ball

That the owner of lot 1901 (46) Omdurman Street Wagin be permitted to attach a 6m x 6.9m colorbond roof carport to the 103m² shed as per the site diagram attached to the application.

Carried 10/0

12.13 POLICY CONCERNING OUTBUILDINGS WITHIN THE TOWNSITE**PROPONENT:****LOCATION:**

Wagin Residential Areas

REPORTING OFFICER:

Principal Environmental Health Officer/Building Surveyor

Summary

A report to advise Council of mistakes made with regards outbuildings in Residential Zoned Areas

Background

This report is compiled to advise Council of possible mistakes with the implementation of policy #16 DEVELOPMENT OF OUTBUILDINGS ON RESIDENTIAL ZONED LAND.

The policy reads as follows:

Health Building and Planning 16***Development of Outbuildings on Residential Zoned Land*****Statement**

The development of outbuildings on Residential zoned land has the potential to have a negative impact upon the amenity of residential areas. Council's aim in applying this policy is to ensure that all new outbuildings on land zoned "Residential" are developed in such a way as to maintain a high standard of residential amenity in these areas.

Objective

To ensure that the development of all new outbuildings on "Residential" zoned land does not have a detrimental impact upon the general amenity and character of these areas.

Policy Provisions

- i) *The erection of an outbuilding on any lot zoned "Residential" is not permitted unless a building licence has been issued for the erection of a house on the lot.*
- ii) *A building licence application is not required for an outbuilding of less than 9 square metres (3m x 3m) in floor area and not greater than 2.1 metres in height providing it complies with the following:*
- It shall be constructed of new non-flammable material and be easily dismantled; and
It shall be adequately anchored.*
- iii) *A building licence application is required for any outbuilding having a total floor area in excess of 9 square metres.*
- iv) *The maximum floor area of an outbuilding constructed of reflective cladding (e.g. zincalume) shall be 45 square metres.*
- v) *The maximum floor area of an outbuilding constructed of non-reflective cladding (e.g. brick, colorbond or timber) shall be 110 square metres.*
- vi) *In all instances the open space requirements of the Residential Planning Codes (R-Codes) are to be complied with unless otherwise approved by Council.*
- vii) *An outbuilding shall be separated from the building to which it is appurtenant in accordance with the Building Code of Australia.*
- viii) *The wall height of any outbuilding shall not exceed 3 metres or 3.9 metres at the apex of a pitched roof unless otherwise approved by Council.*

The setback of all outbuildings and carports shall be as required by the R-Codes.

Notwithstanding any other provision of this policy, Council may approve of the siting of an outbuilding that is a carport (being an open-sided garage without doors) in a position other than that prescribed by other provisions of this policy.

Council will not grant approval to the use of second-hand or used building materials for an outbuilding unless it is satisfied that it will not have a detrimental impact on the visual appearance of the immediate locality.

Where an application is received for the erection of an outbuilding which does not comply with any provision of this policy the applicant shall submit to Council in writing the reason(s) why such variation is required.

As a result of a complaint of inconsistency I have gone back through my records to see what I have approved and I believe I may have approved some sheds that are contrary to the policy.

I have found that several sheds that are over 45m² have colorbond walls and a zinc roof whereas the policy stipulates that outbuildings over 45m² shall be completely non reflective (colorbond).

Comment

I need to make several comments in regards this item.

- A) The number of sheds that may deviate from the policy I believe is less than 8.
- B) A number of those identified (or maybe all of them) have been referred to Council.
- C) At least one was taken to Council by the previous CEO.

My confusion has resulted from taking an item to Council on 20th March 2007 in which the policy was reviewed and changed in several areas.

The agenda item referred to colorbond walls and zinc roofs being a possible change however this did not occur.

I can only assume that I believed that this was changed also so I have approved some sheds with this configuration.

I have recently had to reject an application for a colorbond wall/zinc roofed shed and it has been pointed out to me that this has been allowed elsewhere, hence this item.

As mentioned above some or even all of them may have been referred to Council but it is time consuming to ascertain this fact.

I would rather own up to making the mistake and refer it to Council for the records.

I believe that if there was an appropriate forum (Health, Building and Planning Committee), I would refer the policy back to Council for another look at it, particularly as I don't believe that the policy encompasses carports as I think Council believes it does.

Statutory Environment

Shire of Wagin Town Planning Scheme #2, Policy Manual

Policy Implications

It may be that there has been several sheds approved that do not comply with the policy regarding the use of non reflective materials however the number is small and the mistake has been realised and been admitted.

Unless there is a change to the policy it can be guaranteed that this will not reoccur.

Financial Implications

N/A

Officer's Recommendation

Moved: Cr.

Seconded: Cr.

That the report be received.

Carried

1120 Officer's Recommendation / Council Decision

Moved: Cr. K M Draper

Seconded: Cr. J P Reed

That the report be received and this matter be referred to the Assets Management Committee.

Carried 10/0

12.15 HOME AND COMMUNITY CARE REPORT JUNE

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

Summary

For the month of June 99 clients received one or more services;
55 received Domestic Assistance
12 received Social Support
6 received Nursing Care (Darkan)
11 received Centre Based Day Care
24 received Gardening
11 received Transport

We have two new clients. One client passed away in June.

Background

This month sees the commencement of Centre Based Day Care at the Eric Farrow Pavilion. This is to be held monthly being run by Julie Bailye and Yvonne Hamersley and open to all Home and Community Care eligible clients.

A Foot Care Clinic will be incorporated as we no longer have the services of a visiting podiatrist.

Several training days for staff are coming up over the next couple of weeks

Daily Living Products will be visiting Wagin in August for annual gopher servicing and a display of mobility and small products including kitchen, bathroom and items to make day to day tasks easier.

HOME AND COMMUNITY CARE – MDS FOR JUNE 2009

TYPE OF SERVICES PROVIDED – TOTAL TIME (HOURS)	MONTHLY CONTRACTED	HOURS PROVIDED	VARIANCE	CONTRACTE D	YEAR TO DATE	YEAR TO DATE VARIANCE
Domestic Assistance	250	237	- 13	3000	2689	- 311
Social Support	58	47	- 11	896	620	-276
Personal Care	4	13	+ 9	197	158	- 39
Centre Based Day Care	125	44	- 81	1500	1612	+112
Respite Care	1½	-	-	20	-	- 20
Assessment	14	-	- 14	175	110	- 65
Case Planning / Review	12	11	+ 1	145	155	+ 10
Home Maintenance	121	51	- 70	1459	1052	- 407
Transport	87	47	- 40	1049	896	- 153
Nursing Care	13	8	- 5	156	-	Figures not available.

S J CUTHBERT – HOME AND COMMUNITY CARE CO-ORDINATOR

1121 Officer's Recommendation

Moved: Cr.G K B West

Seconded: Cr. G R Ball

That the report be received.
Carried 10/0

13. ANNOUNCEMENT OF PRESIDENT AND COUNCILLORS

The Shire President advised that he had attended the following;

- 7/07/09 LEMC Meeting
- 16/07/09 Meeting with Bob Smilie, Actil Tasman and Acting Chief Executive Officer
- 23/07/09 Minister for Transport Simon O'Brien and Wilson Tuckey
- 28/07/09 Wagin Agricultural Society Woolorama "Think Tank" together with Cr Ball, Acting Chief Executive Officer and Director of Works

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

Nil

15. URGENT BUSINESS INTRODUCED BY DECISIONS OF THE MEETING

- a) Elected Members

Nil

- b) Officer's

15. WALGA STRUCTURAL REFORM - COMMUNIQUE

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

Summary

To consider to support or otherwise the communique from RoeRoc regarding lost confidence in WALGA regards Structural reform

Background

Attached RoeRoc correspondence and WALGA E-mail.

Comment

Nil

Statutory Environment

Nil

Policy Implications

Nil

Financial Implications

Nil

1122 Council Decision

Moved: Cr.G R Ball

Seconded: Cr. K M Draper

That the Shire of Wagin supports the RoeRoc communiqué with the Shire President is to sign this document and return.

Carried 8/2

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

Nil

17. CLOSURE

The meeting closed at 10.05 pm.

These Minutes were confirmed at a meeting held on

Signed _____

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

Dated _____