



## Minutes of the Ordinary Meeting of the Wandering Shire Council held in the Council Chamber on Thursday, 19 February 2009.

### 1. DECLARATION OF OPENING & ANNOUNCEMENT OF VISITORS

The Shire President Cr Bruce Dowsett declared the meeting open at 11:02am.

### 2. RECORD OF ATTENDANCE, APOLOGIES & LEAVE OF ABSENCE

#### Present

Cr. B E Dowsett, President	South Ward
Cr. K J Price, Deputy President	South Ward
Cr. G G Kerr	North East Ward – from 11:04am
Cr. J R McNeil	North East Ward
Cr. K J Barge	Town Ward
Cr. D White	Town Ward
Cr. C R Hardie	North Ward
Mr. G Powell	Chief Executive Officer
Ms. R Hawkins	Deputy Chief Executive Officer

#### Apologies

Nil

### 3. DECLARATION OF MEMBER'S INTERESTS IN AGENDA ITEMS

Nil

### 4. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Nil

### 5. PUBLIC QUESTION TIME

Mrs Nicola Kelliher outlined suggestions from the CWA and the Playgroup for Council to consider when allocating its Royalties for Regions funding allocation. They included:

#### CWA

- Skate Park
- Community Centre – fenced in area at playground so children were secure.
  - i. Heating – wood fires take too long.
  - ii. Air conditioning.
  - iii. Retractable shade sails over patio area
  - iv. New smaller sink – there is something available that can be slipped into the current setup
  - v. New oven – not working well
  - vi. New Microwave
- Playground equipment – unsafe, metal slide very hot, no soft fall – needs rubber matting
- Caravan Park – improvements and shower door has hole.

#### PLAYGROUP

- Tennis Court resurfacing
- Rain water tanks off Community Centre – use to reticulate park

- Playground next to Shire building – new slide, new gate
- Road leaving playgroup – needs upgrading
- Shade shelter over playgroup

**6. APPLICATIONS FOR LEAVE OF ABSENCE**

Cr White requested a leave of absence from the March Ordinary Council Meeting.

***RESOLUTION 267:2008/09***

***Moved Cr McNeil seconded Cr Hardie***

***That Cr White be granted a leave of absence from the March Ordinary Council Meeting.***

***Carried 7:0***

**7 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS**

**7.1 Ordinary Meeting of Council - 18<sup>th</sup> December 2008.**

Minutes from the Ordinary Meeting of 18<sup>th</sup> December 2008 have been circulated to Elected Members.

**RECOMMENDATION**

**It is recommended that the Minutes of the Ordinary Council Meeting held on 18<sup>th</sup> December 2008 be confirmed.**

**Simple Majority Required**

***RESOLUTION 268:2008/09***

***Moved Cr Hardie seconded Cr Kerr***

***That the Minutes of the Ordinary Council Meeting held on the 18<sup>th</sup> December 2008 be confirmed.***

***Carried 7:0***

**7.2 Audit Committee Meeting - 18<sup>th</sup> December 2008.**

Minutes from the Audit Committee Meeting of 18<sup>th</sup> December 2008 have been circulated to Elected Members.

**RECOMMENDATION**

**It is recommended that the Minutes of the Audit Committee Meeting held on 18<sup>th</sup> December 2008 be confirmed.**

**Simple Majority Required**

***RESOLUTION 269:2008/09***

***Moved Cr Price seconded Cr Barge***

***That the Minutes of the Audit Committee Meeting held on the 18<sup>th</sup> December 2008 be confirmed.***

***Carried 7:0***

**7.3 Annual Electors Meeting - 12<sup>th</sup> February 2009.**

Minutes from the Annual Electors Meeting of 12<sup>th</sup> February 2009 have been circulated to Elected Members.

**RECOMMENDATION**

It is recommended that the Minutes of the Annual Electors Meeting held on 12<sup>th</sup> February 2009 be confirmed.

Simple Majority Required

**RESOLUTION 270:2008/09**

*Moved Cr Hardie seconded Cr Kerr*

*That the Minutes of the Annual Electors Meeting held on the 12<sup>th</sup> February 2009 be confirmed.*

*Carried 7:0*

**RESOLUTION 271:2008/09**

*Moved Cr Hardie seconded Cr Price*

*That a copy of the Annual Report and the Minutes of the previous Annual Electors Meeting be sent out to all Ratepayers who attended the previous Annual Electors Meeting one month prior to the meeting.*

*Carried 7:0*

**8. ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION**

Nil

**9. PETITIONS, DEPUTATIONS & PRESENTATIONS**

Brett Howson attended the meeting to present information on the ROMAN database. This database had not been updated since 2003 and has now been updated with past works programs and budgets so the Shire should be able to maximise its grant opportunities from the Grants Commission.

The whole network has been looked at to ascertain what condition it is in. Basically it is in good shape but there may be some failures in the formation in some areas. The shape of gravel roads indicate that the crowns probably need to be reinstated and this can be rectified by educating the grader drivers. In regard to the reseals there is a lot of stripping and consideration is to be given to whether the stone is the right size or whether the newly sealed road is being rolled correctly.

Testing the stone to ensure it is the correct size is imperative initially as some stock is being delivered which may not meet the required standards. Incorrect stone size can lead to stripping. Road surface temperatures is also important and should be about 21 degrees. Road needs to be rolled longer. Good gravel, good compaction and taking time to test road is ready for the next stage is imperative to ensure the road lasts for many years. Don't let the contractors rush the job.

Mr Howson suggested doing some trials using different techniques to determine what works well in this Shire. He also recommended undertaking compaction tests as this helps staff visualise what different grades look like. It is good practice to test sub grade, gravel and the pit as this will give an indication of the strength of the gravel (bearing load) and determine compaction methods.

Training staff is important and there are many courses available although they are costly however this will be beneficial in the long term as roads will last longer.

Drains need to be cleaned and shoulders need to be brought back up.

The next step is to refine road maintenance and construction budgets and drafts will be circulated to Councillors in the near future.

**RESOLUTION 272:2008/09****Moved Cr White seconded Cr Kerr*****That the meeting adjourn for lunch at 12:30pm.******Carried 7:0***

The meeting resumed at 2:10pm with all members present.

**10. REPORTS****10.1 DELEGATE'S REPORT****10.1.1 Attendance of Cr Hardie at the Hotham Way Tourist Committee Meeting**

Cr Hardie advised she attended the last meeting. The official opening is still scheduled for 12 September 2009. She further advised that the logo is being amended due to reproduction problems.

**10.1.2 Attendance of Cr Kerr at the GM Canola Conference – Shire of Williams**

Cr Kerr reported there is quite a vocal group in the Williams Shire which wishes to ensure the area remains GM free. Many of the speakers were against growing GM crops. They heard from a Farmer in the eastern states who did not grow GM crops and had his crop tested and found traces of GM were found in his crop. Cr Kerr advised he held the view that he could not see the benefits of GM at the moment and suggested that the State should wait one more year for results of trials from the eastern states instead of proceeding in WA now. It was mentioned that in America farmers have been advised not to graze stock on the stubble as pigs were found to become barren. Results of trials in the east reported yields of -17% of non-GM crops. The risk of contamination is high.

**RESOLUTION 273:2008/09****Moved Cr White seconded Cr Barge*****That the Chief Executive Officer writes to the Minister advising that the Shire of Wandering is not convinced of the benefits of GM crops and believes that more trial data should be available before committing Western Australia to the GM crops.******Carried 7:0*****10.1.3 Natural Resource Management Officer (Landcare) - Appointment**

Cr McNeil advised that an appointment had been made and that it would be advantageous if accommodation in Wandering could be provided.

**RESOLUTION 274:2008/09****Moved Cr Price seconded Cr McNeil*****That the Council owned house at 8 Down Street, Wandering be made available to the Natural Resource Management Officer at market rental and that the current tenant be served notice in accordance with the lease.******Carried 7:0*****10.1.4 Attendance of Cr Price and Chief Executive Officer at the Dryandra Voluntary Regional Organisation of Councils (DVROC) meeting**

Cr Price reported there was a lot of talk about amalgamation and the matter will be discussed at the special State WALGA meeting to be held on 4 March 2009. All Councils are awaiting guidelines for the reform process which should be available at the end of February.

Cr Price noted that Royalties for Regions funding will be allocated to regional bodies over the next 3 years on a 35%, 50% and 65% basis.

## 10.2 COMMITTEE REPORTS

NIL

## 10.3 CHIEF EXECUTIVE OFFICER'S REPORT

### 10.3.1(a) Common Seal Report

The table below lists all documents that have had the Common Seal affixed for the preceding month.

Date	Purpose
Nil	

### 10.3.1 Network Condition Report

**FILE REFERENCE:** 33.1.11  
**DATE OF REPORT:** 2 February 2009  
**REPORT AUTHOR:** Chief Executive Officer  
**SENIOR OFFICER:** N/A  
**VOTING REQUIREMENTS:** Simple Majority  
**ATTACHMENTS:** ROMAN Network Condition Report  
 ROMAN 5 year works programs

#### **BACKGROUND**

In September 2008 the Shire of Wandering engaged Mr Bret Howson to carry out a review and update of the Shire's current ROMAN system. The system was updated from past works programs at a desktop level only, this results in the inventory area of ROMAN now being up to date. This data was forwarded to Main Roads for processing for the Grants Commission.

#### **COMMENT**

A review of ROMAN shows that the last updates were 2005 and the condition of the Shire's network seemed to be scored higher than actual field conditions. The higher the condition score, the higher the depreciation, hence ROMAN calculated the Shire's depreciation at a higher than actual levels.

Works programs for Reconstruction, Reseal and Resheeting have been produced from ROMAN, however the higher depreciation from ROMAN also reflects in the works program and the programs are not yet reliable to consider for budget recommendations.

The next stage of this process would normally be to carry out a complete field review of the network condition for ROMAN, however it is likely that ROMAN will be replaced within the next few years, and it is the officer's opinion that the Shire delay any major works with ROMAN until the replacement is confirmed.

The Shire of Wandering has sufficient data from ROMAN and combined with local staff and community knowledge is would be a worthwhile process to utilise the ROMAN programs to final programs for budget considerations. This process will assist with the annual planning and longer term planning for the Shire.

#### **STATUTORY IMPLICATIONS**

Local Government Act 1995.

**STRATEGIC IMPLICATIONS**

The output from this process will be a five year Works Programs for reconstruction, gravel resheeting and sealed road resealing. Council's endorsement of these program will assist with the planning of the Annual Budget and other grant programs such as Regional Road Group, Roads to Recovery and Blackspot applications.

**PUBLIC CONSULTATION**

No public consultation has been undertaken in regards to this Item.

**SOCIAL IMPLICATIONS**

There are no social implications arising from this Item.

**FINANCIAL IMPLICATIONS**

Having a five year Work Program can assist with the annual budgeting process and allow officers to bulk tender for the purchase of materials for the entire program. This will give better unit cost saving on each project.

**ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications arising from this Item.

**RECOMMENDATION**

**That Council receive the ROMAN and Works Program report from Bret Howson and have the Chief Executive Officer prepare a program for finalising the Five year Work Programs.**

**Simple Majority Required**

**RESOLUTION 275:2008/09**

**Moved Cr White seconded Cr McNeil**

**That Council receive the ROMAN and Works Program report from Bret Howson and the Chief Executive Officer prepare a program for finalising the Five year Work Programs.**

**Carried 7:0**

**10.3.2 Sale of Land – Lot 118 Humes Way, Wandering**

<b>FILE REFERENCE:</b>	Property File
<b>DATE OF REPORT:</b>	12 February 2009
<b>REPORT AUTHOR:</b>	Chief Executive Officer
<b>SENIOR OFFICER:</b>	N/A
<b>VOTING REQUIREMENTS:</b>	Simple Majority
<b>ATTACHMENTS:</b>	Nil

**BACKGROUND**

An offer on the above lot of \$75,000, subject to conditions was received and accepted, subject to conditions in January 2009. The purchaser is Mr FJS Webb of Pingelly.

**COMMENT**

The offer was advertised in the Narrogin Observer in accordance with legislative requirements. No submissions were received.

**STATUTORY IMPLICATIONS**

Local Government Act 1995

**STRATEGIC IMPLICATIONS**

There are no strategic implications arising from this Item.

**PUBLIC CONSULTATION**

The proposal was advertised in accordance with legislative requirements.

**SOCIAL IMPLICATIONS**

There are no social implications arising from this Item.

**FINANCIAL IMPLICATIONS**

Nil. Income from the Sale of the Lot has be budgeted.

**ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications arising from this Item.

**RECOMMENDATION**

**That Council endorse the actions of the Shire President and Chief Executive Officer in accepting the offer of \$75,000 for the sale of Lot 118 Humes Way, Wandering.**

**That as the special conditions of sale (advertising) have been satisfied and no comments received, that the Chief Executive Officer be delegated authority to complete the transaction and the use of the Common Seal be endorsed.**

**Simple Majority Required.**

**RESOLUTION 276:2008/09*****Moved Cr Hardie seconded Cr White***

- 1. That Council endorse the actions of the Shire President and Chief Executive Officer in accepting the offer of \$75,000 for the sale of Lot 118 Humes Way, Wandering.***
- 2. That as the special conditions of sale (advertising) have been satisfied and no comments received, that the Chief Executive Officer be delegated authority to complete the transaction and the use of the Common Seal be endorsed.***

***Carried 7:0***

**10.3.3 Shire of Wandering 2008 Compliance Audit Return**

**FILE REFERENCE:** 18.1.14 Dept of Local Government.  
**DATE OF REPORT:** 14 January 2009  
**REPORT AUTHOR:** Rhona Hawkins  
**SENIOR OFFICER:** Greg Powell  
**VOTING REQUIREMENTS:** Simple Majority  
**ATTACHMENTS:** 2008 Compliance Audit Return

**BACKGROUND**

The Department of Local Government and Regional Development (DLGRD) has forwarded details on the 2008 Compliance Audit Return.

The Local Government Act 1995 Section 7.13 requires a Local Government to complete the Compliance Audit Return in the form specified by the DLGRD and return by 31 March 2009.

**COMMENT**

Having completed the 2008 Compliance Audit Return, it is hereby attached for the consideration of Elected Members.

Matters identified as requiring Council attention during the completion of the Return are summarised as follows;

**Disclosure of Interest**

**Question 4** Was a primary return lodged by all newly elected members within three months of their start date.

Response No – Due to a changeover of staff this matter has been overlooked. Returns have now been forwarded to all members/employees and requested that they be returned by 21 February 2009.

**Question 5** Was a primary return lodged by all newly designated employees within three months of their start date.

Response No – Due to a changeover of staff this matter has been overlooked. Returns have now been forwarded to all members/employees and requested that they be returned by 21 February 2009.

**Question 6** Was a annual return lodged by all continuing elected members by 31 August 2008.

Response No – Due to a changeover of staff this matter has been overlooked. Returns have now been forwarded to all members/employees and requested that they be returned by 21 February 2009.

**Question 7** Was a annual return lodged by all designated employees by 31 August 2008.

Response No – Due to a changeover of staff this matter has been overlooked. Returns have now been forwarded to all members/employees and requested that they be returned by 21 February 2009.

**Question 8** On receipt of a primary or annual return, did the CEO (or the Mayor/President in the case of the CEO's return) on all occasions, give written acknowledgement of having received the return.

Response No – A letter of acknowledgement will be sent to all members/employees on receipt of their Annual Return.

**Question 9** Did the CEO keep a register of financial interests which contained the returns lodged under section 5.75 and 5.76..

Response No – A register has been located in our secure store and will be updated upon receipt of the completed returns.

**Question 10** Did the CEO keep a register of financial interests which contained a record of disclosures made under sections 5.65, 5.70 and 5.71, in the form prescribed in Administration Regulation 28.

Response No – A register has been located in our secure store and will be updated upon receipt of the completed returns.

**Executive Functions**

**Question 10** Has the local government kept plans for the levels and alignments of public thoroughfares that are under its control or management, and made those plans available for public inspection.



Response No – To comply with this section of the Act is beyond the financial and human resource means of this Council.

**Finance**

**Question 5** **Has the Local Government made a plan for the future of its district in respect of the period specified in the plan (being at least two financial years).**

Response No – A Draft document has been completed however growth in the Shire outweighed anticipated levels considerably. It is now necessary to revise the draft to reflect this growth.

**Local Government Employees**

**Question 16** **Did Council adopt a policy relating to employees whose employment terminates, setting out the circumstances in which Council would pay an additional amount to that which the employee is entitled under a contract or award.**

Response No.

**Question 17** **Did Council adopt a policy relating to employees whose employment terminates, setting out the manner of assessment of an additional amount.**

Response No.

**STATUTORY IMPLICATIONS**

Local Government Act 1995

Local Government (Audit) Regulations 1996

Regulations 13, 14 and 15.

**14. Compliance audit return to be prepared**

- (1) A local government is to carry out a compliance audit for the period 1 January to 31 December in each year.
- (2) After carrying out a compliance audit the local government is to prepare a compliance audit return in a form approved by the Minister.
- (3) A compliance audit return is to be —
  - (a) presented to the council at a meeting of the council;
  - (b) adopted by the council; and
  - (c) recorded in the minutes of the meeting at which it is adopted.

**15. Completion of compliance audit**

- (1) After the compliance audit return has been presented to the council in accordance with regulation 14(3) a certified copy of the return together with —
  - (a) a copy of the relevant section of the minutes referred to in regulation 14(3)(c); and
  - (b) any additional information explaining or qualifying the compliance audit, is to be submitted to the Executive Director by 31 March next following the period to which the return relates.
- (2) In this regulation —
  - “certified” in relation to a compliance audit return means signed by —
    - (a) the mayor or president; and
    - (b) the CEO.

**STRATEGIC IMPLICATIONS**

There are no strategic implications arising from this Item.

**PUBLIC CONSULTATION**

No public consultation has been undertaken in regards to this Item.

**SOCIAL IMPLICATIONS**

There are no social implications arising from this Item.

**FINANCIAL IMPLICATIONS**

There are no financial implications arising from this Item.

**ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications arising from this Item.

**RECOMMENDATION**

**That Council adopt the 2008 Compliance Audit Return, noting the areas of non compliance and the action taken to address these issues.**

**Simple Majority Required.**

**RESOLUTION 277:2008/09**

**Moved Cr Hardie seconded Cr Kerr**

**That Council adopt the 2008 Compliance Audit Return, noting the areas of non compliance and the action taken to address these issues.**

**Carried 7:0**

**10.4 DEVELOPMENT SERVICES****10.4.1 Proposed Amendment 3 to the Shire of Wandering Town Planning Scheme No 3**

<b>FILE REFERENCE:</b>	28.1.3.5
<b>DATE OF REPORT:</b>	10 February 2009
<b>REPORT AUTHOR:</b>	Chief Executive Officer
<b>SENIOR OFFICER:</b>	N/A
<b>VOTING REQUIREMENTS:</b>	Simple Majority
<b>ATTACHMENTS:</b>	Plan of Subdivision – Lot 16 Pennington Road

**BACKGROUND**

- **Current zoning**

The subject lot is zoned 'Rural' under the Shire of Wandering Town Planning Scheme No 3 ('the Scheme').

- **Location**

Lot 16 is located on the corner of Pennington Road and the Wandering-Pingelly Road, approximately 7 kilometres east of the Wandering townsite.

**COMMENT**

- **Description of Application**

The applicant proposes to re-zone Lot 16 Pennington Road, Wandering from 'Rural' to 'Special Use – Enterprise Living Precinct'.

Re-zoning would facilitate subdivision into 20 lots ranging from approximately 3 – 4.8 hectares, with a 17 hectare lot being retained with the old hay plant structures.

Each of the lots is designed to accommodate a residence and a business. Dwelling Development areas are shown on the subdivision plan orientated towards new subdivision roads, and Enterprise development areas are located to the rear of properties.

The subdivision plan is included as Attachment 3.

- **Landuse Controls**

The lot would be zoned to 'Special Use' and specific landuse controls would be listed in Schedule 4 of the Scheme. The proposed amendment includes controls such as :

- The minimum lot size being limited to 3.0 ha, and all subdivision and development should generally be carried out in accordance with the Plan of Subdivision;
- Development Areas for both Living and Enterprise land uses being identified.
- Conditions of Planning Approval would confine land uses to within the relevant Development Areas, as appropriate;
- The range of land uses permissible within the "Special Use" zone being incorporated into Schedule 4 of the Local Planning Scheme. Permissible and discretionary landuses will include dwelling, home occupation, Agriculture – Intensive, Ancillary accommodation, Bed and Breakfast, Commercial Vehicle Parking, Cottage Industry, Rural Pursuit, Storage yard, Warehouse, Rural Industry and Light Industry
- Provisions being introduced to control the scale and form of Enterprise development within the Enterprise Development Area (includes limitations on outbuilding sizes – refer recommendation);
- Requirements for a Revegetation Plan to be prepared and implemented prior to subdivision of the lots;
- Fire Management Requirements being implemented;
- Notification of prospective purchasers in relation to the objectives and intent of the "Special Use – Enterprise Living Precinct" zone;
- The requirement for a minimum 130,000 L rainwater tank to be provided for domestic purposes; and
- Requirements to specify the manner in which the existing hay plant may recommence operation, to ensure compatibility with other surrounding and new land uses.

- **Landuse Compatibility and buffers**

The Environmental Protection Authority (EPA) has Draft 'Guidance for the assessment of environmental factors – separation distances between industrial and sensitive landuses'.

There is a winery located to the immediate west of Lot 16 and the EPA guidelines recommend a 500 metre buffer. In assessing buffers it is important to recognise that;

- The EPA buffers are generic and do not take into account site characteristics, wind direction, topography etc.
- Buffers protect the existing industry (winery) and are a tool to ensure that new incompatible landuses do not encroach due to potential impacts through dust, spraying, noise etc
- Buffers are also used to protect residential amenity and health.
- Applicants can make a case for smaller buffers but justification needs to be provided, and Council has to be satisfied that the buffer is sufficient for landuse capability.

The buffers are to sensitive landuses such as the proposed dwellings, and no buffers are required to the proposed enterprise businesses. The applicant is seeking support for a reduce buffer based on the following;

- The Enterprise Development areas are to the rear of the lots, interfacing with adjoining agricultural landuses and separate from the living areas on the properties.

- Works undertaken by the Centre for Pesticide Application and Safety in Queensland and used as planning guidelines in the eastern states suggests that a 40 metre buffer is appropriate consisting of 20 metres vegetation and 10 metres either side for access.
- A development exclusion area provides a 40 metre setback and vegetation protection around the perimeter of the entire subdivision.
- There is a 150 metre minimum buffer between proposed dwelling areas and the vineyard.
- The development of sheds in the enterprise areas will likely act as a further barrier.

It is not considered that the buffer issue is an impediment to the amendment as;

- 40 metre buffers to agricultural activities has previously been supported by Department for Agriculture and Food WA (DAFWA) in recognition of the Queensland guidelines. Gray & Lewis has developed a number of structure plans where DAFWA has supported a 40 metre buffer (eg. Lot 3 Morley Road, Chittering) to orchards.
- The amendment is required to be referred to the Environmental Protection Authority who will specifically assess environmental issues and buffer issues. The applicant will be required to address any matters raised by EPA.
- The hay plant is not operating and planning approval will be required if it is to recommence. As part of any application, the applicants would have to address landuse compatibility and adequate buffers.

- **Vegetation**

Significant areas have been cleared for past rural activities and grazing, however scattered sections of vegetation remain on the site.

Gray & Lewis did not recommend building envelopes for the subdivision plan as they are difficult to administer, and instead requested that the applicant show building exclusion areas.

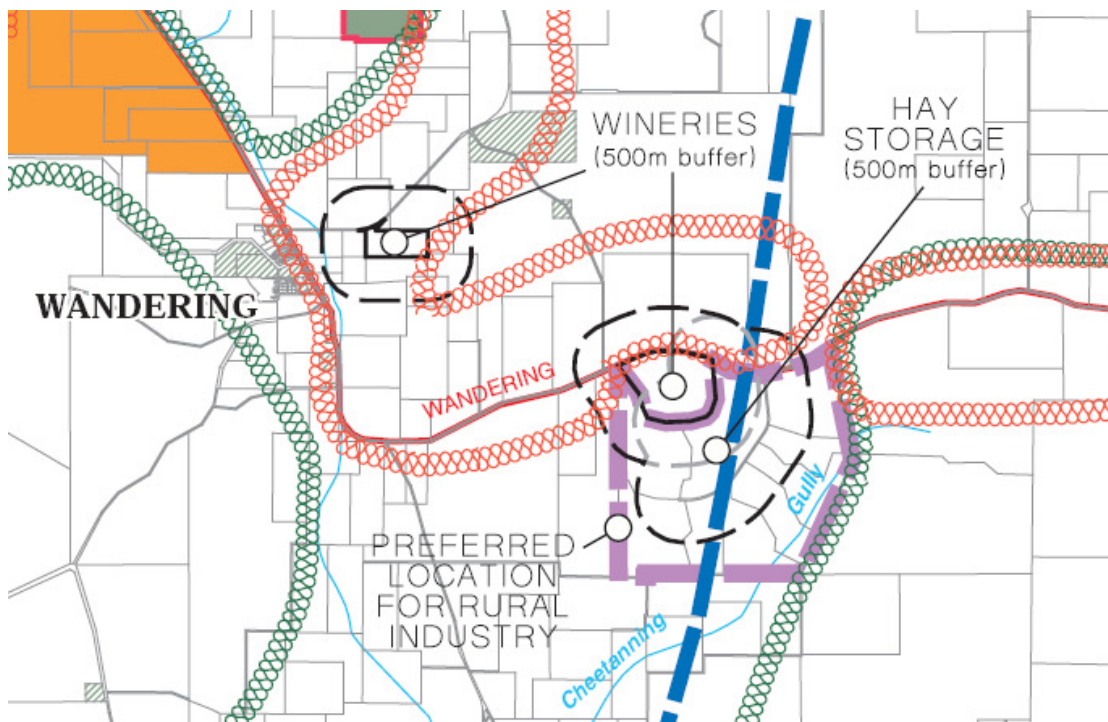
The proposed amendment includes a clause dealing with vegetation retention (point 19 – recommendation table). This provides good control however if there are specific areas of trees that Council wishes to protect, they can be included in the 'Building Exclusion Area' as long as there is still sufficient area to construct dwellings and businesses.

It is a statutory requirement for the amendment to be referred to the EPA, and they commonly seek advice from DEC regarding vegetation.

- **Local Planning Strategy**

The Shire has a Local Planning Strategy which has been approved by the Western Australian Planning Commission (WAPC). The WAPC will use the approved strategy as a guide for the assessment of the amendment.

This lot is identified for Rural Industry under the Strategy and shown within a 500 metre buffer to the winery.



The amendment is partially consistent with the Strategy as it will allow for businesses in the proposed 'enterprise' areas and will allow for light and rural industry (subject to capability with dwellings and surrounding landuses).

The Strategy is broad and does not specifically contemplate the proposed combination of landuses allowing for dwellings and business on the same lot. The applicant argues that the amendment is consistent with the intention of the Strategy due to the enterprise component.

Gray & Lewis has previously expressed concern that the area could potentially be developed solely for residences/ lifestyle lots, as the proposed amendment does not require owners to also construct a business premise. The risk of this occurring may be minimal as;

- The owner intends to fully market the area as a place to live and develop a business.
- The objective of the special use zone is clear in the proposed scheme provisions.
- There are other rural residential areas which would likely be more attractive if a person is looking for a large lifestyle lot.
- There will be notifications on title so purchasers will be advised that the lots are in a Special Use – Enterprise Living area.

It is recognised that the proposed subdivision has potential to act as a small business incubator area and may be able to attract small scale businesses to service local needs.

#### • **Conclusion**

The proposed amendment and draft scheme provisions have been discussed extensively by the owner, the applicant, Gray & Lewis and the Chief Executive Officer. The amendment is supported for the purpose of initiating advertising.

If Council initiates the amendment the steps from here are;

1. Receipt of final documents by applicant (to be signed by Shire).
2. Referral to EPA for advice (statutory requirement). Advertising cannot proceed until EPA write back and advise that no environmental assessment is required and this can take some months (especially if they ask DEC for advice too).
3. Advertising for 42 days in newspaper, letters to landowners and service authorities.
4. Referral of amendment back to Council with a full table of submissions to consider final approval.
5. Once granted final approval (with or without modification) the amendment is lodged with WAPC for final approval. WAPC will assess it and present it to the Minister.

6. If the Minister approves it, it will then have to be gazetted in the government gazette and a local newspaper advert.

The amendment processing times vary but estimate approximately 16-18 months.

**STATUTORY IMPLICATIONS**

Local Government Act 1995.

**STRATEGIC IMPLICATIONS**

There are no strategic implications arising from this Item.

**PUBLIC CONSULTATION**

No public consultation has been undertaken in regards to this Item.

**SOCIAL IMPLICATIONS**

There are no social implications arising from this Item.

**FINANCIAL IMPLICATIONS**

There are no financial implications arising from this Item.

**ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications arising from this Item.

**RECOMMENDATION**

That Council;

1. Initiate Amendment 3 to the Shire of Wandering Town Planning Scheme No 3 pursuant to Section 75 of the *Planning and Development Act 2005* for the purposes of:
  - (i) Rezoning Lot 16 Pennington Road, Wandering from ‘Rural’ to ‘Special Use – Enterprise Living’ and amending the scheme map accordingly.
  - (ii) Amending Schedule 4 – Special Use zones to include the following provisions;

No.	Description of Land	Special Use	Conditions
5.	Lot 16 Pennington Road, Wandering	Enterprise Living Precinct  The Special Use – Enterprise Living Precinct zone is intended to accommodate a range of compatible land uses to facilitate local economic activity and employment to the benefit of the Wandering townsite and rural hinterland, which can co-exist with rural living land use.  Permitted uses include:  <ul style="list-style-type: none"> <li>• Dwelling; and</li> <li>• Home Occupation; (Maximum 100m2)</li> </ul> and the following uses at Council's discretion:  <u>"D" Uses:</u> <ul style="list-style-type: none"> <li>• Agriculture – Intensive</li> <li>• Ancillary accommodation</li> <li>• Bed and Breakfast</li> </ul>	<ol style="list-style-type: none"> <li>1. Subdivision shall generally be in accordance with the Plan of Subdivision adopted by the local government and endorsed by the Western Australian Planning Commission and any approved modifications thereto.</li> <li>2. Minimum lot sizes shall be 3.0 hectares.</li> <li>3. All dwellings, domestic outbuilding and on-site effluent disposal are to be confined to the Dwelling Development Areas as indicated on the adopted Plan of Subdivision. Buildings within this area may only utilise colourbond and/or non-reflective materials.</li> <li>4. All buildings associated with an Enterprise are to be confined to the Enterprise Development Areas as indicated on the adopted Plan of Subdivision. Council may at its discretion require buildings within this area to comprise colourbond and/or non-reflective materials.</li> <li>5. Unless otherwise approved by the local government, all development is to be set back a minimum of 20 m from lot boundaries, and no development shall be permitted with the Development Exclusion Area depicted on the Plan of Subdivision.</li> </ol>

		<ul style="list-style-type: none"> <li>• Commercial Vehicle Parking</li> <li>• Cottage Industry (Maximum area of 100m<sup>2</sup>)</li> <li>• Rural Pursuit</li> <li>• Storage yard</li> <li>• Warehouse</li> </ul> <p><u>"A" Uses:</u></p> <ul style="list-style-type: none"> <li>• Rural Industry</li> <li>• Light Industry</li> </ul>	<ol style="list-style-type: none"> <li>6. The subdivider shall prepare a Fire Management Plan that identifies the need for and the construction requirements relative to strategic firebreaks, water supplies and equipment and any other fire management requirements that may be deemed necessary, to the specifications and satisfaction of the local authority and the Fire and Emergency Services Authority of Western Australia. The approved Fire Management Plan shall be implemented prior to subdivision of the land.</li> <li>7. All lots abutting Wandering-Pingelly Road shall not have any direct access to this road. Any proposed emergency fire access onto Wandering-Pingelly Road shall be designed, constructed and regulated to the satisfaction of the local government.</li> <li>8. A person shall not construct a dwelling unless either a minimum 130,000 litre roof water storage tank with sufficient accompanying roof catchment, or alternative domestic water supply is incorporated in the approved plans, and constructed at the same time as the dwelling.</li> <li>9. Stormwater drainage shall be contained on-site to the satisfaction and specifications of the local government. The stormwater management system should be designed in accordance with the guidelines contained in the "Stormwater Management Manual of Western Australia" (Department of Conservation and Environment, 2004).</li> <li>10. Second-hand buildings and use of second hand materials on buildings shall not be permitted.</li> <li>11. The subdivider shall prepare and implement a Revegetation Plan prior to subdivision of the Lots. The revegetated areas are to be maintained by landowners in accordance with the Revegetation Plan.</li> <li>12. The re-opening or redevelopment of the hay plant on the lot shall be at the discretion of Council, and will be subject to a prior Planning Application. Such an application should demonstrate that any off-site impacts can be contained to an acceptable level in the context of the planned subdivision.</li> <li>13. A Notification shall be placed on the titles of all lots, at the time of subdivision, advising landowners in relation to the objectives and intent of the "Special Use – Enterprise Living Precinct" zone.</li> <li>14. Stocking rates for rural pursuits to be in accordance with Department of Agriculture and Food Guidelines.</li> <li>15. Sheds associated with Enterprises shall be limited to a maximum total area of 900 m<sup>2</sup>, on any lot unless otherwise approved by the local government. Domestic outbuildings shall not exceed 120m<sup>2</sup>.</li> <li>16. Use of land or buildings for any form of</li> </ol>
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			<p>human habitation is prohibited within the Enterprise Development Areas:</p> <p>17. Use of the land for Enterprises is at the discretion of the local government, having regard for the purpose of the zone. Any application for an Enterprise is to be accompanied by information demonstrating any potential impacts resulting from the activity, (including noise, dust, odour and traffic) would not exceed the acceptable levels pertaining to residential uses within the identified Dwelling Development Areas. Council may require supplementary information from a suitably qualified expert, and may consult with the Department of Environment and Conservation prior to determining such applications.</p> <p>18. The Council may, at its discretion, impose a condition on any Planning Approval that requires additional screening or landscaping to limit the visual impact of any external storage.</p> <p>19. No clearing of natural vegetation or destruction of trees is to take place on any lot, except:</p> <ul style="list-style-type: none"> <li>a) as necessary for the establishment of approved development on the lot;</li> <li>b) as required to satisfy necessary bushfire protection measures: and</li> <li>c) as otherwise approved by Council.</li> </ul>
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2. Request that the applicant lodge 5 final hardcopy sets and 1 electronic copy (CD) of Amendment 3 documents with the Shires consultant, Gray and Lewis Landuse Planners. The documents should designate Lot 16 as Special Use area 5 in Schedule 4 and on the Scheme amendment map.
3. Authorise Gray & Lewis Landuse Planners to refer Amendment 3 to the Environmental Protection Authority on behalf of the Shire.

**Simple Majority Required**

**RESOLUTION 278:2008/09**  
**Moved Cr Hardie Seconded Cr McNeil**  
**That Council;**

1. **Initiate Amendment 3 to the Shire of Wandering Town Planning Scheme No 3 pursuant to Section 75 of the Planning and Development Act 2005 for the purposes of:**
  - (i) **Rezoning Lot 16 Pennington Road, Wandering from ‘Rural’ to ‘Special Use – Enterprise Living’ and amending the scheme map accordingly.**
  - (ii) **Amending Schedule 4 – Special Use zones to include the following provisions;**

No.	Description of Land	Special Use	Conditions
5.	Lot 16 Pennington Road,	Enterprise Living Precinct	1. Subdivision shall generally be in accordance with the Plan of Subdivision adopted by the local



	<p><b>Wandering</b></p>	<p><b>The Special Use – Enterprise Living Precinct zone is intended to accommodate a range of compatible land uses to facilitate local economic activity and employment to the benefit of the Wandering townsite and rural hinterland, which can co-exist with rural living land use.</b></p> <p><b>Permitted uses include:</b></p> <ul style="list-style-type: none"> <li>• <b>Dwelling; and</b></li> <li>• <b>Home Occupation; (Maximum 100m<sup>2</sup>)</b></li> </ul> <p><b>and the following uses at Council's discretion:</b></p> <p><b><u>"D" Uses:</u></b></p> <ul style="list-style-type: none"> <li>• <b>Agriculture – Intensive</b></li> <li>• <b>Ancillary accommodation</b></li> <li>• <b>Bed and Breakfast</b></li> <li>• <b>Commercial Vehicle Parking</b></li> <li>• <b>Cottage Industry (Maximum area of 100m<sup>2</sup>)</b></li> <li>• <b>Rural Pursuit</b></li> <li>• <b>Storage yard</b></li> <li>• <b>Warehouse</b></li> </ul> <p><b><u>"A" Uses:</u></b></p> <ul style="list-style-type: none"> <li>• <b>Rural Industry</b></li> <li>• <b>Light Industry</b></li> </ul>	<p><b>government and endorsed by the Western Australian Planning Commission and any approved modifications thereto.</b></p> <ol style="list-style-type: none"> <li><b>2. Minimum lot sizes shall be 3.0 hectares.</b></li> <li><b>3. All dwellings, domestic outbuilding and on-site effluent disposal are to be confined to the Dwelling Development Areas as indicated on the adopted Plan of Subdivision. Buildings within this area may only utilise colourbond and/or non-reflective materials.</b></li> <li><b>4. All buildings associated with an Enterprise are to be confined to the Enterprise Development Areas as indicated on the adopted Plan of Subdivision. Council may at its discretion require buildings within this area to comprise colourbond and/or non-reflective materials.</b></li> <li><b>5. Unless otherwise approved by the local government, all development is to be set back a minimum of 20 m from lot boundaries, and no development shall be permitted with the Development Exclusion Area depicted on the Plan of Subdivision.</b></li> <li><b>6. The subdivider shall prepare a Fire Management Plan that identifies the need for and the construction requirements relative to strategic firebreaks, water supplies and equipment and any other fire management requirements that may be deemed necessary, to the specifications and satisfaction of the local authority and the Fire and Emergency Services Authority of Western Australia. The approved Fire Management Plan shall be implemented prior to subdivision of the land.</b></li> <li><b>7. All lots abutting Wandering-Pingelly Road shall not have any direct access to this road. Any proposed emergency fire access onto Wandering-Pingelly Road</b></li> </ol>
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			<p><i>shall be designed, constructed and regulated to the satisfaction of the local government.</i></p> <p><i>8. A person shall not construct a dwelling unless either a minimum 130,000 litre roof water storage tank with sufficient accompanying roof catchment, or alternative domestic water supply is incorporated in the approved plans, and constructed at the same time as the dwelling.</i></p> <p><i>9. Stormwater drainage shall be contained on-site to the satisfaction and specifications of the local government. The stormwater management system should be designed in accordance with the guidelines contained in the "Stormwater Management Manual of Western Australia" (Department of Conservation and Environment, 2004).</i></p> <p><i>10. Second-hand buildings and use of second hand materials on buildings shall not be permitted.</i></p> <p><i>11. The subdivider shall prepare and implement a Revegetation Plan prior to subdivision of the Lots. The revegetated areas are to be maintained by landowners in accordance with the Revegetation Plan.</i></p> <p><i>12. The re-opening or redevelopment of the hay plant on the lot shall be at the discretion of Council, and will be subject to a prior Planning Application. Such an application should demonstrate that any off-site impacts can be contained to an acceptable level in the context of the planned subdivision.</i></p> <p><i>13.A Notification shall be placed on the titles of all lots, at the time of subdivision, advising landowners in relation to the objectives and intent of the "Special Use – Enterprise Living Precinct" zone.</i></p> <p><i>14.Stocking rates for rural pursuits to be in accordance with Department of Agriculture and Food Guidelines.</i></p>
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			<p><b>15. Sheds associated with Enterprises shall be limited to a maximum total area of 900 m<sup>2</sup>, on any lot unless otherwise approved by the local government. Domestic outbuildings shall not exceed 120m<sup>2</sup>.</b></p> <p><b>16. Use of land or buildings for any form of human habitation is prohibited within the Enterprise Development Areas:</b></p> <p><b>17. Use of the land for Enterprises is at the discretion of the local government, having regard for the purpose of the zone. Any application for an Enterprise is to be accompanied by information demonstrating any potential impacts resulting from the activity, (including noise, dust, odour and traffic) would not exceed the acceptable levels pertaining to residential uses within the identified Dwelling Development Areas. Council may require supplementary information from a suitably qualified expert, and may consult with the Department of Environment and Conservation prior to determining such applications.</b></p> <p><b>18. The Council may, at its discretion, impose a condition on any Planning Approval that requires additional screening or landscaping to limit the visual impact of any external storage.</b></p> <p><b>19. No clearing of natural vegetation or destruction of trees is to take place on any lot, except:</b></p> <ul style="list-style-type: none"> <li><b>a) as necessary for the establishment of approved development on the lot;</b></li> <li><b>b) as required to satisfy necessary bushfire protection measures; and</b></li> <li><b>c) as otherwise approved by Council.</b></li> </ul>
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2. ***Request that the applicant lodge 5 final hardcopy sets and 1 electronic copy (CD) of Amendment 3 documents with the Shires consultant, Gray and Lewis Landuse Planners. The documents should designate Lot 16 as Special Use area 5 in Schedule 4 and on the Scheme amendment map.***
3. ***Authorise Gray & Lewis Landuse Planners to refer Amendment 3 to the Environmental Protection Authority on behalf of the Shire.***

***Carried 6:0***

Cr McNeil departed the meeting at 3:20pm and returned to the meeting at 3:30pm.

#### **10.4.2 Lot 95 O'Connell Road, Blackboy Springs – Shed in Excess of Size Permitted By Policy**

**FILE REFERENCE:** Ass #454  
**DATE OF REPORT:** 12 February 2009  
**REPORT AUTHOR:** Chief Executive Officer  
**SENIOR OFFICER:** N/A  
**VOTING REQUIREMENTS:** Simple Majority  
**ATTACHMENTS:** Nil

#### **BACKGROUND**

An application has been received from Mr and Mrs N James, prospective purchasers of Lot 95 O'Connell Road, to construct a shed of 200m<sup>2</sup> in floor area.

#### **COMMENT**

The reasons provided by the applicant for a shed of this size is the need to house four classic cars, a boat, caravan and a small truck.

They propose to construct the shed in colorbond matching the proposed dwelling and water tank.

It is also proposed to rotate the building envelope to maximise solar alignment which results in amendments to setbacks but still within the scheme provisions.

As the lot slightly exceeds 5ha in area, the policy permits a colorbond shed of 150m<sup>2</sup> in area. The applicant wishes to exceed the allowable floor area by 50 m<sup>2</sup>.

Council has previously approved sheds of 200m<sup>2</sup> on similar grounds to those provided by this applicant and it is recommended that approval be granted in this instance.

#### **STATUTORY IMPLICATIONS**

Town Planning and Development Act  
 Town Planning Scheme and Policy

#### **STRATEGIC IMPLICATIONS**

There are no strategic implications as precedent has been set.

#### **PUBLIC CONSULTATION**

No public consultation has been undertaken in regards to this Item.

#### **SOCIAL IMPLICATIONS**

There are no social implications arising from this item.

#### **FINANCIAL IMPLICATIONS**

There are no financial implications arising from this item.

#### **ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications arising from this Item.

**RECOMMENDATION**

That Council grant approval to M & N James to construct a colorbond shed of 200m<sup>2</sup> in area on Lot 95 O'Connell Road, subject to:

- Payment of all fees
- The surrounds of the shed being landscaped to the satisfaction of Council
- The shed not exceeding 4m in height
- The applicant receiving a Building Permit prior to construction commencing, and
- There not being any permanent habitation of the shed.

Simple Majority Required

**RESOLUTION 279:2008/09**

**Moved Cr Hardie Seconded Cr Kerr**

**That Council grant approval to M & N James to construct a colorbond shed of 200m<sup>2</sup> in area on Lot 95 O'Connell Road, subject to:**

- **Payment of all fees**
- **The surrounds of the shed being landscaped to the satisfaction of Council**
- **The shed not exceeding 4m in height**
- **The applicant receiving a Building Permit prior to construction commencing, and**
- **There not being any permanent habitation of the shed.**

**Carried 7:0**

**10.4.3 Application for Planning Approval – Relocated Transportable Dwelling – 616 North Wandering Road – M J Cornish**

**FILE REFERENCE:** Ass #53  
**DATE OF REPORT:** 12 February 2009  
**REPORT AUTHOR:** Chief Executive Officer  
**SENIOR OFFICER:** N/A  
**VOTING REQUIREMENTS:** Simple Majority  
**ATTACHMENTS:** Nil

**BACKGROUND**

The applicant seeks planning approval to locate a second-hand transportable dwelling adjacent to the existing dwelling at the above address. The dwelling was previously located in Watts Street adjacent to the Wandering Tavern.

The applicant intends using the dwelling as workers accommodation on an occasional basis.

**COMMENT**

Following is information provided by Council's Consultant EHO/Building Surveyor which outlines the circumstances leading to the application and an analysis of the Town Planning Scheme provisions.

**ANCILLARY ACCOMMODATION- AVON LOCATION 19735, Nth WANDERING ROAD, WANDERING**

The owner of loc 19735 has applied to erect a second hand transportable dwelling adjacent to his existing house, separated by a 5m x 4m patio.

Loc 19735 is zoned Rural in the Town Planning Scheme.

The house is a Cavalier built transportable house that was originally placed on the eastern corner of lot 11 Watts Street (part of the Hotel lot).

Although the owner has applied to erect the building on the lot mentioned, the building is already on site and was removed several weeks ago from lot 11 Watts Street.

The use given for the type of building given on the building application form is "granny flat". The more formal title given to "granny flat" is *ancillary accommodation*.

The Shire of Wandering Town Planning Scheme Zoning Table lists various uses of land matched to the five land use zones and states whether the use is permitted (P), means that the use is not permitted unless the local government has granted planning approval (D), means that the use is not permitted unless the local government has granted planning approval after advertising the proposal (A) and means the use is not permitted(X).

*Ancillary accommodation* is an X use in a rural zone, ie it is not permitted.

Whilst the building application can be considered and in this case passed as sufficient information has been provided, the matter of the non-compliance with the TPS has to be addressed.

Additionally before the house was removed the builder needed to obtain a demolition permit. No application was received. Then before the house is placed on site, a building permit should have been sought and issued. This also did not occur.

Council has a policy regarding relocatable dwellings which requires planning consent prior to the issue of a building permit. Although the house is a purpose built transportable I believe that as it has stood onsite at lot 11 Watts Street for several years it would be considered as “relocatable” as distinct from new.

The use given is a granny flat however the building started off as a dwelling and as it contains all the things necessary to be classed as a house, the policy would apply.

Council does not have a policy on granny flats however they are generally always ancillary to the primary dwelling and are sometimes required to be physically connected to the primary dwelling, be limited in size and/or bedroom numbers or not contain a laundry. These things are imposed to prevent the granny flat being considered a second house and potentially being let out.

Council has to consider what has already occurred (no demolition permit, no building permit, no compliance with an existing policy) and the fact that ancillary accommodation is not a permitted use under the Town Planning Scheme.

The concrete pads and pieces of timber are still on site at lot 11 Watts Street and these need to be removed.

Subsequent discussions with the applicant have clarified the purpose and terminology and hence the application for Council approval is for a building within a purpose consistent with the provisions of the Town Planning Scheme.

### **STATUTORY IMPLICATIONS**

Town Planning and Development Act  
Local Government Act 1995

### **STRATEGIC IMPLICATIONS**

There are no strategic implications arising from this Item.

### **PUBLIC CONSULTATION**

No public consultation has been undertaken in regards to this Item.

### **SOCIAL IMPLICATIONS**

There are no social implications arising from this item.

### **FINANCIAL IMPLICATIONS**

There are no financial implications arising from this item.

### **ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications arising from this Item.

### **RECOMMENDATION**

**That approval be granted to Mr M J Cornish to locate a secondhand transportable dwelling on Avon location 19735 (616) North Wandering Road, subject to the following conditions for the purpose of workers accommodation.**

- **Payment of all fees and charges relating to demolition, planning and building approvals**

- Location adjacent to the existing dwelling on the location
- Connection of the building to an approved septic system
- Rehabilitation of the site from which the building was removed.

Simple Majority Required

**RESOLUTION 280:2008/09**

**Moved Cr Price Seconded Cr McNeil**

**That approval be granted to Mr M J Cornish to locate a secondhand transportable dwelling on Avon location 19735 (616) North Wandering Road, subject to the following conditions for the purpose of workers accommodation.**

- **Payment of all fees and charges relating to demolition, planning and building approvals**
- **Location adjacent to the existing dwelling on the location**
- **Connection of the building to an approved septic system**
- **Rehabilitation of the site from which the building was removed.**

**Carried 7:0**

**10.4.4 Royalties for Regions Funding - Projects**

**FILE REFERENCE:** 12.1.5  
**DATE OF REPORT:** 12 February 2009  
**REPORT AUTHOR:** Chief Executive Officer  
**SENIOR OFFICER:** N/A  
**VOTING REQUIREMENTS:** Simple Majority  
**ATTACHMENTS:** Nil

**BACKGROUND**

At its last meeting, Council identified a number of projects to be undertaken with funding released by the Commonwealth and State Governments for infrastructure projects. \$100,000 has been made available by the Commonwealth and submissions for a public amenities building was submitted by the closing date of 31 January.

Approximately \$470,000 will be provided in the first year from the Royalties for Regions Program with projects identified under the Program to be submitted for approval as soon as possible.

**COMMENT**

At its last meeting, Council considered a number of projects that could be undertaken with what is essentially windfall funding. It should also be noted that funding will be provided over four years although in reducing amounts as increasing funding will be allocated to regional groupings of Councils.

Projects identified at the last meeting were:

- Shade structures = \$25,000 playgrounds
- Fuel outlet = \$200,000 tanks, 2 bowsers, credit card access
- Housing = \$50,000
- Town road infrastructure – kerbing, drainage, footpaths etc = \$100,000
- Vintage Machinery Shed = (\$55,000 Commonwealth funds)
- Townscape
- TV retransmission – later
- Solar power - expensive
- Telecentre heating/cooling – can access other government funds

The last project can now be undertaken with funding recently announced by the State Government for Telecentres.

Additional projects that could be considered are the commercial facility, additional housing to be constructed on vacant lots currently owned by Council in the townsite and further residential subdivisions.

The shade structures, vintage machinery shed and other townscape works can be accommodated with funding now available from other sources. This is the subject of another agenda item and further details are available from the December financial review.

Further information on the fuel outlet and TV retransmission will be available at the Meeting.

A number of the specific works previously identified can be undertaken within the scope of a project such as town beautification or shading of public facilities such as the Community Centre and playground areas. Others may be able to be funded over more than one year from funding available from this program and from other sources such as Council's own resources (including borrowings and reserve funds) and funding recently announced for Regional Development Commissions. Should the Commonwealth fiscal stimulus package be passed it is expected that further funding will be directed to local government for infrastructure projects and roadworks.

### **STATUTORY IMPLICATIONS**

Local Government Act 1995

### **STRATEGIC IMPLICATIONS**

There are no strategic implications arising from this Item.

### **PUBLIC CONSULTATION**

No public consultation has been undertaken.

### **SOCIAL IMPLICATIONS**

There will be significant social implications arising if certain projects are undertaken.

### **FINANCIAL IMPLICATIONS**

There are no adverse financial implications arising from this item.

### **ENVIRONMENTAL IMPLICATIONS**

There may be environmental implications arising from certain projects undertaken.

### **RECOMMENDATION**

**That Council determine projects to be undertaken with funding available from the Royalties for Regions funding both in the short and long term acknowledging that funding is available from other sources such as Council reserve and loan funds, other State Government programs and the Commonwealth Government and that projects identified acknowledge the need to provide infrastructure, community benefit and the potential to stimulate local growth.**

**Simple Majority**



**RESOLUTION 281:2008/09****Moved Cr White Seconded Cr Price**

**That the following projects be undertaken with funding available from the Royalties for Regions:**

- **Shade structures over playgrounds - \$25,000**
- **Fuel Outlet (tanks, bowsers, credit card access) - \$200,000**
- **Housing - \$50,000**
- **Town Road Infrastructure (kerbing, drainage, footpaths) - \$100,000**
- **Residential Land - \$95,000**

**Carried 7:0**

## 10.5 FINANCE

### 10.5.1 Shire of Wandering Six Month Budget Review

<b>FILE REFERENCE:</b>	10.1.4 Budget
<b>DATE OF REPORT:</b>	5 February 2009
<b>REPORT AUTHOR:</b>	Deputy Chief Executive Officer
<b>SENIOR OFFICER:</b>	Chief Executive Officer
<b>VOTING REQUIREMENTS:</b>	Simple Majority
<b>ATTACHMENTS:</b>	Revised Municipal Budget Balance Sheet vs Actual – 6 Month Review Income Statement – 6 Month Review Plant Replacement Program – 6 Month Review

### **BACKGROUND**

Amendments to the Local Government (Financial Management) Regulations 1996 in March 2005, require a local authority to undertake a review of the Municipal Budget for that financial year.

In accordance with this legislation, please find attached a review of the 2008/09 Municipal Budget, which outlines the adopted budget, expenditure incurred and income received to 31<sup>st</sup> December 2008 and anticipated end of year position for all relevant accounts.

### **COMMENT**

It is suggested that Elected Members peruse the document in advance of the meeting. It would be appreciated if any questions regarding the document could be submitted prior to the meeting to allow for research, if required.

As a general comment, the Shire's financial position is proceeding as per budget forecasts and the end of year position should be as per that projected in the 2008/09 Municipal Budget, assuming all projects proceed and are completed in this timeframe.

### **STATUTORY IMPLICATIONS**

Local Government Act 1995 Section 5.25 (1)  
Local Government (Financial Management) Regulations 1996

The attached statements are prepared in accordance with the requirements of the Local Government Act 1995.

### **STRATEGIC IMPLICATIONS**

There are no strategic implications arising from this Item.

### **PUBLIC CONSULTATION**

No public consultation has been undertaken in regards to this Item.

### **SOCIAL IMPLICATIONS**

There are no social implications arising from this item.

**FINANCIAL IMPLICATIONS**

Other than the matters identified in the Budget vs Actual Variance Report, income and expenditure is proceeding as per budget forecasts and the end of year position should be as per that projected in the 2008/09 Municipal Budget, assuming all projects proceed and are completed in this timeframe.

**ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications arising from this Item.

**RECOMMENDATION**

**That the Six Month Budget Review be adopted by Council as presented.**

**Simple Majority Required**

**RESOLUTION 282:2008/09**

**Moved Cr Hardie Seconded Cr Barge**

**That the Six Month Budget Review be adopted by Council as presented.**

**Carried 7:0**

**10.5.2 Shire of Wandering – Financial Statement and Accounts for Payment**

<b>FILE REFERENCE:</b>	10.1.16 Finance General
<b>DATE OF REPORT:</b>	11 February 2009
<b>REPORT AUTHOR:</b>	Deputy Chief Executive Officer
<b>SENIOR OFFICER:</b>	Chief Executive Officer
<b>VOTING REQUIREMENTS:</b>	Simple Majority
<b>ATTACHMENTS:</b>	Statement of Financial Activity Accounts for Payment

**BACKGROUND**

It is a requirement of the Local Government Act 1995 that monthly and quarterly financial statements are presented to Council, in order to allow for proper control of the Shire's finances. In addition, Council is required to review the Municipal Budget on a six monthly basis to ensure that income and expenditure is in keeping with budget forecasts. It should be noted that the budget is monitored on a monthly basis in addition to the requirement for a six monthly review.

The attached financial statements and supporting information are presented for the consideration of Elected Members and Council staff welcomes enquiries in regard to the information contained within these reports.

**COMMENT - GENERAL**

In order to prepare the attached financial statements, the following reconciliations and financial procedures have been completed and verified;

- Reconciliation of all bank accounts.
- Reconciliation of the Rates Book, including outstanding debtors and the raising of interim rates.
- Reconciliation of all assets and liabilities, including payroll, taxation and postal services.
- Reconciliation of the Sundry Debtors Ledger.
- Reconciliation of the Sundry Creditors Ledger.
- Reconciliation of the Stock Ledger.
- Completion of all Works Costing transactions, including allocation of costs from the Ledger to the various works chart of accounts.

Upon completion of the above reconciliations and procedures, various matters have been identified as requiring the attention of Council, in accordance with the following Resolution of Council, adopted

at the 19<sup>th</sup> of October 2006 Ordinary Meeting of Council. These matters are addressed in the Budget vs Actual Variance Report included within the Statement of Financial Activity.

*“RESOLUTION 088:2006/07*

*Moved Cr Barge seconded Cr Kerr*

*That in accordance with Regulation 34 of the Local Government (Financial Management) Regulations 1996 (as amended) Council adopt a measurement of \$500 or 5% for the purposes of reporting on material variances between budgeted and actual income and expenditure in the monthly Statement of Financial Activity and all other financial reports that may be required by Council.*

*Carried 7:0”*

### **Overview of Rates**

Rates revenue received to 31 January 2009 total \$497,239. Approximately 88% of rates raised were paid by the due date of 2<sup>nd</sup> October 2008. This represents an increase of approximately 5% of anticipated receipts. Discount of \$49,433 has been applied which is less than anticipated in the budget and a result of more ratepayers choosing the instalment option. This year 25 ratepayers have selected the instalment option, an increase of 14. As at 31 January 2009 the total rates outstanding were \$26,888.

### **STATUTORY IMPLICATIONS**

Local Government Act 1995 Section 5.25 (1)

Local Government (Financial Management) Regulations 1996

The attached statements are prepared in accordance with the requirements of the Local Government Act 1995.

### **STRATEGIC IMPLICATIONS**

There are no strategic implications arising from this Item.

### **PUBLIC CONSULTATION**

No public consultation has been undertaken in regards to this Item.

### **SOCIAL IMPLICATIONS**

There are no social implications arising from this item.

### **FINANCIAL IMPLICATIONS**

Other than the matters identified in the Budget vs Actual Variance Report, income and expenditure is proceeding as per budget forecasts and the end of year position should be as per that projected in the 2008/09 Municipal Budget, assuming all projects proceed and are completed in this timeframe.

### **ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications arising from this Item.

### **RECOMMENDATION**

**That Council;**

- 1. Receive the January 2009 monthly financial report incorporating the Statement of Financial Activity and Budget vs Actual Variance Report.**
- 2. Endorse the Accounts for Payment as per the attached Payment Listing totalling \$226,999.33 Municipal Fund and \$50.00 Trust Fund.**

**Simple Majority Required**

**RESOLUTION 283:2008/09****Moved Cr Price Seconded McNeil****That Council;**

- 1. Receive the January 2009 monthly financial report incorporating the Statement of Financial Activity and Budget vs Actual Variance Report.**
- 2. Endorse the Accounts for Payment as per the attached Payment Listing totalling \$226,999.33 Municipal Fund and \$50.00 Trust Fund.**

**Carried 7:0****10.5.3 Fee for Building Approval Certificates**

<b>FILE REFERENCE:</b>	10.1.4 Budget
<b>DATE OF REPORT:</b>	5 February 2009
<b>REPORT AUTHOR:</b>	Deputy Chief Executive Officer
<b>SENIOR OFFICER:</b>	Chief Executive Officer
<b>VOTING REQUIREMENTS:</b>	Absolute Majority
<b>ATTACHMENTS:</b>	Building Note No 74

**BACKGROUND**

The Department of Commerce has confirmed that the Minister has set a fee of \$39 for Building Approval Certificates.

**COMMENT**

A Building Approval Certificate can be issued for retrospective building approvals providing all standard building conditions are met. The fee set is the same as a Building Licence fee and will apply from 1 March 2009. It will be collected and forwarded to the Builders' Registration Board in the same manner as the Building Licence Fee.

**STATUTORY IMPLICATIONS**

Local Government Act 1995.  
Financial Management Regulations 2007

**STRATEGIC IMPLICATIONS**

There are no strategic implications arising from this Item.

**PUBLIC CONSULTATION**

No public consultation has been undertaken in regards to this Item.

**SOCIAL IMPLICATIONS**

There are no social implications arising from this Item.

**FINANCIAL IMPLICATIONS**

There are no financial implications arising from this Item.

**ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications arising from this Item.

**RECOMMENDATION**

That Council update the 2008/09 Fees and Charges Schedule to reflect the new fee of \$39 applicable to all Building Approval Certificates effective from 1 March 2009.

Absolute Majority Required

**RESOLUTION 284:2008/09**

**Moved Cr Hardie Seconded Cr Kerr**

**That Council update the 2008/09 Fees and Charges Schedule to reflect the new fee of \$39 applicable to all Building Approval Certificates effective from 1 March 2009.**

**Carried 7:0**

**10.5.4 Wandering Town Park Development Project**

**FILE REFERENCE:** 20.1.6  
**DATE OF REPORT:** 5 February 2009  
**REPORT AUTHOR:** DCEO  
**SENIOR OFFICER:** CEO  
**VOTING REQUIREMENTS:** Simple Majority  
**ATTACHMENTS:** Town Park Community Consultation Meeting Notes

**BACKGROUND**

In May 2008 the Shire of Wandering was advised it had been successful in its application for funding of the Town Park Development Project through the Community Arts Network Catalyst funding program for an amount of \$8,285.

Since this application has been approved there has been comment over whether to continue with the Town Park Development Project.

**COMMENT - GENERAL**

Stage 1 of the Town Park Development Project estimated a total expenditure of \$21,650 of which \$8,285 would be Catalyst funding and the balance of \$13,365 being met from Council funds. A summary of the anticipated expenditure is listed below:

**STAGE 1 – funding through Catalyst program**

(Design project, improve drainage and car park, make slabs for pathways and retaining walls, form landscape design, pathways and retaining walls)

Town Park Design Fee	\$3,000
Project Coordination Fee	\$3,000
Artist Fees – Student Art Program 12 hours @ \$100 per hour	\$1,200
Artist Fees – Weekend Workshop 12 hours @ \$100 per hour	\$1,200
<b>TOTAL</b>	<b><u>\$8,400</u></b>

**SHIRE OF WANDERING CONTRIBUTION**

(Labour included in the costs below)

Machinery \$120 per hour x 20 hours	\$2,400
Sand (including cartage)	\$1,500
Drainage, materials pipes, concrete, backhoe hire	\$2,100
Materials: (Consumables not Tools)	
100m of Pathway (2m wide) @ \$65/m	\$6,500
Tiles	

Administration/Project Management 15 hours @ \$50/hr \$ 750

TOTAL **\$13,250**

**TOTAL OF 1ST STAGE DEVELOPMENT \$21,650**

The project has commenced, with Mr Len Zuks developing an “artist’s impression” of the Town Park Design to stimulate discussion for community consultation which took place on 21 June 2008. Twenty seven people attended and the community’s thoughts were recorded and a copy of these notes are attached.

During term three of the 2008 school year, Mr Zuks commenced the Student Art Program with the Wandering Primary School. The students have made concrete sculptures incorporating old machinery parts.

The Community Weekend Workshop was postponed as it was considered too late in the year to maximise participation as the weather was already hot and harvest was due to commence.

Mr Zuks is seeking confirmation on the likelihood of the project continuing.

If Council was to decide not to proceed with the Town Park Development Project as outlined in the funding application, Mr Zuks would need to be appropriately remunerated for his efforts. Furthermore, Council would need to withdraw its funding application from the Catalyst program and may have to refund the grant received.

**STAGE 2 – Source Funding through Local Activity Grants Program**

(Continue landscape design incorporating farm machinery and small pieces of relevant art and installation of seating and drinking fountain)

Project Coordination Fee \$5,000

Artist Fees – Weekend Workshop  
12 hours @ \$100 per hour x 2 weekends \$2,400

TOTAL **\$7,400**

Community Contribution:  
Machinery Donations and Labour

**SHIRE OF WANDERING CONTRIBUTION**  
(Labour included in the costs below)

Machinery \$120 per hour x 20 hours \$2,400

Sand (including cartage) \$1,500

Materials: (Consumables not Tools)

Seating \$6,000

Drinking Fountain \$2,000

Administration/Project Management 15 hours @ \$50/hr \$ 750

TOTAL **\$12,650**

**TOTAL OF 2ND STAGE DEVELOPMENT \$20,050**

**STAGE 3 – Shire funded**

(Construction of Vintage Machinery Shed and conversion of existing toilets to Pioneer House)

Project Coordination Fee \$3,000

Artist Fees – Weekend Workshop

12 hours @ \$100 per hour x 2 weekends	\$2,400
<b>TOTAL</b>	<b><u>\$5,400</u></b>

Community Contribution:  
Old Artefacts, Labour, Plants

**SHIRE OF WANDERING CONTRIBUTION**  
(Labour included in the costs below)

Machinery Shed	\$55,000
Materials: (Consumables not Tools)	
Plants	\$2,000
<b>TOTAL</b>	<b><u>\$57,000</u></b>

**TOTAL OF 3RD STAGE DEVELOPMENT** **\$62,400**

**STAGE 4 – Shire funded**  
(Construction of new Public Toilets and purchase of significant piece of art from Len Zuks)

Public Toilets, car park, pathways, drainage, landscaping and shade structure	\$200,000
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**TOTAL OF 4TH STAGE DEVELOPMENT** **\$200,000**

**STATUTORY IMPLICATIONS**

Local Government Act 1995.

**STRATEGIC IMPLICATIONS**

There are no strategic implications arising from this Item.

**PUBLIC CONSULTATION**

Public consultation initially through a workshop with further workshops to be held.

**SOCIAL IMPLICATIONS**

There are no social implications arising from this Item.

**FINANCIAL IMPLICATIONS**

Financial implications are outlined above.

**ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications arising from this Item.

**RECOMMENDATION**

**That Council endorse, in principle, the project as outlined above and implement its components utilising a combination of own resources, grant funding and other government financial allocations as and when available.**

**Simple Majority Required**

**RESOLUTION 285:2008/09****Moved Cr Hardie Seconded Cr McNeil*****That Council endorse, in principle, the project as outlined above and implement its components utilising a combination of own resources, grant funding and other government financial allocations as and when available.******Carried 5:2*****10.5 ENVIRONMENTAL HEALTH OFFICER'S/ BUILDING INSPECTOR'S REPORT**

10.5.1 Environmental Health Officer's Report – December to January 2009  
Nil.

10.5.2 Building Inspector's Report – December to January 2009  
Nil.

**11. ELECTED MEMBERS' ROADWORKS REPORTS**

11.1.1 **Cr Hardie – Noombling Norrine** – advised that this road required grading. The CEO advised this had been completed.

11.1.2 **Cr Hardie – George Road** (Graham Parson)  
Cr Kerr and Chief Executive Officer met a delegation on site. Some corner clearance and cutting is required with changes to boundary fencing so sight lines are improved.

11.1.3 **Cr Barge – Stinkweed in Town**  
Cr Barge requested the stinkweed around the town site be sprayed as soon as possible.

11.1.4 **Cr McNeil – Dragging Roads**  
Cr McNeil asked why the drag has not been used this year. The Chief Executive Officer advised it was because both graders were being utilised. He informed the meeting the drag is being used on some roads now.

11.1.5 **Cr McNeil – Private Works**  
Cr McNeil asked if the Shire still undertook private works for grading driveways. He was advised that this is possible if residents contact the office and fill out the required form so a quotation can be provided before work is commenced.

**12. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**

Nil

**13. NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF MEETING****14. QUESTIONS & DISCUSSIONS WITHOUT RESOLUTIONS**

14.1.1 **Cr Price – Works Program**  
Cr Price requested an update on how the Works Program is progressing and whether it was getting too tight to complete. The Chief Executive Officer advised the Shire will utilise the services of the Shire of Cuballing if necessary.

14.1.2 **Cr Price – Pingelly Road**  
Cr Price asked if there was any progress with fixing the ruts on Pingelly Road. The Chief Executive Officer advised the matter was under review.



- 14.1.3 **Cr Hardie – Anzac Day**  
Cr Hardie asked who was conducting the Anzac Day ceremony this year and was advised by the Chief Executive Officer it would be the CWA.
- 14.1.4 **Cr Price – Fire Breaks**  
Cr Price requested information on the status of Fire Break Orders. The Chief Executive Officer advised letters had been sent out and most ratepayers had responded. Some people had requested the Shire to carry out the works and this had been completed. Cr Price advised of property owners who should again be contacted.
- 14.1.5 **Cr White – Horse in the Residential Area**  
Cr White advised there was a horse being kept a yard in town. The Environmental Health Officer will be informed about this matter and requested to undertake appropriate action.
- 14.1.6 **Cr Dowsett – SMS Messaging for Fire Alert**  
Cr Dowsett requested staff to investigate how to set up electronic messaging through SMS to mobile phones to alert residents and ratepayers of Fires, Bans etc.
- 14.1.7 **Cr Price – Friday, 20 March Bowls Quairading**  
Cr Price advised the next Country Zone meeting will be held in Quairading on Friday 20 March 2009 and sought confirmation of who will attend. Cr Hardie, Cr McNeil, Cr Kerr and Chief Executive Officer will attend with Cr Price.

15. **INFORMATION BULLETIN****COUNCILLORS INFORMATION  
BULLETIN – FEBRUARY 2008****INDEX**

1. **Chief Executive Officer's Information Report**
  - 1.1. Planning Approvals issued by CEO using Delegated Authority from Council.
  - 1.2. WALGA Issues Update
  - 1.3. Central Country Zone
  - 1.4. Department of Communities - Nominations Invited for 2009 WA Youth Awards
  - 1.5. Shire of Narrogin – Support for Medical Services
2. **Building Surveyor's Report and Environmental Health Officer's Report**
3. **Staff**
4. **Works Information Report**
5. **Plant Information Report**
6. **Outwards Correspondence**

## 1. CHIEF EXECUTIVE OFFICER'S INFORMATION REPORT

### 1.1 Planning Approvals Issued By CEO using Delegated Authority from Council (Property File)

Nil

### 1.2 WALGA Issues Update

#### HEADLINES

- ▶ [POLICE MINISTER ANNOUNCES THREE REGIONAL POLICE STATIONS TO BE REOPENED](#)
- ▶ [THE ROLE OF LOCAL GOVERNMENT IN THE FUTURE MANAGEMENT OF WARDEN CONTROLLED CHILDREN'S CROSSINGS](#)
- ▶ [2009 LOCAL GOVERNMENT REMUNERATION SURVEY](#)
- ▶ [LOCAL GOVERNMENT DRAFT CLIMATE CHANGE POLICY STATEMENT RELEASED](#)
- ▶ [FUNDING OPPORTUNITY AND PREFERRED SUPPLIER ARRANGEMENT FOR USED OIL](#)
- ▶ [ADDITIONAL FEDERAL BLACKSPOT FUNDING](#)
- ▶ [REGIONAL AND LOCAL COMMUNITY INFRASTRUCTURE PROGRAM](#)
- ▶ [SEASON'S GREETINGS](#)

#### MAILBAG

- ▶ INFO PAGE – PERTH BIODIVERSITY PROJECT 2006-2008 OUTCOMES
- ▶ ECONOMIC BRIEFING, DECEMBER 2008
- ▶ MWAC INFORMATION BULLETIN – ISSUE 120, DECEMBER 2008
- ▶ DISCUSSION PAPER AND FAX BACK SURVEY – FUTURE MANAGEMENT OF WARDEN CONTROLLED CHILDREN'S CROSSINGS
- ▶ INFO PAGE – REVIEW OF SPORT AND RECREATION IN REGIONAL WA

#### HEADLINES

- ▶ [MEETING WITH THE MINISTER FOR TRANSPORT AND DISABILITY SERVICES](#)
- ▶ [LOCAL EMERGENCY MANAGEMENT COMMITTEE \(LEMC\) GUIDE RELEASED](#)
- ▶ [RECRUITMENT OF STUDENTS FOR TRAINEESHIPS AND JOBS THROUGH STUDENT EDGE](#)
- ▶ [THE ROLE OF LOCAL GOVERNMENT IN THE FUTURE MANAGEMENT OF WARDEN CONTROLLED CHILDREN'S CROSSINGS](#)
- ▶ [NATIONAL PACKAGING COVENANT \(NPC\) WORKSHOP](#)
- ▶ [INQUIRY INTO MUNICIPAL WASTE MANAGEMENT](#)
- ▶ [OFFICE OF CRIME PREVENTION GRAFFITI GRANTS](#)
- ▶ [RENUMBERING PROPERTIES](#)
- ▶ [RECREATIONAL BOATING FACILITIES SCHEME \(RBFS\) ROUND 14 NOW OPEN](#)

#### MAILBAG

- ▶ POLICY STATEMENT ON WASTE MANAGEMENT CONSULTATION AND COMMUNICATION
- ▶ POLICY STATEMENT ON WASTE MANAGEMENT EDUCATION
- ▶ INFO PAGE – STATE INQUIRY INTO MUNICIPAL WASTE MANAGEMENT

#### HEADLINES

- ▶ [FINANCIAL CRISIS- WHAT'S NEXT?](#)
- ▶ [BANNERS IN THE TERRACE 2009](#)
- ▶ [TRAINING AND DEVELOPMENT UPDATE](#)
- ▶ [LOCAL GOVERNMENT ASSET MANAGEMENT FORUM 2009](#)
- ▶ [NOTICE FOR UNDERGROUND POWER BUDGET REQUESTS](#)
- ▶ [CREATING WATER SENSITIVE CITIES IN AUSTRALIA WORKSHOP](#)
- ▶ [NOMINATIONS OPEN FOR WA ABORIGINAL ADVISORY COUNCIL](#)
- ▶ [REGIONAL FUNCTIONAL ROAD HIERARCHY MAPS](#)
- ▶ [NO SWILL FEEDING LEGISLATION](#)
- ▶ [WA CLEAN BEACH CHALLENGE](#)
- ▶ [ROMAN CODES FOR 2009](#)

#### MAILBAG

- ▶ FAXBACK – FEDERAL GOVERNMENT BANK DEPOSITS GUARANTEE
- ▶ INFOPAGE – REVIEW OF NATURAL RESOURCE MANAGEMENT DELIVERY IN WA
- ▶ INFOPAGE – UPDATE OF ROMAN REPLACEMENT
- ▶ PLANNING BULLETIN 95 – AMENDMENT TO RESIDENTIAL DESIGN CODE - R20 PROVISIONS
- ▶ WALGA BREAKFAST SERIES REGISTRATION
- ▶ CREATING WATER SENSITIVE CITIES IN AUSTRALIA WORKSHOP

**HEADLINES**

- ◀ [MINISTERIAL MEETING WITH THE HON TERRY WALDRON MLA](#)
- ◀ [VACANCIES ON BOARDS AND COMMITTEES](#)
- ◀ [WA LOCAL GOVERNMENT CONVENTION 2009](#)
- ◀ [ROADS AND TRANSPORT FORUM 2009](#)
- ◀ [NEW ICLEI OCEANIA FORUM](#)
- ◀ [WALGA TAX SERVICE](#)
- ◀ [IAP2 BREAKFAST](#)
- ◀ [LORD MAYOR'S RELIEF FUND](#)

**MAILBAG**

- ◀ INFO PAGE- 2009 LOCAL GOVERNMENT CONVENTION DATES AND ACCOMMODATION DETAILS
- ◀ INFO PAGE- MUSIC TARIFFS UPDATE
- ◀ INFO PAGE- FOOD ACT 2008 PROGRESS UPDATE
- ◀ ECONOMIC BRIEFING NOVEMBER 2008

**HEADLINES**

- ◀ [MEETING WITH THE MINISTER FOR HEALTH AND INDIGENOUS AFFAIRS](#)
- ◀ [BANNERS IN THE TERRACE 2009](#)
- ◀ [FINANCIAL CRISIS – WHAT'S NEXT?](#)
- ◀ [2009 LOCAL GOVERNMENT REMUNERATION SURVEY](#)
- ◀ [SEMP POLICY STATEMENT 2.5 TO BE REVIEWED](#)
- ◀ [LARGE SCALE TRIALS OF GM CANOLA](#)
- ◀ [ACCESSIBLE PATHWAYS GRANTS NOW OPEN](#)

**MAILBAG**

- ◀ MWAC INFORMATION BULLETIN – JANUARY ISSUE 121
- ◀ INFO PAGE - REVIEW OF SEMP PS 2.5

**HEADLINES**

- ◀ [ASSET MANAGEMENT](#)
- ◀ [AN INTRODUCTION TO ROMAN II](#)
- ◀ [FINANCIAL CRISIS – WHAT'S NEXT?](#)
- ◀ [BANNERS IN THE TERRACE 2009](#)
- ◀ [ROADS AND TRANSPORT FORUM 2009](#)
- ◀ [TRAINING AND DEVELOPMENT UPDATE](#)
- ◀ [GRAFFITI TASKFORCE HOTSPOT FUND NOW OPEN](#)
- ◀ [2007/2008 ASSET AND EXPENDITURE RETURNS](#)
- ◀ [EARTH HOUR 2009](#)

**MAILBAG**

- ◀ ECONOMIC BRIEFING – FEBRUARY 2008
- ◀ INFO PAGE – LOCAL GOVERNMENT UPTAKE OF GOVERNMENT GUARANTEE ON BANK DEPOSITS
- ◀ INFO PAGE - CLOSED CIRCUIT TELEVISION (CCTV) SYSTEMS
- ◀ FAX BACK - CLOSED CIRCUIT TELEVISION (CCTV) SYSTEMS
- ◀ WESTERN COUNCILLOR ISSUE 24
- ◀ ROMAN II FLYER AND REGISTRATION
- ◀ REVIEW OF SEMP 4.4

**HEADLINES**

- ◀ [MINISTER CASTRILLI ANNOUNCES LOCAL GOVERNMENT AMALGAMATIONS](#)
- ◀ [BLACK SPOTS, BOOM GATES, REGIONAL ROADS & COMMUNITY INFRASTRUCTURE](#)
- ◀ [FINANCIAL CRISIS – WHAT'S NEXT? FINAL CALL FOR REGISTRATIONS](#)
- ◀ [VACANCIES ON BOARDS AND COMMITTEES](#)
- ◀ [AN INTRODUCTION TO ROMAN II – VIDEO FEED & REGIONAL PRESENTATION AVAILABLE](#)
- ◀ [SPECIAL PROMOTION – CAREERS IN LOCAL GOVERNMENT](#)
- ◀ [THE CARBON POLLUTION REDUCTION SCHEME WHITE PAPER](#)
- ◀ [NATIONAL TRANSPORT COMMISSION FEASIBILITY STUDY OF INCREMENTAL PRICING](#)
- ◀ [LOCAL GOVERNMENT INCREMENTAL PRICING WORKSHOP](#)

**MAILBAG**

- ◀ ARTCRAFT FLYER
- ◀ INFO PAGE – CARBON POLLUTION REDUCTION SCHEME WHITE PAPER
- ◀ DRAFT – PERTH COASTAL PLANNING STRATEGY
- ◀ INFO PAGE – BLESSING OF THE ROADS 2009
- ◀ INFO PAGE – NEW WA TELECENTRE NETWORK FUNDING
- ◀ INFO PAGE – THE ROAD HOME: A NATIONAL APPROACH TO HOMELESSNESS

- ◀ SPECIAL PROMOTION – CAREERS IN LOCAL GOVERNMENT
- ◀ FLYER - WORKSHOP ON GUIDELINES FOR ASSESSING HEAVY VEHICLE ACCESS TO LOCAL ROADS
- ◀ MODEL AGREEMENT BETWEEN DEPARTMENT OF ENVIRONMENT AND CONSERVATION AND LOCAL GOVERNMENT FOR BUSHFIRE OPERATING PRINCIPLES
- ◀ SUMMARY OF CURRENT COMMITTEE VACANCIES

1.3 **Central Country Zone**

Minutes of the meeting held on 29 January 2009.

1.4 **Department of Communities - Nominations Invited for 2009 WA Youth Awards**

Entries close on Friday, 20 February 2009.

1.5 **Shire of Narrogin – Support for Medical Services**

Thank you for financial support and advice that this support has concluded.

2. **ENVIRONMENTAL HEALTH OFFICER'S REPORT/BUILDING SURVEYOR'S REPORT (13.1.2) (2.2.4)**

2.1 **Environmental Health**

Water samples taken from both North Bannister Roadhouse and Riverside Roadhouse to check for potability. Both sample results showed water quality was good.

**Septic Tank Approvals**

APPROVAL NUMBER	OWNER	ADDRESS
	E & J Hemery	Lot 60 York Williams Road

**Food Premises Inspections**

North Bannister Roadhouse cleanly maintained. Finishes and fittings all first class.

**Other Environmental Health Matters**

Nil

2.2 **Building Surveyor**

**Building Inspections**

Inspections have revealed caravans with solid annexes placed on lots without appropriate approvals – following up.

Living in shed – letter written to occupants of a shed who were living on site without approval and contrary to Council policy.

**Building Approvals**

Building Permits have been issued as follows:

DATE	LICENSE NUMBER	OWNER	ADDRESS	TYPE	VALUE
Jan/Feb	9	D & D Martin	Lot 126 Down St	Shed	\$4,000
Jan/Feb	10	R Cumper	Lot 92 O'Connell Rd	Shed	\$20,000
Jan/Feb	11	E Evans	Lot 109 Cheetaning Rd	Shed	\$12,000
Jan/Feb	12	E & J Hemery	Lot 60 York Williams Rd	House	\$95,000

### 3. **STAFF**

#### 3.1 **Leave and Overtime Report**

Leave taken for months of December and January is as follows:

<b>LEAVE TYPE</b>	<b>HOURS</b>
Annual Leave	484.10 hours
Sick Leave	15.2 hours
Bereavement Leave	Nil hours
Long Service Leave	Nil hours
Leave Without Pay	88.5 hours
Overtime	7.5 hours

### 4. **WORKS REPORT** – 10 December 2008 to 10 February 2009

#### 4.2 **Construction**

The drainage improvements on Moramocking Rd (E157512) as well as sheeting (E157504) have been completed. Sheeting on Reid Rd (E157510) has been completed. Reconstruction work on North Bannister Wandering Rd (E157501) has commenced.

#### 4.3 **Maintenance**

Several trees and branches have been removed guideposts have been replaced and re erected where necessary on various roads in the shire. A school bus pull up area was installed on North Bannister Wandering Rd. Limited spraying has taken place with sections of the Wandering Pingelly Rd sprayed for suckers and Afghan Thistle, North Bannister Wandering Rd has also been sprayed for suckers and an outbreak of Afghan Thistle. Cottonbush located on Bannister Rd has been grubbed and sprayed, suckers have also been sprayed.

Maintenance carried out on machinery and plant this month included;  
 DC, Mitsubishi Canter crew cab, 125,000km service, and new tyres fitted to rear.  
 G1, Caterpillar 12H grader, 6000hr service.  
 L1, Caterpillar 924G loader, 750hr service  
 U1, Toyota Hilux 4x4 Ute, air conditioner clutch repaired.  
 9000 litre water tank, skids replaced and modification made to bottom fill tap.

#### **Bitumen patching**

North Bannister Wandering Rd, Pumpreys Rd, Wandering Narrogin Rd and Wandering Pingelly Rd have had patches put in place.

#### **Maintenance Grade**

Following the completion of the harvest period the following roads were graded/dragged, Codjatotine Mooterdine Rd, York Williams Rd, Fourteen Mile Brook Rd, Dwarda East Rd, Moramocking Rd, O'Connell Rd, Bannister Rd, North Wandering Rd, Stevens Rd, Carrabin Rd, and Codjatotine Hastings Rd.

#### **Signs**

School bus signs have been erected on the Wandering Pingelly Rd.

#### **Depot**

Safety signage has been erected, the new boundary fence is almost complete, contractors and tradesman have been organised for site works and preparations prior to delivery of new demountable building.

#### **Town**

Mowing and general tidy up of the town area has been completed this month, with particular attention paid to the Community Centre and Townscape areas, reticulation has been checked and repaired as necessary. The new Community Notice Board has been erected; pruning has

been carried out along Watts St and Gnowing St as per Active Tree Services monthly cutting lists. A grave has been excavated and general clean up of the cemetery area. The disused dam at the rear of Council's Works Depot has been backfilled.

#### **Next Jobs**

Completion of North Bannister Wandering Rd reconstruction, several seal coats to be applied, reconstruction of Watts St.

#### 4.4 **Private Works**

Slashing and installation of firebreaks has been carried out on several blocks in the Wandering Downs sub division and Blackboy Springs sub division, an abandoned car has been retrieved and one load of blue metal has been delivered. Firebreaks and internal roads have been graded at the Watercorp facility. A driveway has had culverts installed.

#### 4.5 **Fuel Quotes (11.1.1)**

One order was placed as per Council Item 7.1.5 (17 September 1992) as follows;

##### **2 February 2009**

##### **Diesel**

Cooper and Dysart Pty Ltd	\$1.190
Great Southern Fuel Supplies	did not quote
Fuel Distributors of WA	\$1.158

An order for 4500 litres was issued to Fuel Distributors of WA.

#### 4.6 **Traffic Counts**

North Bannister Wandering Rd, from 28 November 2008 – 5 January 2009 at 23.000SLK (Near CBH bin) Total, 17,782 over 39 Days, 456/day average.

North Bannister Wandering Rd, from 28 November 2008 – 5 January 2009 at Albany Hwy, Total 14,348 over 39 days, 368/day average.

#### 4.7 **Roadwork's Requests Received**

Nil

#### 4.8 **Councillors Roadwork's Requests from Previous Meeting/s**

##### **11.1.1 Cr McNeil – Fire Breaks**

The CEO advised letters have been sent out and the Shire has been requested to install firebreaks on several properties.

##### **11.1.2 Cr Hardie – Dwarda East Road**

The Dwarda East Road has been adversely affected as trucks are using the road instead of the Fourteen Mile Brook Road due to bridge limitations.

**Action:** Dwarda East Rd has been graded, a blow out is also occurring near Cloverbrook Farms gateway that will need repairing.

##### **11.1.3 Cr Barge – Ferguson Way**

Industrial Area entry off Ferguson Way is very narrow for semi-trailers to get through. Staff were requested to investigate the matter.

**Action:** This entry has been looked at and has already been widened to the South as far as drainage across the Wandering Pingelly Rd allows, there is scope for an extension to be made to the existing culvert to the North and will be undertaken when the construction program has been completed.

##### **11.1.4 Cr McNeil – North Wandering Road**

Loose gravel near Cornish's is creating a hazard. School bus signs at Murray Cornish's are no longer required.

**Action:** Gravel on the corner at Cornish's has been swept, school bus signage yet to be removed.

**11.1.5 Cr McNeil – Sheep Foot Roller**

There is still a sheep foot roller in the bush near Sheoak Road.

**Action:** Councils sheep foot roller is stored in the old gravel pit reserve near Sheoak Rd as it is not possible to transport the roller to depot without damaging bitumen.

**11.1.6 Cr McNeil – North Wandering Road**

Failure and erosion has occurred on the North Wandering Road which is requiring some attention.

**Action:** The erosion has been noted on North Wandering Rd and will be repaired with maintenance during winter.

**11.1.7 Cr White – Fuller Road**

Salt seepage on Fuller Road needs attention and probably requires some gravel.

**Action:** No action has been taken on Fuller Rd as yet.

**5. PLANT REPORT**

- 5.1 **Caterpillar 12H 3306 6NC25698 Grader** – WD.483 – G1 – 6,003hrs (92 hrs for month)
- 5.2 **Caterpillar 120H Grader (Serial No 2AN0039)** – WD.300 – G2 – 10,602hrs (95 hrs for month)
- 5.3 **Isuzu FVZ1400 Tandem Axle Truck** – WD.458 – T1 – 23,758km (828kms for month)
- 5.4 **Isuzu FVZ1400 Tandem Axle Truck** – WD.355 – T2 – 7,704km (1,193kms for month)
- 5.5 **Mitsubishi FE649EWSRFAA Crew Cab Truck** – DC – 128,851km (2,008kms for month)
- 5.6 **Caterpillar 924G Loader** – WD.118 – L1 – 799hrs (103 hrs for month)
- 5.7 **John Deere 6510 Tractor** – WD.229 – TRA – 3,460hrs (24 hrs for month)
- 5.8 **Multipac VP200 SP Roller (Serial No 1447)** – WD.182 – R2 – 7,795hrs (10 hrs for month)
- 5.9 **Caterpillar CS-563E Roller (Serial No ASA00505)** – WD.219 – R4 – 713hrs (22 hrs for month)
- 5.10 **Statesman Sedan** – 0.WD – 38,588kms (2,982kms for month)
- 5.11 **Toyota Hilux 3.0D LN167R 4 x 4 Utility** – WD.487 – U1 – 177,554kms (4,279kms for month)
- 5.12 **Isuzu FSS Wandering Town 2.4B Fire Truck** – WD.281 – 1,465 km (79kms for month)
- 5.13 **Isuzu FSS500 Fire Truck (VIN J202129)** – WD.475 – 81,378km (18kms for month)
- 5.14 **Hustler Mini Z Zero Turn Mower (Serial No 7070336)** - 98 hrs (18 hrs for month)
- 5.15 **Davleco Vib Steel Drum Drawn Roller/Lister HR3** – WD.598 – RL3 – 105 hrs (0 hrs for month)

**Other**

**Moore Multi Tyred Drawn Roller** - RL1

**Stihl 009AV, 034AV @ 039AV Chainsaws, Whipper Snipper**

**Sewell B200 Road Broom**

**Drag**



**6. OUTWARD CORRESPONDENCE**

<b>Date</b>	<b>Addressee</b>	<b>Subject</b>
19/12/2008	G & J Treasure	Building Permit
23/12/2008	D Martin	Shed application
23/12/2008	Mr G Cheesewright	Building License
5/01/2009	ESDC	Engineering survey
8/01/2009	Martin D & D	Building License
8/01/2009	Mutimer Kevin	Rates Receipt
12/01/2009	Mr Ebner	Firebreaks
12/01/2009	Mr Cumper	Relocation of Building Envelope
12/01/2009	Mr Cumper	Building License
15/01/2009	Ms J Shepard	Revaluations Request
15/01/2009	Ms Valentine	Interim Rates
15/01/2009	Australia Post D. Knowles	Additional Post Boxes
16/01/2009	Hotham Declared Species Group	Funds Held in Trust
19/01/2009	Kelly Richter	Sewerage application
28/01/2009	Lions Club	Australian Day Thank You
28/01/2009	Regional & Local Community Infrastructure Program	Regional Grants
30/01/2009	Mr Hassett	Shed Approval
3/02/2009	G J Treasure	Property Revaluation
3/02/2009	Mr K Davies	Overview of Rates
5/02/2009	Manager Community Capacity Building	Fiona Colbeck - ??? See Greg
5/02/2009	P & N Lowden	Dividing Fence Book
10/02/2009	Bush Fire Control Officers	Fire Management DEC

**16. MEETING CLOSURE**

There being no further business, the Chairman closed the meeting at 6:35pm.

**These Minutes were confirmed by Council at the Ordinary Council Meeting on Thursday, \*\* March 2009.**

**CR B E DOWSETT, Chairman**