



Minutes of the Ordinary Meeting of the Wandering Shire Council held in the Council Chamber on Thursday, 17 July 2008.

1. DECLARATION OF OPENING & ANNOUNCEMENT OF VISITORS

The Shire President Cr Bruce Dowsett declared the meeting open at 11:00am

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
Cr. J R McNeil	North East Ward
Cr. K J Barge	Town Ward
Cr. C R Hardie	North Ward
Cr. J R McNeil	North East Ward
Mr. A Doust	Chief Executive Officer
Ms. R Hawkins	Deputy Chief Executive Officer

Apologies

3. DECLARATION OF MEMBER'S INTERESTS IN AGENDA ITEMS

Nil

4. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Nil

5. PUBLIC QUESTION TIME

Nil

6. APPLICATIONS FOR LEAVE OF ABSENCE

Cr McNeil applied for a leave of absence for the September meeting.

RESOLUTION 190:2007/08

Moved Cr White seconded Cr Kerr

That Cr JR McNeil be granted a leave of absence for the Ordinary Meeting of Council to be held on Thursday 18 September 2008.

Carried 7:0

7. CONFIRMATION OF MINUTES

7.1 19 June 2008 Ordinary Meeting of Council.

Minutes from the Ordinary Meeting of 19 June 2008 have been circulated to Elected Members with the Agenda.

Scenic Wandering

RECOMMENDATION

It is recommended that the Minutes of the Ordinary Council Meeting held on 19 June 2008 be confirmed.

Simple Majority Required

RESOLUTION 192:2007/08

Moved Cr Price seconded Cr Kerr

That the Minutes of the Ordinary Council Meeting held on 19 June 2008 be confirmed.

Carried 7:0

7.2 **7 July 2008 Special Meeting of Council.**

Minutes from the Special Meeting of 7 July 2008 have been circulated to Elected Members with the Agenda.

RECOMMENDATION

It is recommended that the Minutes of the Ordinary Council Meeting held on 7 July 2008 be confirmed.

Simple Majority Required

RESOLUTION 193:2007/08

Moved Cr Barge seconded Cr Hardie

That the Minutes of the Ordinary Council Meeting held on 7 July 2008 be confirmed.

Carried 7:0

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

9. **PETITIONS, DEPUTATIONS & PRESENTATIONS**

10. **REPORTS**

10.1 **DELEGATE'S REPORTS**

10.1.1 **Attendance of Cr Hardie at the Hotham Way Committee**

Cr Hardie was unable to attend the Hotham Way Committee meeting however advised that a date has been set for the Opening of the Hotham Way on 11 September 2009.

10.1.2 **Report from Cr Price – Forum held at Dryandra**

Cr Price attended a forum sponsored by the Peel Harvey Catchment held at Dryandra. The following topics were discussed.

- Planting trees, rare animals and birds
- Salt situation in Murray, Williams and Hotham Rivers
 - Consultants were hired to conduct a survey to determine if salt is getting worse. The results have been compared to the study conducted in 1990 and have revealed that salt is not getting any worse. Some new monitors are being located in Fourteen Mile Brook and there is currently one at Pumphreys Bridge. The worst area appears to be north of Popanyinning.
- Boodie Warrens – Avril Baxter is very keen to hear from landowners who have evidence of these animals on their property. Planting trees, rare animals and birds

10.1.3 Report from Cr Hardie –Town Park Development Meeting

The Town Park Development meeting was held on Saturday, 21 June 2008 and Cr Hardie reported she found the facilitator, Len Zuks very inspirational. Council discussed the meeting and it was generally agreed public toilets were a priority. The Acting Chief Executive Officer, Tony Doust, outlined the benefits of a Strategic Plan and the process involved so that items can be identified and an order of priority established. There was some confusion as to the funds committed to the Town Park Development Project and the Acting Chief Executive Officer suggested that a summary of the project be prepared for presentation to the next Ordinary Council meeting. It was agreed that this be undertaken.

10.1.3 Report from Cr McNeil –Hotham Catchment Landcare Committee

Cr McNeil advised he was unable to attend the last Hotham Catchment Landcare Committee meeting,

10.1.3 Report from Cr Hardie – Dryandra Visitor Centre

Cr Hardie tabled the annual financial report for the Dryandra Visitor Centre. The Acting Chief Executive Officer advised it was essential that Council received a copy of the 2008/09 Budget before any additional funds can be committed.

10.2 COMMITTEE REPORTS

Nil

10.3 CHIEF EXECUTIVE OFFICER'S REPORT**10.3.1 WALGA – Compulsory Voting in Local Government**

FILE REFERENCE:	9.1.2
DATE OF REPORT:	4 th July 2008
REPORT AUTHOR:	Tony Doust Acting Chief Executive Officer
SENIOR OFFICER:	Tony Doust Acting Chief Executive Officer
VOTING REQUIREMENTS:	Simple Majority
ATTACHMENTS:	WALGA Discussion Paper

BACKGROUND

The issue of compulsory voting in Local Government Elections has come to the fore following recent changes to the electoral provisions in the Local Government Act 1995 and associated regulations introduced for the 2007 Local Government Elections. Significantly, the first-past-the-post system was changed to preferential voting and proportional preferential voting (PVV).

As a result of this change the WALGA State Council has requested that the issue of compulsory voting be considered. To assist Local Governments a discussion paper has been prepared by WALGA which includes the following themes:

- Current electoral arrangements and the situation in other states
- The possibility of Optional Preferential Voting being introduced
- Arguments in favour of compulsory voting
- Arguments against compulsory voting
- Practical Solutions

WALGA is seeking input from all Local Governments on this issue and intends to prepare an item once the response has been received for consideration at the September 2008 round of Zone meetings.

A survey has been included and responses required from Local Governments by the 25th July 2008.

The following questions have been included in the survey:-

1. Does Council support the principle of compulsory voting in Local Government elections – all other things being equal? (A Yes or No response is sought together with reasons why and any other comments).
2. Does Council support the introduction of compulsory voting in Local Government elections under the current arrangements? (A Yes or No response is sought together with reasons why and any other comments).
3. If Council supports the introduction of compulsory voting under the current electoral arrangements, what changes to the electoral arrangements would see Council withdraw their support?
4. Would Council support the introduction of optional preferential voting in Local Government elections as an alternative to proportional preferential voting? (A Yes or No response is sought together with reasons why and any other comments).

COMMENT – GENERAL

The conclusion section of the discussion paper summarises the arguments for and against the introduction of compulsory voting in Local Government elections.

Whatever position one wishes to take on this matter does not give any individual, group or organisation the right to speak for the voting public. Surely this is matter that needs to be considered by every elector in the State and not be driven by political expediency at either State or Local Government level.

Has Council the right to express a position on this without giving the electors of Wandering the opportunity to express their position?

The Acting Chief Executive Officer recommends that Council advise WALGA that this is a matter for the electors of the State to determine and a referendum should be held by the State prior to making any decision to enforce compulsory voting in Local Government Elections.

STATUTORY IMPLICATIONS

Local Government Act 1995. and Local Government (Election) Regulations 1996

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

Compulsory Voting in Local Government will impose a requirement on every elector to vote which does is not presently required.

FINANCIAL IMPLICATIONS

Compulsory voting will increase costs of conducting Local Government Elections

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications arising from this Item.

RECOMMENDATION

That the Acting Chief Executive Officer advise WALGA that this Councils position is that there should be no change to the present optional voting in Local Government until the electors of the State have been given the opportunity to consider whether compulsory voting is necessary, by the way of a State held referendum.

Simple Majority Required

RESOLUTION 194:2007/08

Moved Cr Price seconded Cr Barge

That the Acting Chief Executive Officer advise WALGA that this Councils position is that there should be no change to the present optional voting in Local Government until the electors of the State have been given the opportunity to consider whether compulsory voting is necessary, by the way of a State held referendum..

Carried 7:0

10.3.2 LGIS WorkCare – Wandering Shire Depot Amenities & Facilities

FILE REFERENCE:	3.1.3. & 1.1.10
DATE OF REPORT:	4 th July 2008
REPORT AUTHOR:	Tony Doust Acting Chief Executive Officer
SENIOR OFFICER:	Tony Doust Acting Chief Executive Officer
VOTING REQUIREMENTS:	Simple Majority
ATTACHMENTS:	Report LGIS Risk Manager – Shire Depot

BACKGROUND

As a part of the Local Government responsibilities under the Occupational Safety and Health Legislation LGIS WorkCare conducted an inspection of the Shire of Wandering Depot in relation the faculties and amenities provided for works Staff. The report identifies a number of requirements that are in need of immediate attention. These include the following:-

1. Access to water that is available in an area that is unlikely to be contaminated
2. A lunch room facility that is not exposed to contaminants and is equipped with a sink cupboard and tea/coffee making facilities as well as lockers for employees.
3. Toilet facilities that are in good condition and have hand washing facilities
4. The need to conduct a Chemical audit and staff awareness programme on the use of chemicals
5. Hazard warning signs at the entry (gate) to the depot.
6. Unrestricted entry to the depot and the need to ensure access is controlled
7. Need to reduce the problems of dust and muddy services within the depot area
8. Depot Office appears to be inadequate and insufficient storage areas.

A copy of the full report is attached.

COMMENT – GENERAL

As a result of the report received the Chief Executive Officer has a responsibility to take action to ensure any inadequacies identified under the Occupational Safety & Health Act 1984 are attended to at the earliest opportunity.

Given the extent of the facilities in need of upgrading or replacement it will be necessary for Council to provide funding in the 2008/09 Budget for these works. The Acting Chief Executive Officer is aware that the requirement for improvements at the depot has been discussed during past budget deliberations however the funding required to provide/improve facilities to the required standard, that will meet the long term need, has not been allocated at this time. The Acting Chief Executive Officer believes the best solution is to purchase a transportable unit that incorporates toilet facilities, shower, lunch/amenities room and office. The facility could be located on the northern portion of the depot site. A new effluent disposal system will be required. The likely cost is to provide a transportable building and service connections is \$50,000. A more accurate figure is being obtained for budget purposes The Shire has funding in its Land and Buildings Reserve as per the report presented to the Council in April 2008 which indicated that the balance of this reserve at 30th June 2008 would be \$410,000. The report states that there are no specific requirements for the use of the funds at that time or for the next 5 years.

STATUTORY IMPLICATIONS

Local Government Act 1995 – Financial resource required

Occupational Safety & Health Act 1984 – Safety and Health of Staff

STRATEGIC IMPLICATIONS

It is important that the Shire meets its Statutory obligations and at the same time provides its work staff with adequate facilities. The human resource of any organisation has significant impact on the outcomes achieved and it is important to provide good facilities/conditions to attract and retain reliable and competent staff.

PUBLIC CONSULTATION

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

SOCIAL IMPLICATIONS

The Health & Safety of Staff, their needs and feeling of being a part of the organisation.

FINANCIAL IMPLICATIONS

As outlined in the general comment section of this report

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications arising from this Item.

RECOMMENDATION

That provision be made in the 2008/09 Budget to undertake the works necessary to provide facilities at the Shire Depot that meet the requirements of the Occupational Safety and Health Act 1984 and the funding required to complete the works be allocated from the Land & Buildings Reserve.

Simple Majority Required

RESOLUTION 195:2007/08

Moved Cr White seconded Cr Hardie

That the meeting adjourn for lunch at 12:10pm.

Carried 7:0

The meeting resumed at 2:10pm with all those in attendance prior to the adjournment present.

RESOLUTION 196:2007/08

Moved Cr Hardie seconded Cr Barge

That provision be made in the 2008/09 Budget to undertake the works necessary to provide facilities at the Shire Depot that meet the requirements of the Occupational Safety and Health Act 1984 and the funding required to complete the works be allocated from the Land & Buildings Reserve.

Carried 7:0

10.3.3 Gravel Acquisition Policy

FILE REFERENCE:	33.1.7
DATE OF REPORT:	8 th July 2008
REPORT AUTHOR:	Tony Doust Acting Chief Executive Officer
SENIOR OFFICER:	Tony Doust Acting Chief Executive Officer
VOTING REQUIREMENTS:	Simple Majority
ATTACHMENTS:	Nil

BACKGROUND

On the 20th May 1999 Council adopted a policy agreeing to the payment for gravel acquired from private property. The policy was reviewed on the 21st October 1999. The existing policy is as follows:-

- *That gravel be purchased on the basis of a once off payment of \$750.00 per acre for a pit life of up to (2) years or by payment of a royalty of 50¢/m³ with the Shire of Wandering being responsible for all costs associated with access, winning the gravel and reinstatement of the pit.*

This matter was raised at the Council Meeting on the 17th June 2008 by Cr Price and was suggested that the rate per m³ be increased to \$1.00. It is also important to reflect the same increase in the other option of a set price per acre/hectare.

COMMENT – GENERAL

Given the difficulties in obtaining gravel most Local Governments rely entirely on acquiring their needs from private property. It is important that the amount paid to landowners is adequate to ensure that the gravel requirements can be obtained and as close as possible to the work being proposed. \$1.00 per m³ is very reasonable and needs to reflect the increasing costs incurred by landowners. The last review was in 1999. It is also proposed to increase the rate per acre/hectare on the same percentage basis.

STATUTORY IMPLICATIONS

There are no specific statutory requirements relating to the acquisition of gravel from private property when it is undertaken by agreement.

STRATEGIC IMPLICATIONS

The availability of gravel for road construction and maintenance is very important when implementing the strategic direction for the Shire's road system.

PUBLIC CONSULTATION

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

SOCIAL IMPLICATIONS

Good roads are essential element in providing access to properties and allowing community participation in the every day life/activities of rural communities

FINANCIAL IMPLICATIONS

The funding required for the purchase of gravel will be included in the budget estimates for the works requiring this commodity.

ENVIRONMENTAL IMPLICATIONS

The only impact on the environment relates to the site on which the gravel is extracted and it is important that appropriate rehabilitation programmes are included and costed in any work requiring gravel. A license/approval is required for any site requiring the removal of vegetation.

RECOMMENDATION

That the existing gravel policy be amended to read:-

That gravel be purchased on the basis of a once off payment of \$1,500.00 per acre ((\$3,750.00 per hectare) for a pit life of up to (2) years or by payment of a royalty of \$1.00/m³ with the Shire of Wandering being responsible for all costs associated with access, winning the gravel and reinstatement of the pit.

Simple Majority Required

RESOLUTION 197:2007/08

Moved Cr McNeil seconded Cr Kerr

That the existing gravel policy be amended to read:-

That gravel be purchased by payment of a royalty of \$1.00/m³ with the Shire of Wandering being responsible for all costs associated with access, winning the gravel and reinstatement of the pit.

Carried 7:0

REASON FOR VARIATION TO RECOMMENDATION

Council was of the belief the per acre rate was no longer necessary.

10.3.4 Shire of Boddington – Proposed Medical Centre/Home & Community Care Facility

FILE REFERENCE:	13.1.15
DATE OF REPORT:	8 th July 2008
REPORT AUTHOR:	Tony Doust Acting Chief Executive Officer
SENIOR OFFICER:	Tony Doust Acting Chief Executive Officer
VOTING REQUIREMENTS:	Simple Majority
ATTACHMENTS:	Nil

BACKGROUND

The Shire of Boddington have advised that one of the projects the Council is pursuing to cope with the projected increased population is a Medical Centre/Home & Community Care Facility which will be located immediately adjacent to the Boddington District Hospital and proposed Boddington Retirement Village. The Medical Centre will provide consulting rooms for two Doctors; several allied Health Specialists, including a Dentist. The provision of this facility will eliminate parking problems, improve safety, and remove the need for the use of the old Cottage Hospital by allied health specialists. The Hospital, Community Care Staff (HACC) and Community Nurse have expressed interest in operating from the proposed centre.

To date funding has been confirmed from the following sources:-

• Home & Community Care	\$320,000
• State Government Social Infrastructure Package	\$450,000
• Shire of Boddington	\$510,000

Further funding is being sought from:-

• Lotterywest	\$310,000
• National Rural & Remote Health Infrastructure Program	\$500,000
• The Regional Investment Fund	\$500,000 - \$700,000

The Shire of Boddington is seeking a letter of support from its neighbouring Local Governments for the external funding being sought, as residents from these areas will use the facilities. Funding is not been sought from the adjoining local Governments.

COMMENT - GENERAL

The project will be of benefit to the residents of Wandering and the area surrounding the Shire of Boddington. Given the projected increase in population as a result of the mining activity it is important to provide facilities that will meet the needs of the community in the future.

Council support of the project is warranted.

STATUTORY IMPLICATIONS

There are no specific statutory requirements for this proposal.

STRATEGIC IMPLICATIONS

The provision of good quality Health/Medical facilities in close proximity to the Shire of Wandering is important to meet the needs of the community.

PUBLIC CONSULTATION

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

SOCIAL IMPLICATIONS

The provision of good quality Health/Medical facilities in close proximity to the Shire of Wandering is important to meet the needs of the community.

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 supports the proposal to provide a Medical Centre/Home & Community Care Facility in Boddington, as residents from the Shire of Wandering will utilize the services to be available at the centre

Simple Majority Required

RESOLUTION 198:2007/08

Moved Cr Hardie seconded Cr White

That Council supports the proposal to provide a Medical Centre/Home & Community Care Facility in Boddington, as residents from the Shire of Wandering will utilise the services to be available at the centre.

Carried 7:0

10.3.5 Shire of Wandering Computer Network

FILE REFERENCE:	1.3.3
DATE OF REPORT:	9 th July 2008
REPORT AUTHOR:	Tony Doust Acting Chief Executive Officer
SENIOR OFFICER:	Tony Doust Acting Chief Executive Officer
VOTING REQUIREMENTS:	Absolute Majority
ATTACHMENTS:	Nil

BACKGROUND

Council at its meeting on the 21st February 2008 considered a report outlining the problems staff were having with the Computer system/network within the Shire administration office.

The report recommended that a quotation from Chisson Network Support Services, Boddington, to undertake the improvements necessary, including the installation of a server, be accepted. Council adopted the recommendation and Chisson were engaged to provide the new equipment and undertake the improvement work. Whilst the new equipment was provided and installed the network has not been operating effectively. Chisson have attempted to rectify the problems however have not been successful. A number of attempts have been made by staff to contact Chisson however messages left have not been responded to or calls not answered. Given that the office was without email and internet facilities for a number of days the Acting Chief Executive Officer made contact with the Shire President and informed him of the position and the need to engage an alternative IT support organisation for assistance. Alphawest Bunbury were engaged to visit Wandering and attend to the problems. Alphawest quickly identified the problems and staff were again able to access the internet and emails. Alphawest during this visit undertook an assessment of the network and identified that three of the Desk Top Computers were not capable of operating effectively, given that these units were installed over (5) years ago and are showing signs of registry corruption. Alphawest also indentified that the Server installed by Chisson was not capable of performing the tasks required and the memory needed to be increased from 1GB to 4GB. Other requirements include an additional Hard Drive, Tape Backup System and, Server Power Protection.

Alphawest have submitted a report including the estimated cost to provide the equipment required and install at the Shire Office. This cost is \$9,570.00 (not including GST).

Whilst the financial position with Chisson has not been determined, the Shire will have to pay for the equipment provided and some of the costs relating to the rewiring. The server provided by Chisson whilst its capacity was not adequate, Alphawest will upgrade the unit provided. It is estimated that the amount owing to Chisson for the goods supplied and works completed, is about \$4000.00.

Whilst Alphawest have the system operating, the desktop units in the Deputy CEO's office and library are not able to function. At this time the Deputy CEO is using her own laptop and the library unit is not functioning. Given this situation the Acting Chief Executive Officer has authorised the purchase of two new desktop units which will be installed as soon as they are available. The Acting Chief Executive Officer advised the Shire President of the need to take this action.

COMMENT – GENERAL

The need to have a very effective and up to date computer network system in any administration office is no longer a luxury it is an essential requirement and is similar to updating the machinery that the Shire owns to construct and maintain its roads. The Shire has a plan that it uses to changeover its plant & equipment and a similar requirement is necessary for the computer network.

The estimated new cost of the equipment that the Shire currently has and requires is about \$25,000. The estimated useful life of computer equipment is between (3) and (5) years. This cost needs to be provided for by the way of allocation to reserve each year.

Given the age of the computer equipment and that the administration staff numbers have increased, the expenditure approved in February 2008 and now proposed, amortised over the past (3) to (4) years is below the estimated annual cost.

With regard to Alphawest they are a reputable company and have the resources and expertise to provide advice and implement what is required. A number of Local Governments use Alphawest for IT Support. Funding will also be required in the budget for ongoing support throughout the year.

The Acting Chief Executive Officer recommends that Council authorise the expenditure to implement the requirements of the report from Alphawest at an estimated cost of \$10,000 and provision be made in the 2008/09 budget for this expenditure.

STATUTORY IMPLICATIONS

Local Government Act 1995 - Section 6.8 – Expenditure not included in adopted Budget

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

As the budget for 2008/09 has not been adopted any expenditure required may be incurred however it will need to be included in the budget when it is adopted. Given the nature of the expenditure it is appropriate for Council to authorise the action the Acting Chief Executive Officer has taken and wishes to take. The Shire of Wandering has a Reserve for Office Equipment and Council could transfer the funds required from this reserve for the expenditure proposed. It is recommended that a decision on this be made at the time the budget is being considered given the need to ensure adequate funding is there for the future.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications arising from this Item.

RECOMMENDATION

That Council endorses the action the Acting Chief Executive Officer has taken, following consultation with the Shire President and authorises the allocation of \$10,000 for the implementation of the proposal to upgrade the Shire Computer Network, as recommended by Alphawest.

Absolute Majority Required

RESOLUTION 199:2007/08

Moved Cr McNeil seconded Cr Hardie

That Council endorses the action the Acting Chief Executive Officer has taken, following consultation with the Shire President and authorises the allocation of \$10,000 for the implementation of the proposal to upgrade the Shire Computer Network, as recommended by Alphawest.

Carried 7:0

10.3.6 Wandering Lots 49 & 57 –Sawmill Site

FILE REFERENCE:	Ass 22
DATE OF REPORT:	9th July 2008
REPORT AUTHOR:	Tony Doust Acting Chief Executive Officer
SENIOR OFFICER:	Tony Doust Acting Chief Executive Officer
VOTING REQUIREMENTS:	Simple Majority
ATTACHMENTS:	Draft Lease DPI

BACKGROUND

Council at its meeting on the 21st June 2007 considered the following report:-

BACKGROUND

Following the closure of the Wandering Saw Mill, the land has remained vacant since the previous tenants formally vacated the site in October 2006.

On instruction from Council, correspondence was forwarded to the Department for Planning and Infrastructure registering Council's interest in acquiring the two lots (49 and 57) land for the purpose of developing as residential freehold land.

Subsequent negotiations with the Department had appeared very promising, with Landcorp advising that they were prepared to allow the Shire to develop and the Department advising that they would be prepared to sell once the formal process of determining Native Title over the site and other statutory processes had been completed.

The complicating factor in these discussions had been the finalisation of the previous lease whereby the Lessee's had been required to undertake an environmental assessment of the site after the clean up. In summary, the lessee's had disputed this requirement as it was not a provision of the lease arrangement and after a long struggle with the Department were finally able to avoid this cost.

In Council's discussions with the Department, there was obviously still concerns about the potential for contamination of the site and accordingly a verbal arrangement had been agreed whereby Council would undertake an environmental assessment of the Site, the costs of which would be deducted from the agreed valuation for the purchase of the land, assuming that the site was found to be free of any significant contamination..

Formal correspondence has now been received to this effect from the Department and as such Council is now required to commit to this process.

COMMENT

Enquiries with suitably qualified and experienced consultants who would be able to undertake the Environmental Assessment indicate that a "ballpark" figure for the Assessment would be \$40,000 to \$50,000.

Assuming the land is found to be free of contamination such a commitment would not pose any undue financial risk to Council. If contamination was found the several significant issues would arise in the development of the land, which in summary are as follows;

- 1. Costs of reinstating the land to be free of any contaminants.*
- 2. It is likely that the land could still be purchased from the State although a covenant would be placed on the land indicating that it is a contaminated site. Such a covenant would need to be removed prior to any subsequent sale of the developed lots which would incur Council in additional costs to undertake a further Environmental Assessment to in effect prove that the reinstatement works have removed all contaminants.*
- 3. Timeframe associated with all of the above, assuming that contamination has been found.*

Anecdotal evidence from the previous lessee's indicates that there is a possibility of contaminants being found on site as a result of the land being used as an unlicensed refuse site prior to their occupation of the land. It was advised that the lessee's had unearthed several contaminants during their use of the land such as car batteries, chemical containers and other similar materials. Whilst these materials would be at the lesser end of the scale in terms on contaminated materials, it does raise questions over the likelihood of the land being declared as a contaminated site during the environmental assessment process.

The question that Council needs to consider is whether the risks associated with this site are worth pursuing or whether there is other suitable land within or adjoining the Townsite that could be used for residential purposes that would be more cost effective and efficient to develop.

Further to this matter, discussions with Departmental staff on this matter raised the additional matter of Council acquiring the land adjacent to the Saw Mill site (known as the Turton Rd development). It was advised that correspondence is to be received in the near future providing an offer for Council to purchase this land.

The department indicated that in the event Council chose not undertake the assessment, it was likely that the State would undertake the assessment at some point in the future, most likely several years at best and it may be possible to recommence negotiations at that point in time, although it would be reasonable to expect that the costs of the Audit and the land itself would only increase in the ensuing period.

Several other issues associated with the Saw Mill site were raised by staff of the Department as possible impediments to the development of the land and although they are not expected to prove to be obstacles to the development, they are summarized below for the information of Elected Members;

- 1. An average lot size of 1000m² would apply to the site.*
- 2. An Outline development for the land and adjoining properties would be required by the Western Australian Planning Commission prior to subdivision.*
- 3. All contaminated site issues would need to be resolved prior to the lodgment of a subdivision application.*

COUNCIL RESOLVED on the 21st June 2007:-

That Council elect not to proceed with the purchase of Lots 47 and 59 Mill St, Wandering at this point in time and further that other possible development sites be investigated by Council.

The Chief Executive Officer on the 3rd July 2007 advised DPI of the Council's decision. On the 26th September 2007, DPI advised the Shire Chief Executive Officer that they were prepared to consider a Development Lease if the Council wished to pursue the matter. The Chief Executive Officer advised DPI that in order to allow Council to consider the lease proposal it would be necessary for a draft to be provided. On the 20th June 2008 DPI forwarded a Draft lease (copy attached) for Council consideration.

COMMENT - GENERAL

Given the timing the Acting Chief Executive Officer has not been able to consider the Draft Lease and recommend to Council the action required. It is suggested that this matter be considered by the incoming Chief Executive Officer and a report be presented to Council at its meeting in September 2008. Councillors may like to consider the lease and provide comments to the Chief Executive Officer prior to the report being prepared.

STATUTORY IMPLICATIONS

Local Government Act 1995. – Land transaction requirements.

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 the Chief Executive Officer consider the Draft Lease and report to Council at its Ordinary meeting on the 18th September 2008.

Simple Majority Required

RESOLUTION 200:2007/08

Moved Cr Hardie seconded Cr McNeil

That the Chief Executive Officer consider the Draft Lease and report to Council at its Ordinary meeting on the 18th September 2008.

Carried 7:0

10.3.7 Planning Application – Oversize Outbuilding – Lot 84 Moramocking Road Blackboy Springs Estate Wandering

FILE REFERENCE:	Ass 443
DATE OF REPORT:	9th July 2008
REPORT AUTHOR:	Tony Doust Acting Chief Executive Officer
SENIOR OFFICER:	Tony Doust Acting Chief Executive Officer
VOTING REQUIREMENTS:	Simple Majority
ATTACHMENTS:	Nil

BACKGROUND

The Owners of Lot 84 Moramocking and O’Connell Roads Blackboy Springs Estate Wandering, Cameron Maher and Wendy Konowalow, have made application to construct a shed which is in excess of the size allowed by Council’s Outbuildings Policy applicable to “Residential and Rural Residential Areas”. Council adopted the following policy on the 18th October 2007:-

“STATEMENT OF INTENT

The Shire of Wandering acknowledges that outbuildings are important component of most land developments. In order to ensure that the existing standard of development and related level of amenity currently enjoyed within the Shire is not compromised it is essential that controls are put into place to ensure that any outbuilding meets a high standard of appearance and condition.

An outbuilding is defined in the Residential Design Planning Codes of Western Australia as being;

“An enclosed non-habitable structure that is required to meet the standards of the Building Code of Australia and is detached from any dwelling.”

OBJECTIVES

Objectives of this Policy are stated as follows;

- To provide clear standards as to what constitutes an acceptable type of outbuilding on certain land types.
- To ensure that the style, materials, condition and design of an outbuilding are acceptable and in keeping with community standards.
- To provide a process for approving outbuildings.

STATUTORY COMPLIANCE

The Policy is adopted as a Town Planning Scheme Policy pursuant to Clause 2.1 of Town Planning Scheme No. 3. If there is any inconsistency between the Policy and the Scheme, the requirements of the Scheme shall prevail.

All relocated dwellings must comply with the requirements of the Building Code of Australia

Shire of Wandering Town Planning Scheme No3.
Residential Design Codes of Western Australia.
Planning and Development Act 2006.
Health Act 1911.
Building Code of Australia.

POLICY STATEMENT

The Policy applies to all proposals to construct an outbuilding on all Residential, Rural Residential and Rural land within the Shire of Wandering.

Within all Residential, Rural Residential and Rural zoned lots with an area of 2ha or less, planning approval is not required for outbuildings appurtenant to any dwelling, provided all boundary setbacks and building

separation requirements have been complied with, the building is of single storey construction, located behind any dwelling on site and provided the proposed development complies with the following:

- (a) Lot size less than 1500m².
 - (i) Zincalume construction, where the total outbuilding does not exceed 55m² in floor area;
 - (ii) Colourbond construction, where the total outbuilding does not exceed 65m² in floor area;
- (b) Lot size 1501m² to 20,000m², including Rural Zoned land with an area of 20,000 m² or less;
 - (i) Zincalume construction, where the total outbuilding does not exceed 85m² in total floor area;
 - (ii) Colourbond construction, where the total outbuilding does not exceed 120m² in total floor area;
- (c) Lot size 20,001m² to 100,000m²;
 - (i) Zincalume construction, where the total outbuilding does not exceed 85m² in total floor area;
 - (ii) Colourbond construction, where the total outbuilding does not exceed 150m² in total floor area;
- (d) Wall height of any outbuildings not to exceed 3 metres. In the case of gable floor construction, the maximum height is not to exceed 4 metres.
- (e) Prior to the considering a parapet wall construction on any boundary, the applicant will present to Council with written agreement to the same by any affected adjoining landowner.
- (f) The applicant providing the Local Government with a written undertaking that the outbuilding constructed will only be used for the purpose permitted within the zone in which it is located, under the provisions of the Scheme.
- (g) Any application for planning approval which does not comply with the above shall be referred to Council for consideration.
- (h) No planning approval will be granted for any outbuildings on any Residential zoned lot which does not contain a residence.
- (i) Setbacks from boundaries for Outbuildings
 - (i) If attached to the dwelling the setbacks for an outbuilding shall be a minimum of 1.0 metre from side boundaries with eaves not closer than 0.75 metres to a side boundary in the Rural Townsite Zone. Setback to the rear boundary shall be as specified in the Residential Design Codes for Rural Townsite zoned lots and/or a minimum of 10 metres for Rural Residential zoned land.
 - (ii) If detached from the dwelling, outbuildings shall be at least 1.8 metres clear of the dwelling with a minimum setback of 1.0 from the side boundary and 1.2 metres from the rear boundary in the Rural Townsite Zone and shall be a minimum of 10 metres rear setback in the Rural Residential Zone.”

Whilst there appears to be a conflict in the adopted policy as to the area that determines when planning approval is required, the application received is seeking approval to construct a colourbond shed (20) metres in length (10.5) metres in width ,walls (4.5) metres in height and a roof pitch of (5) metres, total floor area (210) m². This is proposal is well in excess of the size that is allowed without Council approval for properties under sections (c) and (d) of the policy. The lot size is 5.4023 ha and it is proposed to locate the shed (170) metres to the west of the Moramocking Road boundary and (35) metres from the southern boundary with the adjoining lot 83. An application to relocate the building envelope has also been received and it is the intention of the Acting Chief Executive Officer to approve this under delegated authority. The

location of the shed is within the relocated building envelope. No indication has been given as to the proposed use of the shed.

The size of the proposed shed floor area is 40% above the Council's adopted policy and the height of the walls and roof pitch are also well above the standard

Section (g) of the policy requires any application that does not comply to be referred to Council for consideration.

COMMENT – GENERAL

When considering this matter Council need to be mindful of the following issues:-

- The Statement of Intent and Objectives of the policy. Does the proposed development comply with these requirements?
- The land is located within a Rural Residential Zone and any use of the land or improvements must conform to the Shire of Wandering Town Planning Scheme. It is important that when approving a development that the use is within the permitted uses under the zoning table. This requirement can be covered by advising the applicant that the facility can only be used for the uses under the Scheme and providing details of these.
- The precedent that it sets when others want to construct outbuildings that exceed the requirements of the Council's policy.
- Is the policy to restrictive and should the requirements be reviewed to allow a large Outbuildings?

The Acting Chief Executive Officer feels that the although the proposal is outside the policy it is the maximum that should be approved for Rural Residential Areas, unless very good reasons can be provided in support of an application. It is important that the Rural Residential aspect of the area is not comprised and as it may look more like industrial with the construction of large sheds.

STATUTORY IMPLICATIONS

Shire of Wandering Town Planning Scheme No3
Town Planning Policy – Outbuildings Residential and Rural Residential Zones

STRATEGIC IMPLICATIONS

Shire of Wandering Town Planning Scheme No3
Proposed Local Planning Strategy

PUBLIC CONSULTATION

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

SOCIAL IMPLICATIONS

There may be Community concerns or complaints if Council was to vary significantly from Policies that have been adopted after being advertised inviting Public comments.

FINANCIAL IMPLICATIONS

There are no financial implications arising from this Item.

ENVIRONMENTAL IMPLICATIONS

The impact that large sheds will have on the Rural Residential aspect of the area.

RECOMMENDATION

That the planning application to allow the development of a colorbond shed (20) metres in length, (10.5) metres in width and (5) metres high at the roof pitch, on Lot 84 Moramocking Road Blackboy Springs Estate Wandering, be approved and the applicant be advised of the uses permitted in the Rural Residential Zones under the Shire of Wandering Town Planning Scheme No 3. and that the use of the shed is to be limited to these activities.

Simple Majority Required

RESOLUTION 201:2007/08

Moved Cr White seconded Cr Kerr

That the planning application to allow the development of a colorbond shed (20) metres in length, (10.5) metres in width and (5) metres high at the roof pitch, on Lot 84 Moramockining Road Blackboy Springs Estate Wandering, be refused and the applicant be advised that Council will reconsider the matter if he can supply adequate reasons why it is required.

Carried 7:0

REASON FOR VARIATION TO RECOMMENDATION

That the adopted Policy clearly outlines the development permitted and any person that wishes to exceed these requirements needs to demonstrate in writing why they require an outbuilding larger than the policy allows.

10.4 **FINANCE****10.4.1** **Shire of Wandering – Financial Statement and Accounts for Payment**

FILE REFERENCE:	10.1.16 Finance General
DATE OF REPORT:	11 July 2008
REPORT AUTHOR:	Rhona Hawkins
SENIOR OFFICER:	Tony Doust Acting Chief Executive Officer
VOTING REQUIREMENTS:	Simple Majority
ATTACHMENTS:	Statement of Financial Activity. Budget vs Actual Variance Report. 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 19th 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 30 June 2008 total \$502,650. Payments totally \$494,977 have been received to date, representing approximately 98% of the total rates revenue. Discount of \$43,697 has been applied which is over the expected budget and a total of 11 ratepayers have selected the instalment option. As at 30 June 2008 the total rates outstanding were \$7,672.90.

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 2007/08 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 June 2008 monthly financial report incorporating the Statement of Financial Activity and Budget vs Actual Variance Report.**
- 2. Endorse the Accounts for Payment as per the Payment Listing totalling \$264,040.77 Municipal Fund and \$12,427.50 Trust Fund.**

Simple Majority Required

RESOLUTION 202:2007/08

Moved Cr McNeil seconded Cr Price

That Council;

- 1. Receive the June 2008 monthly financial report incorporating the Statement of Financial Activity and Budget vs Actual Variance Report.***
- 2. Endorse the Accounts for Payment as per the Payment Listing totalling \$264,040.77 Municipal Fund and \$12,427.50 Trust Fund.***

Carried 7:0

10.5 ENVIRONMENTAL HEALTH OFFICER'S/ BUILDING INSPECTOR'S REPORT**10.5.1 Environmental Health Officer's Report – June 2008**

Nil.

10.5.2 Building Inspector's Report – June 2008

Nil.

11. ELECTED MEMBERS' ROADWORKS REPORTS**11.1.1 Cr Price: Graders**

Cr Price enquired as to where the Graders are operating. The Acting Chief Executive Officer was not able to provide the information at that time.

11.1.2 Cr McNeil: Codjatowne-Hastings, Kubbine, Dwarda East

Cr McNeil advised the Postal Officer has reported difficulty travelling along Codjatowne-Hastings, Kubbine and Dwarda East Roads and they require grading.

11.1.3 Cr McNeil: Rick Road, East of Treasures Dam

Cr McNeil requested attention be given to Ricks Road (east of Treasure's dam). The wind rows along each side of the road are causing problems with water runoff.

12. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

13. NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF MEETING**13.1 Main Roads WA – Bridge No 4251 Fourteen Mile Brook Road (Hotham River).**

FILE REFERENCE:	33.1.5.16 Bridge 4251
DATE OF REPORT:	15 July 2008
REPORT AUTHOR:	Tony Doust Acting Chief Executive Officer
SENIOR OFFICER:	Tony Doust Acting Chief Executive Officer
VOTING REQUIREMENTS:	Simple Majority
ATTACHMENTS:	Main Roads Bridge Reports (in part) 2006 & 2008

BACKGROUND

Correspondence has been received from Main Roads WA, advising that a recent inspection of Bridge No 4251 on the Fourteen Mile Brook Road, over the Hotham River, has required a capacity assessment as a result of an inspection undertaken in October 2006 and again in April 2008. A report was received by the Shire Office on the 19th November 2006 outlining the routine and specific maintenance required in order to maintain the structural integrity and extend the life of the structure. The report received in November 2006 was included in the Council's Information Bulletin for the Council Meeting held on the 21st December 2006. It would appear that no action was taken on the items requiring maintenance, at that time.

The Main Roads advised on the 14th July 2008 that the capacity assessment calculations show that the bridge should have a (3) tonne load limit unless temporary repairs are carried out. A copy of the relevant sections of both reports, are attached.

The Main Roads have suggested the following temporary repair option:-

- The inspection report indicates that the LHS edge halfcaps of many piers are heavily rotted and the lack of support for the outside stringers, govern the load capacity of the structure.
- It is recommended that these half caps should be replaced as a matter of priority. This work is being considered for possible funding on the 2009/10 Bridge Maintenance Programme.
- An alternative (and considered the best short term solution) would be to install a false kerb to the section of road above the halfcap ends to minimize live load effects on the structurally deficient members. The false kerbs can be either timber or concrete. Cones are not suitable as they are readily run over and destroyed.
- The useable width of the bridge would be reduced by 1.00 Metre to 3.2 metres.

Main Roads request that the Shire considers if there are any pertinent factors or issues that should be considered in assessing whether this bridge should be load restricted. Issues that are considered relevant include school bus routes, the lack of alternative routes, heritage value of the structure and local government opposition.

At the present time the structure is used by a few heavy haulage single trip permit vehicles and potentially the following heavy haulage period permit vehicle i.e. 2-axle Special Purpose vehicles, Class 1 Extra mass Vehicles, Class 1 43t Truck Crane and Class 2/3 Restricted access Vehicles, Network 2-4.

Main Roads have requested that the action proposed be determined and they be advised by 25th July 2008.

COMMENT - GENERAL

This bridge is the responsibility of the Shire of Wandering and it is suggested that the temporary repairs be implemented and the pavement of the bridge be reduced to 3.2 Metres with the installation of false kerb. Main Roads be requested to include the bridge in the 2009/10 Bridge maintenance programme.

STATUTORY IMPLICATIONS

Local Government Act 1995.

STRATEGIC IMPLICATIONS

The continued unrestricted use of the bridge is important and every effort should be made to ensure that a load limit is not place on the bridge for any length of time.

PUBLIC CONSULTATION

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

SOCIAL IMPLICATIONS

The continued unrestricted use of the bridge is important and every effort should be made to ensure that a load limit is not place on the bridge for any length of time.

FINANCIAL IMPLICATIONS

As an inspection of the site has not been undertaken at the time of preparing this report. The estimated cost to install a false kerb will be included in the 2008.09 budget.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications arising from this Item.

RECOMMENDATION

That Main Roads be advised that Council has agreed to undertake temporary repairs by installing a false kerb as recommended and that Bridge No 4251 on the Fourteen Mile Brook Road Wandering be placed in the 2009/10 Bridge Maintenance Programme for the work required to rectify the structural deficiencies.

Simple Majority Required

RESOLUTION 203:2007/08

Moved Cr McNeil seconded Cr Price

That Main Roads be advised that Council reluctantly agrees that a load limit be placed on the bridge, however prefer a five (5) tonne load limit in lieu of a three (3) tonne load limit to allow the continued use by the school bus, are not in favour of a false kerb as it would not be readily accepted by residents of the Shire of Wandering and that Bridge No 4251 on the Fourteen Mile Brook Road Wandering be placed in the 2009/10 Bridge Maintenance Programme for the work required to rectify the structural deficiencies.

Carried 7:0

13.2 Sale of Land – Lots 111 Humes Way and 107 Dunmall Drive Residential Subdivision

FILE REFERENCE:	2.1.4 (Sale of Land)
DATE OF REPORT:	15 th July 2008
REPORT AUTHOR:	Tony Doust Acting Chief Executive Officer
SENIOR OFFICER:	Tony Doust Acting Chief Executive Officer
VOTING REQUIREMENTS:	Simple Majority
ATTACHMENTS:	Nil

BACKGROUND

At the Ordinary Council Meeting of 15th March 2007, Council resolved accordingly in regards to the disposal of the newly created residential lots within the Dunmall Dve, Wandering :-

That Council;

- 1. Retain Lots 128, 110 and 116 for future staff housing or other strategic purposes, as denoted on the attached plan of subdivision.*
- 2. That Council seek quotations for the auction of the lots identified for sale, in accordance with the Purchasing Policy adopted at this Meeting (see item 10.3.6).*
- 3. That the date for the auction of the Lots be set for Saturday 26th May 2007.
Carried 7:0”*

At the Auction, held on Saturday 30th June 2007, seven lots (Lots 105, 106, 107, 108, 109, 111 and 119) were sold. Consequently, the unsold lots were listed for sale, for which Offers were received and accepted and sold by private treaty .The following lots have been sold or in the process of being sold by private treaty, (lots 127, 132, 103, 104, 133, 122, 112, 134, 114, 129, 130 and 131. The sale of Lots 107, 111, 108 and 109 either did not proceed and/or the deposit was forfeited.

In addition to the above, offers have been received for the following lots:-

- Lot 107 Dunmall Dve G J Cook \$85,000
- Lot 111 Humes Way C & LA Smith \$85,000

These offers have been accepted by the Shire President and Chief Executive Officer subject to advertising of the proposed disposal in accordance with the provisions of the Local Government Act and subsequent endorsement by Council after the consideration of any public submissions received.

Assuming Council chooses to accept the recommendation to approve these sales, four of the original twenty two lots available for sale will be unsold. This number includes two lots that were sold at the Auction and subsequently the deposits paid were forfeited and the Shire has now received these funds.

COMMENT – GENERAL

The action taken with these offers is as per the past procedure.

It is recommended that Council approve the action taken and authorise the sale proceed subject to no adverse comments being received.

STATUTORY IMPLICATIONS

The Local Government Act 1995 prescribes the process by which a Local Government is able to dispose of land. The Shire of Wandering has complied with all these statutory obligations and other than the requirement to accept the sale by an absolute majority decision of the Council, there is no legal impediment to selling the lots as per the terms and conditions of the sale.

STRATEGIC IMPLICATIONS

The Shire of Wandering is currently undertaking the preparation of a Strategic Plan. This development is in keeping with the strategic decision taken by Council some years ago to purchase and develop land to cater for future growth by ensuring that there was an adequate supply of land suitable for residential, commercial and industrial development.

PUBLIC CONSULTATION

The above proposed sales have been advertised in accordance with the provisions of the Act, with public submissions regarding the proposal required to be submitted no later than 4.00pm on Wednesday 6th August 2008. It is proposed that Council approve the proposed sale subject to no adverse public comment being received. In the event a submission is received objecting to the proposed sale, the matter will be referred back to Council for further deliberation.

SOCIAL IMPLICATIONS

The development of these Lots was a strategic initiative of the Wandering Shire Council to promote population and economic growth within the Shire. The sale of these lots to private owners will result in additional population which in turn will generate higher levels of growth from both an economic and social perspective.

FINANCIAL IMPLICATIONS

The Council consider a report at its meeting on the 17th April 2008 with regard to the anticipated profit and use of these funds and made a determination.

ENVIRONMENTAL IMPLICATIONS

All environmental considerations relating to this development were addressed at the time of obtaining subdivision approval.

RECOMMENDATION

It is recommended that Council, subject to no adverse public comment being received regarding the offers received and proposed sales;

- 1. Accept the offer of \$85,000 for the purchase of Lot 107 Dun mall Drive, Wandering from G J Cook.**
- 2. Accept the offer of \$85,000 for the purchase of Lot 111 Humes Way, Wandering from C & LA Smith.**

Absolute Majority Required

RESOLUTION 204:2007/08

Moved Cr McNeil seconded Cr Price

That Council; subject to no adverse public comment being received regarding the offers received and proposed sales;

- 1. Accept the offer of \$85,000 for the purchase of Lot 107 Dunmall Drive, Wandering from G J Cook.***
- 2. Accept the offer of \$85,000 for the purchase of Lot 111 Humes Way, Wandering from C & LA Smith.***

Carried 7:0

14. QUESTIONS & DISCUSSIONS WITHOUT RESOLUTIONS**14.1.1 Watts Street Commercial Development**

The Acting Chief Executive Officer advised that Mr Sheppardson has plans however is still to obtain costings for the development and respond to the letter sent to him on 11 June 2008.

The Feasibility Study is progressing well and the Consultants will meet with the Acting Chief Executive Officer on Monday, 21 July 2008.

14.1.2 Industrial Subdivision

Application has been submitted to the Local Government Regional Development Scheme for Headworks funding and the Committee will meet in September 2008. A meeting with the Minister, Hon Kim Chance has been arranged by Max Trenorden for Friday, 29 August 2009. The Chief Executive Officer, Shire President and Deputy President will attend.

14.1.3 Administration Building Upgrade

Following the meeting with the Architect the Acting Chief Executive Officer has been advised that preliminary sketch plans should be available by the week ending 25 July 2008.

The Chief Executive Officer Peel Development Commission has advised that \$100,000 from the BGM Social Infrastructure Program for Office/Administration Building Expansion has been approved.

14.1.4 Extracts Road

The Acting Chief Executive Officer has written to Mr Densham confirming that the Shire will not be proceeding with the offer made to assist with the relocation of the existing fence and suggested road widening and that minor works will be undertaken on Extracts Road.

14.1.5 Opening of New Fire Shed

The Acting Chief Executive Officer has advised that the Brigade would like to hold the official opening on Saturday, 25 October 2008 at midday. Council has agreed to supply refreshments and a sausage sizzle. Invitations should be sent to Terry Waldron, Max Trenorden and FESA representatives.

14.1.6 Multi-tyred Roller

The Acting Chief Executive Officer has advised that there is a significant problem with the transmission cooler. The cost of a new one is \$13,000 or a second hand \$5,800 plus installation costs. The Works Supervisor has been advised to proceed with the purchase and installation of a second hand unit.

14.1.7 Trucks on Footpaths

The matter of trucks continually being parked on footpaths was raised as there is concern for potential damage. The Acting Chief Executive Officer will investigate the matter.

14.1.8 Local Government Week – WALGA Annual Meeting, Agenda Items

Cr Price raised the following items that have been included on the Agenda for discussion and voting by delegates:

- Sustainability: “The Journey - comment from Sandstone and Dardanup.
- To exclude Local Governments from the Bushfires Act .
- Capital Improvement Value – Rating alternative

15. INFORMATION BULLETIN



COUNCILLORS INFORMATION BULLETIN – JULY 2008

INDEX

1. **Chief Executive Officer's Information Report**
 - 1.1. Planning Approvals issued by the CEO using Delegated Authority from Council
 - 1.2. Planning and Subdivision decisions received from the Western Australian Planning Commission
 - 1.3. Wandering Primary School Newsletters
 - 1.4. WALGA Info notes June/July 2008
 - 1.5. Western Australian Local Government Grants Commission 2008/09 Notional Grants
 - 1.6. Waste Authority – Waste Avoidance and Resources Recovery Levy Regulations
 - 1.7. WALGA Local Government News Issues 23,24,25, & 26
 - 1.8. Municipal Waste Advisory Council June 2008 Information Bulletin
 - 1.9. Shire of Cuballing "Cuby News"
 - 1.10. Western Australian Local Government Association State Roads Supplementary Funding
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 Files)**

In accordance with the Delegated Authority issued by Council to the Chief Executive Officer (Item 5.2.4 20 June 1996 and 9.1.1 15 May 1997), the following Planning Approvals have been issued for the period 12th June 2008 to 11th July 2008.

1. Relocated Transportable Dwelling in Rural Residential Area.
Lot 80 Moramocking Road "Blackboy Springs Estate".
Owner George Boulazeris

1.2 **Planning and Subdivision decisions received from the Western Australian Planning Commission (Property Files)**

The following decisions have been received from the Western Australian Planning Commission during the period June/July 2008. A copy of the correspondence is available on request from the Chief Executive Officer.

1. Subdivision of Lot 26562 Albany Highway North Bannister (application 126562) supported by Council at its meeting on 20th March 2008 subject to conditions. The conditions 2, 3 and 4 of the Councils approval have been include in the approval. Council's condition 1 has been considered and Main Roads will be required to consider the matter of access to Albany Highway from the lots front this road.

1.3 **Wandering Primary School – Newsletters 13th & 27th June 2008 (8.1.1)**

Topics included are:

- Stars of the Week (Awards).
- Town Park Development.
- Red Nose day
- Banner in the Terrace Competition.
- Williams Carnival .
- Undercover Area Completed
- Dress Code

1.4 **WALGA – InfoNotes June/July 2008 (Various Files)**

Information Notes received from WALGA since the last Council Agenda are summarised below for the information of Elected Members.

- WA Seatbelt Legislation and Requirements
- Draft State Natural Resource Management Plan
- MOU between Local Government and Other Agencies – Joint Bushfire Operations
- Gas Crisis
- ALGA National Local Roads and Transport Congress
- Review of Native Vegetation Clearing Legislation
- Regional Development Funding Program Inquiry

1.5 **Western Australian Local Government Grants Commission – 2008/09 Notional Grants (12.1.1)**

The Chairman of the Commission advises that the Notional assistance Grants for 2008/09 will be \$178,988 local road funding, \$152,776 general purpose funding and \$26,000 special project funding (Bridges). The Shire received the following in 2007/08 \$172,269 local road funding and \$140,948 general purpose funding. No funding was received for special projects is 2007/08.

1.6 **Waste Authority – Waste Avoidance and Resource Recovery Levy Regulations 2008 (13.1.6)**

The above regulations bring into force new charges that relate to landfill. At this time there are several categories of levies that require further consideration during the next six months. At the present time large non metropolitan regions are not within the landfill levy regime.

- 1.7 **WALGA Local Government News Issues 23,24,25 & 26 (File 18.1.32.2)**
- Vacancies on Boards and Committees
 - Local Government Convention Deadline
 - Advertising
 - Compulsory Voting in Local Government Elections
 - Stand Down Provisions
 - Training Updates
 - Energy Procurement
 - Draft Natural Resource Management Plan
 - Voting Registration at WALGA AGM
 - Workplace Solutions Recruitment NZ & South Africa
 - Draft Dust Guidelines
 - Daytime Sprinkler Bans
 - On the Fringe Community Development Workshops
 - Governors Prayer Breakfast
 - WA local Government Grants Commissioners – Nominations for Vacancies
 - Local Government Convention Plenary & Concurrent Session Changes
 - Local Government Tax Service
 - Waste & Recycle Conference 2008
 - Environmental Protection & Heritage Council Tyre Submission
 - ICWA Road Safety Awards Nominations
 - Federal National Resource Management Funding
 - Renewal of the State Crime Prevention Strategy
 - WALGA Meeting with Minister for Climate Change
 - Native Vegetation Clearing Review
 - Universal Beach Access – Good Practice Guide
 - Review of Disability Services Act 1993
 - National Mainstreet Conference 2009
 - LIWA Aquatics Annual Conference
 - South West Biodiversity Project Target Grants Awarded
- 1.8 **Municipal Waste Advisory Council – June 2008 Information Bulletin (File 18.1.3)**
The monthly information bulletin include details of recent activities undertaken or planned by the MWAC.
- 1.9 **Shire of Cuballing – “Cuby News” – July 2008 (File 7.1.3)**
The latest edition of the “Cuby News” has been received from the Shire of Cuballing. A copy of the newsletter is available on request.
- 1.10 **Western Australian Local Government Association State Roads Supplementary Funding (File 12.1.4)**
The Association provides details of Special Funding arrangements available to local Government as a contribution towards the cost of repairs to any part of the local road network that sustains damage because of an abnormal event or natural disaster. The funding and amount will depend on whether the abnormal event has been declared a Natural Disaster. Further information is available on request to the Chief Executive Officer
2. **ENVIRONMENTAL HEALTH OFFICER'S REPORT/BUILDING SURVEYOR'S REPORT (13.1.2) (2.2.4)**
- Environmental Health Officer/ Building Surveyor's Activity Report**
Nil
- 2.1 **Environmental Health**
Nil

Septic Tank Approvals

Nil

Food Premises Inspections

Nil

Other Environmental Health Matters

Nil

Building Surveyor

Nil

Building Inspections

Nil

Building Approvals

Nil

General Matters

Nil

3. **STAFF**3.1 **Leave and Overtime Report – June 2008.**

Leave taken for months of June is as follows:

LEAVE TYPE	HOURS
Annual Leave	Nil hours
Sick Leave	43 hours
Bereavement Leave	Nil hours
Long Service Leave	Nil hours
Leave Without Pay	0.5 hours
Overtime	13.5 hours

4. **WORKS REPORT** – 11 June 2008 to 8 July 20084.2 **Construction**

No construction has been undertaken this month.

4.3 **Maintenance**

Guide posts have been straightened replaced and re erected on various roads. Branches and debris have been removed from various roads. Culverts have been checked in various areas for blockages and flow.

Maintenance carried out on machinery and plant this month included;
 WD6, Mitsubishi Canter Crewcab, globes replaced, repair to exhaust mount.
 G2, Cat 120H Grader, 10,000hr service.
 RL1, Moore Multi Tyred Roller, repair to drawbar.
 RL2, Multipac VP200 multi tyred roller, 7,500 hr service.

Bitumen patching

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

Maintenance Grade

Maintenance grading has continued in the last month, roads maintained include, Bannister Rd, Mission Rd, White Rd, Monk Rd, Mooterdine Loop Rd, Noombling Norrine Rd, North Wandering Rd, Kubbine Rd, Fourteen Mile Brook Rd, Watts Rd, York Williams Rd and Dwarda East Rd.

Signs

Signage for school bus stops on North Wandering Rd, O'Connell Rd, Dwarda East Rd and Blackboy Gully Rd have been erected. The 'Fire Station' sign has been erected on the wall of the Wandering Fire Station.

Depot

Delivery of the new Isuzu FVZ1400 (T2), six wheel tip truck.

Town

Mowing and general tidy up of the town area has been completed this month. Spraying of weeds and ants has commenced in parks and reserves and around the administration building. A general cleanup of the cemetery was conducted in conjunction with a grave excavation.

Next Jobs

Box culvert installation. Maintenance grading. Pruning.

4.4 **Private Works**

Two abandoned vehicles have been removed to storage, a 150mm pipe was trenched across Fourteen Mile Brook Rd and 4m³ blue metal has been delivered.

4.5 **Fuel Quotes (11.1.1)**

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

24th June 2008**Diesel**

Cooper and Dysart Pty Ltd did not quote

Great Southern Fuel Supplies did not quote

Fuel Distributors of WA \$1.837

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

Unleaded

Cooper and Dysart Pty Ltd did not quote

Great Southern Fuel Supplies did not quote

Fuel Distributors of WA did not quote

An order for 800 litres was issued to Fuel Distributors of WA.

4.6 **Traffic Counts**

No traffic data has been collected this month.

4.7 **Roadwork's Requests Received**

Nil

4.8 **Councillors Roadwork's Requests from Previous Meeting/s****Cr Hardie: Bannister Road**

Cr Hardie advised she has received many complaints that the Bannister Road was only equivalent to a 4wd track during the recent storms.

Action - Road graded.

Cr Hardie: Road Signs Stevens Road

Cr Hardie queried whether the road sign has been replaced on Stevens Road.

Action – Sign ordered.

Cr Kerr: George Road

Cr Kerr advised George Road was graded and restored after a Combine had ripped it up, however the same thing has occurred and it needs repairing again. It is possible the problem is a result of the same person and the matter needs to be investigated.

Action – Road graded. (Note no action can be taken about the possible offender unless substantiated information is provided to the CEO).

Cr Price: Dwarda East Road

Cr Price mentioned the Dwarda East Road was fairly potholed. Cr Price was advised the works crew will commence grading shortly.

Action – Road graded.

Cr Barge: North Wandering Bannister Road

Cr Barge advised there are potholes in the bitumen new work on North Wandering Bannister Road.

Action – Potholes repaired.

Cr McNeil: Monk Road

Cr McNeil suggested a zebra sign may need to be considered near the Monk and Carabin Road bend.

Action – Councillors did not believe this was warranted given the very limited road use.

Cr White: Sign Mission Road

Cr White advised there is a sign missing at Mission Road and requested it be replaced.

Action – Sign ordered

5. PLANT REPORT

- 5.1 **Caterpillar 12H 3306 6NC25698 Grader** – WD.483 – G1 – 5,490hrs (110 hrs for month)
- 5.2 **Caterpillar 120H Grader (Serial No 2AN0039)** – WD.300 – G2 – 10,053hrs (91 hrs for month)
- 5.3 **Isuzu FVZ1400 Tandem Axle Truck** – WD.458 – T1 – 18,794km (45kms for month)
- 5.4 **Isuzu FVZ1400 Tandem Axle Truck** – WD.355 – T2 – 999km (270kms for month)
- 5.5 **Mitsubishi FE649EWSRFAA Crew Cab Truck** – WD.6 – 114,186km (2,603kms for month)
- 5.6 **Caterpillar 924G Loader** – WD.118 – L1 – 504hrs (8 hrs for month)
- 5.7 **John Deere 6510 Tractor** – WD.229 – TC1 – 3,226hrs (71 hrs for month)
- 5.8 **Multipac VP200 SP Roller (Serial No 1447)** – WD.182 – RL2 – 7,565hrs (82 hrs for month)
- 5.9 **Caterpillar CS-563E Roller (Serial No ASA00505)** – WD.219 – RL4 – 635hrs (0 hrs for month)
- 5.10 **Statesman Sedan** – 0.WD – 8533kms (2116kms for month)
- 5.11 **Toyota Hilux 3.0D LN167R 4 x 4 Utility** – WD.487 – 161,902kms (1,256kms for month)
- 5.12 **Isuzu FSS Wandering Town 2.4B Fire Truck** – 1CPF913 – 1,362 km (0kms for month)
- 5.13 **Isuzu FSS500 Fire Truck (VIN J202129)** – WD.475 – 81,355km (0kms for month)
- 5.14 **Hustler Mini Z Zero Turn Mower (Serial No 7070336)** - 27 hrs (4 hrs for month)
- 5.15 **Davleco Vib Steel Drum Drawn Roller/Lister HR3** – WD.598 – RL3 – 105 hrs (0 hrs for month)
- 5.16 **Other**
 - Moore Multi Tyred Drawn Roller** - RL1
 - Stihl 009AV, 034AV @ 039AV Chainsaws, Whipper Snipper**
 - Sewell B200 Road Broom**
 - Drag**

6. OUTWARD CORRESPONDENCE

Date	Addressee	Subject
13/06/2008	Lynleigh Gordes	Building Application
17/06/2008	George Boulazeris	Building Application
17/06/2008	Mayenclan Contracting	Inv 2253
17/06/2008	Robert Pfau	Inv 2252
18/06/2008	Interim Rates Notice	Settlements Agents
19/06/2008	Ron Hemery	Building Receipt
20/06/2008	Jamusan Enterprises	Building Receipt
20/06/2008	Jamusan Enterprises	Add new account authorization
20/06/2008	Hotham Catchment Landcare	Inv 2256
20/06/2008	Cameron Maher	Request building application
23/06/2008	Bruce Dowsett	Cheque
23/06/2008	Mr N Travers	Building Application
23/06/2008	Mr G Cheesewright	Building Application
23/06/2008	Mr D Stredwick	Building Application
23/06/2008	Dryandra Country Visitor Centre	Financial Support
23/06/2008	CWA Melanie Gunston	Return of funds
23/06/2008	WA Country Builders	Planning Application Lot 11 Albany Hwy Relocation of Building Envelope-Lot 90 Blackboy Springs
24/06/2008	Wilding Passmore	Sale of Lot 119 Dunmall Dr
24/06/2008	Combined Property Settlements	Change of registration details
25/06/2008	ATO	Renewal Quotations
25/06/2008	LGIS Insurance Broking	BGM Expansion
25/06/2008	Peel Development Commission	Interim Rates
25/06/2008	K Hayes	Application to relocate Building Envelope
1/07/2008	G Boulazeris	Certificate of contribution
1/07/2008	LGIS Insurance Broking	Agreement Acceptance
1/07/2008	Alphawest	Appointment of EHO
1/07/2008	Department of Health	Waste Recycling
1/07/2008	Avon Waste	Townsite expansion 100119
2/07/2008	Gray & Lewis	WAPC 136501 Construction of road to access building application
3/07/2008	Mr John Whitely	building application
3/07/2008	Phoenix Shutdown Services	building Lot 54 White St
4/07/2008	R DeFonsa	ESL
4/07/2008	FESA	Application for Planning Approval
8/07/2008	George Boulazeris	

16. MEETING CLOSURE

There being no further business, the Chairman closed the meeting at 5:45pm.

These Minutes were confirmed by Council at the Ordinary Council Meeting on 21 August 2008.

CR B E DOWSETT, Chairman