



**Minutes of the Ordinary Meeting of the Wandering Shire  
Council held in the Council Chamber on Thursday,  
18<sup>th</sup> December 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. 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**

Nil

**6. APPLICATIONS FOR LEAVE OF ABSENCE**

Nil

**7. CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS**

**7.1 20th November 2008 Ordinary Meeting of Council.**

Minutes from the Ordinary Meeting of 20<sup>th</sup> November 2008 have been circulated to Elected Members.

**RECOMMENDATION**

It is recommended that the Minutes of the Ordinary Council Meeting held on 20<sup>th</sup> November 2008 be confirmed.

Simple Majority Required

**RESOLUTION 248:2008/09**

*Moved Cr Hardie seconded Cr McNeil*

*That the Minutes of the Ordinary Council Meeting held on the 20<sup>th</sup> November 2008 be confirmed subject to the amendment of Cr White being in attendance.*

*Carried 7:0*

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

Nil

**9. PETITIONS, DEPUTATIONS & PRESENTATIONS**

Nil

**10. REPORTS****10.1 DELEGATE'S REPORT****10.1.1 Attendance of Cr Hardie at the Dryandra Visitor Centre Meeting**

Cr Hardie attended the Christmas function for the Dryandra Visitor Centre and reported that visitor numbers are up on previous year.

**10.1.2 Attendance of Cr Hardie at the Hotham Way Tourist Committee Meeting**

Cr Hardie advised she was unable to attend the last meeting.

**10.1.3 Attendance of Cr Dowsett at the Year 7 Graduation Dinner**

Cr Dowsett reported that he enjoyed a pleasurable evening at the Year 7 Graduation Dinner.

**10.1.4 Wandering Primary School Presentation Evening**

It was reported that there was no Council representation at the School Presentation Evening and no one available to present the Shire's Book Award. Discussion took place regarding this oversight and it was agreed that steps will be taken to ensure Council is represented at the 2009 presentation.

**10.2 COMMITTEE REPORTS****10.2.1 Audit Committee Report**

A teleconference with the Shire's Auditor, Mr Paul Chabrel of Butler and Settineri Pty Ltd, was conducted this morning. Mr Chabrel commented that the Shire had a healthy financial position which was driven by the sale of land and an increase in grants and subsidies due mainly to the FESA Fire Truck grant. Net assets have increased and once again due mainly to the Fire Truck purchase. He made particular note of the fact the Shire had no debt and that the cash in the bank was very healthy and on budget even though the transfer to reserves had not occurred. Further comments can be found in the Audit Committee Meeting Minutes.

**RESOLUTION 249:2008/09****Moved Cr Kerr seconded Cr White****That the comments by the Auditor be noted and that Council adopts the Annual Financial Statements as presented.****Carried 7:0****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.

<b>Date</b>	<b>Purpose</b>
5 December 2008	Financial Assistance Agreement - Community Facilities Grants Program – Construction of Public Toilet Facilities

**RECOMMENDATION**

That Council acknowledges the action of the Shire President and the Chief Executive Officer in affixing the Common Seal to the documents listed above, in accordance with Resolution 239:2008/09.

**Simple Majority Required****RESOLUTION 250:2008/09****Moved Cr White seconded Cr McNeil****That Council acknowledges the action of the Shire President and the Chief Executive Officer in affixing the Common Seal to the documents listed above, in accordance with Resolution 239:2008/09.****Carried 7:0****10.3.1 Lot 9500 Turton Road – Offer to Purchase**

<b>FILE REFERENCE:</b>	28.1.1.1
<b>DATE OF REPORT:</b>	8 December 2008
<b>REPORT AUTHOR:</b>	CEO
<b>SENIOR OFFICER:</b>	CEO
<b>VOTING REQUIREMENTS:</b>	Simple Majority
<b>ATTACHMENTS:</b>	Correspondence Received

**BACKGROUND**

The CEO recently met with Mr Ross Williamson representing the owners of Lot 9500. Mr Williamson expressed a desire to sell the land to Council and was requested to provide details of his proposal.

**COMMENT – GENERAL**

Mr Williamson subsequently wrote to Council and the correspondence received is attached for Council's information. A map of the approved subdivision will be available at the meeting.

The conditions of subdivision could be considered standard conditions for a development of this nature but no details of the cost of satisfying the conditions are known nor could be estimated as far as those relating to utility providers are concerned. There could be substantial costs incurred in satisfying the conditions which could adversely affect the financial viability of the project.

Although there has been a noticeable reduction in the amount of enquiry for land in the area (presumably because of the general economic downturn) it is a strategic parcel of land as far as

development of the Wandering town site is concerned and Council may see some value in “land banking” the lot with a view to developing the land at some time in the future.

### STATUTORY IMPLICATIONS

Local Government Act 1995.

### STRATEGIC IMPLICATIONS

There are strategic implications arising from this Item in the context of the future development of Wandering.

### PUBLIC CONSULTATION

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

### SOCIAL IMPLICATIONS

There are no immediate social implications arising from this Item although the extension of the town in this direction will require additional facilities to be provided in the longer term.

### FINANCIAL IMPLICATIONS

There are both short and long term financial implications arising from this Item. The development costs would need to be established and a financial plan developed for the entire project. Given that there are a substantial number of lots in the subdivision it would take some years to sell all of them and there would be holding costs associated with the development.

### ENVIRONMENTAL IMPLICATIONS

There are no environmental implications arising from this Item that are not included in the conditions of subdivision.

### RECOMMENDATION

**That Council consider the offer to purchase Lot 9500 Turton Road.**

**Simple Majority Required**

#### ***RESOLUTION 251:2008/09***

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

***That Council expresses an interest in the acquisition of Lot 9500 Turton Road but is not able to purchase the land at this time and will reconsider its position during the preparation of the 2009/10 Budget.***

***Carried 7:0***

#### **10.3.2 Tenders – 01 & 02 08/09 – Grader & Roller**

**FILE REFERENCE:** 22.1.1  
**DATE OF REPORT:** 8 December 2008  
**REPORT AUTHOR:** CEO  
**SENIOR OFFICER:** CEO  
**VOTING REQUIREMENTS:** Simple Majority  
**ATTACHMENTS:** Nil

## BACKGROUND

Provision was included in the current budget for replacement of Council's 120H Grader and Multipac rubber tyred roller. As a consequence of an inspection of these items of plant tenders were called.

## COMMENT – GENERAL

Advertisements were placed in The West Australian newspaper calling tenders for the trade-in and replacement of these plant items.

Tenders close at midday on 15 December 2008 and details will be tabled for Council's consideration at the meeting.

## 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 consider tenders received for the trade-in and replacement of its 120H Grader and Multipac Roller.

Simple Majority Required

### **RESOLUTION 252:2008/09**

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

- 1. That the CEO ensures that all tenders are valid until 31/01/2009.***
- 2. That a committee comprising Councillors Dowsett, Price, White, McNeil and Barge be appointed to inspect the tendered plant and be delegated authority to accept a tender.***
- 3. That the plant to be inspected be the Volvo and Caterpillar Graders and Volvo, Multipac, Bomag and Amman Rollers.***

***Carried 7:0***

**RESOLUTION 253:2008/09**  
**Moved Cr Hardie 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.

### 10.3.3 Works Depot – Transportable Building

**FILE REFERENCE:** 2.1.3  
**DATE OF REPORT:** 8 December 2008  
**REPORT AUTHOR:** CEO  
**SENIOR OFFICER:** CEO  
**VOTING REQUIREMENTS:** Simple Majority  
**ATTACHMENTS:** Three quotations

#### **BACKGROUND**

It was identified by Council's insurers that facilities at the Depot required upgrading to ensure Council met its occupational health and safety obligations. A provision to provide a suitable building at the Depot was included in the 2008/09 budget.

#### **COMMENT – GENERAL**

Three quotes were obtained from manufacturers of transportable buildings. A copy of the quotes obtained is attached.

The supply and standard of second hand buildings was also assessed but the buildings were either decrepit, unsuitable for Council's purpose or, although second hand, were of near new price. On that basis a purpose designed and built structure was seen as the best alternative.

Additional to the prices in the attached quotations will also be the cost of transport, footings, electrical connection and new septic tanks and leach drains. These costs are as yet not known.

#### **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. All costs are expected to be contained within the budget allocation of \$50000. Any cost overruns will be recouped from the Reserve Fund.

**ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications arising from this Item.

**RECOMMENDATION**

**That the quotation from Arrow Manufactured Building of \$36,723 be accepted.**

**Simple Majority Required**

***RESOLUTION 254:2008/09***

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

***That the quotation from Arrow Manufactured Building of \$36,723 be accepted.***

***Carried 7:0***

**MANUFACTURED BUILDINGS**

NEW – USED – HIRE

**ARROW HOLDINGS PTY LTD**  
**HIGHWAY, KENWICK 6107**

**HEAD OFFICE / DISPLAY****1700 ALBANY****PO BOX 277****PHONE: (08) 9459 3099****FACSIMILE: (08) 9459 9762****MADDINGTON WA 6989**

ACN. 008 749 568

ABN. 24008 749 568

EMAIL:

[arrowh@aapt.net.au](mailto:arrowh@aapt.net.au)To: **WANDERING SHIRE**Email: [Ceo@wandering.wa.gov.au](mailto:Ceo@wandering.wa.gov.au)Attention: **Greg Power**Phone: **08 9884 1056**Date: **28<sup>TH</sup> NOVEMBER 2008**From: **HARRY ZAURS**Pages: **3****Q3113 Rev 1**Re: **QUOTE (A) PURCHASE NEW 12M X 4M OFFICE LUNCHROOM & TOILET**

We thank you for the opportunity to re quote revision (1) on the purchase of the above wider buildings now 4m.

All quotes for transportable buildings, structures, transport, installation and site works are provided subject to Arrow Standard Terms and Conditions of Quotation (three pages) available upon request. Prices do not include GST. Payment terms 40% deposit and the remainder prior to pick up or delivery of buildings.

Designed for Metropolitan area, being Region A Terrain Category 3, wind speed 41MPS  
 Please confirm wind loading and Region are correct or advise any changes to our Quote which may require us to re-quote if wind speed is increased.

**Brief new building material specification Arrow Type P50 0.4SR**

**50mm SANDWICH PANEL 0.4mm COLOURBOND INSULATED WALL SYSTEM, SKILLION ROOF PREFINISHED PLY CEILING 2.4M HIGH ZINCALUME SHEETING 3° ROOF SLOPE**

All steel base, Paperbark Colorbond Panel outside, Colorbond Interior Surfmist (off white) as per Standard Commercial Elevation and Specifications (two pages) available on request.

If we have not quoted as you would like, please contact us and give us the opportunity to re-quote and be as competitive as possible.

Regards

**HARRY ZAURS**  
**GENERAL MANAGER**





**QUOTE: Q3113**  
**DATED: 28-11-08**  
**FROM: H.ZAURS**  
Page 2 of 3

**QUOTE (A)** Purchase new 12M x 4M office lunchroom with 1.2m sink and cupboard as per attached plan Q3113-A including hot water unit, shower and toilet. \$32 995

Upgrade 1 Upgrade ceiling and roof combined from 75mm to 150mm by using all steel  
 0.6mm Colour Bond 0.6mm 150mm thick Sandwich Panel Surfmist (Off White) ceiling 2.4m x to 2.7m with higher raked with 150mm polystyrene insulation between, giving a total R value of R -4 approx.  
 Upgrade includes aluminium corner internally and rivets etc, surfmist to match wall instead of white trim & unpainted rivets. Upgrade interior finish includes aluminium corner etc rivets are painted surfmist to match wall instead of white trim & unpainted rivets giving an all surfmist finish as close to house finish as possible. Raked ceiling increase height from 2.4 to 2.7m. \$ 984

Benefits for upgrade to sandwich panel ceiling/roof combined

- 1 Insulation R value increases dramatically in roof
- 2 No transfer of hot & cold (no cold bridging) in roof on ceiling
- 3 Colourbond smooth flat ceiling off white compared to ply will not split, crack, release or absorb smells and will not require replacing as pre-finished ply does over time.
- 4 Surfmist (white) roof sheets reflect heat not absorb as zincalume sheeting does.
- 5 Roof is stronger and can be walked on to fit air conditioning etc.
- 6 Fluoro light does not fall off ceiling due to colourbond steel instead of pine timber fixing.
- 7 Future maintenance is reduced, smooth colourbond ceiling on a rake provide higher ceilings, clean bright lines which are easily washable and non pervious and ideal for wet areas.

Upgrade 2 2.5ltr boiling hot water unit installed on wall \$ 998

Upgrade 3 1 off 1.25hp air conditioner reverse cycle wall mounted  
 Supplied in box, including power point, aperture cut and trimmed with transport cover over hole @ \$748 each \$ 748  
 1 off 2.5hp \$ 998

**TOTAL AMOUNT \$36 723**



**QUOTE: Q3113**  
**DATED: 28.11.08**  
**FROM: H.ZAURS**

QUOTE (B) Purchase USED 12m x 3m shell

NOT AVAILABLE

# COMMERCIAL

SKID MOUNTED TRANSPORTABLE BUILDINGS  
 ALSO AVAILABLE IN 3.45m WIDE (STILL NO PILOT VEHICLE REQUIRED)  
 ALSO AVAILABLE IN 4.2, 4.5, 4.8, 5.0m WIDE SECTIONS (PILOT VEHICLES REQUIRED)

**0-172 OFFICE WITH TOILET - 3 ROOM**  
**12.0m x 3.0m = 36.0sqm**

LEGEND	
	SINGLE GPO @ 400mmH
	SINGLE GPO @ 1200mmH
	SINGLE GPO @ 1500mmH
	DOUBLE GPO @ 400mmH
	DOUBLE GPO @ 1200mmH
	DOUBLE GPO @ 1500mmH
	AIR COND. POWER SUPPLY
	BAYONET LIGHT FITTING
	WALL MOUNT. BAYONET LIGHT
	WALL MOUNTED BED LIGHT
	DOUBLE 36W FLURO LIGHT
	SINGLE SWITCH
	2 WAY SWITCH
	MAIN SWITCH BOARD
	ELEC. JUNCTION BOX
	FLOOR WASTE
	ELEC. POINT OF ENTRY
	EXHAUST FAN
	HOT WATER SYSTEM
	WATER POINT OF ENTRY
	TELEPHONE POINT
	GAS BAYONET
	WEATHER PROOF EQUIPMENT

 A.C.N. 009 749 668 1700 ALBANY HIGHWAY KENWICK W.A. 6107 Telephone: (08)9459-3000 Facsimile: (08)9459-9782 email:arrow@aspt.net.au	THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF ALCO BUILDING COMPANY REPRODUCTION IN FULL OR ANY PART REQUIRES PRIOR WRITTEN AUTHORITY.	DRAWN BY:	INITIALS	APPROVAL SIGNATURES	DATE	CLIENT : ARROW HOLDINGS PTY LTD	DWG No.:		
		ALCO BUILDING CONSULTANT:							
		CLIENT:							
		SCALE:	SHEET:	DESIGN REGION:	TERRAIN CAT.:		M.P.S.:		
1:75	X	X	X	41					
						BUILDING TYPE:	JOB No.:		
						12m x 3m OFFICE WITH TOILET (3 ROOMS)			
						DRAWING TITLE:	REV X		

I would like to recommend  
Steel Based ,Panel Wall Construction 12 x 4m  
comprising

- Office
- crib room
- disabled toilet/shower.
- reverse cycle split aircon to crib & office.
- Sink Bench and Auto Boiler

transport costs to Wandering TBA

time for completion. – We could not look at starting this till Feb expected completion end of March 09

Non Cyclonic, Ex Yard , Ex Tax

**\$53,811.00**

**Adele Surtees**

***Estimation Manager/Design Supervisor***

[adele@aussieportables.com.au](mailto:adele@aussieportables.com.au)

[www.aussieportables.com.au](http://www.aussieportables.com.au)

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**10.3.4 FESA – Proposal to Amend Funding Procedures**

**FILE REFERENCE:** 4.1.6  
**DATE OF REPORT:** 8 December 2008  
**REPORT AUTHOR:** CEO  
**SENIOR OFFICER:** CEO  
**VOTING REQUIREMENTS:** Simple Majority  
**ATTACHMENTS:** Correspondence

**BACKGROUND**

FESA is proposing to amend its procedures for funding volunteer brigades.

**COMMENT – GENERAL**

Attached is self-explanatory information received from both WALGA and FESA. Although the FESA documentation is comprehensive, WALGA has homed in on the issues it sees of importance to local government on a state-wide basis and is seeking comment via the attached fax back form.

**STATUTORY IMPLICATIONS**

Local Government Act 1995.  
Legislation associated with FESA, if applicable and necessary.

**STRATEGIC IMPLICATIONS**

There are no strategic implications arising from this Item.

**PUBLIC CONSULTATION**

FESA is undertaking State-wide consultation on this proposal.

**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 determines its position on the matters raised by WALGA in regard to the proposal by FESA to amend its funding procedures.**

**Simple Majority Required**

**RESOLUTION 255:2008/09****Moved Cr Hardie seconded Cr White****That Council's position on the matters raised by WALGA is as follows.**

- 1. The closing date of 17 July 2009 should not compromise our budgeting procedures however the closing date of 7 August 2009 to lodge an appeal may cause budget variations if appeals are successful.**
- 2. Council is aware of the Risk to Resource assessment tool used to determine what appliances will be allocated to our district.**
- 3. The Shire has been neither advantaged nor disadvantaged by an R2R assessment.**
- 4. Council would question the practicalities of providing equipment of a similar age to that written off.**
- 5. Council accepts the replacement criterion changing to 20 years.**

**Carried 7:0****10.3.5 DRAFT TOWNSITE EXPANSION STRATEGY**

<b>FILE REFERENCE:</b>	28.1.1.1
<b>DATE OF REPORT:</b>	4 December 2008
<b>REPORT AUTHOR:</b>	Gray & Lewis Landuse Planners
<b>SENIOR OFFICER:</b>	CEO
<b>VOTING REQUIREMENTS:</b>	
<b>ATTACHMENTS:</b>	Table of submissions & Townsite Expansion Strategy

**SUMMARY**

- Council is to consider final adoption of a Draft Townsite Expansion Strategy (with or without modification) following public advertising.
- Council is also to consider submissions received on the Strategy which are summarised in the attachment.
- This report recommends adoption of the Draft Townsite Expansion Strategy without modification.

**BACKGROUND**

On the 22 May 2007, the Western Australian Planning Commission (WAPC) endorsed the Shire of Wandering Local Planning Strategy subject to modifications. The modified strategy has been approved by the WAPC.

The Strategy map provides a broad outline and mapping showing potential areas for rural residential, intensive agriculture and rural industry, however it noted that a townsite expansion plan would require approval of the WAPC.

**COMMENT**

A more detailed townsite expansion strategy has been developed to complement the Local Planning Strategy, and will be used as a tool to provide for future growth of the town and the assessment of scheme amendments.

- Strategy Content

From the WAPC perspective one of the main considerations is to ensure that the urban growth of townsites is not unduly constrained, and that there are options for unlimited future urban expansion.

The Strategy examines areas for future residential, rural residential and industrial whilst recognizing existing development, the town centre and identification of buffers required to sensitive landuses.

The Strategy effectively provides a 'broad' overview of how the Shire sees future growth being planned for in the short, medium and long term.

- Process & Submissions

The Strategy has been publicly advertised and a total of 3 submissions were received (all by servicing authorities).

A summary of all submissions is included in an attachment to this report. It is recommended that all the submissions be noted however no modifications to the strategy are proposed as a result of public consultation.

Council can review the strategy periodically as the areas continue to develop. At this early juncture, the Strategy at least provides a vision for future expansion and earmarks the areas for servicing authorities to review.

## RECOMMENDATION

That Council;

1. **Adopt the Townsite Expansion Strategy for final approval and seek endorsement of the Strategy by the Western Australian Planning Commission.**
2. **Note all the submissions.**

**RESOLUTION 256:2008/09**

**Moved Cr White seconded Cr McNeil**

1. **Adopt the Townsite Expansion Strategy for final approval and seek endorsement of the Strategy by the Western Australian Planning Commission.**
2. **Note all the submissions.**

**Carried 7:0**

## SHIRE OF WANDERING

## LOCAL PLANNING SCHEME NO. 3

## SCHEDULE OF SUBMISSIONS ON TOWNSITE EXPANSION STRATEGY

	Ratepayer/ Resident or Agency	Summary of Submission	Comment	Local Government's Recommendation	Commission's Recommendation
1.	Water Corporation PO Box 915 Albany WA 6331	<p>1a.</p> <p>The Water Corporation is keen to support the strategies mentioned in this document and provides the following comments in relation to its interest in each of the nine geographical areas outlined on the strategy plan.</p> <p>Area 1 (Town Centre) – Detail of proposed commercial developments would be required in order to assess the additional demand that is likely to be imposed on the existing water supply scheme. While the Water Corporation supports development of this nature,</p>	<p>Noted. The Water Corporation has been of assistance to Gray &amp; Lewis in dealing with similar strategies.</p> <p>This land is already zoned for commercial development. Any development is likely to be relatively small scale and the Shire would actively encourage a convenience store to meet daily needs of the community. For any large development, liaison with Water Corporation would be encouraged.</p>	<p>That the submission be noted and no modifications to the strategy are recommended.</p>	

		<p>there may a requirement for some additional on site facilities to be incorporated into project designs in order to meet peak and other specific water demands.</p> <p>Area 2 – no comment.</p>	Noted.		
Ratepayer/ Resident or Agency      Summary of Submission      Comment      Local Government's Recommendation      Commission's Recommendation					
1.	Water Corporation (continued)	<p>Area 3 (Industrial) – A water main extension from the town reticulation network would be required to service the proposed 10 lot industrial subdivision if on site water supplies are considered inappropriate.</p> <p>Area 4 (short term residential west of Down Street) – Reticulated water has been made available to this recently completed subdivision. No further</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted. This issue would need to be examined at subdivision stage. If residential subdivision is not feasible in the long term due to the costs of upgrading water supply, then a future</p>		



		<p>comment.</p> <p>Areas 5 and 6 (medium and long term residential / rural residential north of town) – The Corporation is not able to provide a water service to land above the 290 metre AHD contour level. Servicing of the balance of these areas may require upgrading of existing town water.</p>	<p>modification to the strategy can be examined so the portion above the 290m level is earmarked for ‘Rural Residential’. It may be premature to consider any changes until Water Corporation review the scheme.</p>		
Ratepayer/ Resident or Agency		Summary of Submission	Comment	Local Government’s Recommendation	Commission’s Recommendation
	Water Corporation (continued)	<p>Areas 7, 8 and 9 (rural residential) – As per areas 5 and 6, water service cannot be provided for land above the 290 metre AHD contour level. A scheme review would be required to determine whether the town water supply has the capacity to service these areas.</p>	<p>Noted. Under current WAPC DC 3.4 Policy there is scope for rural residential lots to have an alternative water supply if it is not feasible to provide reticulated water.</p>		
2.	Western	No objection.	Noted. This	That the	

	Power Locked Bag 2511 Perth WA 6001	<p>2a. Perth one call must be contacted for location of cables prior to excavation.</p> <p>2b. Follow Worksafe requirements when excavation works are undertaken near Western Power assets.</p>	is standard Western Power advice.	submission be noted and no modifications to the strategy are recommended.	
3.	Late submission  Department of Water PO Box 332 Mandurah WA 6210	<p><u>Water Management</u> Consistent with DPI Better Urban Water Management and State Planning Policy 2.9, any amendments, ODP's and/or structure plans for rural residential and urban subdivisions need to be accompanied by a Local Water Management Strategy (LWMS). The LWMS should demonstrate how the subject area will address water use and management.</p>	<p>Noted. It is premature to require any LWMS and the Shire does not have the resources to fund a water management strategy. This can be examined by developers at the scheme amendment stage and in development of ODP's if there is any data available. The purpose of a townsite expansion strategy is to create a simple strategic planning document.</p>	That the submission be noted and no modifications to the strategy are recommended.	

	<b>Ratepayer/ Resident or Agency</b>	<b>Summary of Submission</b>	<b>Comment</b>	<b>Local Government's Recommendation</b>	<b>Commission's Recommendation</b>
3.	Department of Water  (continued)	<p><u>Watercourse Buffers</u> No new development to occur within 30 metres of any water courses.</p> <p><u>Surface Water</u> The proposal is located within the Murray River System and licences and permits are required for taking of water or interference of beds.</p>	<p>Noted – this is a standard requirement that would be examined for any ODP/ subdivision design.</p> <p>Noted – this is a development issue. As part of any ODP / subdivision protection and buffers to water courses would be implemented.</p>		

**liz**

**From:** karen.hughesmore@westernpower.com.au on behalf of customer.contact.centre@westernpower.com.au  
**Sent:** Monday, 1 December 2008 11:52 AM  
**To:** liz@graylewis.com.au  
**Subject:** NCSW-08-22776 - Liz Bushby (Gray & Lewis) - Proposed Townsite Expansion Strategy - Wandering



Locked Bag 2511, Perth WA 6001 | T: 13 10 87 | F: (08) 9225 2660 | E: enquiry@westernpower.com.au

<b>To:</b>	Liz Bushby	<b>From:</b>	Karen Hughes-More
<b>Organisation:</b>	Gray & Lewis	<b>Section:</b>	Customer Service Centre
<b>Email / Fax:</b>	liz@graylewis.com.au	<b>Our Ref:</b>	NCSW-08-22776
<b>Your Ref:</b>	100119		
<b>Date:</b>	01/12/08	<b>No of pages:</b> (including this page)	1

**Re: Proposed Townsite Expansion Strategy - Wandering**

Western Power, wish to advise that there are no objections to the changes you propose to carry out for the above-mentioned project.

1. Perth One Call Service (Phone 1100 or 9424 8117) must be contacted and location details (of Western Power's underground cable) obtained prior to any excavation commencing.
2. Work Safe requirements must be observed when excavation work is undertaken in the vicinity of Western Power's assets.

Western Power is obliged to point out that the cost of any changes to the existing (power) system, if required, will be the responsibility of the individual developer.

Please consider the environment before you print this e-mail.

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Electricity Networks Corporation, trading as Western Power  
 ABN: 18 540 492 861

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 DAYLIGHT SAVING: Any automatically generated time reference, for example the time on this email, Western Standard Time (WST) and not Western Daylight Saving Time (WDST). Western Power's comp electricity meters, SCADA equipment and the Wholesale Electricity Market generally operate on WST. However, Western Power's office hours and staff working hours will generally be in accordance with W

2/12/2008

**10.3.6 Road Report – ROMAN database as at November, 2008**

**FILE REFERENCE:** 33.1.11  
**DATE OF REPORT:** 9 December 2008  
**REPORT AUTHOR:** CEO  
**SENIOR OFFICER:** CEO  
**VOTING REQUIREMENTS:** Simple Majority  
**ATTACHMENTS:** Report

**BACKGROUND**

Council's road data is captured via the ROMAN software system. This system is under review and likely to be replaced in the next 1-2 years. Data has not been updated since 2002. MRWA is asking Councils to ensure all road data is current.

**COMMENT – GENERAL**

Howson Technical was retained on a consultancy basis to undertake the task to update the data base and provide a report on the condition of the road network in the Shire. A copy of the report is attached.

A further consequence of the report will be the development of a number of 5-10 year plans for maintenance of gravel and sealed roads and construction programs. These will be presented to Council early in 2009.

**STATUTORY IMPLICATIONS**

Local Government Act 1995.

**STRATEGIC IMPLICATIONS**

There are strategic implications arising from this Item as Council will be able to develop long term plans for the maintenance and construction of its road network.

**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 ROMAN Report be noted and that Council consider 5-10 year road construction and maintenance plans in early 2009.**

**Simple Majority Required**

**RESOLUTION 257:2008/09****Moved Cr Hardie seconded Cr White****That the ROMAN Report be noted and that Council consider 5-10 year road construction and maintenance plans in early 2009.****Carried 7:0****10.3.7 Regional and Local Community Infrastructure Program**

<b>FILE REFERENCE:</b>	12.1.5
<b>DATE OF REPORT:</b>	9 December 2008
<b>REPORT AUTHOR:</b>	CEO
<b>SENIOR OFFICER:</b>	CEO
<b>VOTING REQUIREMENTS:</b>	Simple Majority
<b>ATTACHMENTS:</b>	Guidelines

**BACKGROUND**

The Commonwealth Government recently announced an economic stimulation package to be delivered by local government across Australia. A copy of the guidelines released by the Commonwealth is attached.

As far as the Shire of Wandering is concerned \$100000 is available from June 2009 with the proviso that it be spent by the end of September.

**COMMENT**

At the last Council meeting there was some general discussion on projects that Council was likely to consider. Subsequent discussions at a staff level have brought forward the following:

**Caravan Park**

- Construct camp kitchen including barbeques.
- Upgrade to liquid waste disposal facilities.
- Seal roads and bays.
- Install limestone wall across creek to dam and create water fall, landscape surrounds and install footpaths, walk trails.

**Sports Grounds**

- Town/Cricket oval, reticulate and resurface.
- Upgrade perimeter boundary fencing, e.g. picket or similar type fencing.

**Playgrounds**

1. Community Centre-
  - Upgrade play equipment
  - Install shade sails
  - Install safe mat base
  - Install isolation fencing
2. Townscape-
  - Add more play equipment
  - Install safe mat base

**Town Streets**

- Kerbing and footpaths to Humes Way and Dunmall Dve
- Kerbing to Watts St

**Townscape**

- Townscape Extension
  - Shed for vintage machinery (\$35000-\$50000)
  - Amphitheatre seating/ terracing
  - Reticulation to terracing and surrounds
- Townscape Existing
  - Reticulate and lawn area around gazebo
  - Install lattice fencing or similar to the rear section of park area to delineate
  - Entry statements for Wandering (confirmed at \$10000)

**Pumphreys Bridge Camping Area & Tennis Club**

- Update renew toilet facilities, include liquid waste disposal facility for caravans
- Install footpaths walkways along rivers edge and between tennis courts and toilets

**CWA/Playgroup**

- Seal and kerb carpark (asphalt, hotmix)

Council is required to submit agreed projects by the end of January 2009.

**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 formulates a project to be funded from the Regional and Local Community Infrastructure Program to a total value of at least \$100,000.**

**RESOLUTION 258:2008/09**

**Moved Cr White seconded Cr Kerr**

**That staff provide detail on the following shortlisted projects to the February 2009 Meeting of Council:**

- 1. Playground(s)/Shade**
- 2. Fuel Outlet**
- 3. House(s) – Country Housing Funding**
- 4. Town clean up, kerbing, drainage**
- 5. Public Toilet(s) – Town/Pumphrey's Bridge**
- 6. Vintage Machinery Shed**
- 7. Townscape, Caravan Park (camp kitchen – Geoff Marsh Pavilion)**
- 8. TV Retransmission**
- 9. Solar power**
- 10. Telecentre heating/cooling**

**Carried 7:0**



## GUIDELINES

### Regional and Local Community Infrastructure Program 2008-09

#### 1. INTRODUCTION

Under the Regional and Local Community Infrastructure Program (RLCIP) the Australian Government will provide one-off funding of \$250 million in 2008-09 to local councils to stimulate additional growth and economic activity in Australia as part of the Australian Government's contribution to address the global economic crisis. These funds will be available for additional and ready-to-proceed community infrastructure projects and for additional stages of projects that are currently underway.

The funding will be provided directly to local governments as a one-off payment. The RLCIP will be administered by the Department of Infrastructure, Transport, Regional Development and Local Government (the Department).

#### 2. PROJECT ELIGIBILITY

##### 2.1 What can the funding be spent on?

The RLCIP will provide funding to local governments for community infrastructure including new construction and major renovations or refurbishments of assets such as:

- social and cultural infrastructure (e.g. art spaces, gardens);
- recreational facilities (e.g. swimming pools, sports stadiums);
- tourism infrastructure (e.g. walkways, tourism information centres);
- children, youth and seniors facilities (e.g. playgroup centres, senior citizens' centres);
- access facilities (e.g. boat ramps, footbridges); and
- environmental initiatives (e.g. drain and sewerage upgrades, recycling plants).

Projects that can be funded need to be consistent with the attached list at Annexure A.

Funding can be used for:

- construction or fit-out;
- preparatory work such as necessary engineering and geotechnical studies;
- land surveys and site investigations; and
- project management costs.

2

##### 2.2 What will not be funded?

Funding will not be available for activities such as ongoing costs (e.g. operational costs and maintenance); transport infrastructure, such as roads; or related infrastructure covered by the Roads to Recovery or Black Spots programs.

#### 3. FUNDING ARRANGEMENTS

Each Council or Shire will receive a base component of \$100,000 with the balance of the \$250 million to be distributed on a basis of a methodology which includes relative need, population and growth. Funding amounts for each Council are detailed at [www.infrastructure.gov.au/local/index.aspx](http://www.infrastructure.gov.au/local/index.aspx)

Councils will be required to provide the Department with details of projects that will be funded by **30 January 2009**. Councils will be required to enter into an agreement prior to receipt of the payment. Funding must be expended by **30 September 2009**.

##### 3.1 Payments

Requests for additional funding from the Australian Government will not be approved. Payments will be structured to schedule the release of 100 per cent of funds to Councils on signing the agreement.

All funding must be expended by **30 September 2009**, unless an extension of time has been agreed by the Minister for Infrastructure, Transport, Regional Development and Local Government.

### **3.2 Progress reports**

Once funding is confirmed the Council will be required to actively manage the project. It is recommended that Councils consider appropriate project management arrangements proportionate to the size and nature of the project. The Department will monitor the project's progress and expenditure of the funding through reports received under the agreement and may conduct site visits.

By **30 May 2009**, Councils will be required to provide a progress report on these projects.

By **30 November 2009**, Councils will be required to provide details of progress on these projects; to provide a final report on the expenditure of Australian Government funding; and to demonstrate that they have spent the funding in accordance with the Guidelines. Action may be taken by the Department to recover funds where requirements have not been met.

## **Annexure A**

### ***Examples of Community Infrastructure***

#### **Social and cultural infrastructure**

- Town halls • Theatre/music/art spaces
- Community centres • Historic buildings
- Libraries • Parks and gardens
- Local heritage sites • Internet kiosk infrastructure
- Museums • Kitchens for organisations
- Cultural centres • Community market areas
- Enhancement of main streets and public squares

#### **Recreation facilities**

- Sports grounds and facilities • Swimming pools
- Sports stadiums • Walking tracks and bicycle paths
- Community recreation spaces • Skate Parks
- Playgrounds • BMX/Mountain Bike parks/trails
- Rail trails • Surf lifesaving clubs

#### **Tourism infrastructure**

- Convention or trade centres • Community public attractions
- Memorial halls/walkways • Buildings for exhibits
- Tourism information centres
- Local infrastructure to support or provide access to tourist facilities

#### **Children, youth and seniors facilities**

- Playgroup centres • Scout/guide halls
- Youth centres • Senior citizens' centres

#### **Access facilities**

- Disabled access infrastructure • Jetties/wharves/piers/pontoons
- Footbridges
- Bus/rail terminal upgrade
- Foreshore development
- Boat ramps

**Environmental Initiatives**

- Water source and treatment • Wastewater infrastructure
- Drain and sewerage upgrades • Water recycling plants
- Water conservation infrastructure • Water catchments
- Waste management and processing infrastructure
- Recycling plants

### 10.3.8 Proposed Commercial Development - Wandering

<b>FILE REFERENCE:</b>	2.1.9
<b>DATE OF REPORT:</b>	11 December 2008
<b>REPORT AUTHOR:</b>	CEO
<b>SENIOR OFFICER:</b>	CEO
<b>VOTING REQUIREMENTS:</b>	Simple Majority
<b>ATTACHMENTS:</b>	Nil

#### **BACKGROUND**

Earlier in 2008, Council retained the services of Hospitality Total Services Pty Ltd to determine the viability of establishing a commercial development in Wandering comprising a fuel outlet, general store, café/roadhouse, general hardware and Australia Post.

#### **COMMENT – GENERAL**

The consultant's report has previously been circulated on a confidential basis to Councillors for their information.

The report identified three options:

4. Develop a new commercial facility with residence attached.
5. Develop a new commercial facility with no residence attached.
6. Purchase the Wandering Tavern and undertake a refurbishment and add additional services.
7. Do nothing and sell the vacant land held by Council.

The report develops each option and favours option 3 as the demographics of the area could see both a new business and an existing business failing if a new business was established in close proximity to the tavern and sells goods which could be in competition with the tavern.

Certainly circumstances have changed since the report was completed. The tavern has been withdrawn from sale and the economic circumstances have radically altered. How the second factor will affect the area is yet to be understood.

Council may wish to undertake further research on establishing only a retail fuel outlet in the town as this was one of the prime reasons for undertaking the study. If a semi-automated fuel outlet was established in the town this may address the immediate needs of the wider community. Initial discussions with a fuel distributor indicates that this is technically feasible with a greatly reduced capital outlay although whether the outlet would be competitive is doubtful due to the small turnover and therefore limited access to wholesale discounting.

#### **STATUTORY IMPLICATIONS**

Local Government Act 1995.

#### **STRATEGIC IMPLICATIONS**

There are strategic implication for both the Council and the community. Council would be exposed to financial risk with a project such as this but this may be acceptable as it will provide a new and needed facility for the community. A new service may add to the viability and attraction of the town.

#### **PUBLIC CONSULTATION**

No public consultation has been undertaken.

**SOCIAL IMPLICATIONS**

See above.

**FINANCIAL IMPLICATIONS**

See above.

**ENVIRONMENTAL IMPLICATIONS**

There are environmental implications arising from this item that would be subject to regulation by environmental authorities.

**RECOMMENDATION**

That Council determines its position in relation to establishing a commercial facility in Wandering.

Simple Majority Required

**RESOLUTION 259:2008/09**

*Moved Cr Barge seconded Cr Hardie*

*That the report prepared by Hospitality Total Services Pty Ltd be noted and that Council investigate the feasibility of establishing a fuel outlet as an initial step.*

*Carried 7:0*

**10.4.1 Lot 105 O'Connell Road – Oversize Shed**

**FILE REFERENCE:** Ass 464  
**DATE OF REPORT:** 11 December 2008  
**REPORT AUTHOR:** CEO  
**SENIOR OFFICER:** CEO  
**VOTING REQUIREMENTS:** Simple Majority  
**ATTACHMENTS:** Nil

**BACKGROUND**

The applicant proposes to construct a two colourbond sheds on the lot within the building envelope. The smaller shed (72m<sup>2</sup>) will be converted at a later date into a dwelling (a separate application will be required) and the larger shed (200m<sup>2</sup>) will be used for storage purposes.

**COMMENT – GENERAL**

The reasons stated for the larger shed is that the applicant wishes to house a large Australian 'muscle car' collection currently stored in an industrial shed in the metropolitan area.

The applicant works overseas and it is proposed that his father will reside on the lot as will he when resident in Australia.

It should also be noted that applicant has stated that the larger shed will not be used for commercial purposes.

The proposed shed exceeds Council's policy limitation by 50m<sup>2</sup> in area and in all other respects complies with the policy.

Council should note that a precedent was set at its September meeting when a similar proposal was approved. The Recommendation contains the same conditions.

### STATUTORY IMPLICATIONS

Shire of Wandering TPS #3  
Town Planning Policy – Outbuildings; Residential and Rural residential Zones

### STRATEGIC IMPLICATIONS

As stated above, a precedent exists which has to a degree compromised the policy but Council can exercise its discretion in approving sheds which may exceed the size stipulated in the policy with conditions that mitigate the size and reduce the effect on the amenity of the area.

### 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

1. That the planning application for a colorbond shed on lot 105 O'Connell Road, Blackboy Springs Estate, Wandering of dimensions 10mx20mx5.2m overall be approved subject to the following conditions:
  1. no commercial use will be permitted on the lot and all buildings are to be used for personal and private reasons only;
  2. as the shed exceeds the policy requirements the applicant be required to landscape the area adjacent to the shed to minimise its impact on the general area.

Simple Majority Required

#### **RESOLUTION 260:2008/09**

**Moved Cr Hardie seconded Cr Kerr**

1. **That the planning application for a colorbond shed on lot 105 O'Connell Road, Blackboy Springs Estate, Wandering of dimensions 10mx20mx5.2m overall be approved subject to the following conditions:**
  - a. **no commercial use will be permitted on the lot and all buildings are to be used for personal and private reasons only;**
  - b. **as the shed exceeds the policy requirements the applicant be required to landscape the area adjacent to the shed to minimise its impact on the general area.**
2. **That the CEO initiate a review of the existing policy and that as an initial step the views of property owners of properties zones rural residential be sought.**

**Carried 7:0**

**10.4.2 Proposed Subdivision – Lot 50 Extracts Road: Nairn B&E & Cranston Pty Ltd**

**FILE REFERENCE:** Ass 55  
**DATE OF REPORT:** 11 December 2008  
**REPORT AUTHOR:** CEO  
**SENIOR OFFICER:** CEO  
**VOTING REQUIREMENTS:** Simple Majority  
**ATTACHMENTS:** Plan

**BACKGROUND**

By Application No 138895 it is proposed to realign the boundaries of two lots being lot 50 and lot 51 (of 761.9726ha) Extracts Road to permit the sale of land. This will result in two lots of 304.7926ha and 456.4104ha from the existing lot 51. The proposal is better described by the attached plan.

**COMMENT – GENERAL**

This is a realignment and not a subdivision in the true sense as no new lots will be created.

The land is zones “Rural” under Council’s town planning scheme and it would appear that the use will not change nor trigger any issues that would need to be addressed by way or condition.

It is recommended that the WPC be advised that Council has no objection to the proposal.

Council is required to respond to the WAPC by 25 December 2008.

**STATUTORY IMPLICATIONS**

Shire of Wandering TPS #3  
Town Planning & Development Act

**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 Western Australian Planning Commission be advised that Council has no objection to application 138895 in relation to lots 50 and 51 Extracts Road.**

**Simple Majority Required**

**RESOLUTION 261:2008/09****Moved Cr Kerr seconded Cr McNeil****That the Western Australian Planning Commission be advised that Council has no objection to application 138895 in relation to lots 50 and 51 Extracts Road.****Carried 7:0****10.4.3 Non- Compliant Shed – Lot 126 Down Street Wandering – DD & DM Martin**

**FILE REFERENCE:** Ass 302  
**DATE OF REPORT:** 12 December 2008  
**REPORT AUTHOR:** CEO  
**SENIOR OFFICER:** CEO  
**VOTING REQUIREMENTS:** Simple Majority  
**ATTACHMENTS:** Nil

**BACKGROUND**

An application has been made for a shed/workshop at 22 Down Street. The building is second hand and does not comply with Council's policy.

**COMMENT – GENERAL**

Following is a report from the Health/Building Surveyor on the proposal.

*The owner of lot 126 Down Street Wandering has applied for a building permit for a 12m x 6m shed (72m2).*

*Council has a policy on sheds in Residential and Rural Residential zoned land that limits the size of sheds. The policy states that a zinc clad shed can be up to 55m2 and a colorbond clad shed up to 65m2.*

*This lot is 1106m2 and is zoned Residential.*

*The shed is second hand and shows some signs of deterioration.*

*The applicant states the shed is to be "painted after construction".*

*No development application form has been submitted.*

**WHAT TO DO**

*Get the owner to fill in a development application form prior to the meeting.*

*Take an item to Council on the supposition that the form will be submitted and the relevant fee will be paid prior to the meeting*

*My recommendation would be to refuse the shed on the grounds that it exceeds the policy (both zinc and colorbond (if it is painted)) and the fact that it is second hand materials and that when the paint peels off (as it will eventually do), that it will look terrible and there is no mechanism to ensure it is repainted.*

The report is self-explanatory although an application for planning approval has been made. Council has the following options:

1. Refuse the application as the proposed shed exceeds policy requirements.
2. Refuse the application and advise the applicant that Council would support an application for a shed that meets the policy requirements and could be approved under delegation.
3. Approve the application.



**STATUTORY IMPLICATIONS**

Shire of Wandering TPS #3  
Town Planning & Development Act

**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 application for a shed of 72m<sup>2</sup> on lot 126 Down Street Wandering be refused as it does not meet policy requirements and the applicant be advised that Council would support an application for a shed that meets the policy requirements although the shed is of second hand materials.**

**Simple Majority Required**

***RESOLUTION 262:2008/09***

***Moved Cr McNeil seconded Cr White***

***That the application for a shed of 72m<sup>2</sup> on Lot 126 Down Street, Wandering be refused as it does not meet policy requirements and the applicant be advised that Council would support an application for a shed that meets the policy requirements although the shed is of second hand materials.***

***Carried 7:0***

**10.4.4 Illegal Development – Lot 17 Nth Bannister – Wandering Road – L Gourdes**

**FILE REFERENCE:** Ass 392  
**DATE OF REPORT:** 12 December 2008  
**REPORT AUTHOR:** CEO  
**SENIOR OFFICER:** CEO  
**VOTING REQUIREMENTS:** Simple Majority  
**ATTACHMENTS:** Nil

**BACKGROUND**

It is apparent that illegal development has occurred on lot 17 in the Wandering Downs Estate and it is alleged that there have been breaches of planning, building and health requirements.

**COMMENT – GENERAL**

Following is a report from the Health/Building Surveyor:

*Ms Gourdes/R Knight have erected several buildings on this lot without approval.  
A 25m x 15m (375m<sup>2</sup>) second hand zinc shed has been erected with a donga alongside.*

*Council policy on sheds in Residential and Rural Residential zones limits the size of sheds according to the size of the lot and whether it is colorbond or zinc.*

*This lot is 3.8104 hectares (38104m<sup>2</sup>)*

*On a lot 20001m<sup>2</sup> – 100000m<sup>2</sup> a shed can be 85m<sup>2</sup> if zinc and 150m<sup>2</sup> if colorbond.*

*This shed is therefore 4.41 times larger than that permitted.*

*12.5.2008 Planning fee paid (receipt on system). I can find no evidence of a form submitted, an item to Council or a decision given.*

*13.6.2008 a letter was forwarded to the owner Ms L Gourdes enclosing a building application form requesting they stop work, complete the application form, provide engineers certification and seek the approval of the Builders Registration Board (BRB) to complete the shed. The last was done as I believed that the shed cost would exceed \$20000, a cut off point where you are not required to be a registered builder.*

*No answer has been received.*

*17.10.2008 another letter was forwarded to the owner Ms Gourdes referring to the previous letter and adding that there appeared to be no planning approval either. An answer was requested by 7.11.2008.*

*No answer has been received.*

*The Shire has a file containing house plans for lot 17 North Bannister/Wandering Road submitted by Rick Aitken (the original land owner). There is a file note hand written saying that there had been a meeting with Rick Aitken and Ray Knight and it was agreed that they would proceed with the shed and the house would come at a later stage. It is mentioned that shed plans still need to come in with engineers signature and that a separate small septic system would be best for the shed. The note is not signed but I believe it was written by Garry Bird the previous CEO.*

*There is also a note hand written on the back of the envelope saying that Garry Bird had advised that the house was to be held for now and that the shed would go ahead and that he would be following up planning approval asap then could proceed with a building licence. This note is written I believe by Rod Wood, the previous Building Surveyor.*

*There are no plans in that file for a shed.*

*Some attempt has been made to obtain a building permit as some plans and a Hopleys truss table have been submitted (these unfortunately cannot be located at this point in time).*

**WHAT TO DO?**

*PLANNING- The erection of a shed and the placement of a donga constitute development and as no approval has been given, the owner could be prosecuted for commencing development without the prior approval of Council. As the shed exceeds the policy it is questionable whether Council would have approved it or would do so retrospectively.*

*Would Council prosecute and/or would they make the owner remove it?*

*Would they allow it if it was painted? It would still be 2.5 times larger than the policy allows. Personally I am not in favour of painting as when it peels it can look terrible.*

*There is also the issue of Mr Knight operating an earthmoving business ? from the shed. I can't confirm this however there are a number of vehicles that indicate this.*

*The Town Planning Scheme(TPS) does not allow a transport depot or any industry to operate out of a Rural residential zoned lot.*

*BUILDING - There are provisions to prosecute if a building has commenced without approval. An order can also be served on the owner to pull the building down.*

*HEALTH - If a septic system has been installed then this is illegal and the owner can be prosecuted.*

*As Planning precedes Building action should probably take place under planning legislation.*

*In the first instance the matter should be referred to Council for its determination.*

The above is self-explanatory. Despite requests to submit applications, none have been forthcoming.

The activity that has occurred cannot be condoned as other owners and prospective owners point to it as a precedent. Council has an obligation to enforce the provisions of its town planning scheme and it is recommended that legal advice be obtained and further action taken.

### **STATUTORY IMPLICATIONS**

Shire of Wandering TPS #3  
Town Planning & Development Act

### **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 legal advice be obtained on ensuring compliance with Council's town planning scheme and that the CEO be delegated authority to initiate legal action if that is the advice received.**

**Simple Majority Required**

#### ***RESOLUTION 263:2008/09***

***Moved Cr McNeil seconded Cr Kerr***

***That legal advice be obtained on ensuring compliance with Council's town planning scheme and that the CEO be delegated authority to initiate legal action if that is the advice received.***

***Carried 7:0***

**10.5 FINANCE****10.5.1 Shire of Wandering – Financial Statement and Accounts for Payment**

<b>FILE REFERENCE:</b>	10.1.16 Finance General
<b>DATE OF REPORT:</b>	10 December 2008
<b>REPORT AUTHOR:</b>	Deputy CEO
<b>SENIOR OFFICER:</b>	CEO
<b>VOTING REQUIREMENTS:</b>	Simple Majority
<b>ATTACHMENTS:</b>	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 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 30<sup>th</sup> November 2008 total \$484250. 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 30<sup>th</sup> November 2008 the total rates outstanding were \$38,278.11.

**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 November 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 attached Payment Listing totalling \$129,031.33 Municipal Fund and \$5,000.00 Trust Fund.**

**Simple Majority Required**

**RESOLUTION 264:2008/09**

**Moved Cr Price seconded Cr Barge**

**That Council;**

1. **Receive the November 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 attached Payment Listing totalling \$129,031.33 Municipal Fund and \$5,000.00 Trust Fund.**

**Carried 7:0**

**10.5.2 Shire of Wandering 2007/2008 Annual Report and Annual Financial Statement**

<b>FILE REFERENCE:</b>	10.1.5 Annual Statements
<b>DATE OF REPORT:</b>	10 December 2008
<b>REPORT AUTHOR:</b>	CEO
<b>SENIOR OFFICER:</b>	CEO
<b>VOTING REQUIREMENTS:</b>	Simple Majority
<b>ATTACHMENTS:</b>	Nil

**BACKGROUND**

This matter was included in the agenda for Council's November Meeting where it was resolved that the matter be deferred until the December Meeting. The item is reproduced in full but with an amendment to the recommendation because of the effluxion of time. Councillors were provided with copies of the Annual Statements at the last meeting.

It is a requirement of the Local Government Act 1995 that a local authority is to prepare and adopt an Annual Report and Annual Financial Statement, prior to the staging of the Annual General Meeting of Electors.

At the time of preparing the agenda, the Auditor's report had not been received; although assurances have been made it will be received by the November Meeting for Council to consider with the remainder of the Annual Report and Financial Statement.

As such the Draft Annual Report and Financial Statement are not available for distribution with the Agenda papers. Copies of these documents will be tabled at the Meeting.

**COMMENT**

The Local Government Act 1995 (as amended) requires a local authority to hold the Annual Electors Meeting within 56 days of the adoption of the Annual Financial Report for the previous financial year.

Council's nominated Auditors, Butler and Settineri completed their onsite audit of the Draft Annual Financial Statement and accompanying matters on Friday, 17th October 2008. Mr Paul Chabrel, who coordinated the Audit, advised that the completed Audit Report will be available for consideration by Council at the November 2008 Meeting.

The Annual Electors Meeting has traditionally been held in November of each year, prior to the commencement of the harvest period, to maximise the attendance of Electors at the meeting. It is a requirement of the Act that fourteen days local public notice be provided for the staging of the Annual General Meeting of Electors.

**RECOMMENDATION****That Council**

- 1. Adopt the 2007/08 Annual Report as presented.**
- 2. Adopt the 2007/08 Annual Financial Statement as presented, and**
- 3. Hold the Annual Meeting of Electors on Thursday 12<sup>th</sup> February 2009, commencing at 7.30pm in the Wandering Community Centre.**

**Simple Majority Required**

**RESOLUTION 265:2008/09****Moved Cr Hardie seconded Cr Barge****That Council;**

- 1. Adopt the 2007/08 Annual Report as presented.**
- 2. Adopt the 2007/08 Annual Financial Statement as presented, and**
- 3. Hold the Annual Meeting of Electors on Tuesday 10<sup>th</sup> February 2009, commencing at 7.30pm in the Wandering Community Centre.**

**Carried 7:0****10.5.3 Recognition of Land Under Roads**

**FILE REFERENCE:** 10.1.6  
**DATE OF REPORT:** 11 December 2008  
**REPORT AUTHOR:** DCEO  
**SENIOR OFFICER:** CEO  
**VOTING REQUIREMENTS:** Simple Majority  
**ATTACHMENTS:** Nil

**BACKGROUND**

Recent changes to the Financial Management Regulations did not amend Regulation 16 which specifically requires local governments not to recognise vested crown land under roads as an asset. This is despite the recently released Australian Accounting Standard AASB 1051 'Land Under Roads' requiring local governments to add these assets to their balance sheets effective from 1<sup>st</sup> July 2008.

In circumstances where there is conflict between the Standards and the Regulations, in accordance with Regulation 4 (2), the Regulations prevail to the extent of any inconsistency.

This inconsistency has potential to cause issues for the Auditors as they are obliged, by professional standards, to qualify general purpose financial reports where there is materially non-compliance with the Standards. Such a conflict and potential qualification could be an issue for financial reports ending 30<sup>th</sup> June 2009.

**COMMENT – GENERAL**

The Standards allow a local government to make an election to recognise, or not, land under roads acquired before 1<sup>st</sup> July 2008. This option acknowledges the potentially onerous demands of retrospectively identifying, assessing and measuring land under roads acquired in previous reporting periods.

Electing not to recognise land acquired before 1<sup>st</sup> July 2008 will greatly reduce the level of conflict between the Standards and the Regulations. This is particularly the case for local governments having little prospect of acquiring significant area of land under roads in the near future.

For the reasons set out above, local governments are advised to take advantage of the election under AAS 1051 paragraph 8 not to recognise land under roads acquired prior to 1<sup>st</sup> July 2008.

**STATUTORY IMPLICATIONS**

Financial Management Regulations  
 Australian Accounting Standards

**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 in accordance with Australian Accounting Standards AAS 1051 paragraph 8, Council elect not to recognise land under roads acquired prior to 1<sup>st</sup> July 2008.**

**Simple Majority Required**

### ***RESOLUTION 266:2008/09***

***Moved Cr McNeil seconded Cr Kerr***

***That in accordance with Australian Accounting Standards AAS 1051 paragraph 8, Council elect not to recognise land under roads acquired prior to 1<sup>st</sup> July 2008.***

***Carried 7:0***

## **10.6 ENVIRONMENTAL HEALTH OFFICER'S/ BUILDING INSPECTOR'S REPORT**

### **10.6.1 Environmental Health Officer's Report – November 2008**

Nil.

### **10.6.2 Building Inspector's Report – November 2008**

Nil.

## **11. ELECTED MEMBERS' ROADWORKS REPORTS**

### **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.

### **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.

### **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.



**11.1.5 Cr McNeil – Sheep Foot Roller**

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

**11.1.6 Cr McNeil – North Wandering Road**

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

**11.1.7 Cr White – Fuller Road**

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

**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 Industrial Area**

The CEO advised the Surveyors have been requested to develop a proposal to acquire the whole parcel of land. Conditions relating to the supply of power and land acquisition need to be resolved.

**14.1.1 Office Extensions**

The CEO advised the Consultants have visited the site to take some final measurements etc. The architect has suggested changes to the Council Chambers to make the building acoustics better and changes are proposed to the frontage of the entire building on aesthetic grounds. It is expected that tenders will be called in late January.

**15. INFORMATION BULLETIN**



# COUNCILLORS INFORMATION BULLETIN – DECEMBER 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. Australian Local Government Association
  - 1.4. Wandering Playgroup
  - 1.5. David and Meredith Freebairn
  
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**

- ◀ [MEETING WITH THE HON JOHN DAY MLA](#)
- ◀ [PROMOTING CAREERS IN LOCAL GOVERNMENT](#)
- ◀ [LOCAL GOVERNMENT CONSTITUTIONAL SUMMIT](#)
- ◀ [REGIONAL AND LOCAL COMMUNITY INFRASTRUCTURE PROGRAM GUIDELINES](#)
- ◀ [GRAFFITI HOTLINE](#)

**MAILBAG**

- ◀ WESTERN COUNCILLOR NOVEMBER 2008
- ◀ INFO PAGE AND FAXBACK – FESA ESL SERVICE DELIVERY & PLANNING 2009/10
- ◀ INFO PAGE - REGIONAL AND LOCAL COMMUNITY INFRASTRUCTURE PROGRAM GUIDELINES
- ◀ THE COMPLETE GUIDE TO THE LOCAL GOVERNMENT ACT 1995 – FORMS & PROFORMAS CD

**HEADLINES**

- ◀ [MEETING WITH MINISTER CASTRILLI](#)
- ◀ [LOCAL COMMUNITIES TO RECEIVE \\$300M FOR REGIONAL & LOCAL INFRASTRUCTURE](#)
- ◀ [VACANCIES ON BOARDS AND COMMITTEES](#)
- ◀ [AUSTROADS MEMBERSHIP – FREE LOCAL GOVERNMENT ACCESS TO AUSTROADS PUBLICATIONS ONLINE](#)
- ◀ [WALGA ECO-NEWS](#)
- ◀ [TOWN PLANNING AND TELSTRA](#)
- ◀ [WHITE RIBBONS FOR ROAD SAFETY 2008](#)

**MAILBAG**

- ◀ INFO PAGE – CLAIMING ADVANCE PAYMENT- ROAD PROJECT GRANTS
- ◀ MWAC INFORMATION BULLETIN – ISSUE 119 NOVEMBER 2008
- ◀ GUARANTEE ON DEPOSITS OF AUTHORISED DEPOSIT-TAKING INSTITUTIONS
- ◀ REGIONAL AND LOCAL COMMUNITY INFRASTRUCTURE FUND

**HEADLINES**

- ◀ [MEETING WITH DEREK CAREW-HOPKINS AND MIA DAVIES- NATIONALS](#)
- ◀ [MEETING WITH DR TARUN WEERAMANTHRI AND JIM DODDS OF PUBLIC HEALTH DEPARTMENT](#)
- ◀ [AUSTRALIAN COUNCIL OF LOCAL GOVERNMENT](#)
- ◀ [NEW PREFERRED SUPPLIER FOR LOCAL GOVERNMENT SIGNS](#)
- ◀ [GRAFFITI REMOVAL COURSE](#)
- ◀ [TRAINING UPDATE](#)
- ◀ [ASSET AND EXPENDITURE REPORTS 2007-08](#)
- ◀ [2009 LOCAL GOVERNMENT PUBLIC RELATIONS & COMMUNICATION CONFERENCE](#)

**MAILBAG**

- ◀ INFO PAGE – HARVEST MASS MANAGEMENT SCHEME

**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 HON ROB JOHNSON MLA MINISTER FOR POLICE; EMERGENCY SERVICES; ROAD SAFETY](#)
- ◀ [ROADS TO RECOVERY- MINISTERIAL APPROVAL FOR DEPRECIATION](#)
- ◀ [NEW CONTROLS OVER PESTICIDE USE](#)
- ◀ [DESK CALENDAR PADS 2009](#)
- ◀ [LOCAL GOVERNMENT CLIMATE CHANGE POLICY-BACKGROUND PAPER RELEASED](#)
- ◀ [USE OF RECYCLED MATERIALS IN ROAD CONSTRUCTION WORKSHOP](#)

**MAILBAG**

- ◀ MWAC INFORMATION BULLETIN ISSUE 118 – OCTOBER 2008
- ◀ ORDER FORM – DESK CALENDAR PAD 2009
- ◀ INFO PAGE – USE OF RECYCLED MATERIAL IN ROAD CONSTRUCTION WORKSHOP
- ◀ AUSTRROADS MEMBERSHIP – FREE LOCAL GOVERNMENT ACCESS TO AUSTRROADS PUBLICATIONS ONLINE
- ◀ INFO PAGE AND FAX BACK SURVEY- NEW CONTROLS OVER PESTICIDE USE
- ◀ INFO PAGE AND FAXBACK - RECREATION AND LEISURE ISSUES

- ◀ [MINISTER ANNOUNCES NEW SSS STEERING COMMITTEE](#)
- ◀ [ALGA LOCAL GOVERNMENT CONSTITUTIONAL SUMMIT – MELBOURNE](#)
- ◀ [AUSTRALIAN COUNCIL OF LOCAL GOVERNMENT](#)
- ◀ [WATER SENSITIVE CITIES SPEAKERS SERIES](#)
- ◀ [TRAINING UPDATE](#)
- ◀ [SOCIAL INCLUSION OF REFUGEES WORKSHOP](#)

**MAILBAG**

- ◀ IN CAPTIVATE PARTICIPATION FOR ALL TOOLKIT
- ◀ INFO PAGE AND FAXBACK - RECREATION AND LEISURE ISSUES
- ◀ STRUCTURAL REFORM OF PUBLIC LIBRARIES IMPLEMENTATION PLAN AND UPDATE
- ◀ WATER SENSITIVE CITIES SPEAKERS SERIES FLYER

**HEADLINES**

- ◀ [REGIONAL AND LOCAL COMMUNITY INFRASTRUCTURE PROGRAM](#)
- ◀ [WA LOCAL GOVERNMENT DIRECTORY 2009](#)
- ◀ [VACANCIES ON BOARDS AND COMMITTEES](#)
- ◀ [WALGA TAX SERVICE](#)
- ◀ [WALGA'S PARLIAMENTARIAN BREAKFAST](#)
- ◀ [OPERATING LEASE CONTRACT](#)
- ◀ [BUSINESS PLAN RELEASED FOR CARING FOR OUR COUNTRY](#)
- ◀ [COMMONWEALTH AVIATION GREEN PAPER](#)
- ◀ [WHITE RIBBONS FOR ROAD SAFETY 2008](#)

**MAILBAG**

- ◀ WA LOCAL GOVERNMENT DIRECTORY 2009 ORDER FORM
- ◀ INFO PAGE – BUS STOP INFRASTRUCTURE – AUDITING AND CAPITAL WORKS

**1.3 Australian Local Government Association**

November issues of the ALGA News.

**1.4 Wandering Playgroup**

Letter of thanks from the Playgroup for assistance with the recent concert at the Community Centre.

**1.5 David & Meredith Freebairn**

Letter of thanks for the recent work done on the York-Williams Road and the manner in which the gravel pit was reinstated.

**2. ENVIRONMENTAL HEALTH OFFICER'S REPORT/BUILDING SURVEYOR'S REPORT (13.1.2) (2.2.4)****Environmental Health Officer/ Building Surveyor's Activity Report November 2008****2.1 Environmental Health**

Several checks have been made on the septic system at Lot 124 (26) Down St (Sibley's) as the septic system did not comply. The system is now operable.

**Septic Tank Approvals**

Nil.

**Food Premises Inspections**

Nil.

**Other Environmental Health Matters**

Nil

**2.2 Building Surveyor****Building Inspections**

On going on a regular basis. I am working through the buildings previously approved to ascertain what has been completed. Several bonds have been refunded due to the fact that the buildings have been completed.

### **Building Approvals**

Building Permits have been issued as follows:

DATE	LICENSE NUMBER	OWNER	ADDRESS	TYPE	VALUE
November	6	D Stredwick	Lot 105 O'Connell	2 x Shed	70,000
December	7	Passmore/Wilding	Lot 90 Redgum Cres	Transportable House	240,515
December	8	S Carter	Lot 31 Charlton Road	Shed	8,000

### **General Matters**

Assistance has been given to the CEO on several planning matters regarding shed sizes in both the Residential and Rural residential areas.

Attended a meeting with the developers of the Half Way House Roadhouse with the CEO to further the development/building approval process for the proposed accommodation units on the land immediately behind the recently renovated road house.

### 3. **STAFF**

#### 3.1 **Leave and Overtime Report – November.**

Leave taken for month of November is as follows:

LEAVE TYPE	HOURS
Annual Leave	55 hours
Sick Leave	34.3 hours
Bereavement Leave	Nil hours
Long Service Leave	Nil hours
Leave Without Pay	13.5 hours
Overtime	33 hours

### 4. **WORKS REPORT** – 11 November 2008 to 9 December 2008

#### 4.2 **Construction**

The sheeting on Bannister Rd Job no E157509 has been completed, drainage improvements on North Bannister Wandering Rd Job no E157501 have been completed. A new refuse trench has been constructed at the Refuse Site and the previous trench backfilled.

#### 4.3 **Maintenance**

Several trees and branches have been removed, guideposts have been replaced and re-erected where necessary on North Bannister Wandering Rd, Wandering Narrogin Rd, Pumphreys Rd and Wandering Pingelly Rd.

Maintenance carried out on machinery and plant this month included;

Ride on Mower, Hustler Mini Z, Blades and belt replaced.

U1, Toyota Hilux 4x4 utility, 170,000km service

G2, Cat 120H Grader, 10,500hr service.

T1, Isuzu FVZ 1400 truck, 20,000km service.

T2, Isuzu FVZ 1400 truck, initial 5,000km service

#### **Bitumen patching**

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

**Maintenance Grade**

A rotation of the gravel roads throughout the Shire has been undertaken this month with the following roads being graded; Moramocking Rd, Reid Rd, Dwarda East Rd, Fourteen Mile Brook Rd, Noombling Norrine Rd, Carribin Rd, Mooterdine Loop Rd, York Williams Rd, Monk Rd, Grahams Rd, Codjatotine Hastings Rd, North Wandering Rd, George Rd, Sheoak Rd, Herdigan Rd, Ricks Rd, Youngs Rd, Potts Rd, Corser Rd, Ulbrich Rd, Wearne Rd, Barrett Rd, Mission Rd, Bannister Rd, and Deans Rd.

**Signs**

Curve beyond signs have been erected on Codjatotine Mooterdine Rd, Roads to Recovery signage has been erected on York Williams Rd and Bannister Rd, School Bus signs have been erected on Bannister Rd.

**Depot**

Evacuation plans and flow charts have been erected in depot; safety signage has been delivered and will be erected and mounted.

**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. A section of gravelled path in the townscape has been stabilized, evacuation plans have been erected in the Community Centre.

**Next Jobs**

Drainage improvements and sheeting on Morramocking Rd, Reid Rd. Construction work on North Bannister Wandering Rd.

**4.4 Private Works**

Two blocks have been slashed, one firebreak has been installed at Wandering Downs, grading of internal roads and firebreaks has been carried out for Southern Aboriginal Corporation. One yard has been mowed. One yard has been levelled.

**4.5 Fuel Quotes (11.1.1)**

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

**8 December 2008****Diesel**

Cooper and Dysart Pty Ltd	did not quote
Great Southern Fuel Supplies	did not quote
Fuel Distributors of WA	\$1.277

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

**Petrol**

Cooper and Dysart Pty Ltd	did not quote
Great Southern Fuel Supplies	did not quote
Fuel Distributors of WA	\$1.015

An order for 500 litres was issued to Fuel Distributors of WA.

**4.6 Traffic Counts**

No traffic data has been collected this month, traffic counters are currently located on North Bannister Wandering Rd.

**4.7 Roadwork's Requests Received**

Nil

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

##### 11.1.1 Cr Hardie: CWA Entrance

Cr Hardie advised drivers are cutting across the gravel and digging it up. A guide post probably needs to be erected to deter short cutting.

**Action:** No action taken as yet.

##### 11.1.2 Cr Kerr: Codjatotine Hastings Road

Cr Kerr advised Codjatotine Hastings Road needs some attention as ruts are forming from about one kilometre north of George Road to the bend and to the Codjatotine bitumen.

**Action:** Road has been graded in rotation.

##### 11.1.3 Cr Price: Codjatotine Mooterdine Road

Cr Price advised the same problem as above is occurring on Codjatotine Mooterdine Road.

**Action:** Road has been graded.

##### 11.1.4 Cr McNeil: Prickle Bush

Cr McNeil advised Prickle Bush near Steve Watt's needs removing as it is creating a traffic hazard because it is the road.

**Action:** Prickle bush and overhanging branches and limbs have been cleared in conjunction with Job no E157501.

#### 5. PLANT REPORT

- 5.1 Caterpillar 12H 3306 6NC25698 Grader – WD.483 – G1 – 5,911hrs (85 hrs for month)
- 5.2 Caterpillar 120H Grader (Serial No 2AN0039) – WD.300 – G2 – 10,507hrs (88 hrs for month)
- 5.3 Isuzu FVZ1400 Tandem Axle Truck – WD.458 – T1 – 22,750km (375kms for month)
- 5.4 Isuzu FVZ1400 Tandem Axle Truck – WD.355 – T2 – 6,511km (819kms for month)
- 5.5 Mitsubishi FE649EWSRFAA Crew Cab Truck – DC – 126,843km (2,445kms for month)
- 5.6 Caterpillar 924G Loader – WD.118 – L1 – 696hrs (27 hrs for month)
- 5.7 John Deere 6510 Tractor – WD.229 – TRA – 3,436hrs (6 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 – 691hrs (13 hrs for month)
- 5.10 Statesman Sedan – 0.WD – 22400km
- 5.11 Toyota Hilux 3.0D LN167R 4 x 4 Utility – WD.487–U1 – 173,275kms (1,588kms for month)
- 5.12 Isuzu FSS Wandering Town 2.4B Fire Truck – WD.281 – 1,386 km (11kms for month)
- 5.13 Isuzu FSS500 Fire Truck (VIN J202129) – WD.475- 81,360km (2kms for month)
- 5.14 Hustler Mini Z Zero Turn Mower (Serial No 7070336) - 80 hrs (16 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>
11/11/2008	WAPC	Adoption page for Strategy
13/11/2008	Director of State Records	Recordkeeping Plan
24/11/2008	Landgate Valuation services	Revaluation requests
25/11/2008	Luke Hardie	Licensing receipt for application
25/11/2008	Licensing Service	Series special number plates
25/11/2008	J Horan	Tax file Number
27/11/2008	Aust Tax Office	Statutory declaration - Stringer
28/11/2008	Brian Sibley	Town planning refund chq 001249
28/11/2008	John Horan	Unauthorised fire
28/11/2008	P & C Ferguson	Town planning refund chq 001250
1/12/2008	Janet Kirby	Dividing Fence Book
3/12/2008	Landowners in WD and BBS	Firebreak requirements
4/12/2008	FESA	ESL grant
8/12/2008	Mutimer	Notification of settlement
8/12/2008	Smith	Notification of settlement
8/12/2008	Nicholls Bus and Coach	Growth Forecast - Wandering District
8/12/2008	Community Facilities Grants	Budget Update
8/12/2008	Office of Crime Prevention	Grants acquittal

**16. MEETING CLOSURE**

There being no further business, the Chairman closed the meeting at 4:45pm.

**These Minutes were confirmed by Council at the Ordinary Council Meeting on Thursday, 18 February 2009.**

**CR B E DOWSETT, Chairman**