
Shire of Perenjori
MINUTES**Ordinary Council Meeting**

To be held in the Shire of Perenjori Council Chambers, Fowler Street, Perenjori on
18th December 2008, to commence at 1.30PM.

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8121 PRELIMINARIES

8121.1 DECLARATION OF OPENING AND ANNOUNCEMENT OF VISITORS

The Chairman opened the meeting at 1.30pm

8121.2 OPENING PRAYER

Cr Baxter led Council in the opening prayer.

8121.3 DISCLAIMER READING

Nil

8121.4 RECORD OF ATTENDANCE, APOLOGIES AND LEAVE OF ABSENCE

Present:	Cr B T Baxter
	Cr C R King
	Cr J A Bendsdorp
	Cr L C Butler
	Cr R A Benton
	Cr I F West
	Cr J R Cunningham
	Cr G K Reid
CEO	Stan Scott
Minutes	Leah Leopold

Apologies

	Cr J H Hirsch
DCEO	Domenica Curtin

8121.5 PUBLIC QUESTION TIME

Nil

8121.6 PETITIONS / DEPUTATIONS / PRESENTATIONS

8121.7 NOTATIONS OF INTEREST

Financial Interest – Local Government Act s 5.60A

Proximity Interest – Local Government Act s 5.60B

Interest Affecting Impartiality – Shire of Perenjori Code of Conduct.

8121.8 APPLICATIONS FOR LEAVE OF ABSENCE

8121.9 CONFIRMATION OF MINUTES

Minutes of Ordinary meeting of Council held 20th November 2008 are attached.

Moved: Cr G K Reid

Seconded: Cr L C Butler

That the Minutes of the Ordinary meeting of Council held 20th November 2008 be accepted as a true and correct record.

CARRIED 8/0

8121.10 ANOUNCEMENTS BY PERSON PRESIDING WITHOUT DISCUSSION

Nil

8121.11 MATTERS FOR WHICH MEETING MAY GO BEHIND CLOSED DOORS

Nil

8122 ECONOMIC DEVELOPMENT REPORT

8123 FINANCE**8123.1 MONTHLY STATEMENT OF FINANCIAL ACTIVITY**

APPLICANT:	DEPUTY CEO
FILE:	0
DISCLOSURE OF INTEREST:	0
AUTHOR:	LEAH LEOPOLD – SENIOR FINANCE OFFICER
RESPONSIBLE OFFICER	DOMENICA CURTIN - DCEO
REPORT DATE:	11th DECEMBER 2008
ATTACHMENTS	NOVEMBER FINANCIAL ACTIVITY REPORTS

Executive Summary:

As required by the Local Government Act and Financial Management Regulations a Monthly Statement of Financial Activity is required to be presented to each monthly meeting. This statement is used with Councils adopted 10% variance or \$5000 figure which was adopted by Council at its March meeting. A report detailing the variances is also included.

Other Financial statements are also attached as per the Finance Committee preferences.

Statutory Environment:	N/A
Policy Implications:	N/A
Financial Implications:	N/A
Strategic Implications:	N/A
Consultation:	N/A

UHF Haines Norton

Voting Requirements: Simple Majority

Officers Recommendation:**1. Statement of Financial Activity**

That the Statement of Financial Activity for the period ended 30th November 2008 including report on variances be accepted as presented.

2. Finance Report

That the Finance Report for the period ended 30th November 2008 be accepted as presented.

3. Acquisition of Assets

That the Acquisition of Assets Report for the period ended 30th November 2008 with a balance of \$503180.00 as presented be received.

4. Reserves Report

That the Reserves Report for the period ended 30th November 2008 with a balance of \$1223208.00 as presented be received.

5. Net Current Assets

That the Net Current Assets report for the period ended 30th November 2008 as presented be received.

6. Bank Reconciliation's

That the balances of the Municipal Fund of \$698359.30 and the Trust Fund of \$36418.31 as at 30th November 2008 as presented be received.

7. Sundry Creditors Report

That the Sundry Creditors Report for the period ended 30th November 2008 with a balance of \$79703.34 as presented be received.

8. Sundry Debtors Report

That the Sundry Debtors Report for the period ended 30th November 2008 with a balance of \$26835.62 as presented be received.

9. Accounts for Payment

That the Accounts for payment for the Municipal Account consisting of Cheque Numbers 16762 to 16803 and EFT Numbers 666 to 698 for \$194384.68 and the Trust Account consisting of Cheque Number 758 for \$110.00 for the period ended 30th November 2008 as presented be accepted.

10. Rates Outstanding

That the Rates Outstanding Report for the period ended 30th November 2008 with an outstanding balance of \$467788.00.

Council Resolution:

Moved: Cr I F West

Seconded: Cr L C Butler

That items 1-10 relating to the Statement of Financial activity for the period ended 30th November 2008 be accepted as presented.

CARRIED 8/0

8124 HEALTH BUILDING & PLANNING

8124.1 TOWN PLANNING SCHEME NO.1 AMENDMENT NO.2 – DELETING PLANNING CONSENT EXEMPTIONS

APPLICANT:	MCS
FILE:	508.02
DISCLOSURE OF INTEREST:	NIL
AUTHOR:	GARRY AGNEW - MCS _____
RESPONSIBLE OFFICER	GARRY AGNEW - MCS _____
REPORT DATE:	25 NOVEMBER 2008
ATTACHMENTS	8124.1a, 8124.1b & 8124.1c

Executive Summary:

Council is asked to consider a modification to its Town Planning Scheme No. 1 Amendment No. 2 as suggested by the Western Australian Planning Commission.

Background:

Council is referred to its June 2007 Minutes (Item 7064.1)

Moved: Cr Bendsdorp

Seconded: Cr Benton

Town Planning Scheme No. 1 Amendment No. 2 as attached to this report is adopted for FINAL APPROVAL and submitted to the WAPC with the attachments to this report (Attachments 7022.1a and 7022.1b). The Shire President and CEO are to endorse the documentation and placement of the Common Seal is authorised.

CARRIED 9/0

For Councillor reference a copy of the Shire of Carnamah Town Planning Scheme No.1 Amendment No.2 is attached – **see Attachment 8124.1a.**

Comment:

Following endorsement and Sealing on the 27th June 2007 the TPS No. 1 Amendment No. 2 documents were forwarded to the Western Australian Planning Commission for the granting of Final Approval by the Minister – it is only now (November 2008) that a response has been received from the Western Australian Planning Commission– **see Attachment 8124.1b.**

The WAPC advises that the Minister considered that deletion of clause 5.1.2 c) as proposed was not appropriate as it would be an unnecessary departure from model provisions consequently decided not to approve Shire of Carnamah TPS No.1 Amendment No. 2 until modifications are affected.

Those modifications are:

Delete points a) and b) after clause 5.1.2:

Insert the following after clause 5.1.2:

5.1.3 Notwithstanding Clause 5.1.2 c), within a Townsite as shown on the scheme maps the planning consent of Council is required for a transportable dwelling and a relocated structure intended to be modified for use as a dwelling.

In terms of the Shire of Perenjori Town Planning Scheme No. 1 the above modification will not greatly diminish Council's desire for prior planning consent for alternative building methods and second hand structures however it does not address concerns that under a new Building Act building licenses will be allowed to be certified by qualified persons **outside** the Shire.

On reflection the modification to TPS No.1 Amendment No.2 will still allow greater statutory authority to Council to compel application for planning consent for alternative building methods and second-hand structures prior to an application for a building licence being submitted.

In respect to a new Building Act providing authority for qualified persons outside the Shire to issue building licenses, the commercial cost of such may be the limiting factor.

Note: The Minister has determined that the modifications are not substantial therefore they do not require public advertising.

Notwithstanding the above, at its October 2008 Ordinary Meeting Council adopted its draft Town Planning Scheme No.2, Local Planning Strategy and Scheme Report and under authority of the draft TPS No. 2 specific Local Planning Policies are proposed. One such Policy "Policy No.1 – Moveable Buildings" covers control of relocated and second-hand buildings – **see Attachment 8124.1c.**

There is now a question on whether proceeding further with the TPS No.1 Amendment No. 2 would be prudent.

It is therefore suggested that Council not proceed with Final Adoption of TPS No.1 Amendment No. 2 as the issue will be adequately covered by Policy No.1 under the proposed Town Planning Scheme No.2.

Statutory Environment:

Shire of Carnamah Town Planning Scheme No.1

Planning and Development Act 2005

Local Government Act 1995 S3.1 – the general Function of Local Government is to provide for the good government of people in its district.

The Common Seal of the Local Government may only be used on the authority of the Council given either generally or specifically and every document to which the Seal is affixed must be signed by the President and the CEO or a senior employee authorised by him or her.

Policy Implications: Nil

Financial Implications: Nil

Voting Requirements: Simple Majority

Officers Recommendation:

That:

Resolution 7064.1 of the June 2007 Meeting of Council is rescinded –

Council Resolution

Moved: Cr Bensdorp

Seconded: Cr Benton

Town Planning Scheme No. 1 Amendment No. 2 as attached to this report is adopted for FINAL APPROVAL and submitted to the WAPC with the attachments to this report (Attachments 7022.1a and 7022.1b). The Shire President and CEO are to endorse the documentation and placement of the Common Seal is authorised.

CARRIED 9/0

and

That:

Modification of Town Planning Scheme No.1 Amendment No. 2 is not agreed and TPS Amendment No.2 is not to proceed for Final Approval by the Minister.

Council Resolution:

Moved: Cr R King

Seconded: Cr I F West

Town Planning Scheme No. 1 Amendment No. 2 as attached to this report is adopted for FINAL APPROVAL and submitted to the WAPC with the attachments to this report (Attachments 7022.1a and 7022.1b). The Shire President and CEO are to endorse the documentation and placement of the Common Seal is authorised and that modification of Town Planning Scheme No.1 Amendment No. 2 is not agreed and TPS Amendment No.2 is not to proceed for Final Approval by the Minister.

CARRIED 8/0

8124.2 UNFIT FOR HUMAN HABITATION NOTICE

APPLICANT: MCS
FILE: 303.02
DISCLOSURE OF INTEREST: NIL
AUTHOR: GARRY AGNEW - MCS _____
RESPONSIBLE OFFICER GARRY AGNEW - MCS _____
REPORT DATE: 25 NOVEMBER 2008
ATTACHMENTS

Executive Summary:

Council is asked to endorse the lifting of an Unfit for Human Habitation Notice.

Background:

Council is referred to its October 2007 Minutes -

Moved: Cr Butler

Seconded: Cr Bensdorp

The house situated at Lot 143 Livingstone Street Perenjori and owned by Cherrie Patricia Dunstan is declared Unfit for Human Habitation pursuant to Section 135 of the Health Act 1911 (as amended) and that the owner is directed to:

- render clean the house and surrounds within 30 days pursuant to Section 139 of the Health Act 1911; and*
- carry out specific repairs to the house within 90 days pursuant to Section 137 of the Health Act 1911 (as amended)*

Carried 9/0

Comment:

The following Notice was served on the owner of 143 Livingstone Street Perenjori on the 1st November 2007 with a copy being posted on the front door of the residence.

HEALTH ACT 1911 (as amended)**NOTICE****UNFIT FOR HUMAN HABITATION**

TAKE NOTICE that by virtue of the powers conferred under Section 135 of the Health Act 1911 (as amended), the Council of the Shire of Perenjori, being the local government in and for the district of Perenjori **HEREBY DECLARES** that the house described in the **FIRST SCHEDULE** hereto is **UNFIT FOR HUMAN HABITATION** by reason of uncleanness and want of repair and shall not be occupied by any person after the date of this Notice.

Note: *Section 136 of the Health Act 1911-*

"Any person who, after the expiration of the time, inhabits or occupies, or suffers to be inhabited

or occupied, such house or part thereof, commits an offence."

FURTHER TAKE NOTICE that pursuant to Section 139 of the Health Act 1911 (as amended) you the owner as described the **FIRST SCHEDULE** shall:

- A. within **30 DAYS** (before the 5 December 2007) clean house and remove all waste and rubbish from the house and yard to the Shire of Perenjori refuse site; and
- B. within **90 DAYS** (before the 4 February 2008) carry out repairs to the house as specified in the **SECOND SCHEDULE** hereto.

Should you fail to comply with above you will commit an offence and the local government may carry out the terms of the Notice and recover all expenses from you the owner – Section 140 (1) Health Act 1911 (as amended).

FIRST SCHEDULE

Property: Vacant timber framed, fibro clad and roofed single dwelling situated at Lot 143 (No.6) Livingstone Street, Perenjori 6620.

Proprietor: Cherrie Patricia Dunstan of Lot 143 Livingstone Street, Perenjori WA 6620.

SECOND SCHEDULE

- a) Repair holed and cracked fibro roof sheeting and make roof complete and weather proof;
- b) repair broken, loose and unsafe front porch landing timber and steps;
- c) replace collapsed ceilings in lounge room and repair all sagging ceilings throughout the house;
- d) repair all cracked and holed internal wall lining;
- e) replace/repair all cracked or holed external wall cladding;
- f) make all damaged or holed doors in good working order;
- g) replace smashed glazing to all windows to the house and make all windows in good working order and weatherproof;
- h) maintain all pipes, fittings and fixtures connected with water supply, drainage or sewage so they comply in all respects with the provisions of the *Metropolitan Water Supply, Sewerage and Drainage Act 1909* and any other legal requirements to which they are subject;
- i) maintain all electrical wiring and fittings to comply in all respects with the requirements of the Office of Energy; and
- j) maintain all guttering and down pipes on the premise in a good state of repair and free from obstructions.

Dated this 1st day of November 2007

Issued by and under the direction of Council

Garry J. Agnew

MANAGER COMMUNITY SERVICES

(Principal Environmental Health Officer)

Note: Should you be aggrieved by this Notice you may appeal against it by applying to the State Administration

Tribunal for a review of the decision in accordance with Sections 36 and 137 of the Health Act 1911 (as amended).

Lot 143 Livingstone Street Perenjori was vacated by the 1 November 2007 and the owners left town.

On the 27 November 2007 Keystart Loans Ltd advised that it had taken possession of the property and therefore was given detail of the Unfit for Human Habitation Notice.

Lot 143 Livingstone Street remained vacant and in an unfit for human habitation state.

Mid 2008 Keystart Loans advised that it had contracted persons to carry out work on the house in compliance with the terms of the Health Act Notice.

In November 2008 Keystart Loans advised that the upgrade work had been completed and requested an inspection – an offer to purchase had been made.

An inspection of 143 Livingstone Street was carried out 12 November 2008 which confirmed that all items detailed in the Unfit for Human Habitation Notice had been addressed.

A letter dated the 13 November 2008 was sent to Keystart Loans Ltd confirming that the Unfit for Human Habitation Notice served on the 1 November 2007 had been complied with consequently was lifted.

Statutory Environment:

Sections 135, 136 & 139 of the Health Act 1911 (as amended)

Policy Implications: Nil

Financial Implications: Nil

Voting Requirements: Simple Majority

Officers Recommendation:

The lifting of the Unfit for Human Habitation Notice issued on the 1 November 2007 in respect to lot 143 Livingstone Street Perenjori is endorsed.

Council Resolution:

Moved: Cr J A Bendsorp

Seconded: Cr G K Reid

The lifting of the Unfit for Human Habitation Notice issued on the 1 November 2007 in respect to lot 143 Livingstone Street Perenjori is endorsed.

CARRIED 8/0

8124.3 SUBSIDIZED DUMP-EZY DUMP POINT SCHEME

APPLICANT: MCS
FILE: 302.08
DISCLOSURE OF INTEREST: NIL
AUTHOR: GARRY AGNEW - MCS _____
RESPONSIBLE OFFICER GARRY AGNEW - MCS _____
REPORT DATE: 25 NOVEMBER 2008

ATTACHMENTS**Executive Summary:**

Council is asked to consider options on the provision of a Sewage Dump Point at the Perenjori Caravan Park.

Background:

Council is referred to Item 8114.3 (4) of its November 2008 Minutes advising that an application had been submitted to the CMCA/KEA Campers Dump Point Subsidy Scheme.

Comment:

\$2,200.00 is allocated in the 2008-09 Budget for the installation of a sewage dump point at the Perenjori Caravan Park.

D.S. Agencies of Perth are agents for the Gough Plastics "Dump-Ezy" dump point which is a UV stabilized non-corroding polyethylene fixture for disposal of Port potty and mobile toilet waste entering the waste treatment system – RRP \$2,100.00.

As installation of a the dump point will require the provision of a separate interceptor tank and plumbing work by a Registered Plumber the allocated budget would be exceeded by approximately \$800.00.

Consequently the MCS made application through the CMCA/KEA Campers Dump Point Subsidy Scheme.

The CMCA/KEA Campers Dump Point Subsidy Scheme is advertised via leaflets, as follows.

Insert scanned leaflet

Council is informed that the MCS made application under the CMCA/KEA Campers Dump Point Subsidy Scheme and was advised that the application would be processed following confirmation that Perenjori does satisfy the CMCA's requirement as being a RV Friendly Town – the criteria being:

1. Provision of short term and/or long term parking;
2. Access to general shopping area;
3. Access to dump point;
4. Access to potable water;
5. Appropriate parking within or near town;
6. Access to medical facilities;
7. Motor vehicle service centre; and
8. Tourist Information Centre.

Confirmation of the above was given.

As I had not heard from the CMCA for some time I contacted Philip Cadd of the CMCA late November to inquire on the progress of our application for the Subsidized Dump Point. Philip Cad advised that our application was now conditional upon a formal agreement giving discount to CMCA Members and that Bronwyn Wheeler (Perenjori Caravan Park Manager) was aware of this.

The expected discount for CMCA Members was stated as –

- Single person rate: powered and unpowered site = 60% of full rate
- Standard rates for 2 people = min 10% discount
- Self contained vehicle rate: no power, no showers, double bay fees for long vehicles such as 5th wheelers and 8m + motor homes and caravans \$5.00 per night.

Mr. Chadd was told that the rates at to Perenjori Caravan Park were already at the bottom end of the scale and that adjustment of the Perenjori Caravan Park rates can only be made by Council.

His e-mail response on the 27 November 2008 was –

“Following your last email, I am handling this matter back to Bronwyn who was appointed for the purpose of local negotiations.

I see no point in you getting upset with me and the process and continuing to correspond by email when we have a representative on the spot.

Bronwyn’s decisions are final as are mine.

The dump point subsidy will only be granted if the matter of the low cost Travelers Rest Area is resolved to everybody’s satisfaction.

Regards

PhilC

Statutory Environment:

FEES AND CHARGES

Subdivision 2 — Fees and charges

6.16. Imposition of fees and charges

(1) A local government may impose* and recover a fee or charge for any goods or service it provides or proposes to provide, other than a service for which a service charge is imposed.

** Absolute majority required.*

(2) A fee or charge may be imposed for the following —

- (a) providing the use of, or allowing admission to, any property or facility wholly or partly owned, controlled, managed or maintained by the local government;
- (b) supplying a service or carrying out work at the request of a person;
- (c) subject to section 5.94, providing information from local government records;
- (d) receiving an application for approval, granting an approval, making an inspection and issuing a licence, permit, authorisation or certificate;
- (e) supplying goods;
- (f) such other service as may be prescribed.

(3) Fees and charges are to be imposed when adopting the annual budget but may be —

- (a) imposed* during a financial year; and
- (b) amended* from time to time during a financial year.

** Absolute majority required.*

Policy Implications:

Nil

Financial Implications:

Nil

Voting Requirements:

Absolute Majority

Officers Recommendation:

Submitted for Council direction

Council Resolution:

Moved: Cr J A Bendsorp

Seconded: Cr G K Reid

That Council install a dump point at the Perenjori Caravan Park.

CARRIED 8/0

8124.4 PRIVATE RENTAL OF SHIRE HOUSING

APPLICANT:	BRADLEY GAVIN ASHCROFFT
FILE:	
DISCLOSURE OF INTEREST:	NIL
AUTHOR:	GARRY AGNEW - MCS _____
RESPONSIBLE OFFICER	GARRY AGNEW - MCS _____
REPORT DATE:	10 DECEMBER 2008
ATTACHMENTS	NIL

Executive Summary:

Application to rent a Shire house has been received from a Bradley Gavin Ashcroft.

Comment:

Mr. Ashcroft advises that he is currently unemployed but is moving to Perenjori to work at Gellatly's Road House as well as with Allen Gellatly at Gindalbie.

Council is informed that 107B Livingstone Street (single person's unit) is currently vacant and is not required for staff housing.

Statutory Environment:

Local Government Act 1995 S3.1 – the general function of local government is to provide for good government of people in its district.

Policy Implications:

Council has resolved previously to any requests for accommodation from non staff be presented to Council for approval.

Financial Implications:

Nil

Voting Requirements:

Simple Majority

Officers Recommendation:

Submitted for Council direction

Council Resolution:

Moved: Cr C R King Seconded: Cr R A Benton

That 107B Livingstone Street be rented to Bradley Gavin Ashcroft.

CARRIED 8/0

8125 PLANT AND WORKS**8125.1 TRUCK TENDERS 3/2008**

APPLICANT:	WORKS SUPERVISOR
FILE:	0
DISCLOSURE OF INTEREST:	0
AUTHOR:	KEN MARKHAM – WORKS SUPERVISOR
RESPONSIBLE OFFICER	KEN MARKHAM – WORKS SUPERVISOR
REPORT DATE:	3rd December 08
ATTACHMENTS	Tenders Received Spreadsheet

Executive Summary:

Tenders have been received for the 2 trucks that Council budgeted to replace. The only trucks to be within budget were the UD Nissan from AV Trucks & the Hino from WA Hino. The specifications for the UD Nissan are greater and would offer a better deal than the Hino. Previously we had specified for one truck to have a two way tipping body and the other would be one way tip with removable body and turntable. We now feel that it would not be of any greater benefit to have a removable body so we would recommend that both trucks, whichever were purchased would be two way tipping. This would also save around \$5000.

The main reason that some of the other tenders could not be considered was because of lower trade prices for the Mack and slightly higher vehicle prices.

Background

The 2008/09 plant replacement program included the trade in and replacement of the Mack prime mover and an outright purchase of a truck to replace the UD Nissan, which was to be used to carry the new concrete agitator bowl.

Statutory Environment:

Local Government Act 1995 S3.1 – the general Function of Local Government is to provide for the good government of people in its district.

Policy Implications:

N/A

Financial Implications:

\$439480 for to new trucks less trade of \$50000 for the Mack. Budget of \$395000, gives a saving of \$5520

Strategic Implications:

To maintain a modern fleet of vehicles

Consultation: N/A

Voting Requirements:

Simple Majority

Officers Recommendation:

That Council purchase the two UD Nissans with two way tipping bodies from AV Truck Services, trading the Mack prime mover.

Committee Recommendation:

That Council compare costing for the DAF FAT Truck and UD Nissan, including Leasing option.

8125.2 TRUCK TENDERS 3/2008 – PART 2

APPLICANT:	WORKS SUPERVISOR
FILE:	0
DISCLOSURE OF INTEREST:	0
AUTHOR:	KEN MARKHAM – WORKS SUPERVISOR STAN SCOTT - CEO
RESPONSIBLE OFFICER	KEN MARKHAM – WORKS SUPERVISOR
REPORT DATE:	3rd December 08
ATTACHMENTS	Tenders Received Spreadsheet

Executive Summary:

Tenders have been received for the 2 trucks that Council budgeted to replace.

Applicants Submission:Truck Tenders

The only trucks to be within budget were the UD Nissan from AV Trucks & the Hino from WA Hino. The specifications for the UD Nissan are greater and would offer a better deal than the Hino. Previously we had specified for one truck to have a two way tipping body and the other would be one way tip with removable body and turntable. We now feel that it would not be of any greater benefit to have a removable body so we would recommend that both trucks, whichever were purchased would be two way tipping. This would also save around \$5000.

The main reason that some of the other tenders could not be considered was because of lower trade prices for the Mack and slightly higher vehicle prices.

Lease v Purchase

The CEO has obtained a quotation on leasing rather than purchasing the new trucks. A copy of the quotation is attached.

ISIS has identified the following advantages of leasing:

- 1) ISIS LG Finance is a WALGA preferred supplier which means you do not have to go to tender for your plant or any other equipment using our Operating Lease/Rental facility.
- 2) ISIS Capital rental solution offers great flexibility with regard to the treatment of assets & the ongoing control of those assets.
 - Upgrades - can occur mid-term or at end of term as & when you require them. Where the upgrade is an addition to the existing equipment, we can simply adjust the existing contract to incorporate the new equipment/component so that the contract end date does not have to vary. We also allow for upgrades by way of returning old technology & replacing it with new technology. This process is relatively simple & seamless, & you can advise as & when you would like to use this feature.
- 3) At the end of an initial contract term you are offered the following options:
 - Return the equipment (with no further commitment or with the intention to upgrade) - location in Perth.

- Continue to rent the equipment (either on a casual basis or for a fixed term at a reduced rate).
 - Purchase the equipment.
- 4) Having the latest plant fleet/technology:
- Reduced operating cost (less fuel/oil/replacement parts etc)
 - Minimise downtime (keep up to date, efficient assets – return old equipment with no more to pay)
 - Attracts new staff and helps retain staff by having the latest equipment
 - Reduced OHS issues
- 5) Cash Flow:
- The spreading out of cash costs over the operating life of the assets;
 - Eliminates the need to have cash reserves in place to fund replacements;
 - Frees up capital that would otherwise be locked up in the equipment owned;
 - Simplifies the administering and disposal of the asset fleet (ie. off balance sheet); and
 - Transfers disposal risk to the lessor and eliminates disposal cost

The main advantage of an operating lease is that it is off balance sheet and does not affect debt ratios.

Background

The 2008/09 plant replacement program included the trade in and replacement of the Mack prime mover and an outright purchase of a truck to replace the UD Nissan, which was to be used to carry the new concrete agitator bowl.

Statutory Environment:

Local Government Act 1995 S3.1 – the general Function of Local Government is to provide for the good government of people in its district.

Policy Implications:

N/A

Financial Implications:

\$439480 for two new trucks less trade of \$50000 for the Mack. Budget of \$395000, gives a saving of \$5520

Strategic Implications:

To maintain a modern fleet of vehicles

Consultation:

N/A

Comment:

The Nissan UD appears to be the best value from the tenders provided.

Council must then decide whether to lease or purchase outright. Council presently has the best part of \$3Million tied up in plant assets. It is appropriate to review whether that is the best use of capital, especially in light of the need to borrow money for infrastructure assets.



OPERATING LEASE / RENTAL PROPOSAL

Proposal For: Shire of Perenjori

Proposal Prepared by: Brad Hunt
Business Development Manager
0438 921 058
bh@isislgfinance.com.au

Level 1
30 Hancock Street
West Perth WA 6008
PO Box 836
West Perth WA 6872
P: 1300 657 222
F: 1300 557 033

Asset: 1. DAF FAT CF85-460
2. UD Nissan GW470

Supplier/s: 1. Kenworth DAF
2. AV Truck Services

Amount Financed: 1. \$228,120 (Excl. GST)
2. \$219,740 (Excl. GST)

Term: 60 months

Payment Amount: 1. \$10,815.68 (Excl. GST)
2. \$10,418.37 (Excl. GST)

Payment Frequency: Quarterly In Advance

Payment Method: Direct Debit

Quote Date: 9 December 2008

Why use an ISIS LG Finance operating lease facility?

- WALGA Preferred Supplier
- No up-front capital outlay – Pay for use
- Rental payments are a cost (not a liability) and are generally tax deductible (you should consult your accountant to confirm that this is the case for you)
- Finance total acquisition including software, training and installation
- Conserve existing banking facilities
- Upgrade as and when it suits you (irrespective of remaining contract term)
- Flexible end of term options – return the equipment with no further obligations, continue to rent, purchase or upgrade

Proposal Terms and Conditions

1. Statutory charges are not included in the quoted payment amount. GST is levied by the Federal Government at a rate of 10%.
2. A documentation fee of \$279.40 including GST of \$25.40 applies to new contracts.
3. Contract start dates are the First day of December, March, June and September (or the First of each month for monthly contracts). A pro-rata rental applies to all contracts settled outside of these dates.
4. Insurance of the assets is to be arranged by the lessee for the account of the lessee noting the lessor's interest.
5. Payments are based on the asset specifications and costs specified above. Any variation to the specifications or cost will require re-calculation of the payments.

Proposal Expiry Date - This proposal is available for acceptance until: 19 December 2008



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A comparison of whole of life costs for the two options is set out below:

Council adopted a whole of life costing model for plant and equipment which calculated the whole of life costs for existing plant. The two plant items that will be replaced by the new trucks are the Mack prime mover which will be traded and the Nissan UD which will be used as a replacement agitator truck. The costings for these two trucks are set out below.

INPUT			
Vehicle Description			
Year of Manufacture	2000	1998	2008
Model	Mack	UD	Nissan UD
Use	Truck	Tipper	2 Way Tipper
Vehicle Usage			
Annual Working Hours	1175	800	1175
Projected Changeover (years)	8	8	5
Purchase Price	\$250,000	\$245,000	\$208,367
Tyres			
Purchase Price Tyres	\$5,100	\$5,100	\$5,100
Tyre Life (Hours)	1600	1600	1600
No of Tyres (Set)	5	4	4
Fuel & Oil			
Fuel Consumption (l/hr)	15	16	15
Fuel Price (\$/litre)	\$1.30	\$1.30	\$1.30
Oil Consumption (l/1000Hrs)	220	220	220
Oil Price (\$/litre)	\$3.80	\$3.80	\$3.80
Maint & Repair (incl Wear Parts)			
M & R / Year	\$14,275	\$6,800	\$6,000
Registration & Ins			
Registration & Ins	\$2,920	\$1,624	\$2,500
Replacement & Depreciation			
Inflation Rate	4%	4%	
Price Escalation (Inflation)	\$7,500	\$7,350	
Operational Depreciation	\$20,000	\$22,500	\$41,673
Anticipated Trade In Value	\$90,000	\$65,000	
OUTPUT			
Replacement Hire Rate	\$23.40	\$37.31	\$35.47
Operational Hire Rate	\$38.16	\$35.35	\$30.76
Total Internal Hire Rate	\$61.56	\$72.67	\$66.22

In the case of the proposed leasing arrangement the annual lease cost has been used in place of the depreciation figure. As can be seen from the above the whole of life cost is comparable.

Importantly if we choose to lease rather than purchase the purchase price is available cash that can be applied to substituting for debt. A \$250,000 loan over 5 years would attract interest and fees \$37,320. If this saving is applied to the comparative hourly rate this represents a saving of \$6.35 per hour.

The net \$450,000 intended to be applied to truck purchases could reduce Council's net debt from a projected \$975,000 at the end of this year to \$525,000.

Voting Requirements

Simple Majority

Officers Recommendation:

That Council purchase the two UD Nissans with two way tipping bodies from AV Truck Services, trading the Mack prime mover.

Plant and Works Committee Recommendation:

Moved: Cr Butler

Seconded: Cr Bendsorp

That Council compare costings for the DAF FAT Truck and UD Nissan, including leasing option.

Carried 6/0

Further Officer Recommendation

1. That Council acquire two Nissan UD Two way tipping trucks;
2. That Council accept the trade offer for the Mack Prime Mover;
3. That Council enter into a 5 year operating lease for the trucks;
4. That Council advertise its intention to apply \$450,000 from the Plant Reserve towards debt reduction.

Ceo left the chambers at 2.45pm

Ceo entered the chambers at 2.46pm

Council Resolution:

Moved: Cr L C Butler

Seconded: Cr C R King

That Council acquire two Nissan UD two way tipping trucks 90t rated as specified in the tender. One Nissan UD to be purchased outright and the other to be a 5 year operating lease.

CARRIED 6/2

Moved: Cr L C Butler

Seconded: Cr C R King

That Council do not accept the trade in offer on the Mack Prime Mover advertise privately as a tender with a reserve.

CARRIED 8/0

8126 GOVERNANCE**8126.1 ANNUAL REPORT 2007/08**

APPLICANT:	SHIRE OF PERENJORI
FILE:	202.02
DISCLOSURE OF INTEREST:	0
AUTHOR:	DOMENICA CURTIN - DCEO
RESPONSIBLE OFFICER	DOMENICA CURTIN - DCEO
REPORT DATE:	5TH December 2008
ATTACHMENTS	Annual Report

Executive Summary:

An Annual Report is required to be produced every year after the audit for the year has been completed and upon receipt of the Audit Report. The Annual Report must be accepted by Council no later than 31st December 2008.

Applicants Submission:

The Date for the Annual Electors Meeting is also required to be set. The meeting must be held within 56 days of acceptance of the Annual Report. We will be required to hold the meeting prior to 11th February 2009. Fourteen days public notice of the meeting is also required.

Background: Nil**Statutory Environment:**

Local Government Act 1995 S3.1 – the general Function of Local Government is to provide for the good government of people in its district.

Policy Implications:

Policy 237 – Annual Report distributed to Ratepayers on request.

Financial Implications: N/A**Strategic Implications:** N/A**Consultation:** N/A**Comment:****Voting Requirements:**

Absolute Majority

Officers Recommendation:

1. That the 2007/08 Annual Report as presented be accepted.
2. That the Annual Meeting of Electors be held on _____.

Council Resolution:

Moved: Cr B T Baxter

Seconded: Cr C R King

1. That the 2007/08 Annual Report as presented be accepted
CARRIED 8/0

Moved: Cr C R King

Seconded: Cr J A Bendsorp

2. That the Annual Meeting of Electors be held on Monday 9th February 2009 at 7.30pm.
CARRIED 8/0

8126.2 LOCAL COMMUNITY INFRASTRUCTURE PROGRAM – DIRECT GRANT

APPLICANT: SHIRE OF PERENJORI
FILE: 0
DISCLOSURE OF INTEREST: 0
AUTHOR: STAN SCOTT – CEO _____
RESPONSIBLE OFFICER STAN SCOTT – CEO _____
REPORT DATE: 11 December 2008

ATTACHMENTS

Executive Summary:

On 18 November 2008 the Prime Minister announced allocations to Local Governments around Australia under the Local Community Infrastructure Program. Perenjori qualifies for a grant of \$100,000 and must lodge a compliant application by 30 January 2009.

Applicants Submission:

To qualify for the grant the Shire must prepare a compliant application. Options include:

Social and cultural infrastructure:

Work on the Shire hall to make it a more usable space. This could include reconfiguration so there is a separate NACC/Yarra Yarra Kitchen and hall kitchen and installation of a better performance stage.

Recreation Facilities:

Most urgent work is included in the Strategic Project application. One option is a substantial playground facility adjacent to the village green. Another is improvements at the Latham Sports Club.

Tourism infrastructure:

Our grant for the tourism information bay was unsuccessful. This project could be completed together with a dry composting toilet and additional facilities at Camel Soak.

Children, youth and seniors facilities:

There is substantial work required on the playgroup facility in the RSL Hall, the most urgent being air conditioning, refurbishment of bathroom and kitchen facilities, replacement of doors, repainting.

Access facilities:

There are no disabled toilets in the Shire administration building and building access is poor.

Environmental initiatives

There is scope for a walk trail, facilities and interpretation of the water reserve at the east of the Perenjori townsite. Similar work could be done in remnant bush in and around Latham.

Background:

On 18 November 2008, the Australian Government announced that it is making available \$300 million to local government to stimulate growth and economic activity across Australia and support national productivity and community well-being.

One-off funding of \$250 million in 2008-09 is being provided to local councils under the Regional and Local Community Infrastructure Program.

An extract of the Guidelines is set out below:

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 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

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.

Listed below are the types of projects listed in the Annexure for which funding may be approved.

Examples of Community Infrastructure

Social and cultural infrastructure

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

Recreation facilities

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

Tourism infrastructure

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

Children, youth and seniors facilities

- Playgroup centres
- Youth centres
- Scout/guide halls
- 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
- Drain and sewerage upgrades
- Water conservation infrastructure
- Waste management and processing infrastructure
- Wastewater infrastructure
- Water recycling plants
- Water catchments
- Recycling plants

Statutory Environment:

Local Government Act 1995 S3.1 – the general Function of Local Government is to provide for the good government of people in its district.

Policy Implications:

Nil

Financial Implications:

There is no requirement for matching funding.

Strategic Implications:

This funding provides an opportunity for Council to select a project or projects that will have the most immediate impact on the community.

Consultation:

There has been insufficient time to widely canvass ideas.

Comment:

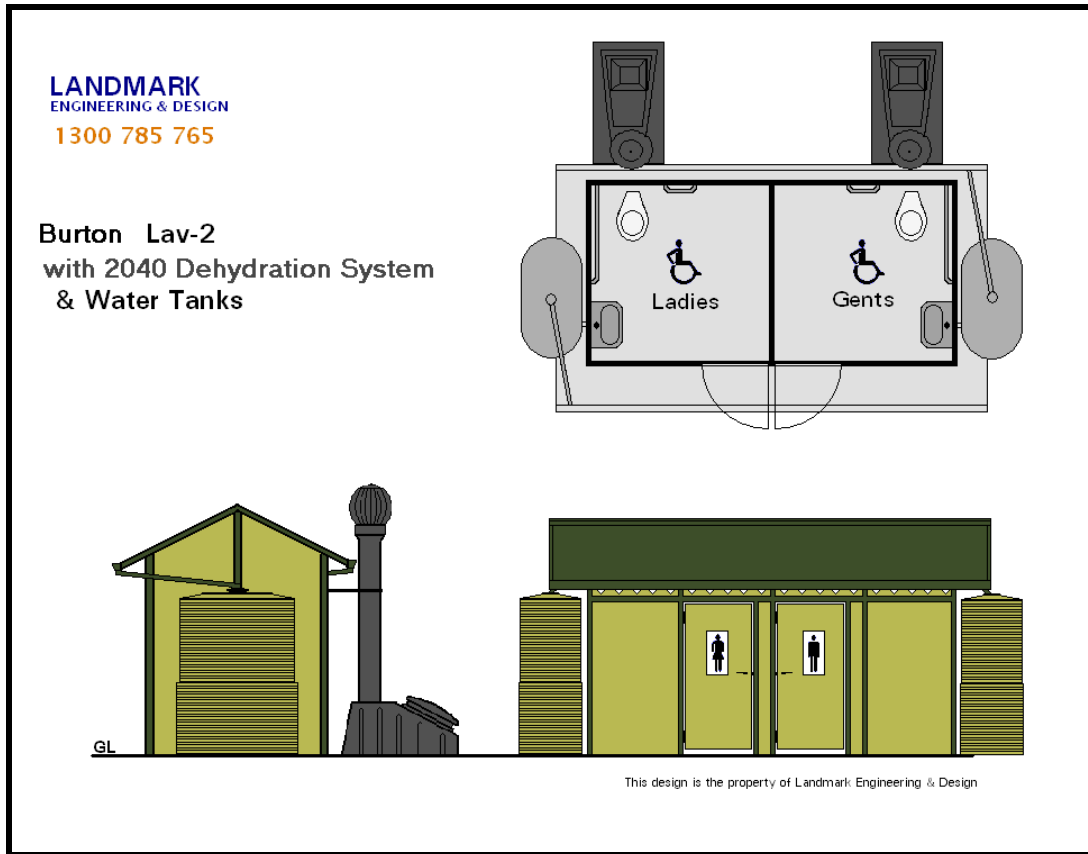
The LCIP program provides a one of allocation of \$100,000 that must be spent by 30 September 2009. Therefore the most suitable projects are those where some ground work has been done. The recommended projects are:

Tourism Infrastructure:

Tourist information bay in Perenjori and facilities at Camel Soak. Council already has an allocation of \$20,000 in its budget but the additional \$10,000 was not forthcoming from grants.

This project would consist of:

Installation of two information shelters	\$16,000
Installation of two sheltered picnic tables	\$10,000
Installation of free bbq at skate park	\$ 5,000
Installation of dry composting toilet at Camel Soak	\$34,000
Installation of two concrete picnic settings at Camel Soak	\$ 5,000
<u>Total</u>	<u>\$70,000</u>
<u>LESS Council Contribution</u>	<u>(\$20,000)</u>
Total LCIP	\$50,000



Perenjori Playgroup

Facility upgrade in order of Priority:

- Air Conditioning main play area
- Replace external doors
- Hot water system
- Kitchen upgrade
- Toilet upgrade

Suggest an LCIP allocation of \$50,000

Voting Requirements:

Absolute Majority (will have budget implications for current year)

Officers Recommendation:

That Council authorises a funding application as follows:

- \$50,000 to upgrade tourist facilities
- \$50,000 to upgrade playgroup facilities

Council Resolution:

Moved: Cr C R King Seconded: Cr J R Cunningham

That Council authorises a funding application as follows:

- \$50,000 to upgrade tourist facilities
- \$50,000 to upgrade playgroup facilities

CARRIED 8/0

Moved: Cr C R King Seconded: Cr I F West

That Council seek community consultation for other community projects that require funding.

CARRIED 8/0

Moved: Cr G K Reid Seconded: Cr R A Benton

Council thanks the CEO, DCEO and MCS for the great effort in compiling the submission on short notice.

CARRIED 8/0

8126.3 LOCAL COMMUNITY INFRASTRUCTURE PROGRAM - STRATEGIC PROJECT

APPLICANT: SHIRE OF PERENJORI
FILE: 0
DISCLOSURE OF INTEREST: 0
AUTHOR: STAN SCOTT – CEO _____
RESPONSIBLE OFFICER STAN SCOTT – CEO _____
REPORT DATE: 11 December 2008
ATTACHMENTS

Executive Summary:

At its November Ordinary Meeting Council requested that the CEO prepare an application for part of the \$50 Million Strategic Projects allocation under the LCIP program for the Perenjori Swimming Pool.

Applicants Submission:

The Shire of Perenjori has prepared and submitted a funding application under the Community Sport and Recreation Facilities fund for a contribution towards the cost of a new swimming pool. The swimming pool project is costed at \$2.4Million. The CSRFF Grant applied for is \$800,000. Council has an expected swimming pool reserve at the end of 2008/09 of \$500,000. In order to qualify for the LCIP Projects contestable component the total project size would need to exceed \$3.3Million.

Applications under the LCIP Strategic Projects close on 23 December 2008, in effect giving project proponents around 3 weeks to prepare applications. In order to have a viable prospect of submitting a competitive application the CEO has taken the following actions:

- Lucinda Jose has been contracted to prepare the grant application. Lucinda has previously worked for ABC MidWest as a journalist and for the MWDC managing the Regional Development Scheme.
- Eastman Poletti Architects will prepare a cost estimate on the various elements that have been combined with the existing swimming pool project. Eastman Poletti previously prepared concept diagrams for the new swimming pool, so this will provide some consistency across the application.
- A list of additional recreation renewal tasks has been prepared to compliment the work already done on the pool project. Works are concentrated in the recreation reserve, and the relocation of the pool is being used as the centrepiece of a recreation renewal project.

The additional works identified with initial cost estimated is listed below. These estimates will be revised based on the advice from the architects. Some project elements will require further community consultation including:

- What use will be made of the old swimming pool site? Options include relocated netball and basketball courts, play ground, mini golf or beach volley ball.
- Extension of the outdoor undercover area at the pavilion
- Landscaping plan across the entire site; and

- Sports club refurbishment.

Task	Initial Cost Estimate
Rehabilitated old pool site	\$200,000
Pavilion Change Room Refurbishment	\$100,000
Pavilion roof	\$50,000
External Doors	\$5,000
Servery	\$25,000
Kitchen	\$80,000
Netball and Basketball courts (including seating)	\$100,000
Synthetic Bowling Green	\$150,000
Beach Volleyball courts/ Mini Golf	\$40,000
Extension to undercover seating at Pavilion	\$60,000
Landscaping	\$150,000
<i>Sports Club Enhancements</i>	
Electrical	\$40,000
Roof	\$100,000
Evaporative Air Conditioning	\$50,000
Kitchen / Bar	\$120,000
Carpet	\$30,000
Change rooms	\$30,000
Total	\$1,330,000
Swimming Pool Project	\$2,400,000
Total Recreation Enhancement Project	\$3,730,000

The proposed funding arrangement will be:

CSRFF Program (State)	\$800,000
LCIP Strategic	\$2,000,000
Shire of Perenjori Reserve	\$500,000
Other contributions &/or loan	\$430,000
Total	\$3,730,000

Background:

On 18 November 2008, the Australian Government announced that it is making available \$300 million to local government to stimulate growth and economic activity across Australia and support national productivity and community well-being.

One-off funding of \$250 million in 2008-09 is being provided to local councils under the Regional and Local Community Infrastructure Program.

Additionally, under the Regional and Local Community Infrastructure Program - Strategic Projects, up to \$50 million will be available to local government in 2008-09. Councils and shires will be required to meet guidelines in order to receive their share of the \$250 million component.

Councils and shires will need to meet guidelines and go through a competitive process in order to have projects selected for funding under the \$50 million component.

The minimum project allocation under the strategic projects component is \$2 Million.

Statutory Environment:

Local Government Act 1995 S3.1 – the general Function of Local Government is to provide for the good government of people in its district.

Policy Implications:

Nil

Financial Implications:

The funding gap for the combined recreation project is less than for the swimming pool alone. The combined contributions from other sources should help make the project attractive to the commonwealth.

On 26 December the Minister for Regional Development will be announcing details of the Royalties for Regions program and Country Local Government Fund which is expected to make more funding support available to rural Local Governments.

Strategic Implications:

The extensive refurbishment of the town's recreation facilities should help us to attract and retain population.

Consultation:

There has been extensive consultation for the swimming pool. The president of the sports club addressed Council's November Ordinary meeting in relation to some of the needs for the sports club.

Comment:

The LCIP Strategic Projects component is distributing \$50Million nationally, with a minimum grant of \$2Million. This means a maximum of 25 projects will be funded nationally. Typically 10% of national funding is distributed to WA, suggesting 2 or 3 projects for WA. It is reasonable to expect competing projects from each of the regional centres in WA.

The upshot of all this is that if we are successful we need to put in a quality proposal well backed up with supporting documentation. This is why the CEO has engaged Lucinda Jose and Eastman Poletti to assist.

Council will also need to commit to a long term asset management program to support the redevelopment. The Prime Minister in his address to Mayor's and President's particularly emphasised the significant gap between sound asset management and poor asset management in Local Government. The experience of the pavilion would suggest a need for a funded maintenance program, major refurbishment requirement every 20 years and virtual replacement after 40 years.

This project provides for:

- Replacement of the Swimming Pool;
- Replacement of the bowling green;

- Replacement of the Netball/basketball Courts;
- Major refurbishment of the Pavilion; and
- Virtual replacement of the Sports Club.

Our asset management plan would need to accommodate future maintenance, refurbishment and replacement of these and other sport and recreation assets. A similar approach would need to be applied to other shire owned and managed facilities.

Voting Requirements:

Simple Majority

Officers Recommendation:

1. That Council endorse the proposed funding application under the LCIP Strategic Projects component; and
2. That Council commit to developing a long term infrastructure asset management program.

Council Resolution:

Moved: Cr I F West

Seconded: Cr G K Reid

1. **That Council endorse the proposed funding application under the LCIP Strategic Projects component; and**
2. **That Council commit to developing a long term infrastructure asset management program.**

CARRIED 8/0

8126.4 TOWNSCAPE MEETING MINUTES

APPLICANT:	PERENJORI TOWNSCAPE COMMITTEE
FILE:	0
DISCLOSURE OF INTEREST:	NIL
AUTHOR:	DOMENICA CURTIN – DEPUTY CEO
RESPONSIBLE OFFICER	DOMENICA CURTIN – DEPUTY CEO
REPORT DATE:	5th DECEMBER 2008
ATTACHMENTS	MINUTES

Executive Summary:

The Perenjori Townscape Committee held a meeting on 5th December 2008.

Comment:

Councils continued improvement and beautification of its town and facilities are imperative for the future of our town which works hand in hand with attracting new residents and tourists to our area.

Statutory Environment:

Local Government Act 1995 S3.1 – the General Function of Local Government is to provide for the good government of people in the district.

Policy Implications:

Nil

Financial Implications:

An allocation of \$10,000 has been included in the 2008/09 budget for Townscape projects.

Voting Requirements:

Simple Majority

Officers Recommendation:

Council notes the Perenjori Townscape Committee minutes and action report.

Council Resolution:

Moved: Cr R A Benton

Seconded: Cr J R Cunningham

Council notes the Perenjori Townscape Committee minutes and action report.

CARRIED 8/0

8126.5 FUNDING APPLICATION TO INVESTIGATE CLOSER TIES BETWEEN THE SHIRES OF PERENJORI AND MORAWA

APPLICANT:	CEO'S PERENJORI AND MORAWA
FILE:	0
DISCLOSURE OF INTEREST:	0
AUTHOR:	SUZANNE WARD, DIRECTOR CORPORATE SERVICES (DCS), MWRC _____
RESPONSIBLE OFFICER	STAN SCOTT – CEO _____
REPORT DATE:	8 DECEMBER 2008
ATTACHMENTS	Information on Connecting Local Governments and Structural Reform – Grants for Feasibility Studies.

Executive Summary:

The Director Corporate Services of the Mid West Regional Council has been approached by the respective Chief Executive Officer's of the Shires of Morawa and Perenjori to investigate grants that may be available for local governments to undertake feasibility studies to explore opportunities for establishing closer formal ties between the respective local government communities.

Applicants Submission:

Elected members and senior staff from the Shires of Morawa and Perenjori met recently in a social capacity for the purposes of a meet and greet and to casually explore discussion on the formation of a closer working relationship between the Shires into the future. Deficiencies in funding of services by the State and Commonwealth Governments, increased level of services being requested from the private sector, along with inability to attract and retain experienced staff are some of the causes placing fiscal and operational pressures on both local authorities. There was also a common platform which both communities share including economic challenges caused from drought and opportunities presenting themselves in the form of mining development in our respective hinterland.

In order to remain sustainable into the future, local government cannot continue to operate as they have done in the past. Like private enterprise they must continually seek out better ways of doing things. This is essential in order to allow them to administer, provide effective and efficient services and carry out basic local government functions in ways that will see them remain viable and secure greater sustainability into the future.

It is being proposed that an application be made to the Department of Local Government and Regional Development (DLGRD) for a "Connecting Local Governments and Structural Reform Grant (CLGSR) for Feasibility Studies".

The objective of the grant will be to carry out feasibility studies to investigate and explore the options available for collaborative service delivery or partnership arrangements between the Shires of Morawa and Perenjori.

Background:

Both Morawa and Perenjori are members of the Midwest Regional Council, and share similar cultures. We share health and education services, and there are existing strong links (and rivalries) between the two communities.

Statutory Environment:

Local Government Act 1995 S3.1 – the general Function of Local Government is to provide for the good government of people in its district.

Policy Implications:

Nil

Financial Implications:

The maximum grant available is \$50,000 (GST exclusive). Additional amounts may be considered if a project demonstrates exceptional merit.

Eligibility criteria for access to the grants include the following point:-

5. “Participating Local Governments are to provide a financial contribution where possible”.

Strategic Implications:

A feasibility study into the operations of the Shires of Morawa and Perenjori provides the prospect of being a catalyst for improvement in both service delivery and provision of infrastructure for the communities they serve.

Consultation:

Members of both Councils have expressed interest in stronger links.

Comment:

Attached to this report (Appendix 1) is a copy of the grant application document which sets out guidelines, conditions etc for the proposed Connecting Local Governments and Structural Reform Grant.

It is proposed that, pending grant approval, a tender scope is prepared that seeks proposals from qualified external consultants to consider, investigate and evaluate all resource sharing options available to the Shires. A report will then be generated and presented to respective Shires that articulates its findings and suggests a strategic way forward in the best interests of both communities.

It may then be appropriate for both Shires to come together again to consider and discuss the report’s findings and recommendations in more detail.

Voting Requirements:

Simple Majority

Officers Recommendation:**It is recommended that:-**

1. **An application is submitted with the Department of Local Government & Regional Development seeking a “Connecting Local Governments and Structural Reform” (CLGSR) grant to engage a consultant to investigate options for establishing closer structural and working ties between the Morawa and Perenjori Shires / communities.**

2. The Director Corporate Services of the Mid West Regional Council is engaged to manage this project process on behalf of the Morawa & Perenjori Shires.
3. If successful with the CLGSR grant, a consulting scoping proposal be prepared for further consideration by the Morawa and Perenjori Shire Councils.

Council Resolution:

Moved: Cr C R King

Seconded: Cr J R Cunningham

1. An application is submitted with the Department of Local Government & Regional Development seeking a “Connecting Local Governments and Structural Reform” (CLGSR) grant to engage a consultant to investigate options for establishing closer structural and working ties between the Morawa and Perenjori Shires / communities.
2. The Director Corporate Services of the Mid West Regional Council is engaged to manage this project process on behalf of the Morawa & Perenjori Shires.
3. If successful with the CLGSR grant, a consulting scoping proposal be prepared for further consideration by the Morawa and Perenjori Shire Councils.

CARRIED 8/0

Meeting adjourned at 3.50pm for afternoon tea

Meeting recommenced at 4.15pm

8127 OTHER BUSINESS

PERENJORI SWIMMING POOL

Council Resolution:

Moved: Cr C R King

Seconded: CR I F West

That the Manager Community Services seek expressions of interest for the design, construction & cost of the new Community Swimming Pool.

CARRIED 8/0

8127.1 INFORMATION BULLETIN – TABLED IN THE COUNCIL CHAMBERS

Department of Local Government and Regional Development – Elections Review Report

WALGA Local Government News – Issue No. 38.08

WALGA Local Government News – Issue No. 40.08

WALGA Local Government News – Issue No. 41.08

WALGA Local Government News – Issue No. 43.08

WALGA Local Government News – Issue No. 44.08

WALGA Local Government News – Issue No. 45.08

WALGA Local Government News – Issue No. 46.08

WALGA Local Government News – Issue No. 47.08

WALGA Local Government News – Issue No. 48.08

WALGA info pages

WALGA Information Bulletin – November 2008

WALGA Economic Briefing

WALGA – Local Activity Grants Program Guidelines

Country High School Hostels Authority – Annual Report 07/08

Western Power – Letter to Ian Fitzgerald, CEO of Mingenew

Main Roads Australia – 2008 Annual Report

OPSSC – State of the Service Report 2008-12-10

Department of Agriculture and Food – Rural Towns, Liquid Assets Newsletter

Emerald Tenement Services – Application for Exploration Licence 70/3657

City of Kalgoorlie Boulder – Re 2009 SEGRA Conference

Department of Planning and Infrastructure – Proposed Conversion from Pastoral lease to other tenure – Perangery Station

NACC Newsletter – September 2008

WA's Growing Quarter – Letter

LGMA – LGMA WA Statewide Magazine

Hetherington – Application for Miscellaneous Licences 59/90 and 59/91

Hetherington – Application for Miscellaneous Licences 59/91

Hetherington – Application for Miscellaneous Licences 59/92

Hetherington – Application for Miscellaneous Licences 59/93

Liebe Group Newsletter – October 2008 Volume 12 Issue 8

Liebe Group – Frameworks for forward farming #2

Tennis Australia – Tennis 2020 Facility development and management framework for Australian Tennis

Peter Groom Settlements – Transfer of Masonic Lodge Perenjori

8127.2 MOTIONS OF WHICH DUE NOTICE HAVE BEEN GIVEN

8127.3 QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN

8127.4 URGENT BUSINESS APPROVED BY THE PERSON PRESIDING OR BY DECISION

8127.4.1 LOCAL COMMUNITY INFRASTRUCTURE PROGRAM - STRATEGIC PROJECT**FURTHER INFORMATION**

APPLICANT: SHIRE OF PERENJORI
FILE: 0
DISCLOSURE OF INTEREST: 0
AUTHOR: STAN SCOTT – CEO _____
RESPONSIBLE OFFICER STAN SCOTT – CEO _____
REPORT DATE: 17 December 2008

ATTACHMENTS

Refer Item 8126.3

Additional Developments

Since the item was drafted on 11 December there have been a number of developments:

- Eastman Poletti visited Perenjori and inspected each of the areas affected by the project. The architect does not recommend upgrading the existing sports club building, and has provided an alternative of a new building. Costings for both options are provided below.
- The Minister for Regional Development has announced allocations under the royalties for Regions. Perenjori has been allocated \$681,709 for 2008/09.

Proposed Project Scope

The scope of the proposed project is as follows:

- Swimming Pool Project – as previously agreed by Council.
- Pavilion Renovations and Upgrade – includes re-sheeting roof, replacing kitchen and upgrading change rooms.
- Old Pool Site rehabilitation - Including removing pool, renovating part of the existing built structure and installation of beach volley ball facility.
- Installation of a synthetic bowling green
- Renovation of two courts at the netball basketball complex; and
- Sports club renovation or replacement.

Issues to Consider

Regardless of which option is selected we will still need to consult with the community and gain buy in. February is probably an appropriate time to do this.

Both projects use Royalties for Regions as part of the funding pool. We have the option of reducing the allocation from this source, but it is the CEO's view that the larger our contribution the greater the chance of success.

Costs for Options

Option 1 – New Sports Club

	CSRFF	Reserve	Royalties For Regions	RLCIP	Total
Swimming Pool	\$751,000	\$500,000		\$1,114,000	\$2,365,000
Pavilion - Reno and Upgrade			\$100,000	\$186,077	\$286,077
Pool Site Rehabilitation			\$100,000	\$222,664	\$322,664
Basketball / Netball Upgrade			\$50,000	\$56,000	\$106,000
Bowling - Synthetic Greens			\$100,000	\$176,660	\$276,660
New Sports Club			\$250,000	\$1,267,250	\$1,517,250
Project Management				\$170,319	\$170,319
TOTAL	\$751,000	\$500,000	\$600,000	\$3,022,651	\$4,873,651

Option 2 – Renovated Sports Club

	CSRFF	Reserve	Royalties For Regions	RLCIP	Total
Swimming Pool	\$751,000	\$500,000		\$1,114,000	\$2,365,000
Pavilion - Reno and Upgrade			\$100,000	\$153,144	\$253,144
Pool Site Rehabilitation			\$100,000	\$204,410	\$304,410
Basketball / Netball Upgrade			\$50,000	\$55,000	\$105,000
Bowling - Synthetic Greens			\$100,000	\$161,800	\$261,800
New Sports Club			\$150,000	\$311,200	\$461,200
Project Management				\$96,989	\$96,989
TOTAL	\$751,000	\$500,000	\$500,000	\$2,096,543	\$3,847,543

The recommendation is the Council agenda still apply with the following additional recommendations:

3. *That Council endorse Option 1 which involves building a new sports club; and*
4. *That Council endorses the application of \$600,000 from our Royalties for Regionas allocation to this project.*

Council Resolution:

Moved: Cr I F West Seconded: Cr G K Reid

3. **That Council endorse Option 1 which involves building a new sports club; and**
4. **That Council endorses the application of \$600,000 from our Royalties for Regionas allocation to this project.**

CARRIED 8/0

8127.4.2 2ND QUARTER BUDGET REVIEW

APPLICANT:	DEPUTY CEO
FILE:	0
DISCLOSURE OF INTEREST:	0
AUTHOR:	DOMENICA CURTIN - DCEO
RESPONSIBLE OFFICER	DOMENICA CURTIN - DCEO
REPORT DATE:	16TH DECEMBER 2008
ATTACHMENTS	BUDGET REVIEW REPORT – 9 DEC 08

Executive Summary:

Each Local Government is required to conduct a budget review between **1 January and 31 March each financial year**. A budget review is a detailed comparison of the year to date actual results with the adopted budget.

- A review was requested to be carried out by the President by senior staff responsible for their own budgets prior to the December meeting of Council.
This was carried out on the 9th December 2008.
- Results of the review and accompanying report are attached.

The normal third quarter review is required to be presented to Council, Council is to consider the review and determine whether or not to adopt the review, any part of the review or any recommendations made in the review. Within 30 days after Council has made its determination, a copy of the review and determination is to be provided to the Department of Local Government. **This will be carried out in February 2009.**

Major Changes to budget:**OPERATING INCOME**

Rates – Mineral Claims	Increased by \$99,646
Grant – Generator	Decreased by \$10,000
Profit on Sale of Houses	Decreased by \$120,193
Caravan Park Fees	Increased by \$ 10,000
Grant – Community Facilities	Decreased by \$10,000
Caravan Park Camp Accommodation Fees	Decreased by \$30,000
Grant – Propagation Nursery	Decreased by \$13,000
Grant – Flat Pack Housing	Decreased by \$581,000
Private Works Other	Decreased by \$327,231
Plant Hire Charges	Increased by \$17,000

Council Resolution:

Moved: Cr B T Baxter

Seconded: Cr G K Reid

That the Generator budgeted at \$10,000 be purchased.

CARRIED 8/0

Moved: Cr King

Seconded: Cr Butler

- **That Council accept the 2nd Quarter Budget Review Report.**

CARRIED 8/0

8127.4.3 Demonstration Pyrolysis waste treatment plant

APPLICANT: CCP TECHNOGY - SHIRE OF PERENJORI
FILE: 0
DISCLOSURE OF INTEREST: 0
AUTHOR: PHIL CLEAVER - EDO _____
RESPONSIBLE OFFICER PHIL CLEAVER - EDO _____
REPORT DATE: 12 12 2008
ATTACHMENTS Nil

Executive Summary:

CCP Technology of Taiwan is proposing to develop a waste treatment plant to dispose of tyres and other problematic waste using a pyrolysis process near Perenjori.

Applicants Submission:

The EDO has negotiated a fully funded investment from the above overseas entity. The anticipated budget of the plant is \$1.683 Million. The plant would be fully funded by the proponent and staffed by three scientists & 2 engineers from Taiwan.

The aim is to demonstrate and use technology now proven and undergoing various certification to allow import and set up within Australia. The group will establish a Pty Limited company within Australia to develop the process.

At time of writing via Austrade and the EDO efforts are being made to arrange foreign investment statutory compliance (Taiwan having no official Govt to Govt recognition)

Lawyers are preparing for presentation pro forma MOU & LOI for council to consider early in 2009.

The project is likely to involve UWA and Murdoch, and will be dependent on the necessary environmental approvals.

Background:

The project was initially being sponsored by SMRC and Murdoch University, but SMRC pulled out because of other issues at its Canning Vale site.

Article below from <http://www.inmycommunity.com.au/news-and-views/local-news/Waste-site-future-is-in-balance/7514479/>

Waste site future is in balance

09/Dec/2008

THE furore over waste management in the southern suburbs continued this week with South Metropolitan Regional Council members closing ranks to consider responses to problems with the Regional Resource Recovery Centre.

The City of Canning has refused to outline any future action on the facility until after a closed forum with the SMRC on December 18.

"Any decision ultimately taken by council on the future of waste management will only be made after a thorough investigation of all our options," Mayor Joe Delle Donne said.

It follows motions of support for RRRRC in Canning Vale by the City of Fremantle and City of Melville, which both requested that Premier Colin Barnett establish an independent community consultative committee to work with the DEC and the SMRC to help resolve individual concerns about the operation of the RRRRC.

They also requested that the Waste Management Authority fund research into issues relating to the introduction of alternative waste technologies, and that the SMRC provide a report on the action it intends to take in relation to the development of the Odour Action Plan.

Melville chief executive Shayne Silcox said if the RRRRC was forced to close, ratepayers could expect very significant cost increases. The City of Cockburn said it had not taken a position in regard to the RRRRC, as it had not yet seen the details of the SMRC's odour abatement proposal.

The Town of Kwinana and City of Rockingham have endorsed the SMRC Strategic Waste Management Plan that will investigate building a regional resource recovery centre in Rockingham or Kwinana.

Meanwhile, the Legislative Council's Standing Committee on Environment and Public Affairs will use the RRRRC as a case study for an inquiry into municipal waste management in WA, citing "ongoing community concerns about the odour".

SMRC chairman Doug Thompson welcomed the announcement and said examination of the merits and disadvantages of three main methods of waste disposal – composting, land filling and incineration – in terms of their cost, community acceptance and their environmental impact, was long overdue.

"The RRRRC has come under pressure from some members of parliament and individuals in the community to close. Critics have put forward the view that our waste should be dealt with in someone else's community. That's not practical or fair," Mr Thompson said.

The DEC confirmed that the SMRC's odour abatement proposal had been considered in detail and it expected to respond by the end of the week.

The object of the plant is to conduct pilot and demonstration processing under a broader waste treatment process essentially using Pyrolysis. See definition below from <http://en.wikipedia.org/wiki/Pyrolysis>

Pyrolysis is the chemical decomposition of a condensed substance by heating. It does not involve reactions with oxygen or any other reagents but can take place in their presence. Pyrolysis is a special case of thermolysis, and is most commonly used for organic materials; extreme pyrolysis, which leaves only carbon as the residue, is called carbonization and is related to the chemical process of charring.

Pyrolysis often occurs spontaneously at high temperatures, for example in fires and when organic materials come into contact with lava in volcanic eruptions, and has been assumed to take place during catagenesis, the conversion of buried organic matter to fossil fuels. It is an important chemical process in several cooking procedures such as baking, frying, grilling, and caramelizing. Pyrolysis is also a tool of chemical analysis, for example by pyrolysis gas chromatography mass spectrometry and in carbon-14 dating. Indeed, many important chemical substances, such as phosphorus and sulfuric acid, were first obtained by this process. Pyrolysis is also the basis of pyrography.

Pyrolysis is heavily used in the chemical industry, for example, to produce charcoal, activated carbon, methanol and other chemicals from wood, to convert ethylene dichloride into vinyl chloride to make PVC, to produce coke from coal, to convert biomass into syngas, to turn waste into safely disposable substances, and for the cracking of medium-weight hydrocarbons from oil to produce lighter ones like gasoline.

Although water is normally excluded along with other reagents, the term has also been applied to the decomposition of organic material in the presence of superheated water or steam (hydrous pyrolysis), for example in the steam cracking of oil.

Statutory Environment:

Local Government Act 1995 S3.1 – the general Function of Local Government is to provide for the good government of people in its district.

Before the plant can be established Planning Consent will be required for the selected site, and approval under the Environmental Protection Act will be needed.

Policy Implications:

Nil

Financial Implications:

There is no expectation of any Shire investment in the project.

Strategic Implications:

The proposed project will bring a new industry to the Shire and the Mid West and create employment. The project will also help solve some of the issues surrounding some waste streams – particularly tyres.

The project could also act as a catalyst for improvements to waste management, a responsibility of Local Government.

Consultation:

To date consultation has been with the proponents, Murdoch University and Austrade. Consultation will be required with state and federal statutory bodies to obtain the necessary approvals,

Comment:

This project is as a result of some of the alliances that have already been developed with tertiary institutions, and was further developed as part of the EDO's self-funded trip to China and Taiwan.

The intent of the project proponents is to further develop the technology in Australia, and using Australia's better access to world markets to re-export elsewhere. WA's reputation for demanding environmental standards are also an attraction. They have formed the view that if it can be approved here, it would be approved anywhere.

Voting Requirements:

Simple Majority

Officers Recommendation:

1. That Council provides in principle approval for the further development of this proposal.
2. That Council authorises the development of site selection criteria for consideration at the February 2009 Ordinary Meeting
3. That Council notes that a range of other statutory and environmental approvals will be required for this project.

Council Resolution:

Moved: Cr C R King

Seconded: Cr J R Cunningham

That Council provides in principle approval for the further development of this proposal.

- 1. That Council authorises the development of site selection criteria for consideration at the February 2009 Ordinary Meeting**
- 2. That Council notes that a range of other statutory end environmental approvals will be required for this project.**

CARRIED 8/0

Cr C R King declared an association interest with item 8127.4.4

Cr C R King left the chambers at 3.30pm

Edo left the meeting at 3.31pm

8127.4.4 PRIVATE RENTAL OF SHIRE HOUSING - NACC

APPLICANT: NACC
FILE:
DISCLOSURE OF INTEREST: NIL
AUTHOR: DOMENICA CURTIN – DEPUTY CEO _____
RESPONSIBLE OFFICER DOMENICA CURTIN – DEPUTY CEO _____
REPORT DATE: 16TH DECEMBER 2008
ATTACHMENTS LETTER

Executive Summary:

Application to rent a Shire house has been received from a Northern Agricultural Catchment Council for one of their employees.

Comment:

NACC currently rent a GEHA house for the employee but have been given 60 days notice (expiring in February) to vacate the premises due to housing requirements for the Department of Education.

Currently Council has the following vacancies:

136 Livingstone Street – Recently vacated and requires substantial upgrade works

73 Russell Street – to be vacated approx 31st January 2009

48 Russell Street – tenant given 60 days notice to vacate by 31st January 2009

Staff Housing Requirements in the New Year may require two houses although General Hand vacancies can be advertised without.

Statutory Environment:

Local Government Act 1995 S3.1 – the general function of local government is to provide for good government of people in its district.

Policy Implications:

Council has resolved previously to any requests for accommodation from non staff be presented to Council for approval.

Officers Recommendation:

That Council note the outcome of the Economic Development Review.

Council Resolution:

Moved: Cr R A Benton Seconded: Cr J Cunningham

That Council suspend Standing Orders and meet behind closed doors

CARRIED 8/0

Council Resolution:

Moved: Cr I F West Seconded: Cr King

That Council resume Standing Orders and meet with door open.

CARRIED 8/0

Council Resolution:

Moved: Cr G K Reid Seconded: Cr R A Benton

That Council note the outcome of the Economic Development Review.

CARRIED 8/0

Council Resolution:

Moved: Cr I F West Seconded: Cr L C Butler

That Council hold a Strategic Planning Meeting on 9 February 2009.

CARRIED 8/0

8127.5 MATTERS BEHIND CLOSED DOORS

Nil

8127.6 DATE OF NEXT MEETING / MEETINGS

8127.7 CLOSURE

There being no further business the meeting was closed at 5.40pm

I certify that this copy of the Minutes is a true and correct record of the meeting held 18th December 2008.

Signed: _____

Presiding Elected Member

Date: _____