Shire of Perenjori

MINUTES

Ordinary Council Meeting

To be held in the Shire of Perenjori Council Chambers, Fowler Street, Perenjori on Thursday 20th March 2008, to commence at 1.30PM.

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8031  PRELIMINARIES

8031.1  DECLARATION OF OPENING AND ANNOUNCEMENT OF VISITORS

The Chairman declared the meeting open at 2.55 pm

8031.2  OPENING PRAYER

Cr Baxter led Council in the opening prayer.

8031.3  DISCLAIMER READING

Nil

8031.4  RECORD OF ATTENDANCE, APOLOGIES AND LEAVE OF ABSENCE

Present: Cr B T Baxter  
Cr R A Benton  
Cr G K Reid  
Cr J H Hirsch  
Cr L C Butler  
Cr J A Bensdorp  
CEO     Stan Scott  
DCEO    Domenica Curtin  
Works Supervisor Ken Markham  
EDO     Phil Cleaver  
MCS     Garry Agnew  
Minute Taker Dawn Reid  
Visitors Jo Wood  

Apologies Cr I F West  
Cr J R Cunningham  
Cr C R King

8031.5  PUBLIC QUESTION TIME

Nil

8031.6  PETITIONS / DEPUTATIONS / PRESENTATIONS

Alex Aitken, Malcolm Smallacobby, and Jodi Hayes from KD1  
Mr Phillip Davison, Mr Matt Duxbury from Asia Iron  
Mr Peter Jones, Mr Bill MacKenzie from TBG
Will be joining Council for lunch which is kindly provided by KD1 as well as provide an update to Council.

**8031.7 NOTATIONS OF INTEREST**

Financial Interest – Local Government Act s 5.60A  
Proximity Interest – Local Government Act s 5.60B  
Cr Hirsch – Item 8034.4 – As principal of Primary School & P&C member  
Interest Affecting Impartiality – Shire of Perenjori Code of Conduct.

**8031.8 APPLICATIONS FOR LEAVE OF ABSENCE**

Moved: Cr Butler  
Seconded: Cr Bensdorp  
That Councillors King and West be approved a leave of absence from the current meeting.  
CARRIED: 6/0  
Cr Cunningham has previously been approved a leave of absence.

**8031.9 CONFIRMATION OF MINUTES**

Moved: Cr Benton  
Seconded: Cr Butler  
That the Minutes of Ordinary meeting of Council held 21st February 2008 be accepted as a true and correct record.  
CARRIED: 6/0

**8031.10 ANOUNCEMENTS BY PERSON PRESIDING WITHOUT DISCUSSION**

Nil

**8031.11 MATTERS FOR WHICH MEETING MAY GO BEHIND CLOSED DOORS**

Nil
Executive Summary:

Applicants Submission:
Detailed below are progress reports on current and prospective projects:

**Economic Development Results**
- Relationship with CSR Building products & Safe load Wall Systems
- UWA documentation and start dates
- Foundation formation
- Relationship with Coastline plumbing & Builders Perenjori apprenticeships and certification
- Update on results of Cabinet Standing Committee on Regional Policy meeting
- Dept of Industry and Resources
- Dept of Agriculture - Food Division
- BBnet matters
- Dams
- Invitation to export IP and expertise overseas under the Perenjori banner

**Relationships**
The EDO travelled to Sydney at his own expense air fares car hire accommodation entertainment and meeting expenses. (Excess of $2000)

Many of the projects now achieving production status and the frustrating reality is that the resources boom is impacting negatively on negativing time lines and production facilities required for flat pack housing, fish farms and increasing human resources expenses. Strategic and profitable partnerships have been ongoing. This reached critical mass in January & February, chiefly because others with resources greater than ours were beginning to copy certain concepts. (eg Major home builders becoming involved in flat packed housing.)

Commercial prudence requires that alliances begin to be consummated forthwith

The EDO approached CSR Building Products division initially with the task of costing and acquiring mass produced or licensing of Perenjori concept relating to wall panels.
This resulted in the MD of CRS Building Products division travelling to Perth to meet with the EDO, State Government representatives, a large builder and property developer, UWA, Murdoch and people closely associated with SEDO. The proof of concept and value of the concept thoroughly discussed and audited.

This exercise proved the validity of the Perenjori flat packed housing concepts. Figures were checked against CSIRO (building products division). The Research Institute for Sustainable Energy (RISE) has added its imprimatur to the flat packed housing concept, and are now aware and in agreement with not only conceptual worth, but financial benefit to this state of what Perenjori Economic development projects have bought to the table.

It is now imperative and the message has been driven home by the EDO & CEO to the State Government that we go next step, that is, commercialisation with strong reputable strategic partners.

The following stakeholders were involved in the CSR visit:

Prof. David Harries Director of RISE
Dr Trevor Pryor, Research Manager, Murdoch University
Adj. Prof. Garry Baverstock Manager - Built Environment Program Murdoch University
Mrs Sandie Rawnsley Manager - Marketing & Strategy, RISE
Mr Nigel Wilmot Manager - Standards & Testing, RISE
Dr Hari Sharma Manager - Testing Laboratory, RISE
Mr Matt Bliss MD of Safe Wall Systems (CSR partner)
Mr Richard Strunk Consultant to CSR Building Divisions

Collectively they agree that the state should embrace what has been produced here in Perenjori for the benefit of many. Additional incorporation of a plan “B “ now thwarts any objection to possible alternatives such as double brick while still allowing flat pack type on site delivery and erection at a cost reduction of substantial magnitude.

See Film Presentation and hand outs on detail how to erect structures. 75 Sq meter wall area 2 men 2 days! At a cost reduced from an average of $1730 down to approx $280 a metre. Plan B is also cyclone proof

Representative from DOIR has said he is so impressed that is writing to other building companies as well as Dept (copy of his corro still not to hand at time of writing)

*Operational & factual matters learned during course of above project.*

Double brick has a proven and demonstrated thermal efficiency of 0.176 TO 0.198 where as the Perenjori concept design is up about 4.5 or higher. Those participating supported the pressing need for energy efficiency in housing. Regardless of these facts, common sense and logic the brick industry will protects its position by the provision of incentives.

The EDO’s visit to Sydney has brought CRS and its considerable expertise and financial resources to the table as a substantial additional adjunct to our efforts. CRS Building Products division includes:

- The manufacture and supply of building products including plasterboard, fibre cement, glass wool and Rockwool insulation, clay bricks and pavers, concrete and terracotta roof tiles, and lightweight concrete products.
- Major brands include Bradford, Cemintel, Gyprock, Hebel, Wunderlich, Monier and PGH. Aluminium includes the production of aluminium ingots, billets and slabs.
- Property includes the development of residential estates and the sale or leasing of industrial estates.
It operates in Australia, New Zealand and Asia.

Combined building sales turnover 2007 was **$3.111 billion**

The state did not bring them to WA, Perenjori did.

The Edo is investigating and working towards formal letter of offer for licensing of our IP to CSR. What did prove prudent however, was to tenaciously get the message across to end users and Government that the projected population growth, need for affordability, and energy as well as emission savings equates to almost a saving of 2 coal fired power stations over the next 9 years. This estimate is derived using established figures and data from the State Govt’s own resources.

One is now wondering why the Govt has not addressed this sooner. However, the data and proof is now in the hands of the DPC and presentations by senior people from large multinational companies IN PERTH by the actions of the EDO brings a heavy but needed accountability to the EDO. Albeit waiting on real and decisive funding from the Govt. The EDO can at this time do little more with this apart from continue to attempt to get results of previous positive reactions from those at high Government level.

**UWA documentation and start dates**

The EDO can now happily report that after months of waiting and promises this documentation is now completed. This exemplifies the inertia and frustration of the EDO in achieving results due to Perth bound inertia.

**Foundation formation**

The Shire can now establish its own fund under the auspices of the Mid West Community Foundation which eliminates the time and expense involved in forming a separate foundation. The EDO will continue to explore the establishment of a cooperative.

**Relationship with Coastline Plumbing & Builders Perenjori apprenticeships and certification**

Taking into consideration all of the above. The next logistical problem would be providing builders for the Perenjori flat pack housing system and CSR plan “b”

Thus the EDO has negotiated training and certification facilities for an approved trainer who can certify tradesmen. As the EDO as well as others recognised the problem of tradesmen availability.

Given that in November the EDO reported that this is an existing and ongoing problem other resources to fill the gap needed to be sought out.

Again on the Sydney exercise sought out a retired qualified person to fill this need. Mr Peter Young (also associated and well versed with CSR ) has committed to arrive in Perenjori after a phone call when we are ready and spend some months here getting it all ship shape and BUILT. While here he will also instruct under an apprenticeship arrangement with the above company. The above company is the largest plumbing and building company on the eastern seaboard and has work in progress for all major builders’ developers and Govt departments. Their MD will provide apprenticeship and ongoing work for people introduced by the EDO to them. Also assist with the construction of the Perenjori structures and if required base people here subject to successful tender for mining and other infrastructure said to be imminent. EPA notwithstanding. An immediate number of people as at time of writing amounting to 82 trades persons including Brickies Electrical trades concreters and carpenters have been identified and expressed a willingness to travel at time of writing.

**Dept of Industry and Resources**

As illustrated above a representative Mr. Arthur Ventham, Project Manager, Office of Development Approvals Coordination has been kept up to date on most matters. However, his
effectiveness is yet to show results. However a paper trail exists for the ministry if nothing happens soon.

**Update on Results of Cabinet Standing Committee on Regional Policy meeting**

Follow up of the proposed trip to Mount Barker through email and telephone messages has been largely ignored. Finally received a call back on 17 March 2008, and details of the trip are still to be confirmed.

**Dept Of Agriculture And Food**

1 Trial plantings. Selected farmers have been advised in Feb of result of action to facilitate test & small trial plots in conjunction with Agric this has been achieved and the EDO now bows out as it is now up to the land & stakeholders.

2 Due to matters outlined above referred to as Govt.Inertia the Edo is becoming increasingly concerned that his functions may appear to becoming exposed to a perception of non performance. This non performance of factors way beyond the control of the EDO was articulated to the Assistant Director General Food who is the conduit and liaison person prior and after the regional cabinet visit.

In blunt terms it was stated that the EDO is experiencing some frustration and asked directly after explaining we have heard nothing after repeated contact with designated person in Minister Ford’s area relating to fish farm.

Question was

“Have we wasted all this time money and effort at shire level on fish farms”?  

Answer was in the negative and instructed to keep going ahead and that Minister Chance would be apprised of our concerns forthwith.

The EDO then said “he had heard it all before and dealing with this state was like trying to teach a pig to sing. Wastes my time and annoys the pig no end”

Happily and perhaps to the credit of the person this produced the following promise.

Immediate consultation with those in the slow lane and a report as soon as possible. To possible real funding and resources. It was then discussed that at least Agric had kept their end of the bargain by trial plots etc. However, the EDO explained that this was too little too late and very plain and forthright discussion some ‘paper” may arrive by time of the shire meeting. It transpires that unbeknown to us some form of discussion took place about Perenjori’s efforts on 29/02/08. The EDO responded by saying the meeting of cabinet up here took place in November 07 meanwhile the shire is funding efforts of EDO and the state is a beneficiary of these efforts not just the shire.

The shire is carrying the can and it is inappropriate. When funds expended in other areas are observed to not have as much bang for buck. The EDO is informed that results of that meeting when available and typed will flow to us it was said. Thus fish farm will be maintained as second highest priority by EDO. Detailed report at next oversight committee meeting.

**BBNET Matters**

Due to numerous phone calls emails and other expressions of angst from subscribers the shire and just about every one involved with BB net

The EDO became fed up with another example of inaction and promises to the Shire.

As it was not a Govt Department most councillors saw my mails and action plan that went to BBNET board and Managing director.

The result is that BBnet have already begun work (24 hours after EDO correspondence and action plan hit their desk) it is said by end of month all work will be finished and upgrades completed. We live in anticipation of this being so.
Dams & water

As agreed last meeting this situation is said to be in the hands of others and EDO has no current input to such or observed much activity prior to rains. Funding and water commission appear to be a problem.

Invitation to export IP and expertise overseas under the Perenjori banner

Copied and pasted in its entirety is receipt of writings from People republic of China, State of Hangzhou

Zhejiang province Enterprise Project Investment Registration System

Project Registration Application

Form No.1 General information of the company

<table>
<thead>
<tr>
<th>Name</th>
<th>Hangzhou Naxin Science &amp; Technologies Co., Ltd</th>
<th>Organization Code Number</th>
<th>765463808</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>Hangzhou Gongshu xiangfu fangjiatang</td>
<td>Postal Code</td>
<td>310004</td>
</tr>
<tr>
<td>Registration Type</td>
<td>Private enterprise</td>
<td>Registration Capital</td>
<td>RMB 2 million</td>
</tr>
<tr>
<td>Total asset</td>
<td>RMB 2.5 million</td>
<td>Net Asset</td>
<td></td>
</tr>
<tr>
<td>Juridical Person’s representative</td>
<td>Mr. Jianghong Shen</td>
<td>Phone No.</td>
<td>0571-85782880(O)</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>13968070592(mobile)</td>
</tr>
<tr>
<td>Contact</td>
<td>Mr. Ke Yi Nan</td>
<td>Phone No.</td>
<td>0571-85782880</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:james@hz-chinart.com">james@hz-chinart.com</a></td>
<td></td>
<td></td>
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</table>

Form No.2 Description of the Project to be constructed

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Zhejiang Province Patent Industry Park</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location</td>
<td>Longyou County, Zhejiang Province, People’s Republic of China</td>
</tr>
<tr>
<td>Main construction Content and Manufacturer Capability</td>
<td>We have signed formal contract with the Longyou county government to set up an industry park based on the current land resource owned by the Longyou county government in order to cultivate 150 new products and technologies become successful in the markets. <strong>Main technology group targeted:</strong> Energy saving product and technologies, Environment protection products and Technologies; Renewable energy products and Technologies; Target: plan to budget 1.5 Billion USD from United States and Australia capital market in five years and successfully establish 150 projects that are able to achieve annual revenue 1 billion (total RMB 150 billion or USD 20.9 billion) Formal contract has been signed with US investment company and we have also optimistic information from Australia</td>
</tr>
</tbody>
</table>
governments that they will come to negotiate with us for cooperation details in April, 2008

<table>
<thead>
<tr>
<th>Industry Type</th>
<th>Science and Technology Exchange and popularization Service</th>
<th>Construction Term</th>
<th>May 2008-May-2013</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total land area Needed</td>
<td>10 million Square Meters</td>
<td>New land to be purchased</td>
<td>0</td>
</tr>
<tr>
<td>Total building needed</td>
<td>5 million Square meters</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Form No.3 Project Finance budget

**Total capital to be budgeted for the project:** 1.5 billion USD  
**Total asset to be invested:** 900 million USD

<table>
<thead>
<tr>
<th>Civil engineering</th>
<th>Equipment</th>
<th>Installation</th>
<th>Building construction</th>
<th>Preparatory capital</th>
<th>Interest</th>
<th>Initial working capital</th>
</tr>
</thead>
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<tr>
<td>To be negotiated</td>
<td>600 million USD</td>
<td></td>
<td></td>
<td></td>
<td></td>
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</tbody>
</table>

Details to be arranged by the management team

### Capital sources

<table>
<thead>
<tr>
<th>Own</th>
<th>Loan</th>
<th>Share/stock</th>
<th>Venture capitals willing to get involved</th>
</tr>
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<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>UK</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Yes</td>
</tr>
</tbody>
</table>

### Attached supporting documents:

1. Formal contract with Longyou County Government;
2. Formal Cooperation Contract with American Carly Investment Group;
3. Cooperation intention letter from Perenjori Shire government, Western Australia
4. Certificate of Distinction issued to our company by the Ministry of Construction of People’s Republic of China
5. Company Registration Certificate
6. Organization Code Certificate;
7. Foreign Expert Certificate of the Juridical Person’s representative (Jianghong Shen)

### Remarks

we assure that we provide no misleading information and we are willing to take legal responsibility for the action we take.

<table>
<thead>
<tr>
<th>Juridical Person</th>
<th>Common Seal of the Company</th>
</tr>
</thead>
<tbody>
<tr>
<td>江红</td>
<td>(Attached )</td>
</tr>
</tbody>
</table>
This basically solves the problem of lack of speed from State of WA.

The EDO has begun negotiations 17/03/08 with WA Liaison officer for China, Mrs Ngore Tan Office of Premiere via DOIR Austrade Canberra DFaT and secured finance facilities between the above entity and Carly investment group of One Million Dollars with 374,679 Aud already drawn down and Land in China has been purchased by the group above.

This allows entry into export markets and again given nothing heard from State, EDO went ahead and did the deal using his own resources for the benefit of the community.

This was dictated by an international agenda and opportunity knocks but once.

The above document was received electronically by email, but the EDO has requested confirmation in hard copy with the appropriate letterhead and signatories.

Summary
It is now up to the state to grasp the benefit of all the work and exposure that this shire has undertaken in the last 15 months.

Background:
The EDO commenced a full time two year contract on 30 August 2006.

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: Nil
Strategic Implications:
The fundamental premise of the EDO activity is diversification of the economic base of Perenjori though complementary activity that will reduce our reliance on agriculture and mining.

Consultation:
The EDO maintains contact with a wide range of potential stakeholders, investors or funding organisations.
Comment:
The EDO is attracting interest however separating EDO work and some other aspects in commercial interface may need to be reviewed.
Especially on the issues of how we call for expressions of interest in high value commercial ventures.
The approach to economic development is focused on developing opportunities that will:

- Diversify the local economy through attracting new industries or emerging technologies;
- Add value to existing agricultural industry through diversification or downstream processing;
- Take advantage of existing intellectual capital within the district;
- Encourage partnerships with external bodies and agencies;
- Overcome barriers to growth such as lack of available land or housing;

Within the scope of these activities we will also:

- Seek funding opportunities to offset the costs and/or widen the scope of economic development activities;
- Keep Council and the community informed of economic development activities;
- Seek Council endorsement of any activity that requires a long term commitment from the shire, or involves commitment of funds outside the existing budget.

Voting Requirements:
Simple Majority

Officers Recommendation:

Moved: Cr Butler  Seconded: Cr Reid

CARRIED: 6/0
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 29th February 2008 including report on variances be accepted as presented.

2. Finance Report
That the Finance Report for the period ended 29th February 2008 be accepted as presented.

3. Acquisition of Assets
That the Acquisition of Assets Report for the period ended 29th February 2008 with a balance of $624068.89 as presented be received.
4. **Reserves Report**
   That the Reserves Report for the period ended 29th February 2008 with a balance of $960,971.00 as presented be received.

5. **Net Current Assets**
   That the Net Current Assets report for the period ended 29th February 2008 as presented be received.

6. **Bank Reconciliation’s**
   That the balances of the Municipal Fund of $236,007.99, the Term Deposit of $383,647.26 and the Trust Fund of $229,193.08 as at 29th February 2008 as presented be received.

7. **Sundry Creditors Report**
   That the Sundry Creditors Report for the period ended 29th February 2008 with a balance of $44,776.40 as presented be received.

8. **Sundry Debtors Report**
   That the Sundry Debtors Report for the period ended 29th February 2008 with a balance of $23,474.01 as presented be received.

9. **Accounts for Payment**
   That the Accounts for payment for the Municipal Account consisting of Cheque Numbers 16270 to 16326 and EFT Numbers 327 to 364 for $242,077.39 and the Trust Account consisting of Cheque Numbers 743 to 744 and EFT Numbers 332 to 356 for $1569.00 for the period ended 29th February 2008 as presented be accepted.

10. **Rates Outstanding**
    That the Rates Outstanding Report for the period ended 29th February 2008 with an outstanding balance of $101,526.00.

**Council Resolution:**

Moved: Cr Bensdorp  
Seconded: Cr Butler

That items 1-10 relating to the Statement of Financial activity for period ended 29th February 2008 be accepted as presented.

CARRIED: 6/0
**8033.2 BUDGET REVIEW**

<table>
<thead>
<tr>
<th>APPLICANT:</th>
<th>DEPUTY CEO</th>
</tr>
</thead>
<tbody>
<tr>
<td>FILE:</td>
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<td>DISCLOSURE OF INTEREST:</td>
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<tr>
<td>AUTHOR:</td>
<td>DOMENICA CURTIN – DCEO</td>
</tr>
<tr>
<td>RESPONSIBLE OFFICER</td>
<td>DOMENICA CURTIN – DCEO</td>
</tr>
<tr>
<td>REPORT DATE:</td>
<td>12TH MARCH 2008</td>
</tr>
<tr>
<td>ATTACHMENTS:</td>
<td>NIL</td>
</tr>
</tbody>
</table>

**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.

- The review has been carried out by senior staff responsible for their own budgets on 10th March 2008.
- Results of the review and accompanying report will then be tabled at the Finance Meeting.
- It is then 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.

**Statutory Environment:**

The requirement is covered by Regulation 33A of the Local Government (Financial Management) Regulations 1996 (FM Regulations).

**Policy Implications:** N/A

**Financial Implications:** N/A

**Strategic Implications:** N/A

**Consultation:** N/A

**Voting Requirements:** N/A

**Officers Recommendation:**

- That Council accept the Budget Review Report noting significant variances as presented.
- That Council accept the following budget changes to the 2007/08 budget.
Council Resolution:
Moved: Cr Baxter    Seconded: Cr Hirsch

- That Council accept the Budget Review Report noting significant variances as presented.
- That Council accept the budget forecast for the 2007/08 budget as highlighted in the Budget Review Report.

CARRIED: 6/0
Executive Summary:
Council is asked to consider and determine acceptance of a Tender for the purchase of Lot 14 Britt Street Latham.

Background:
Council is referred to Item 7124.3 of its 20 December 2007 Ordinary Meeting.

Moved: Cr Benton   Seconded: Cr Hirsch
That the Contract be allowed to lapse between the Shire of Perenjori and N. P. Royal, with no further cost to Council.
Carried: 8/1

Moved: Cr. Butler   Seconded: Cr. Hirsch
That the Shire of Perenjori re-advertise Lot 14 Britt Street Latham for sale.
Carried: 9/0

Comment:
The following advertisement was placed in the Bush Telegraph on the 12 & 26 February 2008 as well as the Country Properties section of the Sunday Times on the 17 February 2008.

TENDER NO 1/2008
PURCHASE OF 14 BRITT ST, LATHAM
Tenders are called for the purchase of house and land located at 14 Britt Street, Latham.

The house is a three bedroom, one bathroom timber frame, fibro clad, corrugated iron roof residence with gas hot water system and with 2 wall air conditioners and gas heater. The block is 1012m2 and includes a 7 x 8m enclosed shed, a 10 x 4.5m below ground fibreglass pool and a detached room of 3.5 x 5m.

Please phone the Shire on 99731002 or call in for a copy of tender specifications. Tenders close Friday 7th March 2008.

Any or all tenders may not be accepted by Council. Inspection may be made by appointment. Please contact the Shire Office on (08) 99731002.

-Late tenders will not be accepted.
-Canvassing of Councillors will disqualify
Council is advised that one (1) Tender was received.

<table>
<thead>
<tr>
<th>Tenderer</th>
<th>Tender Price</th>
<th>Conditions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ray &amp; Joanne Wood</td>
<td>$15,000.00</td>
<td>Cash sale</td>
</tr>
</tbody>
</table>

**Additional Comment:**

Proposed use – We have plans to either purchase or lease the existing vacant shop with the view to operating a small convenience store for the local community.

Renovation – We have viewed the property and understand the full implications and cost which will be incurred. Therefore we propose all electrical, plumbing, and carpentry work will be carried out immediately. It is envisaged the roof restoration, kitchen, bathroom and floor coverings will be addressed within the next 12 months.

Economic Consideration – Our proposed use of the property would lead to a part time or casual position in the community.

Undertaking - To bring the house back to an acceptable building standard.

**Statutory Environment:**

Local Government Act 1995

**3.58 Disposal of Property**

1. In this section –

   “dispose” includes to sell, lease, or otherwise dispose of, whether absolutely or not;

   “property” includes the whole or any part of the interest of a local government in Property, but does not include money.

2. Except as stated in this section, a local government can only dispose of property to –

   (a) the highest bidder at public auction; o
   (b) the person who at public tender called by the local government makes what is, in the opinion of the local government, the most acceptable tender, whether or not it is the highest tender.

3. A local government can dispose of property other than under subsection (2) if, before agreeing to dispose of the property –

   (a) it gives local public notice of the proposed disposition –
       (i) describing the property concerned;
       (ii) giving details of the proposed disposition; and
       (iii) inviting submissions to be made to the local government before a date to be
specified in the notice, being a date not less than 2 weeks after the notice is first given; and

(b) it considers any submissions made to it before that date specified in the notice and, if its decision is made by the council or committee, the decision and the reasons for it are recorded in the minutes of the meeting at which the decision was made.

(4) The details of a proposed disposition that are required by subsection (3) (a) (ii) include –

(a) the names of all parties concerned;

(b) the consideration to be received by the local government for the disposition; and

(c) the market value of the disposition as ascertained by a valuation carried out not more than 6 months before the proposed disposition.

(5) This section does not apply to –

(a) a disposition of land under section 29 or 29B of the Public Works Act 1902;

(b) a disposition of property in the course of carrying on a trading undertaking as defined in section 3.59;

(c) anything that the local government provides to a particular person, for a fee or otherwise, in the performance of a function that it has any written law; or

(d) any other disposition that is excluded by regulations from application of this section.

Policy Implications: Nil

Financial Implications:
Council has not budgeted to receive any income from the sale of this property.

Voting Requirements:
Absolute Majority

Officers Recommendation:
That the Tender for $15,000.00 from R. and J Wood of PO Box 105 Perenjori for the purchase of 14 Britt Street is accepted.

Council Resolution:
Moved: Cr Hirsch Seconded: Cr Bensdorp
That the Tender for $15,000.00 from R. and J Wood of PO Box 105 Perenjori for the purchase of 14 Britt Street be accepted.

CARRIED: 6/0
Executive Summary:
Application from Ray & Joanne Wood for Council support in obtaining a Liquor Licence for the Eziway Food Store at Lots 6 & 7 Fowler Street Perenjori.

Comment:
Council is in receipt of an application from Ray & Joanne Wood seeking Council approval to add a liquor department to the Eziway Food Store at Lots 6 & 7 Fowler Street Perenjori.

A plan showing the location of the proposed liquor section together with operation details in respect to the facility are attached as Attachment 7022.2a.

Council is informed that Lots 6 & 7 Fowler Street Perenjori are zoned ‘Town Centre’ (Commercial) under the Shire of Perenjori Town Planning Scheme No. 1.

Clause 3.2.2 of the Shire of Perenjori Town Planning Scheme No. 1 states:

The use of land in the Town Centre Zone shall be consistent with the following objectives:-

a. To encourage use of a high environmental standard appropriate to a town centre serving both the towns and surrounding rural community.

b. Promote convenient and safe shopping facilities and relate these to the social, business and entertainment functions of the town centre.

c. Encourage a wide range of compatible uses under one zone including shops, offices, car parks, cultural and community facilities, residential uses, mixed uses and new concepts.

Though ‘Table One’ of the Shire of Perenjori Town Planning Scheme does not specifically list liquor store as a permitted use in a Town Centre Zone it does list Hotel and Shop as being permitted Use Classes; consequently the proposed retail liquor section within the Eziway Food Store is permitted under the S of P TPS.

Additionally, as the Eziway Food Store is a Registered Food Premise under the Food Standards Code a Section 39 Certificate of Local Health Authority Approval is also required.

Statutory Environment:
Liquor Control Act 1988
Shire of Perenjori Town Planning Scheme No.1
Health Act 1911 (as amended)

Policy Implications: Nil
Financial Implications: Nil
Voting Requirements: Simple Majority

Officers Recommendation:
Ray & Joanne Wood’s application to add a liquor section to their Eziway Food Store at Lot 6 and 7 Fowler Street Perenjori is agreed to.

Council Resolution:
Moved: Cr Reid  Seconded: Cr Benton
Ray & Joanne Wood’s application to add a liquor section to their Eziway Food Store at Lot 6 and 7 Fowler Street Perenjori is agreed to.  
CARRIED: 6/0

The Manager of Community Services explained to Council that its role was to determine whether the proposed liquor licence is a permitted use under the Town Planning Scheme and whether the premises meets the necessary requirements under the Health Act. It was not Councils purpose to support or not support the grant of a liquor license.
Executive Summary:
Selection of a date for Council’s Planning Consultant (Paul Bashall) to attend Council to advise on strategic planning principles and the statutory process for gazettal of the TPS Amendment.

Background:
Council is referred to Item 8024.2 of its February 2008 Minutes.

Officers Recommendation – inter-alia “the CEO is authorised to arrange for Council’s Planning Consultant (Paul Bashall) to attend Council at the earliest convenience to advise Council on strategic planning principles and the statutory process for gazettal through the WAPC.

Comment:
Council is reminded that a forum to discuss the proposed amendments to the Perenjori Town Planning Scheme and a local planning strategy will absorb the majority of a working day also that it is essential that all members of Council be present.

The MCS has discussed the issue with Paul Bashall and he has indicated that Wednesday the 9 April 2008 would be the best date for him however an alternative Wednesday in April may be suitable.

Statutory Environment:
Planning and Development Act 2005; Shire of Perenjori Town Planning Scheme No.1
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:
Council has budgeted $25,000.00 for a review of the Town Planning Scheme.

Voting Requirements: Simple Majority

Officers Recommendation:
The 9 April 2008 is set for an all day Town Planning Scheme Review Forum between Council, Executive Staff and Council’s Planning Consultant Paul Bashall – Planwest.

Council Resolution:
Moved: Cr Butler        Seconded: Cr Benton

The 9 April 2008 is set for an all day (10-3pm) Town Planning Scheme Review Forum between Council, Executive Staff and Council’s Planning Consultant Paul Bashall – Planwest.

CARRIED: 6/0
Executive Summary:
Annual inspection of Shire Building by the Health, Building Planning Committee.

Background:
Council's Heath, Building and Planning Committee carries out annual inspection of all Shire owned buildings in preparation of the budget.

Comment:

It is suggested that this year all public buildings be inspected in the first instant and that the inspection process may take two full days.

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:
The annual inspection of Shire owned buildings is essential to enable appropriate budget accommodation.

Voting Requirements:
Simple Majority

Officers Recommendation:
Submitted for Council direction.

Council Resolution:
Moved: Cr Bensdorp
Seconded: Cr Hirsch

That the Annual Inspection of Shire owned Buildings will be conducted on Monday the 7th and Tuesday the 8th of April starting at 9.30am with the Health, Building & Planning Committee.

CARRIED: 6/0
8034.5 APPLICATION FOR PLANNING CONSENT

APPLICANT: KARARA MINING LTD
FILE: DEVELOPMENT APPLICATION
DISCLOSURE OF INTEREST: NIL
AUTHOR: GARRY AGNEW - MCS
RESPONSIBLE OFFICER GARRY AGNEW - MCS
REPORT DATE: 14 MARCH 2008
ATTACHMENTS 7022.5a, 7022.5b and 7022.5c,d,e,f,g,h,l,j,k

Executive Summary:
Application for Planning Consent for the expansion of the Karara Mine Exploration Camp.

Comment:
Council is in receipt of an Application for Planning Consent to expand the Karara Exploration Camp - see Attachment 7022.5a.

The existing camp consists of:
- 36 accommodation rooms;
- a 12m administration unit;
- a 12m x 6m engineering office;
- a 12m x 6m environmental office; and
- a 6m first aide unit.

The expansion is to include:
- 6 x 2 storey modules – 32 rooms;
- 12 x 1 storey modules – 48 rooms
- 2 x 6m small laundry/linen stores;
- 1 x 12m dry goods and linen store;
- 1 x 6m laundry;
- a new 76 seat kitchen/mess building;
- fire water tanks and hose-reel service;
- 40kl potable water tank and pumps; and
- Upgraded power supply – see Attachment 7022.5b.

The application states that the Exploration Camp expansion will be temporary and the cost of this proposed development to be $2,000,000.00.

The location of the Karara Exploration Camp is within the ‘Pastoral’ Zone under the Shire of Perenjori Town Planning Scheme No. 1.

Pastoral means – The use of land in the Pastoral Zone shall be consistent with the following objectives:–
   a) To identify areas which should be retained for pastoral uses to conserve the pastoral landscape and amenity of the locality.
Council is cognisant with the requirements for EPA Approval for any mining activity therefore I believe the proposal satisfies the requirements of the Scheme.

**Statutory Environment:**
Shire of Perenjori Town Planning Scheme No.1
Environmental Act 1986
Mining Act 1978
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:**
Nil

**Voting Requirements:**
Simple Majority

**Officers Recommendation:**
Planning Consent is granted to Karara Mining Ltd to expand the Karara Mining Exploration Camp at Tenament # E59/817 within the Perenjori Shire as per the submitted Application for Planning Consent; conditional upon no development being commenced until an application for a building licence is made to the Shire of Perenjori (Registered Builder) and a Building Licence issued together with all statutory Health Act requirements being satisfied.

**Council Resolution**
Moved: Cr Butler     Seconded: Cr Hirsch
Planning Consent is granted to Karara Mining Ltd to expand the Karara Mining Exploration Camp at Tenement # E59/817 within the Perenjori Shire as per the submitted Application for Planning Consent;
• conditional upon no development being commenced until an application for a building licence is made to the Shire of Perenjori (Registered Builder) and a Building Licence issued together with all statutory Health Act requirements being satisfied.
• Subject to payment of necessary planning fee's as per WAPC Local Govt Planning Fees Regulations.

CARRIED: 6/0
**8034.6 APPLICATION FOR PLANNING CONSENT**

**APPLICANT:** MOUNT GIBSON MINING, FIRST FLOOR, 7 HAVELUCK STREET WEST PERTH WA 6005  
**FILE:** 508.07  
**DISCLOSURE OF INTEREST:** NIL  
**AUTHOR:** GARRY AGNEW - MCS  
**RESPONSIBLE OFFICER:** GARRY AGNEW - MCS  
**REPORT DATE:** 14 MARCH 2008  
**ATTACHMENTS** 8037.4.1a, 8037.4.1b, 8037.4.1c, 8037.4.1d, 8037.4.1e, 8037.4.1f and 8037.4.1g

**Executive Summary:**

Application from Mount Gibson Iron for Planning Consent to develop a rail siding at Part of Vic Loc 4769 and Part of Vic Loc 6318 Rothsay Road Perenjori.

**Comment:**

Council is in receipt of an Application for Planning Consent to develop a rail siding at Part of Vic Loc 4769 and Part of Vic Loc 6318 Rothsay Road Perenjori – see Attachment 8037.4.1a

- The rail siding development will also include 544m² of offices and workshops. The land cleared and hard standing together with 16 car bays – see Attachments 8037.4.1b, 8037.4.1c, 8037.4.1d and 8037.4.1e.
- Land details are attached as Attachment 8037.4.1f and 8037.4.1g.
- Estimated time for construction is 4 months at a cost of $5,000,000.00

Under the Shire of Perenjori Town Planning Scheme No.1 the land in question is zoned ‘Rural’.

- Clause 3.2.4 of the Scheme defines: **RURAL:** - The use of land in the Rural Zone shall be consistent with the following objectives:-
  
  a) To identify areas which should be retained for rural uses to conserve the rural landscape and amenity of the locality.

Council is informed that a rail siding is not listed as an approved use in Zoning Table 1 of the Town Planning Scheme.

- Clause 3.3.3 of the Scheme states ‘Where no symbol appears in the cross reference of a use class against a zone in the Zoning Table a use of that class is not permitted in that zone’.
- Clause 3.3.5 of the Scheme states ‘If the use of land for a particular purpose is not specifically mentioned in the Zoning Table and cannot reasonable be determined as falling within the interpretation of one of the use categories the Council may:
  
  a) Determine that the use is not consistent with the objectives and purposes of the particular zone and is therefore not permitted; or
  
  b) Determine by absolute majority that the proposed use may be consistent with the objectives and purposes of the zone and thereafter follow the advertising procedures of Clause 6.2 in considering an application for planning consent.
Acknowledging the aforesaid it is suggested that the proposal may be classified as ‘Industry Extractive’ which has an AA symbol for the Rural Zone in Table 1.

*Industry-Extractive:* means an industry which involves:

a) the extraction of sand, gravel, clay, turf and rock, stone, minerals, or similar substance from the land, and also the storage, treatment or manufacture of products from those materials from which it is extracted or on land adjacent thereto; or

b) the production of salt by the evaporation of sea water.

- Clause 3.3.2 of the Scheme defines **AA** to mean that the Council may, at its discretion, permit the use.

In conclusion it is recommended that planning consent be granted to Mount Gibson Iron to develop an ‘Extractive Industry (Rail Siding, offices and car parks)’ at Part Vic Loc 4769 and Part Vic Loc 6318 Rothsay Road Perenjori.

Council may wish to require the proponent to place a sign at the site for 21 days to advertise the proposal to the community in accordance with Clause 6.2 of the Scheme.

**Statutory Environment:**
Shire of Perenjori Town Planning Scheme No.1
Environmental Act 1986
Mining Act 1978
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:**
Nil

**Voting Requirements:**
Absolute Majority

**Officers Recommendation:**
Planning Consent is granted to Mount Gibson Iron to develop an ‘Extractive Industry (Rail Siding, Offices, Workshops and car parks)’ at Part Vic Loc 4769 and Part Vic Loc 6318 Rothsay Road Perenjori conditional upon a sign being placed at the site displaying notice of the proposed development to be erected on the site.

**Council Resolution:**
Moved: Cr Bensdorp  
Seconded: Cr Reid
Preliminary Planning Consent is granted to Mount Gibson Iron to develop an ‘Extractive Industry (Rail Siding, Offices, Workshops and car parks)’ at Part Vic Loc 4769 and Part Vic Loc 6318 Rothsay Road Perenjori conditional upon

- a sign being placed at the site displaying notice of the proposed development to be erected on the site in accordance to clause 6.2 of Town Planning Scheme No1
- Subject to payment to Council of Planning fees as per WAPC Local Govt Planning Fees Regulations.

CARRIED 6/0
1. BUILDING MAINTENANCE OFFICER POSITION

Council is advised that following an interview Alfred (Alfie) Farrell has been offered the position of Building Maintenance Officer with the Shire subject to the supply of a Police Clearance and Medical.

Alfie who comes from Geraldton is 27 years of age, with a partner Gina, a young 8 year old daughter and another child on the way.

Alfie’s accreditations are:
1. Trade Certificate Carpentry & Joiner
2. Accredited Safety Induction Course MBA
3. Level on Coaching
4. Marcsa Mining & Resources Safety Induction
5. Current ‘C’ Class Driver’s Licence
6. Blue Card
7. Senior First Aid

Alfie and his partner Gina have chosen to reside at 153 Livingstone Street Perenjori.

2. SUBDIVISION UPDATE – 900 JOHN STREET.

The MCS attended a Pre-Start on the 28 February 2008 on site at Lot 900 John Street. Those in attendance included:

Paul Crewe - GHD Project Engineer
P. Desmond – Construction Manager, Western Power
Harry Van Zyl – Construction Quality Officer, Western Power
Andrew Criddle – Geraldton Electrical Co
Natham Gummery - Abrolhos Plumbing, Geraldton
Garry Agnew – Manager Community Services

Consequent to that meeting Paul Crewe of GDH has advised of the following schedule.

Geraldton Electrical

<table>
<thead>
<tr>
<th>Task</th>
<th>Duration</th>
<th>Date Range</th>
</tr>
</thead>
<tbody>
<tr>
<td>Trenching and cable installation</td>
<td>3 weeks</td>
<td>28th April to 16th May</td>
</tr>
<tr>
<td>Fit off</td>
<td>2 weeks</td>
<td>19th May to 30th May</td>
</tr>
<tr>
<td>Testing &amp; handover -</td>
<td>2 weeks</td>
<td>2nd June to 13th June</td>
</tr>
</tbody>
</table>

Abrohlos Plumbing are looking to get out to site (and finish up) before the above takes place.
3. BUILDING LICENCES

The following Building Licence has been processed since the February 2008

**Building Licence No. 04/08**

Owner: Shire of Perenjori  
Location: Lot 164 Loading Street Perenjori  
Description: Depot Office Cover Structure  
Builder: Swan Aussie Constructions  
Construction Cost: $32,065.00  
Fees:  
- Building Licence Fee $112.00  
- BCITF Levy $64.00  
- BRB Levy $37.00  
Total Fees: $213.00

**Building Licence No. 05/08**

Owner: Department of Housing and Works  
Location: Lot 154 Livingstone Street Perenjori  
Description: Patio  
Builder: Shoreline Outdoor World  
Construction Cost: $19,422.00  
Fees:  
- Building Licence Fee $68.00  
- BRB Levy $37.00  
Total Fees: $105.00

**Building Licence No. 06/08**

Owner: Kris Johnston  
Location: Lot 35 Russell Street Perenjori  
Description: Patio & additional room.  
Builder: Owner-Builder  
Construction Cost: $19,850.00  
Fees:  
- Building Licence Fee $85.00  
- BRB Levy $37.00  
Total Fees: $122.00
4. SEIZURE OF FOOD UNDER SECTION 246ZE OF THE HEALTH ACT

The Manager Community Services was called out on Sunday the 24 February 2008 by the Three Springs Hospital consequent to a kitchen meat freezer break down.

Surface temperature tests of the meat still in the freezer showed it to being stored at an average of 19.5°C which is well outside the temperature limit to minimise physical and microbiological changes.

Pursuant to the Health (Food Hygiene) Regulations frozen food must be kept at -15°C. Notwithstanding that was no alternative functioning freezer and as the meat in question was also outside the safe temperature for potentially hazardous food (below 5°C or above 60°C) it was determined to have deteriorated and therefore unfit for human consumption.

Under the authority of Section 246ZE of the Health Act 1911 a Notice of Seizure was issued and with the consent and of the Health Service Manager the meat removed and disposed of by burial.

*The Manager of Community Services, Mr Garry Agnew left the chambers at 4.05pm.*
*The meeting was adjourned for afternoon tea at 4.05pm.*
*The meeting resumed at 4.25pm*
Executive Summary:


Applicants Submission:

Detailed below is an extract of the press release from WALGA that accompanied the release on 28 February 2008 of the SSS Draft Report.

A new plan for the way Local Government operates in Western Australia has been launched this morning.

Titled The Journey – Sustainability into the Future, it proposes the creation of a regional system of service delivery that leverages the economies of collective Local Government geographic groups while retaining local Councils to represent the specific interests of their communities.

Unlike sector reform previously recommended by other industry groups, the WALGA plan DOES NOT require any Councils to be amalgamated.

WALGA President Bill Mitchell said even though the process that led to the plan had commenced in 2004, the plan released today would be a draft to enable the sector a further six weeks to provide feedback and comments.

“The plan is predicated on voluntary participation by Local Government as WALGA has maintained that determination of need and action should be the decision of individual Councils and their communities,” Cr Mitchell said.

“We understand local communities need the opportunity to embrace the need to redress sustainability and commit to the process as any enforced action would have less likelihood of long term success.”

Key research underpinning the plan and uncovered by the review process found that 58% of Local Governments in WA were currently unsustainable on their own source revenue however Cr Mitchell said it did not follow that amalgamations were the solution.

“All the evidence we have found and the experience from reform in other states is that bigger Councils are not necessarily better,” Cr Mitchell said.
“If you have two small problems and you combine them there is the real risk you will just end up with one big problem and nothing would have changed in terms of delivery of value to the community.”

Background:
The following extract from the Executive Summary of the report describes the process to date. Cr West served on Taskforce 1, which was responsible for oversight of development of the report.

The beginnings of those processes can be dated from 2004 when, as part of the lead-up to the 2005 State election both major political parties made statements heralding the future reform of the Local Government Sector. This resulted in a 2004 AGM motion requesting the WA Local Government Association (WALGA) to conduct a Structural Reform forum. The consequent forum, held in November 2005 featured Jeff Kennett sharing his experience in Victoria and Brian Dollery of New England University who presented a number of versions of cooperative regionalism, which were positively received by the audience.

The Northern Country Zone of WALGA held its AGM/Conference in March 2005 on the theme Amalgamate, Cooperate or Disintegrate.. The 2005 WALGA AGM passed a resolution for WALGA to lead the development of a framework that would assist individual Councils to review, debate and consider the future sustainability of Local Government and to ensure the framework encompassed the assessment of economic, social capabilities and capacities of individual communities and regions. In late 2005 WALGA appointed a three-member panel chaired by Professor Greg Craven, then of Curtin University of Technology to research and investigate the sustainability of Local Government in Western Australia.

Statutory Environment:
The report recommends changes to the Local Government Act 1995 as follows:

- Review the Act to reflect general competence principle, reduce unnecessary prescription.
- Review requirements for major trading activities.
- Reduce level of direction in relation to the employment of CEOs to allow arrangements such as shared CEOs.

The report also recommends review of Local Government (Functions and General) Regulations in relation to purchasing and tendering.

Policy Implications: Nil
Financial Implications: Nil
Strategic Implications:
The report proposes a 10 year plan for Local Government.

Consultation:
The report is in draft with Industry feedback requested within the next 6 weeks. Submissions close 15 April 2008 (which is before the next Council meeting scheduled for 17 April 2008).

It is important to remember that the report is a plan, not a bible. It is more important that the direction is right rather than every detail. As with all plans the detail will change and evolve through implementation, but it is important to have the right destination in mind.
Comment:
The Paper runs to 233 pages not including the Executive Summary and Appendices. Included with the agenda is a summary document consisting of:

- Title Page
- Chapter 1: The Executive Summary;
- Chapter 2: Introduction to the 10 Year Plan
- Chapter 12: Schedule of Recommendations

If Councillors require more information:

- The CEO has a hard copy of the entire report which is available for Elected Member to read;
- The entire report and appendices can be downloaded from: http://www.systemicsustainabilitystudy.com.au/
- If an Elected Member would like a hard copy to keep a printed copy can be arranged.

Given the 4 years it has taken to get to this point it seems strange that the industry has only been given 6 weeks to comment on the draft report. Clearly it is intended that the report will be adopted at this years AGM, but there have already been requests from the industry to extend the comments period.

In terms of the specifics of the report there are some areas of concern:

**The regional model**
The regional model proposed by the report is based on WALGA zones, noting that with the exception of the wheatbelt these zones align closely with development commission boundaries. It appears that the Murchison Zone has also escaped notice.

That aside, would a Regional Council based on the Northern Country Zone be too unwieldy? It would consist of the present Mid West Regional Council plus Irwin, Geraldton, Northampton and Chapman Valley. The model also allows that ‘viable’ local governments could stand out of the model and continue on their own, which would allow Geraldton and perhaps Northampton and Irwin to stand alone. The model is also voluntary so any Council may choose not to participate.

It also appears that the regional council would have a greater role than that contemplated in our present approach through the Mid West Regional Council. That said, our model is an iterative one, where the role of the regional council expands organically rather than through revolutionary change.

**New bodies**
The report recommends the establishment of a *Local Government Independent Assistance Commission*. This body would be joint funded by Local, State and Federal Governments and would assist with asset management, best practice, sustainability assistance and general development.

*Local Government Finance Authority*, perhaps based on the South Australian model. In the development of the SSS the Shire of Perenjori suggested the development of a Local Government Bank. In simple terms this would involve a joint venture with a major bank to use the collective financial resources of local government to leverage better services, reduced fees, better returns on investment and lower borrowing costs. Our proposal was based to some degree on the success of LGIS. The model proposed in the document is not very well formed and could evolve into a similar model that of the Local Government Bank. The name suggests however something less commercial and more bureaucratic.
The report recommends the investigation of reforming an Industry Training Council for the Local Government industry in Western Australia. However, it does tread rather softly on the matter of accredited training in Local Government. WALGA’s own Workplace Solutions offers a wide range of training for the industry – most of it is not accredited as part of the Australian Quality Framework. MoST training is still locked into the face to face minimum class size approach, with little if any flexible delivery. In its investigation of the future of training in the industry WALGA’s own training provider needs to deliver accredited courses as a Registered Training Organisation. WALGA cannot afford to cherry pick the industry’s training needs, or avoid the need to reform its own delivery approach.

Changes to financial management and reporting

The report recommends a raft of changes to strategic planning and reporting requirements for Local Government including:

- Mandatory 10 year Strategic Plan;
- Above plan supported by asset management plan and financial plans
- Substantial changes to reporting requirements including new classifications of operating revenue, new financial and debt management performance indicators.

These changes would be supported by training for Elected Members and Officers.

Conclusion

If the recommendations of the report are implemented it will represent a transformation of Local Government. It will force Council to confront hard truths that most people are aware of, but are reluctant to plan for. This includes planning for the retirement of assets that we can not realistically afford to maintain indefinitely or replace when they fail. It will also involve some transfer of responsibility (and resources) from local councils to regional councils. Further funding for new bodies will be met at least in part.

Voting Requirements:

Simple Majority

Officers Recommendation:

1. That Council notes the release of “The Journey: Sustainability Into the Future – Shaping the Future of Local Government in Western Australia.”

2. That Council provides in principle support for the proposed Regional Model

3. That individual Elected Members provide individual feedback to the CEO of any concerns or issues by Monday 31st March 2008.

Council Resolution:

Moved: Cr Bensdorp Seconded: Cr Butler

1. That Council notes the release of “The Journey: Sustainability Into the Future – Shaping the Future of Local Government in Western Australia.”

2. That Council provides in principle support for the proposed Regional Model

3. That individual Elected Members provide individual feedback to the CEO of any concerns or issues by Monday 31st March 2008.

CARRIED: 6/0
8036.2  RESTRICTED ACCESS VEHICLE ROUTES

APPLICANT:  MAIN ROADS WA
FILE:  0
DISCLOSURE OF INTEREST:  0
AUTHOR:  STAN SCOTT – CEO  _______________
RESPONSIBLE OFFICER  STAN SCOTT – CEO  _______________
REPORT DATE:  10 MARCH 2007
ATTACHMENTS  NIL

Executive Summary:
Main Roads WA has assessed Shire roads for use by restricted Access Vehicles. The roads can be included in the permit Network when Council endorses their inclusion and indicates whether any additional conditions should be applied.

Applicants Submission:
Main Roads wrote to the Shire in the following terms:

Attached is a spread sheet listing the roads that I have assessed and my assessment for each of them.

The Type A Roads will automatically come with the conditions below except for number six.

The Type B Roads will automatically come with all of the conditions listed below 1 to 8.

1. Operation during day light hours only.
2. No operation on unsealed road segments when visibly wet.
3. Headlights to be switched on at all times.
4. Speed Restriction **
5. Direct radio contact must be maintained with other RAV’s to establish their position on or near the road (suggested UHF Ch 40).
6. Road not to be entered until driver has established by radio communication that there is no other RAV on the road travelling in the opposing direction.
7. School bus curfews, as specified in LG Approval letter, must be observed.
8. Current written approval from the road owner (eg LG or CALM), to use the road, must be carried in the vehicle and produced on demand.

The Roads listed as General could be left without any applying conditions but the council may want to add the following conditions.

CV7. No RAV operations on unsealed road segments when visibly wet.

CA07. All operators must carry written approval from the Local Government Authority permitting use of the Road.

Perenjori Roads have been assessed as follows:
<table>
<thead>
<tr>
<th>Perenjori Shire</th>
<th>LGA 514</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>BACK BOWGADA</td>
<td>5140013</td>
<td>General 70KPH</td>
</tr>
<tr>
<td>BILLEROO ROAD</td>
<td>5140156</td>
<td>General</td>
</tr>
<tr>
<td>BOWGADA EAST ROAD</td>
<td>5140003</td>
<td>General</td>
</tr>
<tr>
<td>BOWGADA ROAD</td>
<td>5140001</td>
<td>General</td>
</tr>
<tr>
<td>CAFFEN ROAD</td>
<td>5140067</td>
<td>General</td>
</tr>
<tr>
<td>CHAPMAN ROAD</td>
<td>5140057</td>
<td>General, Hirsch Road to Leibe Road 2.22 to 6.28 Node 023527 to 023528</td>
</tr>
<tr>
<td>CUNNINGHAM ROAD</td>
<td>5140006</td>
<td>General</td>
</tr>
<tr>
<td>FARRS WEST ROAD</td>
<td>5140154</td>
<td>General - It would appear that Old Wells Road stops at what should be Farris West Road and then turns into Farris West Road, but is still named Old Wells Road. If so Farris West Road should be put on as General and Old Well Road past Farris West Road removed</td>
</tr>
<tr>
<td>GELLATLY WEST ROAD</td>
<td>5140151</td>
<td>General Conditional 70 KPH</td>
</tr>
<tr>
<td>Hibble Road</td>
<td>5140030</td>
<td>General Conditional 70 KPH</td>
</tr>
<tr>
<td>Hirsch Road</td>
<td>5140059</td>
<td>General Conditional</td>
</tr>
<tr>
<td></td>
<td></td>
<td>No Exit or Entry from or to Wubin - Mullewa Road</td>
</tr>
<tr>
<td>Leibe Road</td>
<td>5140083</td>
<td>General</td>
</tr>
<tr>
<td>Mason Road</td>
<td>5140021</td>
<td>General Conditional 70 KPH</td>
</tr>
<tr>
<td>Mcdonald Road</td>
<td>5140116</td>
<td>General</td>
</tr>
<tr>
<td>Old Mullewa Road</td>
<td>5140029</td>
<td>General</td>
</tr>
<tr>
<td>South Cannon Road</td>
<td>5140100</td>
<td>General Conditional 70 KPH</td>
</tr>
<tr>
<td>Sutherland Road</td>
<td>5140089</td>
<td>General</td>
</tr>
<tr>
<td>Bartlett Road</td>
<td>5140088</td>
<td>Type A 60KPH</td>
</tr>
<tr>
<td>Baxter Road –Between Selner Road and Gellaty West</td>
<td>5140024</td>
<td>Type A 80KPH</td>
</tr>
<tr>
<td>Bestry Road –East of Solomon Road</td>
<td>5140004</td>
<td>Type A 40KPH</td>
</tr>
<tr>
<td>Chappel Road</td>
<td>5140042</td>
<td>Type A 60KPH</td>
</tr>
<tr>
<td>Keogh Road</td>
<td>5140028</td>
<td>Type A 80KPH</td>
</tr>
<tr>
<td>Kings Road</td>
<td>5140050</td>
<td>Type A 40KPH</td>
</tr>
<tr>
<td>Malcolm Road</td>
<td>5140032</td>
<td>Type A 60KPH</td>
</tr>
<tr>
<td>Muriels Lane</td>
<td>5140068</td>
<td>Type A 60KPH</td>
</tr>
<tr>
<td>Otte Road</td>
<td>5140114</td>
<td>Type A 60KPH</td>
</tr>
<tr>
<td>Settlement Road West of Moora South Road</td>
<td>5140008</td>
<td>Type A 80KPH</td>
</tr>
<tr>
<td>Soledmon Road</td>
<td>5140027</td>
<td>Type A 60KPH</td>
</tr>
<tr>
<td>Tremlett Road</td>
<td>5140058</td>
<td>Type A 80KPH</td>
</tr>
</tbody>
</table>

No Entry or Exit from or to Lampard Road Due to poor sight distances
### Perenjori Shire

**LGA 514**

<table>
<thead>
<tr>
<th>Road</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>BAXTER ROAD</strong></td>
<td>Between Gellaty West Road and Perenjori - Rothsay Road</td>
</tr>
<tr>
<td></td>
<td><strong>Type B 40KPH</strong></td>
</tr>
<tr>
<td><strong>DIAMONDS ROAD</strong></td>
<td><strong>Type B 40KPH</strong></td>
</tr>
<tr>
<td></td>
<td>If last 1 Kilometre was widened to 7.7m this could be a general class.</td>
</tr>
<tr>
<td><strong>WAITES ROAD</strong></td>
<td><strong>Type B 40KPH</strong></td>
</tr>
<tr>
<td></td>
<td>No Exit or Entry at Coorow - Maya Road</td>
</tr>
<tr>
<td><strong>AYER ROAD</strong></td>
<td><strong>Fail</strong></td>
</tr>
<tr>
<td></td>
<td>Farm Road narrow, covered with gates and open paddocks.</td>
</tr>
<tr>
<td><strong>BARWICK ROAD</strong></td>
<td><strong>Fail</strong></td>
</tr>
<tr>
<td></td>
<td>Narrow and Long (Over 5K) poor road surface.</td>
</tr>
<tr>
<td><strong>CANNON ROAD</strong></td>
<td><strong>Fail</strong></td>
</tr>
<tr>
<td></td>
<td>Poor Road Surface and very bad Intersection Geometry</td>
</tr>
<tr>
<td><strong>CHAPMAN ROAD</strong></td>
<td><strong>Fail</strong></td>
</tr>
<tr>
<td></td>
<td>Avery Road to Hirsch Road 0.00 to 2.22 Node 023526 to 023527.</td>
</tr>
<tr>
<td><strong>CHISHOLM ROAD</strong></td>
<td><strong>Fail</strong></td>
</tr>
<tr>
<td></td>
<td>Narrow Sandy Section with dangourous bends</td>
</tr>
<tr>
<td><strong>DUFFEL ROAD</strong></td>
<td><strong>Fail</strong></td>
</tr>
<tr>
<td></td>
<td>Does not exist, could not find.</td>
</tr>
<tr>
<td><strong>HESFORD BACK ROAD</strong></td>
<td><strong>Fail</strong></td>
</tr>
<tr>
<td></td>
<td>Does not exist, could not find.</td>
</tr>
<tr>
<td><strong>MARTIN EAST ROAD</strong></td>
<td><strong>Fail</strong></td>
</tr>
<tr>
<td></td>
<td>Does not exist, could not find.</td>
</tr>
<tr>
<td><strong>MAURICE ROAD</strong></td>
<td><strong>Fail</strong></td>
</tr>
<tr>
<td></td>
<td>Does not exist, could not find.</td>
</tr>
<tr>
<td><strong>MCALPINE - CAFFIN RD</strong></td>
<td><strong>Fail</strong></td>
</tr>
<tr>
<td></td>
<td>Single lane sandy farm track</td>
</tr>
<tr>
<td><strong>MCKENZIE ROAD</strong></td>
<td><strong>Fail</strong></td>
</tr>
<tr>
<td></td>
<td>Does not exist, could not find.</td>
</tr>
<tr>
<td><strong>OLD WELL ROAD</strong></td>
<td><strong>Fail</strong></td>
</tr>
<tr>
<td></td>
<td>To be removed from SLK 0.00 to SLK 6.80 Node 110109 to 023510 Rabbit Proof Fence Road to Farrs West Road</td>
</tr>
<tr>
<td><strong>OVERSBY ROAD</strong></td>
<td><strong>Fail</strong></td>
</tr>
<tr>
<td></td>
<td>Narrow track poor surface</td>
</tr>
<tr>
<td></td>
<td>East of Solomon Road</td>
</tr>
<tr>
<td><strong>OVERSBY ROAD</strong></td>
<td><strong>Fail</strong></td>
</tr>
<tr>
<td></td>
<td>Poor Road Surface and deep flood way gully.</td>
</tr>
<tr>
<td></td>
<td>West of Solomon Road</td>
</tr>
<tr>
<td><strong>RAYNER ROAD</strong></td>
<td><strong>Fail</strong></td>
</tr>
<tr>
<td></td>
<td>Poor Road Surface</td>
</tr>
<tr>
<td><strong>REID ROAD</strong></td>
<td><strong>Fail</strong></td>
</tr>
<tr>
<td></td>
<td>Farm track</td>
</tr>
<tr>
<td><strong>REIDS ROAD</strong></td>
<td><strong>Fail</strong></td>
</tr>
<tr>
<td></td>
<td>Does not exist, could not find.</td>
</tr>
<tr>
<td><strong>WILLIAMS ROAD</strong></td>
<td><strong>Fail</strong></td>
</tr>
<tr>
<td></td>
<td>Farm Track</td>
</tr>
</tbody>
</table>

**Background:**

The Shire of Perenjori requested a complete assessment of Shire roads. The roads listed are in addition to those already included for general endorsement.

**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:**

37
Heavy vehicles contribute significantly to road maintenance costs.

**Strategic Implications:** Nil

**Consultation:**
Council’s initial request for assessment was as a result of representations from local contractors.

**Comment:**
The list provided was based on an independent assessment by Main Roads WA. If there are roads that have failed the assessment of have been assessed as type A or Type B Roads contrary to Council’s preference we have the option of making the necessary investment in future roads programs to overcome the identified problems. Unless there is part of the assessment that is demonstrably flawed Council should accept the assessment provided and endorse the findings.

Type B roads require individual users to apply for Shire permission to use the road. While it puts the Shire back into the position of giving individual permission, this requirement only applies to three shire roads.

It is proposed that Council adopt the following policy for use of Type B Roads:

1. The CEO is delegated authority to issue permits for the use by Restricted Access Vehicles of roads identified as Type B in Main Roads Permit Network System
2. The CEO will only issue permits where:
   - There is no other reasonable access to a particular property or properties except by using the Type B Road;
   - The distances involved are such that it would not be reasonable to break down the Restricted Access Vehicle to use the road.
   - Approval will NOT be given simply because it is more convenient or is a short cut.

**Voting Requirements:** Simple Majority

**Officers Recommendation:**
That Council endorses the inclusion of the above General Endorsement. Type and and Type B roads with the proposed conditions in the Permit Network.

That Council adopts the following policy on the use of Type B Roads:

1. *The CEO is delegated authority to issue permits for the use by Restricted Access Vehicles of roads identified as Type B in Main Roads Permit Network System*
2. *The CEO will only issue permits where:*
   - *There is no other reasonable access to a particular property or properties except by using the Type B Road;*
   - *The distances involved are such that it would not be reasonable to break down the Restricted Access Vehicle to use the road.*
   - *Approval will NOT be given simply because it is more convenient or is a short cut.*
Council Resolution:
Moved : Cr Butler Seconded: Cr Reid
That Council endorses the inclusion of the above General Endorsement. Type and and Type B roads with the proposed conditions in the Permit Network.
That Council adopts the following policy on the use of Type B Roads:

1. The CEO is delegated authority to issue permits for the use by Restricted Access Vehicles of roads identified as Type B in Main Roads Permit Network System

2. The CEO will only issue permits where:
   a. There is no other reasonable access to a particular property or properties except by using the Type B Road;
   b. The distances involved are such that it would not be reasonable to break down the Restricted Access Vehicle to use the road.
   c. Approval will NOT be given simply because it is more convenient or is a short cut.

CARRIED: 4/2

Moved: Cr Benton Seconded: Cr Bensdorp
That Item 8036.2 Restricted Access Vehicle Routes be referred to the Plant and Works Committee for further discussion.
CARRIED: 6/0
8036.3 AMENDMENT TO MWRC ESTABLISHMENT AGREEMENT

APPLICANT: MID WEST REGIONAL COUNCIL
FILE: 0
DISCLOSURE OF INTEREST: 0
AUTHOR: STAN SCOTT – CEO _______________
RESPONSIBLE OFFICER STAN SCOTT – CEO _______________
REPORT DATE: 9 MARCH 2007
ATTACHMENTS MWRC Minutes March 2008

Executive Summary:
The MWRC has resolved to request member shires to amend the establishment agreement to extend the notice period required from members to withdraw.

Applicants Submission:
At its March Ordinary Meeting the Mid West Regional Council resolved as follows:

1. Council approach all member Shires seeking approval to amend Clause 13.2 of the MWRC Establishment Agreement to the following:
   
   **Clause 13.2** – Subject to Clause 13.3, the withdrawal of a Participant is to take effect two financial years after the end of the financial year in which notice of withdrawal under Clause 13.1 is given.

   This would have the effect of extending the notice period from 18 to 24 months to 30 to 36 months.

   The MWRC also resolved that:

2. The MWRC provide Shires with annual three year in advance forecasts to give member Shires some rationale upon which future contributions are based. This document should also provide the MWRC and its member Shires with forecast predictions on possible break-even, deficit and surplus scenarios for future years.

   The MWRC is to allocate funding annually to co-opt the services of a Financial Advisor Consultancy Service to assist the MWRC staff as needed for the development of the financial forecast document.

   Funds allocated in the “Consultancy” Budget for 2007/2008 are to be utilised to assist with the forecast this year

3. The MWRC CEO is delegated authority to lodge a Connecting Local Government (CLG) grant application based upon the on-going financial commitments required of member Shires under the Establishment Agreement as their matching contributions for the grant. This Application be for any of the Service(s)/Project(s) identified in the MWRC’s Strategic Plan e.g.

   - **ICT Standardisation**;
   - **Establishing a Plant & Vehicle Management Bureau Service**;
   - **Establishing a Finance & Accounting Service**;
   - **Establishing a Rate, Property & Debt Collection Service with WALGA**;
Developing a Service Agreement with Main Roads Wa for an Integrated Service Delivery Unit;
- Regional Road Construction & Maintenance Programs;
- Ranger/Municipal Employee Services;
- Planning/EHOBO Services;

4. The MWRC develop a Policy which does not lock any future contracts (e.g. employee or commercial contracts, Service Delivery Agreements, etc) into the earliest possible withdrawal date identified in the Establishment Agreement as it is not the intent of the Agreement to be considered a finite date of the MWRC's existence.

5. With the assistance of a consultant, the MWRC is to develop a clear and concise procedure/protocol for the implementation of the Strategic Plan for the rationalisation of Senior Staff. This is to provide individual Shires with direction and assistance on how they can progress the rationalisation of Senior Staff within their organisations, either via natural staff attritions, or at any other time they consider such rationalisation necessary.

The effect of this combination of resolutions is that MWRC operates and behaves like a continuing entity, not an organisation with a limited life.

**Background:**

When the MWRC was formed it was accompanied by a funding application under the Connecting Local Governments Program for four years funding. Member Councils likewise committed to an annual contribution of $20,000 per annum as matching funding under that program.

The four year funding and the 4 year commitment from member Councils led to the misconception by some participants that the establishment agreement would expire and need to be renewed after 4 years. This is incorrect.

The MWRC establishment agreement has no sunset clause and will continue indefinitely. If a member withdraws (with the necessary notice) the MWRC continues with the remaining members.

Similarly participant contributions are based on the funding shortfall in the MWRC Annual Budget. The clear intention when the MWRC was established was that for the first 4 years each council would contribute $20,000 to match State funding. MWRC contributions are similar to shire rates – they are designed to meet the regional council’s funding shortfall and are determined as part of the budget setting process. The 3 year financial projections proposed by the MWRC should assist member Councils to prepare their own plans and budgets.

**Statutory Environment:**

*Local Government Act 1995* S3.61 to 3.68 covers the establishment and operation of Regional Local Governments. The Establishment Agreement is endorsed by the Minister and provides the framework under which a particular RLG operates.

**Policy Implications:**

Nil

**Financial Implications:**

Member Council will be able to better plan for future contributions.

**Strategic Implications:**

On 28 February 2008 WALGA released the Systemic Sustainability Study draft report titled: “The Journey: Sustainability Into the Future – Shaping the Future of Local Government in
Regional cooperation and resource sharing is a significant theme in this document. Our involvement in the MWRC is at the cutting edge of local government reform, and is a key objective in the goal of Good Governance in the Shire’s Strategic Plan.

Consultation:
The MWRC consulted with Woodhouse Legal and the Department.

Comment:
The main value of the proposed amendment to the establishment agreement is that it provides greater certainty for the Regional Council, which allow it to develop longer-term strategies and provide certainty to key staff. Further it ensures that each of the member Councils is fully aware of the ongoing nature of their commitment to the Regional Council and puts to rest any perceptions of it being a temporary arrangement.

Since the establishment of the regional council there have been several landmark studies and investigations into the operations of member Councils and their systems and processes. Improvements in the internal processes that have and will result should pay significant dividends. Many of these developments are invisible outside the organisation but will result in improvements in compliance and customer service.

The MWRC is at the cutting edge of change in Local Government. There are significant potential changes in the Local Government Act that if accepted will reduce the compliance burden on Regional Councils. Further there will be many opportunities to test regional strategies and attract funding to do so. In this region we have taken the difficult first steps and will be very well placed to be the first to benefit from changes.

Voting Requirements:
Simple Majority

Officers Recommendation:
Council agree to amend Clause 13.2 of the MWRC Establishment Agreement to the following:

- Clause 13.2 – Subject to Clause 13.3, the withdrawal of a Participant is to take effect two financial years after the end of the financial year in which notice of withdrawal under Clause 13.1 is given.

Council Resolution:
Moved: Cr Baxter     Seconded: Cr Bensdorp

Council agree to amend Clause 13.2 of the MWRC Establishment Agreement to the following:

Clause 13.2 – Subject to Clause 13.3, the withdrawal of a Participant is to take effect two financial years after the end of the financial year in which notice of withdrawal under Clause 13.1 is given.

CARRIED: 6/0
Dear Stan

Mid West Regional Council Establishment Agreement – Proposed Amendment

After many months of discussion and consultation the Mid West Regional Council (MWRC) has resolved to:

Approach all member Shires seeking approval to amend Clause 13.2 of the MWRC Establishment Agreement to the following:

- **Clause 13.2 – Subject to Clause 13.3, the withdrawal of a Participant is to take effect two financial years after the end of the financial year in which notice of withdrawal under Clause 13.1 is given.**

This proposal would require member Shires to provide between 30 and 36 months notice before withdrawing from the MWRC i.e.

- Notice given on the 1st July ~ 12 months for year in which notice given (Clause 13.1); +24 months notice (as per Clause 13.2)  
  \[ \text{Total Notice Period} = 36 \text{ months (minimum)} \]

- Notice given on the 1st Dec ~ 6 months for year in which notice given (Clause 13.1); +24 months notice (as per Clause 13.2)  
  \[ \text{Total Notice Period} = 30 \text{ months (minimum)} \]

There could obviously be notice given at any date between the 1st July and the 31st December during any particular year, which could result in the notice to withdraw period being anywhere between 30 and 36 months, depending upon the date notice is given.

The existing Establishment Agreement Clause 13.2 allows for a period of between 18 to 24 months notice of withdrawal. Therefore the proposed amendment is simply adding one more year to what currently exists and is not considered a major change, yet send a firmer signal of support and commitment to the MWRC by the member Shires.
The main reason for the proposed amendment is to remove the perception there is a finite or limited life to the MWRC and to send a firm message to the State Government parliamentarians and the Department of Local Government & Regional Development that the MWRC member Shires are committed to the Regional Council’s success.

The proposed amendment also removes the need for the MWRC to revisit this issue in the future as it provides an on-going rolling commitment of up to 36 months from any one member Shire. However, the amendment does not remove the right to “Wind-Up” the MWRC if all seven member Shires agree to do so (Establishment Agreement Clause 12).

Council believes the MWRC has evolved beyond the initial concept stage to a position of growing strength, which has been wholeheartedly endorsed by WALGA’s Systemic Sustainability Study (SSS) document “The Journey: Sustainability Into the Future”.

It is imperative for the MWRC to seek an on-going financial commitment from the State Government (which is being advocated in the WALGA SSS document) and the proposed amendment to the MWRC Establishment Agreement will assist in Council’s request for such funding support.

Council understands member Shires need some form of rationale associated with the proposed amendment and the request for on-going financial contributions from the Shires and therefore has also resolved the following:

The MWRC provide Shires with annual three year in advance forecasts to give member Shires some rationale upon which future contributions are based. This document should also provide the MWRC and its member Shires with forecast predictions on possible break-even, deficit and surplus scenarios for future years.

The MWRC is to allocate funding annually to co-opt the services of a Financial Advisor Consultancy Service to assist the MWRC staff as needed for the development of the financial forecast document.

Funds allocated in the “Consultancy” Budget for 2007/2008 are to be utilised to assist with the forecast this year.

If your Council wants me to attend their meeting to discuss the proposed Establishment Agreement amendment please contact me and I will attempt to accommodate your request, bearing in mind most Shires meet on the same day and it simply may not be possible to accommodate all Shires. An alternative could be to link into your Council meeting by telephone to discuss this specific issue if you consider it necessary.

I trust you will give this proposed amendment serious and favourable consideration as it is considered a necessary evolutionary step in developing a more robust and progressive regional local government authority.

Yours sincerely

Maurice Battilana
Chief Executive Officer

5th March 2008
Executive Summary:
Council sought applications from community groups interested in applying for grants available from the 2007 Dry Season Assistance Scheme.
Grants are specifically to provide community events in consultation and with the support of the Shire.
Up to $10,000 is available for Perenjori.

Applicants Submission:
Two applications were received:

1. Perenjori Agricultural Society
   Activity Proposed: 2008 Annual District Show
   Details: To offer children’s entertainment at the show free to attendees
   Total cost: $5000

2. Perenjori P & C Association
   Activity Proposed: Entertainment Evening
   Date: April/May 2008
   Details: Host and evening on the PJ Oval with a band and entertainment for children.
   Total cost: $5854

Background:
In 2007, the Shire was successful in applying for a $10,000 grant which funded the Firemans Ball in March 2007 and Family Fun day in April 2007. Both events were organised by the shire with limited time resources. This year it was decided to encourage community groups to arrange an event with support from the Shire.
Statutory Environment:

Local Government Act 1995 S3.61 to 3.68 covers the establishment and operation of Regional Local Governments

Policy Implications:
Nil

Financial Implications:

If both events are recommended, Council may wish to donate the remaining $854 from its drought assistance item (13000) towards the events.

Strategic Implications:

Consultation:

All community groups in Latham and Perenjori were encouraged to apply for funding through advertising and a direct letter.

Comment:

Both funding applications will have a direct effect on all community members and fulfil the requirements of maintaining community spirit and stimulating local activity.

Voting Requirements:

Simple Majority

Officers Recommendation:

- That Council support the application for funding for the Community & Social Support Services Grants from the Perenjori Ag Society and the Perenjori P& C Association
- That Council contribute the additional $854 to the Perenjori P& C Association for the Entertainment Evening.

Council Resolution:

Moved: Cr Bensdorp     Seconded: Cr Reid

- That Council support the application for funding for the Community & Social Support Services Grants from the Perenjori Ag Society and the Perenjori P& C Association
- That Council contribute the additional $854 to the Perenjori P& C Association for the Entertainment Evening.

CARRIED: 6/0
Executive Summary:
The Department of Planning & Infrastructure has confirmed that the following lots in the light industrial area adjacent to the new shire depot site are now available for purchase:

Lots 156 to 163 @ $10,000 per lot
Lot 158 @ $15,000 per lot

The Native Title clearance for Lot 178 is still going through the process and we will be advised when it is available for purchase.

England Crescent is currently being cleared ready for sealing later on.

Applicants Submission:
The Department for Planning & Infrastructure has advised that the prices will remain valid for 12 months and upon confirmation of our desire to proceed with the purchase, a formal contract for sale will be forwarded to us.

Work on the subdivision was undertaken prior to the introduction of native title. The lots have been surveyed and services (power and water) are in place. To date titles have not been issued.

Background:
Council is seeking to facilitate the development of new businesses in Perenjori, and the availability of industrial lots is critical to this goal.

Statutory Environment:
The Federal Native Title Act sets out the process for obtaining clearance from traditional owners.

Policy Implications: Nil

Financial Implications:
For $85,000 Council will be able to acquire ownership of all the industrial lots not including Lot 178 which is still in the native title process.

Council has allocated $20,000 for Industrial Park Land Purchase and $50,000 for Industrial Park Infrastructure (all funded by loans) for the purchase of industrial land in the 2007/08 budget.
For Council to maximise the benefits of the Mount Gibson development potential new businesses must have access to suitable land.

**Voting Requirements:**
Simple Majority

**Officers Recommendation:**
That Council note the availability of Lots 156-163 Light Industrial land adjacent to the new shire depot site and confirm interest in acquiring the land with DPI.

**Council Resolution:**
Moved: Cr Butler     Seconded: Cr Bensdorp
That Council note the availability of confirm interest in acquiring the land with DPI for $85,000.

CARRIED: 6/0

Moved: Cr Reid     Seconded: Cr Hirsch
That all proceeds from the sale of Lots 156-163 Light Industrial land adjacent to the new shire depot site be paid off the loan account.

CARRIED: 6/0
Executive Summary:
Broadband Net has confirmed their previous commitment in December 2006 to erect a 30m mast at the rear of the St Johns ambulance centre in the Perenjori townsite.

Applicants Submission:
Broadband's installation team have attended the site on the 6th March to mark out the site and organise concrete footings and are scheduled to return to erect the Mast on 17th March 2008.

As part of the process they would like the formalization between the parties of:

- A formal lease agreement with the Council on the use of the land for a 10 year period with possible 10 year extension.
- Access to site for maintenance purposes (with agreement from St Johns)

Background:
Present Broadband arrangements for the Perenjori Townsite are via facilities at Wongan Hills, Bunjil, and a small mast on King Hill. The proposed new facilities, while driven by providing services to Gindalbie, would dramatically improve the quality and reliability of services to Perenjori.

Council resolved at its December 2006 meeting of Council:

1. That Council agrees to the erection of a 30 metre guyed mast behind the ambulance centre, subject to the mast also being available for ambulance, fire service or shire communications infrastructure if needed, and that the St John’s Ambulance sub Branch are consulted in relation to the placement of the mast and guys;

2. That Council grant permission for Broadband Net to mount equipment on the Shire’s mast on Chris King’s Property;

3. The CEO negotiate broadband service offsets in lieu of fees or charges.

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:
Part of the ongoing discussion in relation to State funding for broadband roll out has been Local Government contribution. These arrangements would contribute to the Shire’s in kind contribution to the project. While there is no direct financial cost or benefit, it would be possible to negotiate broadband services in lieu of fees or charges.

**Strategic Implications:**

The proposed tower in town could be used to mount other communication facilities such as radio masts.

**Consultation:**

The Proposal has been discussed with Cr Bensdorp as president of St John’s Ambulance.

**Comment:**

The present service delivered by Broadband Net to Perenjori is less than satisfactory. Limitations include:

- The Wongan Hills site relies on solar power and has been unreliable in cloudy weather;
- The Bunjil site has experienced frequent outages
- The site at King Hill is serviced by a domestic power supply and has been subject to frequent outages, often due to tripped circuit breakers. It is also too low in elevation to provide line of site throughout the townsite without the signal being degraded by interference from trees.

The proposed arrangement would resolve all of these issues and the microwave link would bypass Bunjil and Wongan Hills, which would remain in place as back-up only. It would also link Perenjori’s service to that of Gindalbie, a very high value customer. This alone should dramatically improve the service.

The rear of the St John’s ambulance facility is presently not being utilised, though they do plan eventually to provide rear access to allow the ambulance to drive through. Provided the mast or guys do not prevent this development there would be no impediment to the mast.

**Voting Requirements:** Simple Majority

**Officers Recommendation:**

That Council acknowledge the construction of the Broadband Mast on the 17th March 2008.

**Council Resolution:**

Moved: Cr Benton Seconded: Cr Butler

That Council acknowledge the construction of the Broadband Mast on the 17th March 2008.

CARRIED: 6/0
Executive Summary:
Two resource companies have applied for Mining tenements that include the Rothsay Townsite.

Applicants Submission:
The Department of Industry and Resources has received two applications for Mining Tenements that include the Rothsay Townsite:

- Royal Resources has applied for an exploration license on the Town Common that intersects a small part of the townsite.
- Silver Lake Resources has applied for two mining leases that cover the entire Rothsay Townsite and some of the town common.

The Department is suggesting the application of an endorsement and conditions on the tenements. Detailed below is the suggested wording from the Department with two changes suggested by the CEO. “Mainland” is the name of a townsite in the Shire of Cue and should be replaced with “Rothsay”. Rather than referring to a generic “local Authority” it should refer to the Shire of Perenjori.

**Endorsement**

The grant of this lease does not include any private land referred to in Section 29(2) of the Mining Act 1978 except that below 30 metres from the natural surface of the land.

**Condition**

Access to the surface of the land within (Mainland) Rothsay Townsite for mining purposes being subject to the approval of the (Local Authority) Shire of Perenjori or relevant reserve vestees, and mining activities within the first 100 metres below the surface of the land being limited to such exploration activities as may be approved by the State Mining Engineer.

**Background:**

Rothsay townsite is a popular spot for visitors and has mining heritage significance.
Statutory Environment:
The Mining Act S 23 to 26 requires that the Minister for Resources consult with the local municipality and the Minister for Planning and Infrastructure before he can grant consent to mine.

Policy Implications: Nil
Financial Implications: Nil
Strategic Implications: Nil

Consultation:
DOIR is required to consult with the Shire before granting a tenement over a townsite.

Comment:
The Rothsay townsite has mining heritage and tourism value, and this value may increase as the hinterland becomes more accessible with improved road infrastructure. The proposed condition requires the proponent to seek Shire approval to mine the townsite or undertake any activity more intrusive than exploration. Should either proponent wish to undertake surface or open cut mining the Shire would have the opportunity to assess the costs and benefits of any mining proposal.

Voting Requirements:
Simple majority

Officers Recommendation:
That Council consents to the issue of the Mining Tenements 19/1234 and 59/39 and 58/40 subject to the following endorsement and condition:

Endorsement The grant of this lease does not include any private land referred to in Section 29(2) of the Mining Act 1978 except that below 30 metres from the natural surface of the land.

Condition Access to the surface of the land within Rothsay Townsite for mining purposes being subject to the approval of the Shire of Perenjori or relevant reserve vestees, and mining activities within the first 100 metres below the surface of the land being limited to such exploration activities as may be approved by the State Mining Engineer.

Council Resolution:
Moved: Cr Baxter          Seconded: Cr Butler
That Council consents to the issue of the Mining Tenements 19/1234 and 59/39 and 58/40 subject to the following endorsement and condition:

Endorsement The grant of this lease does not include any private land referred to in Section 29(2) of the Mining Act 1978 except that below 30 metres from the natural surface of the land.

Condition Access to the surface of the land within Rothsay Townsite for mining purposes being subject to the approval of the Shire of Perenjori or relevant reserve vestees, and mining activities within the first 100 metres below the surface of the land being limited to such exploration activities as may be approved by the State Mining Engineer.

CARRIED: 6/0
APPLICATION OF MISCELLANEOUS LICENCE

APPLICANT: HETHERINGTON EXPLORATION & MINING
FILE: 201.07
DISCLOSURE OF INTEREST: Nil
AUTHOR: DOMENICA CURTIN – DEPUTY CEO
RESPONSIBLE OFFICER: DOMENICA CURTIN – DEPUTY CEO
REPORT DATE: 12TH MARCH 2008
ATTACHMENTS: NIL

Executive Summary:
Council has received an application from Hetherington Exploration & Mining Title Services Pty Ltd acting on behalf of Karara Mining Ltd for a number of miscellaneous licences.

Applicants Submission:
The licences include the following:
59/78 - Purpose: Powerline
59/79 - Purpose: Tramway, road and/or powerline
59/77 – Purpose: Aerodrome
59/85, 59/80, 59/83, 59/84, 59/82, 59/81 – Purpose: Groundwater

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:
Increase in Mining rating income

Strategic Implications:
Nil

Voting Requirements:
Simple Majority

Officers Recommendation:
Council note the exploration licence application from Hetherington Exploration & Mining Title Services Pty Ltd

Council Resolution:
Moved: Cr Benton
Seconded: Cr Butler
Council note the exploration licence application from Hetherington Exploration & Mining Title Services Pty Ltd
CARRIED: 6/0
Executive Summary:
Nominations for the Honours program of the Association are now open and nomination packs have been distributed to all Councils and Zones.

Applicants Submission:
The Local Government Honours program provides a platform for acknowledging those Elected Members (active and retired) and serving officers that are worthy of recognition for their outstanding contributions to Local Government in Western Australia. It also publicly conveys the significant value attached to those who tirelessly serve Local Government, the Association and the wider community.

Background:
There are five categories of awards within the Honours program, which include;

- **Local Government Medal** – recognises outstanding achievement and significant contribution to Local Government and/or the Association by Elected Members and officers to the Association and/or to Local Government. *Available for nomination by State Councillors.*

- **Life Membership** - recognises the long and outstanding service of Elected Members and officers to the Association and/or to Local Government. *Available for nomination by State Councillors, Zones and Councils.*

- **Certificate of Appreciation** - recognises personal commitment, eminent service and contribution to the Association. *Available for nomination by State Councillors and Zones.*

- **Long and Loyal Service Award** – previously the Meritorious Service Award, this honour recognises Elected Members who have provided long service of a high degree as an executive member of the Association for 8 or more years, or as an Elected Member for 12 or more years. *Available for nomination by State Councillors, Zones and Councils.*

- **Distinguished Service Award** – recognises Elected Members who have provided distinguished service to the community through their Local Government. *Available for nomination by State Councillors, Zones and Councils.*

Nominations close on **2nd May 2008.**

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: Nil
Strategic Implications: Nil
Consultation: Nil

Comment:
The categories available for direct nomination by Local Governments are:

- Life Membership
- Long and Loyal Service Award
- Distinguished Service Award

The nomination process requires nomination by an elected member, and support from two additional elected members. The nomination pack is held by the DCEO.

Voting Requirements:
Simple Majority

Officers Recommendation:
The Council notes the availability of the various awards.

Council Resolution:
Moved: Cr Butler          Seconded: Cr Hirsch
The Council notes the availability of the various awards.
CARRIED: 6/0
Executive Summary:
Celebrate WA have advised that nominations are open for the 2008 Western Australian Citizen of the Year Awards. Nominations close on 11th April 2008.
The State awards have provided Western Australians of all ages and walks of life with outstanding examples of living role models who strengthen the civic, cultural and commercial fabric of the State.

Applicants Submission:
The nine Citizen of the Year Award categories are: Arts, Culture & Entertainment, Community Service, The Governor’s Award for Regional Development, Industry & Commerce, The Professions, Sport, Youth, Youth Arts and the Gold Sean Award for service organizations.

Background:
Mrs Karen Chappel was awarded the Australia Day Citizen of the Year Award for our Community.

Statutory Environment:
The Mining Act S 23 to 26 requires that the Minister for Resources consult with the local municipality and the Minister for Planning and Infrastructure before he can grant consent to mine.

Policy Implications: Nil
Financial Implications: Nil
Strategic Implications: Nil
Consultation: Nil
Voting Requirements: Simple majority

Officers Recommendation:
That Council consider any nominations for 2008 WA Citizen of the Year Awards

Council Resolution:
Moved: Cr Benton Seconded: Cr Bensdorp
That Council consider any nominations for 2008 WA Citizen of the Year Awards
CARRIED: 6/0
8037 OTHER BUSINESS

Moved: Cr Hirsch     Seconded: Cr Benton
That Council approach Homeswest about building additional joint venture houses in Perenjori.

CARRIED: 6/0

8037.1 INFORMATION BULLETIN – TABLED IN THE COUNCIL CHAMBERS

WALGA Local Government News Issue No. 04.08
WALGA Local Government News Issue No. 05.08
WALGA Local Government News Issue No. 06.08
WALGA Local Government News Issue No. 07.08
WALGA Local Government News Issue No. 08.08
WALGA Information Bulletin
Minister for Agriculture and Food – Letter to Phil Cleaver
Townscape Minutes – Monday 22nd October 2007
Karen Chappel – Letter of Thanks for Australia Day Award
Rural Towns – Liquid Assets Newsletter
Gindalbie Metals – Letter of Thanks
Department of Local Government and Regional Development – Operational Guideline
Liebe Group Newsletter – Volume 11 Issue 1
Government News – Volume 28 Issue 1
Smart Office Guide 2008
Minutes of the Annual General Meeting of the Northern Country Zone of the WA Australian
Local Government Association
Tidy Towns – Summary of Feedback
Local Government Community Development Association of WA – Sate Conference Info
Cement Concrete & Aggregates Australia – Newsletter
CBH Group – Issue 4
Department of Communities – Western Australian Seniors
8037.2 MOTIONS OF WHICH DUE NOTICE HAVE BEEN GIVEN

8037.3 QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN

8037.4 URGENT BUSINESS APPROVED BY THE PERSON PRESIDING OR BY DECISION

8037.5 MATTERS BEHIND CLOSED DOORS
Nil

8037.6 DATE OF NEXT MEETING / MEETINGS
Next meeting of Council will be held on Thursday 17th April 2008.

8037.7 CLOSURE
There being no further business the meeting was declared closed at 5.00pm

I certify that this copy of the Minutes is a true and correct record of the meeting held on 20th March 2008.

Signed: ______________________

Presiding Elected Member

Date: ________________