Shire of Perenjori

MINUTES

Ordinary Council Meeting

Held in the Shire of Perenjori Council Chambers, Fowler Street, Perenjori on 18th November 2010, commencing at 7.00pm

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<td>CLOSURE</td>
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</tbody>
</table>
10110.1 DECLARATION OF OPENING AND ANNOUNCEMENT OF VISITORS
Cr King officially opened the meeting at 7.02pm

10110.2 OPENING PRAYER
Cr Johnston led council in the opening prayer

10110.3 DISCLAIMER READING
Nil

10110.4 RECORD OF ATTENDANCE, APOLOGIES AND LEAVE OF ABSENCE
Present:
Cr Chris King
Cr Laurie Butler
Cr Rodney Desmond
Cr John Bensdorp
Cr Cathy Johnston
Cr Graeme Reid
Stan Scott – CEO
Doug Stead – DCEO
Garry Agnew – Director of Developmental Services
Ken Markham – Works Supervisor
Kimberley Wheeler – Executive Assistant

Absent:
Cr Jenny Hirsch
Cr Robyn Benton
Cr John Cunningham

10110.5 PUBLIC QUESTION TIME
Nil

10110.6 PETITIONS / DEPUTATIONS / PRESENTATIONS
Nil

10110.7 NOTATIONS OF INTEREST

Financial Interest – Local Government Act s 5.60A
Proximity Interest – Local Government Act s 5.60B
Interest Affecting Impartiality – Shire of Perenjori Code of Conduct.

Cr JA Bensdorp declared a Proximity Interest in item 10115.4.1
Cr CR King declared an Interest Affecting Impartiality in item 10114.8
APPLICATIONS FOR LEAVE OF ABSENCE
Nil

CONFIRMATION OF MINUTES
Minutes of Ordinary Council meeting held 21st October 2010 are attached.

COUNCIL RESOLUTION
Moved: Cr LC Butler  Seconded: Cr CM Johnston
That the minutes from ordinary council meeting held on the 21st October 2010 are a true and accurate record
Carried: 6/0

ANNOUNCEMENTS BY PERSON PRESIDING WITHOUT DISCUSSION
Nil

MATTERS FOR WHICH MEETING MAY GO BEHIND CLOSED DOORS
Nil
10111 FINANCE

10111.1 MONTHLY STATEMENT OF FINANCIAL ACTIVITY

APPLICANT: DEPUTY CEO
FILE: 0
DISCLOSURE OF INTEREST: 0
AUTHOR: GYPSIE DOUGLAS—SENIOR FINANCE OFFICER
RESPONSIBLE OFFICER: DOUG STEAD - DCEO
REPORT DATE: 11th NOVEMBER 2010
ATTACHMENTS

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 July 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 31st October 2010 including report on variances be accepted as presented.

2. Finance Report

That the Finance Report for the period ended 31st October 2010 be accepted as presented.
3. Acquisition of Assets
That the Acquisition of Assets Report for the period ended 31st October 2010 with a balance of $609,058.00 as presented be received.

4. Reserves Report
That the Reserves Report for the period ended 31st October 2010 with a balance of $916,668.81 as presented be received.

5. Net Current Assets
That the Net Current Assets report for the period ended 31st October 2010 with a balance of $1,920,764.00 as presented be received.

6. Bank Reconciliation’s
That the balances of the Municipal Fund of $684,251.72 and the Trust Fund of $41,650.37 as at 31st October 2010 as presented be received.

7. Sundry Creditors Report
That the Sundry Creditors Report for the period ended 31st October 2010 with a balance of $222,209.98 as presented be received.

8. Sundry Debtors Report
That the Sundry Debtors Report for the period ended 31st October 2010 with a balance of $412,919.28 as presented be received.

9. Accounts for Payment
That the Accounts for payment for the Municipal Account consisting of Cheque Numbers 17666 to 17699 and EFT Numbers 1987 to 2069 for $811674.06 and the Trust Account consisting of Cheque Number 798 to 802 and EFT Numbers 2070 to 2072 for $1856.86 for the period ended 31st October 2010 as presented be accepted.

10. Rates Outstanding
That the Rates Outstanding Report for the period ended 31st October 2010 as presented be received.

COUNCIL RESOLUTION
Moved: Cr J A Bensdorp Seconded: Cr L C Butler
That item 1-10 of the Financial Activity Report ending 31st October 2010 be accepted as accurate.

Carried: 6/0
### 10112 HEALTH BUILDING & PLANNING

#### 10112.1 SHIRE OF PERENJORI TOWN PLANNING SCHEME - FINAL ADOPTION

<table>
<thead>
<tr>
<th><strong>APPLICANT:</strong></th>
<th>DDS</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>FILE:</strong></td>
<td>ADM0190</td>
</tr>
<tr>
<td><strong>DISCLOSURE OF INTEREST:</strong></td>
<td>NIL</td>
</tr>
<tr>
<td><strong>AUTHOR:</strong></td>
<td>GARRY AGNEW DDS</td>
</tr>
<tr>
<td><strong>RESPONSIBLE OFFICER:</strong></td>
<td>GARRY AGNEW DDS</td>
</tr>
<tr>
<td><strong>REPORT DATE:</strong></td>
<td>11 NOVEMBER 2010</td>
</tr>
<tr>
<td><strong>ATTACHMENTS</strong></td>
<td>10112.1a, 10112.1b, 10112.1c, 10112.1d</td>
</tr>
</tbody>
</table>

**Executive Summary:**

Final Adoption, Shire of Perenjori Local Planning Scheme No.2 and Local Planning Strategy.

**Comment:**

Council is referred to Item 10054.1 of its May 2010 Minutes.

*Moved: Cr JH Hirsch  Seconded: Cr JR Cunningham*

The Shire of Perenjori Town Planning Scheme No.2, Local Planning Strategy and Local Planning Policies, as modified, are adopted and authorisation is granted to the President and CEO for endorsement of the documentation and placement of the Common Seal.

Further, WAPC advice in respect to a proposed rezoning issue in Latham, rezoning of Lot 3 Carnamah-Perenjori Road, the review of background information generally and rezoning of Lot 153 Crossing Street is acknowledged with a commitment to consult.

*Carried: 7/0*

Correspondence from the Western Australian Planning Commission (WAPC) dated the 2 July 2010 confirmed approval to advertise for a period of 90 days and advised that arrangements were being made to publish the relevant notice advertising the scheme and strategy in the Government Gazette of Friday, 9 July 2010 – see Attachment 10112.1a.

Council is informed that the relevant notice was placed in the West Australian on the 7th July 2010 and the Bush Telegraph on the 5 July 2010 inviting submissions on or before the 11 October 2010 – see Attachment 10112.1b.

The following letter was sent to all Agencies listed by the WAPC in its 2 July 2010 correspondence.
Dear Sir,

SHIRE OF PERENJORI LOCAL PLANNING SCHEME No. 2 AND LOCAL PLANNING STRATEGY.

The Shire of Perenjori has prepared the above mentioned local planning scheme and local planning strategy and the Minister for Planning has given consent for it to be advertised – please find a copy of the Public Notice enclosed.

Conditional to the Minister’s consent to advertise is that the Department of Indigenous Affairs is to be notified of the proposed scheme in writing and requested to make a submission.

To this end a copy of the local planning scheme No.2 and local planning strategy is available for inspection at the Shire of Perenjori Offices, Fowler Street Perenjori and at the Western Australian Planning Commission, Albert Facey House, 469 Wellington Street, Perth and will be available for inspection during office hours up to and including 11 October 2010.

For your convenience I have enclosed a computer disc containing a copy of the complete documentation for the local planning scheme No.2, background report and local planning strategy.

Also enclosed, should you wish to make a submission, is a copy of the Form No.4 to be lodged before the 11 October 2010.

Should you require further advice do not hesitate to contact me through the Shire of Perenjori Office.

Yours faithfully

Garry J. Agnew
DIRECTOR DEVELOPMENT SERVICES
5 July 2010

2. Computer Disc containing copy of local planning scheme and local planning strategy documentation.

3. Copy of Form No.4 for lodging of submission.

The consultation responses received are at Attachment 10112.1c and are summarised as follows.

<table>
<thead>
<tr>
<th>Authority</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Department of Agriculture and Food -</td>
<td>Suggest the incorporation of unproductive land information into the local planning strategy and planning scheme to facilitate more appropriate land uses in terms of lot sizes.</td>
</tr>
<tr>
<td>Department of Education and Training -</td>
<td>No objection to proposal.</td>
</tr>
<tr>
<td>Department of Environment and Conservation -</td>
<td>No response (assessed by EPA 2009)</td>
</tr>
<tr>
<td>Department of Health –</td>
<td>No response</td>
</tr>
<tr>
<td>Department of Housing –</td>
<td>Supports the Scheme text</td>
</tr>
<tr>
<td>Department of Mines and Petroleum –</td>
<td>Suggests the following amendments to the Background Report:</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Page 21 para 1: All mineral exploration and mining in WA is subject to the provisions of the Mining Act 1978, which is administered by Department of Mines and Petroleum (DMP).”</td>
<td></td>
</tr>
<tr>
<td>2. Page 21 para 2: “The Geological Survey of Western Australia (GSWA) aims to meet DMP’s objective of ….”</td>
<td></td>
</tr>
<tr>
<td>3. Page 22 para 2: “The DMP can make recommendations concerning the protection of strategic resources of specific minerals from sterilization as a consequence of residential development ….”</td>
<td></td>
</tr>
<tr>
<td>Department of Regional Development and Lands (Land Assessment Management) –</td>
<td>No response</td>
</tr>
<tr>
<td>Department of Water -</td>
<td>No response</td>
</tr>
</tbody>
</table>
Heritage Council of Western Australia –

Recommendation:

1. Section 7.4 be renamed ‘Heritage’.

2. For the conservation and protection of Perenjori’s historic heritage include:
   - An overarching statement referring to the positive social, environmental and economic value of heritage places.
   - A brief statement of issues relating to heritage protection in Perenjori.
   - A description of the area’s heritage assets and reference to the Shire of Perenjori’s Municipal Inventory as the main reference document for the identification of places with heritage significance within Perenjori.
   - A description of the Objectives relating to heritage protection in Perenjori.
   - Strategies and actions to achieve those objectives, including any relevant action or strategy relating to the Town Planning Scheme. For example, ‘prepare a local planning policy for heritage places.’

Landcorp - No objections
Main Roads Western Australia - No objection
Mid West Development Commission – No response
Public Transport Authority – No response
Tourism Western Australia – No objections
Water Corporation – No objections
Western Power – No objections
Department of Indigenous Affairs -

Make the following comments:

1. The Shire to advise all companies and individuals affected by the proposed Local Planning Scheme and Local Planning Strategy to contact the DIA for information pertaining to Aboriginal sites on the Land; and

2. That heritage surveys be conducted in order for future proponents to be aware of any heritage values on the Land so that they can satisfy themselves that they will not breach the Aboriginal Heritage Act, 1972 (AHA) by damaging or disturbing sites without the prior consent of the Minister for Indigenous Affairs (the Minister).

Council is directed to the correspondence from the WAPC dated 2 July (Attachment 1011.1a) in which it is required to consult directly with the landholders affected by:

1. The proposed rezoning on Taylor, Kathleen, Hunter and Fox Streets, Latham from ‘Township’ (under Town Planning Scheme No.1) to ‘Rural’;

2. The landowner of Lot 3 Carnamah – Perenjori Road regarding the proposal to rezone it from ‘Special Use – Light Industry’ to ‘Chalet Development’; and

3. The Department of Regional Development and Lands regarding the proposed reclassification of portion of Lot 153 (Crown Reserve 17056) along Crossing Street from ‘Parks and Recreation’ reserve to ‘Residential’ R10/30 zone.

Direct consultation was conducted with confirmation of “No Objection” being provided for each of the three matters – see Attachment 10112.1d.

**Statutory Environment:**

Planning and Development Act 2005
Town Planning Regulations 1967
Environmental Protection Act 1986

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

Nil.

Financial Implications:

Planning Review costs are accommodated for in the 2010/11 Budget.

Voting Requirements:

Simple Majority

Officers Recommendation:

1. The Council Recommendations for each submission be adopted as annotated in the following Spreadsheet.

2. The Shire of Perenjori Town Planning Scheme No.2 and Local Planning Strategy, as modified, are finally adopted, and authorisation is granted to the President and CEO for endorsement of the documentation and placement of the Common Seal.

3. The spreadsheet be forwarded to the WA Planning Commission requesting its recommendation for the Minister's final approval and its endorsement of the Local Planning Strategy.

**SHIRE OF PERENJORI - Local Planning Scheme No 2**

**SCHEDULE OF SUBMISSIONS following advertising**

<table>
<thead>
<tr>
<th>No</th>
<th>Name/Address</th>
<th>Affected property</th>
<th>Submission (summary)</th>
<th>Council’s Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Dept Ag and Food - A . Stuart-Street</td>
<td>n/a</td>
<td>DAF is investigating NE Agricultural Region (NEAR) ‘long term strategy for the management of issues farmers face in the event of consecutive bad years’.</td>
<td>Noted</td>
</tr>
<tr>
<td>2</td>
<td>Dept of Education</td>
<td>n/a</td>
<td>No objections</td>
<td>Noted</td>
</tr>
<tr>
<td>3</td>
<td>Dept of Housing</td>
<td>7 Dwellings</td>
<td>Supportive of Scheme</td>
<td>Noted</td>
</tr>
<tr>
<td>4</td>
<td>Dept Mines and Petroleum</td>
<td>n/a</td>
<td>Typos identified with change of Dept name</td>
<td>Noted (and changes made to LP Strategy)</td>
</tr>
<tr>
<td>5</td>
<td>Main Roads WA</td>
<td>n/a</td>
<td>No objection</td>
<td>Noted</td>
</tr>
</tbody>
</table>
| 6  | Heritage Council of WA         | Historic Heritage sites | 1 Scheme - Recommends preparation of Heritage List and Local Planning Policy following gazettal of Scheme.  
2 Strategy - Expand discussion in Strategy to include historic heritage protection statements. | Noted - and agree to preparation of Heritage List and LPP being prepared on gazettal of Scheme |
| 7  | LandCorp                       | n/a               | Supportive of Strategy and Scheme                                                   | Noted                    |
| 8  | Tourism WA                     | n/a               | No longer has capacity to provide advice due to renewed focus of core activities. Tourism input will now be provided by Dept of Planning. | Noted                    |
| 9  | Water Corporation              | n/a               | No objections                                                                       | Noted                    |
| 10 | Western Power                  | n/a               | No objections                                                                       | Noted                    |
11 Dept Indigenous Affairs n/a Standard response: Aboriginal Sites locations available on line, or through contact with DIA. Sites are protected. Proponents to carry out heritage surveys for sites and Native Title consultation. Noted

12 Dept of Water n/a Needs more time

13 Roslyn Holland Owner of Lots 42-47 Taylor, Kathleen and Hunter Rds, Latham No objection to properties being rezoned from Town Centre to Rural. Noted

14 Brad and Sharon Phillips Owners of Lot 96 Farrell rd, Perenjori No objection to property being rezoned from Light Industry to SU Chalet Accommodation. Noted

15 Dept of Regional Development and Lands Ptn Reserve 17056 Crossing Road, Perenjori No objection for strip of land from Reserve 17056 to be rezoned from Parks and Recreation to Single Residential Noted

COUNCIL RESOLUTION
Moved: Cr C M Johnston Seconded: Cr R P Desmond
1. The Council Recommendations for each submission be adopted as annotated in the following Spreadsheet.

2. The Shire of Perenjori Town Planning Scheme No.2 and Local Planning Strategy, as modified, are finally adopted, and authorisation is granted to the President and CEO for endorsement of the documentation and placement of the Common Seal.

3. The spreadsheet be forwarded to the WA Planning Commission requesting its recommendation for the Minister's final approval and its endorsement of the Local Planning Strategy.

SHIRE OF PERENJORI - Local Planning Scheme No 2
SCHEDULE OF SUBMISSIONS following advertising

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<tr>
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<tr>
<td>1</td>
<td>Dept Ag and Food - A. Stuart Street</td>
<td>n/a</td>
<td>DAF is investigating NE Agricultural Region (NEAR) 'long term strategy for the management of issues farmers face in the event of consecutive bad years'.</td>
<td>Noted. The Council is keen to minimise the impact of poor seasons for farmers in any way possible, and will be receptive any constructive input from DAF.</td>
</tr>
</tbody>
</table>

2 | Dept of Education | n/a | No objections | Noted |

3 | Dept of Housing | 7 Dwellings | Supportive of Scheme | Noted |

4 | Dept Mines and Petroleum | n/a | Typos identified with change of Dept name | Noted (and changes made to LP Strategy) |

5 | Main Roads WA | n/a | No objection | Noted |

6 | Heritage Council of WA | Historic Heritage sites | 1 Scheme - Recommends preparation of Heritage List and Local Planning Policy following gazettal of Scheme. 2 Strategy - Expand discussion in Strategy to include historic heritage protection statements. | Noted - and agree to preparation of Heritage List and LPP being prepared on gazettal of Scheme |
## Shire of Perenjori
### Ordinary Meeting
#### MINUTES

**18th November 2010**

<p>| | | | | |</p>
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<td>LandCorp</td>
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<td><strong>8</strong></td>
<td>Tourism WA</td>
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<td>No longer has capacity to provide advice due to renewed focus of core activities. Tourism input will now be provided by Dept of Planning.</td>
<td>Noted</td>
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<td><strong>9</strong></td>
<td>Water Corporation</td>
<td>n/a</td>
<td>No objections</td>
<td>Noted</td>
</tr>
<tr>
<td><strong>10</strong></td>
<td>Western Power</td>
<td>n/a</td>
<td>No objections</td>
<td>Noted</td>
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<tr>
<td><strong>11</strong></td>
<td>Dept Indigenous Affairs</td>
<td>n/a</td>
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<td>Dept of Water</td>
<td>n/a</td>
<td>Needs more time</td>
<td></td>
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<td>Roslyn Holland</td>
<td>Owner of Lots 42-47 Taylor, Kathleen and Hunter Rds, Latham</td>
<td>No objection to properties being rezoned from Town Centre to Rural.</td>
<td>Noted</td>
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<td><strong>14</strong></td>
<td>Brad and Sharon Phillips</td>
<td>Owners of Lot 96 Farrell rd, Perenjori Ptn Reserve 17056 Crossing Road, Perenjori</td>
<td>No objection to property being rezoned from Light Industry to SU Chalet Accommodation.</td>
<td>Noted</td>
</tr>
<tr>
<td><strong>15</strong></td>
<td>Dept of Regional Development and Lands</td>
<td>Ptn Reserve 17056 to be rezoned from Parks and Recreation to Single Residential</td>
<td></td>
<td>Noted</td>
</tr>
</tbody>
</table>

**Carried: 6/0**

Cr King accepted late item 10115.4.1 Application For Planning Approval

Cr J A Bensdorp declared a proximity interest in the item and left the chambers at 7.09pm

Item 10115.4.1 was moved – see 10115.4 Urgent Business Approved by the Person Presiding of by Decision

Cr J A Bensdorp returned to the chambers at 7.19pm

Garry Agnew left the Council meeting at 7.19pm
Shire of Perenjori  
Ordinary Meeting  
MINUTES  
18th November 2010  

10113  PLANT & WORKS
Mr Garry Agnew, manager Community Services delivers health building and planning services to the Shire under a contract with the MWRC. He has submitted his resignation with 3 months’ notice.

Applicants Submission:
Presently the Shire of Perenjori is a participant in agreement with the Mid West Regional Council for the delivery of health building and planning services. If we do nothing the MWRC is required to deliver those services under the contract and will need to recruit a replacement officer to do so.

The only other customer for this service is the Shire of Carnamah. The Carnamah CEO is recommending to his Council that they approach us and the MWRC to have the service wound up. If any participant withdraws unilaterally they are required to give 24 months’ notice.

The Perenjori CEO has canvassed other Councils in the amalgamation group to see if there is any unmet need or spare capacity that would support working within that group. Mr Ian Fitzgerald has advised that he has about 30% of an EHO Building Officer available if required. This is less than the 50% of Mr Agnew’s time that we presently purchase.

Background:
The Shires of Perenjori and Carnamah entered into a service contract with the MWRC in May 2008 for a 5 year period for the delivery of this service. Mr Agnew, who had previously delivered the same service through the North Midlands Health Scheme transferred to the MWRC to continue the job.

Mr Agnew has indicated that he will make his best endeavours to finalise the Town Planning Scheme Review and the Downer Street subdivision during his notice period.

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

Policy Implications:
Nil
Financial Implications:
The existing service costs in the order of $100,000, but this includes all salary, accommodation, motor vehicle and on costs, as well as the MWRC margin.

Strategic Implications:
Shared services are best aligned with those Councils that we are likely to be strategically aligned with, especially amalgamation partners.

Consultation:
CEO’s of MWRC, Carnamah, Morawa, Mingenew and Three Springs.

Comment:
The services presently provided by Garry Agnew through the MWRC are:

- Statutory and Regulatory Planning;
- Environmental Health and Regulatory Services;
- Building Control; and
- Property Management and Maintenance.

There are a range of options on how we obtain these services in the future:

1. Not agree to the winding up of the MWRC agreement. This would require the MWRC to continue to deliver these services and recruit a suitably qualified officer to do so;

2. Recruit a full time officer to perform the work directly for the Shire of Perenjori. This would substantially increase the total cost of the service, by perhaps up to $50,000 per year, but would also increase our capacity. The workload has increased substantially over the last 2 years;

3. Enter into an arrangement with Mingenew and Three Springs to purchase environmental health and building services. We would need to separately contract planning services (perhaps through Geraldton Greenough or Chapman Valley or a private consultant). We would also need to absorb the property management functions into the administration.

Of these the third option is the most attractive.

Voting Requirements:
Simple Majority

Officers Recommendation:

1. That Council note the impending departure of Mr Garry Agnew Manager Community Services;

2. That Council endorse the Carnamah proposal to wind up the MWRC Health Building and Planning Service:

3. That the CEO:
   - Negotiate for the provision of Environmental Health and Building Services from other neighbouring Shires;
   - Identify a suitable provider of statutory planning services; and
   - Absorb the property management and maintenance into the office administration.
COUNCIL RESOLUTION

Moved: Cr C M Johnston
Seconded: Cr G K Reid

That item 10114.1 be tabled until further information is provided to council

Carried: 6/0
YARRA YARRA CATCHMENT REGIONAL COUNCIL – FUNDING

APPLICANT: Yarra Yarra Catchment Regional Council
FILE: 0
DISCLOSURE OF INTEREST: 0
AUTHOR: STAN SCOTT – CEO

RESPONSIBLE OFFICER: STAN SCOTT – CEO

REPORT DATE: 10 November 2010
ATTACHMENTS: Correspondence for YYCRC

Executive Summary:
The Yarra Yarra Catchment Regional Council has requested that member Councils consider the use of differential rating to fund the activities of the YYCRC.

Applicants Submission:
Barrye Thompson, the YYCRC CEO wrote to member Councils to point out that:

- The proposed changes to the CEO appointment considered by Council in September was part of an approach to ensure the viability of the Regional Council by reducing costs.
- It is possible to use differential rates to quarantine funding within the catchment basin;
- That the YYCRC is not ONLY involved in drainage and its responsibilities relate to broader water management issues.

Background:
In September Council resolved as follows:

That the CEO write to the Yarra Yarra Catchment Regional Council as follows:

1. That in the short term Council is unable to take on any additional responsibility for the YYCRC;
2. That it would support the CEO of the MWRC taking on responsibility for both positions if the MWRC continues to exist in the long term;
3. That the future of the MWRC will become clear in early 2011 when the results of the amalgamation processes for member Councils is finalised;
4. In the absence of a volunteering Council that the issue be reconsidered early in 2011; and
5. That the Yarra Yarra CRC consider extending the existing CEO’s contract until 30 June 2011
Statutory Environment:

Local Government Act 1995 Division 4 Sections 3.61 to 3.68 prescribes arrangements for Regional Local Governments.

Policy Implications:
Nil

Financial Implications:
Nil immediate.

Strategic Implications:
Maintaining a Yarra Yarra presence in Perenjori is an important part of the business case for an environment centre based in Perenjori.

Consultation:
Nil

Comment:
Differential rating allows a Local Government to impose a rate based on:

(a) the purpose for which the land is zoned, whether or not under a local planning scheme in force under the Planning and Development Act 2005;

(b) a purpose for which the land is held or used as determined by the local government;

(c) whether or not the land is vacant land; or

(d) any other characteristic or combination of characteristics prescribed.

(LGA S 6.33)

It would be possible to apply a different rate based on the catchment within which an agricultural property is located.

Section 6.37 of the act makes available the possibility of a special area rate as follows:

A local government may impose a specified area rate on rateable land within a portion of its district for the purpose of meeting the cost of the provision by it of a specific work, service or facility if the local government considers that the ratepayers or residents within that area—

(a) have benefited or will benefit from;

(b) have access to or will have access to; or

(c) have contributed or will contribute to the need for,

that work, service or facility.

It could be argued that this is a better fit with the principle of using rating to directly match the costs of the YYCRC with the area that directly benefits from the services.

However those areas of the Shire that are not part of the Yarra Yarra presently receive some services from the Moore Catchment Council, which also receives some, albeit much less, support from the Shire.
A third alternative would be to identify a specific portion of agricultural rates income for ‘environmental purposes’. For example an environmental rate of 0.1 cents in the dollar would generate $84,000 in funding. 5% of Agricultural rates generate $64,000. 5% of total rates would be $82,000. These would not need to be additional to present rates but could provide a method for separately identifying funds for environmental projects.

While there is some attraction in allocating the cost of participation in the YYCRC directly to those landowners that directly benefit from those services, it is not clear what is the best way to achieve that outcome.

When all things are considered the costs would still be a cost to local landowners, and would still have a direct impact on the famers bottom line

**Voting Requirements:**

Simple Majority

**Officers Recommendation:**

That Council note the further developments in relation to the YYCRC.
At the last meeting of the YYCRC the Council discussed various means of funding the activities of the Council into the future years without it being fortunate enough to attract the eye of funding bodies. The ways and means of reducing annual costs was part of the solution and resulted in the seeking of interest from participating Councils to have the role taken over by a Participant Council CEO, this was the basis of correspondence previously forwarded to Councils.

The Council also discussed a method of quarantining such expenditure to the areas of the catchment basin only which several Councils are doing currently, this involves utilising differential rating and has the effect of funding the activities of the Regional Council from the resource base of the Regional Local Government area only.

The YYCRC puts forward this suggestion to participating Councils which may have not realised that this methodology was available to them.

Finally the Council wished to stress to Participants that the objectives of the Regional Council do not just relate to deep drainage but to all water management issues within the Yarra Yarra catchment basin.

Yours faithfully,

BR Thompson
Chief Executive Officer
12th October 2010
Executive Summary:
Escapes Environmental is seeking permission to collect native seeds on shire reserves and road verges.

Applicants Submission:
Tim Emmott of EScapes Environmental who has been contracted to collect native seed for revegetating properties in the north and east of the shire using local provenance seeds and has sought permission to collect native seed on shire reserves and road verges.

Background:
Tim Emmott, then through Emmott Ochtman Environmentlal, received permission to collect seed in 2009 for properties held by Aus Carbon.

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:
Council's policy states:

Permission to collect flora (including fire wood and seed harvesting) from land under control of Council (i.e. road reserves, vested reserves, freehold etc) may only be granted by resolution of Council, and will be subject to the applicant obtaining the necessary approval from the Department of Environment and Conservation or its successor.

Financial Implications: Nil
Strategic Implications: Nil

Consultation:
This is a renewal of a previous permission.
Comment:
Seed is most prolific on road verges as a result of additional water runoff from roads. Any seed collected is retained within the region for the purpose of revegetation and biodiversity protection.

The CEO recommends that permission is granted subject to the following conditions:

Permission is subject to the following conditions:

- That seed collectors have the necessary license from the Department of Environment and Conservation;
- That permission is obtained from landholders for collection on private land.
- That seed is limited to 20% of the seed from any specimen.
- That collectors maintain records of locations where seed is collected so that particular areas are not over utilised.

Voting Requirements:

Simple Majority

Officers Recommendation:

That Council grants permission for E-Scapes Environmental to collect native seeds on shire reserves and road verges subject to the following conditions:

- That seed collectors have the necessary license from the Department of Environment and Conservation;
- That permission is obtained from landholders for collection on private land.
- That seed is limited to 20% of the seed from any specimen.
- That collectors maintain records of locations where seed is collected so that particular areas are not over utilised.

COUNCIL RESOLUTION:

Moved: Cr J A Bensdorp Seconded: Cr R P Desmond

That Council grants permission for E-Scapes Environmental to collect native seeds on shire reserves and road verges subject to the following conditions:

- That seed collectors have the necessary license from the Department of Environment and Conservation;
- That permission is obtained from landholders for collection on private land.
- That seed is limited to 20% of the seed from any specimen.
- That collectors maintain records of locations where seed is collected so that particular areas are not over utilised.

Carried: 6/0
Executive Summary:

Gary Clark and Associates has provided a preliminary draft of the 10 Year Sport and Recreation Strategic Plan.

Applicants Submission:

The Sport and Recreation Plan identified a number key priorities in each of Perenjori and Latham, including a priority raking for each as follows:

<table>
<thead>
<tr>
<th>LOCATION</th>
<th>FACILITY</th>
<th>IMPROVEMENTS</th>
<th>RATING</th>
</tr>
</thead>
<tbody>
<tr>
<td>Perenjori</td>
<td>Tennis Courts</td>
<td>Upgrade synthetic surface and lighting</td>
<td>1</td>
</tr>
<tr>
<td>Perenjori</td>
<td>Netball and Basketball Courts</td>
<td>Relocate both facilities to existing Tennis compound</td>
<td>2</td>
</tr>
<tr>
<td>Perenjori</td>
<td>Lawn Bowls</td>
<td>Replace existing natural turf greens with synthetic grass</td>
<td>3</td>
</tr>
<tr>
<td>Perenjori</td>
<td>Sports Club</td>
<td>Replace roof and ceiling, Refurbish internally, Upgrade kitchen</td>
<td>4</td>
</tr>
<tr>
<td>Perenjori</td>
<td>Cricket Wicket</td>
<td>Upgrade existing practice wicket</td>
<td>5</td>
</tr>
<tr>
<td>Latham</td>
<td>Golf and Bowling Club</td>
<td>Replace ceiling, extend veranda and upgrade air conditioning</td>
<td>1</td>
</tr>
<tr>
<td>Latham</td>
<td>Bowling Club</td>
<td>Replace existing natural turf rinks with synthetic turf</td>
<td>2</td>
</tr>
</tbody>
</table>
The next step for the planning process is to distribute the draft plan and seek community input and Council endorsement.

**Background:**

Gary Clark visited Perenjori in September and met with representatives of sporting groups. During the visit he also examined sport and recreation facilities to consider their condition and suitability.

The objectives of the Perenjori Sport and Recreation Strategic Plan include:

1. Review existing plans and other relevant documents
2. Recommend the future direction, priorities and the Shires role in the provision of sport and recreation services, programs and facilities.
3. Guide the Council in future budget allocations for the purpose of sport and recreation planning and development
4. Develop a prioritised action plan including broad strategies, detailed actions and indicative costings.

**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:**

When combined with our strategic plan and forward capital works plan this will help guide future capital investment.

**Strategic Implications:**

It is important that investment decisions are supported by sound planning.

**Consultation:**

Sporting club representatives were involved in developing the plan.

**Comment:**

Last month Council endorsed two funding applications for sporting facilities. These application were for:

1. a synthetic bowling green for Perenjori and
2. upgraded Tennis Netball and Basketball courts collocated at the sports club.

The two applications were ranked in that order. However the consultant based on his assessment and consultation with the community ranked the second project higher than the first. The Department of Sport and Recreation has a copy of the draft plan.

The CEO (and Council) made the ranking decision without the benefit of the plan. The bowling green was listed as top priority due to cost savings from reduced maintenance and reduced watering cost, and the fact this is the second year of application.
The second ranked proposal ticks a lot of boxes for CSRFF funding because it collocates more than one sport, consolidates sporting facilities and provides spin off benefits to basketball and cricket.

In relation to the other identified priorities:

- The Shire has been successful in being awarded grant funding for the sports club upgrade. (see separate agenda item)
- The cricket practice wicket will be able to use the old netball court if the collocation proceeds;
- There may be the possibility of combining Fire brigade, ambulance and the sports club into a single facility in Latham;
- A synthetic Bowling Green for Latham has merit although getting funding may be challenging.
- It would be very difficult to justify investment in reticulation and grass for the Latham oval, and therefore it should probably not be listed.

The reticulation of the Perenjori football oval and hockey ground is included in this year’s budget, so has not been listed as a future priority.

**Voting Requirements:**

Simple Majority

**Officers Recommendation:**

1. That Council receives the draft Sport and Recreation plan
2. That Council determine whether to reconsider its ranking of CSRFF Applications.

**NOTE:**

If Council decides to change the ranking of the two projects this would mean Council Changing its previous decision. This would require the motion to be supported by 1/3 of the number of offices of Council (ie a mover and two seconders for the motion to be debated) and an absolute majority to overturn the decision (*LG (Administration) Regulations 1996, Reg 10.*)

**COUNCIL RESOLUTION**

Moved: Cr GK Reid  
Seconded: Cr LC Butler

1. That Council receives the draft Sport and Recreation plan
2. That Council determine whether to reconsider its ranking of CSRFF Applications

Carried: 6/0
10114.5 STRONGER RURAL COMMUNITIES FUNDING DEED

APPLICANT: Stronger Rural Communities Secretariat - DAFF
FILE: 0
DISCLOSURE OF INTEREST: 0
AUTHOR: STAN SCOTT – CEO
RESPONSIBLE OFFICER: STAN SCOTT – CEO
REPORT DATE: 11 NOVEMBER 2010
ATTACHMENTS: FUNDING DEED

Executive Summary:
The Shire of Perenjori has been awarded $227,950 under the Stronger Rural Communities component of the Drought Pilot. A Council resolution is required to execute the funding deed.

Applicants Submission:
The Secretariat wrote to the Shire in the following advising that our grant application had been approved and to confirm payment schedules and milestones. When details are finalised the Shire must apply the common seal to the grant deed.

Background:
The Ministerial announcement was as follows:

Eight community projects in Western Australia will receive a total of $900,000 to help build resilient communities and strong networks so they can better manage hardship caused by agricultural downturns.

Stronger Rural Communities programme projects include:

- **$227,950—Shire of Perenjori. Renovation of Perenjori Sports Club.**
- **$206,914—Beacon Progress Association. Creation of a purpose-built community shed.**
- **$150,000—Shire of Dowerin. Centralisation of four established local sporting clubs.**
- **$96,000—Shire of Narembeen. Upgrade of the Narembeen Community Shed.**
- **$82,005—Shire of Mukinbudin. Enhancement of the Mukinbudin Sporting Complex.**
- **$72,040—Lake Grace Development Association. These funds will assist the Living Communities program in Lake Grace.**
- **$50,000—Canna Progress Association. The Canna Hall facilities will be upgraded.**
Shire of Perenjori
Ordinary Meeting
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- $11,579–Lake Varley Branch of the Country Women’s Association of Western Australia. Enhancement of a community gathering place in Varley Hall.

Minister for Agriculture, Fisheries and Forestry Senator Joe Ludwig said the funding comes from the Stronger Rural Communities program, which is part of the Australian Government’s pilot of drought reform measures in part of Western Australia.

Statutory Environment:

The Shire of Perenjori Standing Orders Local Law 2000 Requires that a resolution of Council is required for the application of the Common Seal.

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

Policy Implications:

Nil

Financial Implications:

The grant application included contributions of $20,000 each from the Shire and the Perenjori Sports Club.

Strategic Implications:

Refurbishment of the Sports Club is one of the priorities identifies in the Sport and Recreation Strategic Plan. At its September Meeting Council was informed by the Manager Community Services of the serious shortcomings of the Sports Club kitchen.

Consultation:

The grant application was prepared under contract by Emily Sutherland of Left of Centre Concepts and Events and involved extensive discussion with the sports club committee.

Comment:

As can be seen from the list of successful applications this is a very good outcome for Perenjori and all those involved in its preparation should be congratulated.

The funding specifically covers refurbishment of the kitchen and re[placement of the roof and ceiling.

Voting Requirements:

Simple Majority

Officers Recommendation:

That Council authorise the CEO and President to execute the funding deed for the Stronger Rural Communities Grant.

COUNCIL RESOLUTION

Moved: Cr LC Butler Seconded: Cr CM Johnston

That Council authorise the CEO and President to execute the funding deed for the Stronger Rural Communities Grant.

Carried: 6/0
Executive Summary:
Council’s 2010/11 Budget includes $253,080 for recreation and culture projects with the final allocation of funds deferred pending other developments.

Applicants Submission:
The following projects are being considered:

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Cost</th>
</tr>
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<tbody>
<tr>
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<td>3</td>
<td>Water Supply Submersible pumps and bores to supplement scheme water supply</td>
<td>$7,300</td>
</tr>
</tbody>
</table>

The reticulation system for the spots oval, hockey ground, pavilion and park has been giving problems for several years now, with pipe blowouts, solenoid valve failures and a design layout which is substandard. Most sprinklers are between 18 – 25 metres apart which does not allow for adequate overlap and the layout does not give consistent coverage.

The problems with the system have led to the playing surfaces for both the oval and hockey ground being not up to standard. Many hours have been spent bringing in additional water from the Caron dam (which was put onto the playing surfaces with an irrigator). There have been times when the system has been down for up to 2 weeks and this has had a serious effect on the turf as we end up spending our time just trying to keep it alive.

The proposal is for the complete replacement of the reticulation system with one similar to Morawa’s which was put in by Thinkwater in Geraldton several months ago. This has been quoted at $95,900.

This allocation provides for the equipment to set up the gymnasium. Additional equipment will be supplied by the WA police under an MOU with the Shire.

The proposal to purchase two submersible pumps for the bores (one on the road to the airstrip and the other on Mr Chris King’s property) is to re-establish supply to the oval tanks that had been previously carried out by the Shire several years ago. This water supply was used to supplement the scheme water and not replace it. Estimated cost of $4,800 for pumps and $2,500 for replacement poly pipe.
A new drink fountain is proposed for the pavilion. The old one is in a state of disrepair and gets good use. A drink fountain is proposed for the Skate Park on Russell St. There are currently no facilities for people to get a drink at the park. The cost is estimated at $1,400 each.

A shelter for the BBQ at the Village Green is being proposed. This will protect the BBQ and provide shelter to those using it. This area is used regularly to host community events such as Anzac Day and Australia Day. The cost is estimated at $7,790.

The original intention with the skate park was to build the collection of equipment over time. Additional Skate Park furniture is being proposed in addition to the skate ramps already there. The cost is estimated at $15,000.

There is a proposal to purchase more play equipment for the Russell St park. This will be to replace the current pine swings in the park. Pre-school age children are a growing demographic and we need to cater to their needs. The cost is estimated at $9,000.

A sheltered BBQ area at the Pavilion is being proposed to accommodate functions and make the area more inviting for families to use. This will incorporate a substantial outdoor paved function area, built in barbecues and outdoor furniture. Currently any function wanting to have a BBQ has to use a portable one and it usually ends up near the entrance and oil and fat from the BBQ end up on the cement. The pavilion is the facility most frequently used for community functions. The cost of this project is estimated at $65,500.

The Russell Street Park has the town’s most extensive range of facilities for pre-primary and primary age children. A shelter for the BBQ at the Skate Park is proposed. This will protect the BBQ and give shelter to those using it. The proposed shelter is estimated at $7,790.

A letter was received from the Latham Golf and Bowling Clubs very late in the budget process and no contribution was included in this year’s budget. Given the Sport and Recreation Plan and the drought funding for the Perenjori Sports Club it seems appropriate to assist the Latham Golf and Bowling Club to commence improvements to that facility also. The proposal was un-costed but a $30,000 contribution is proposed with the CEO to negotiate with the club on how the funding is utilised.

The proposal is to replace the sand soft fall at the playground at the Russell St park. The current sand is prone to weed growth, being contaminated by rocks, sticks, leaves, glass and animal faeces. This takes a fair amount of time to keep clean. The proposal is for rubber soft fall which has been estimated at $55,000.
During budget discussions Council seemed less than enthusiastic about the soft fall, particularly given the cost. In light of this apparent concern this proposal has been relegated to the bottom of the priority list and therefore would not be funded.

Background:
Council’s 2010/11 Budget includes $253,080 for recreation and culture projects with the final allocation of funds deferred pending other developments.

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:
If all of the first 10 priorities are funded this is equal to Council’s budget allocation of $253,080

Strategic Implications:
Consultation: Nil

Comment:
The revised list of projects provides investment in key areas of Council infrastructure. The issues with the oval reticulation and the state of the hockey field have been endemic. When combined with the water pumps and pipeline should resolve those water problems for the next decade, and importantly save significant water costs.

The other significant project is the covered outdoor area at the pavilion. This is a large investment but will provide a major improvement to the amenity of one of the town’s most important assets.

The proposed contribution to the Latham Club is a response to the consultant’s assessment of the importance of that facility and the good fortune of obtaining a grant for the Perenjori Club.

Voting Requirements:
Absolute Majority

Officers Recommendation:
That Council adopt the following revision to the 2010/11 budget allocating the $253,080 for Sport and Recreation Projects as follows:

<table>
<thead>
<tr>
<th></th>
<th>Oval and Hockey Ground</th>
<th>Reticulation Water saving and effectiveness</th>
<th>$95,900</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>Gymnasium</td>
<td>Basic set up</td>
<td>$11,000</td>
</tr>
<tr>
<td>3</td>
<td>Water Supply</td>
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</tr>
<tr>
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<td>Drink Fountains</td>
<td>Pavilion and Russell St Park</td>
<td>$2,800</td>
</tr>
<tr>
<td>5</td>
<td>Village Green</td>
<td>Shelter for BBQ</td>
<td>$7,800</td>
</tr>
<tr>
<td>6</td>
<td>Russell St Park</td>
<td>Additional Skate Ramps</td>
<td>$15,500</td>
</tr>
</tbody>
</table>
### Shire of Perenjori

#### Ordinary Meeting

**MINUTES**

**18th November 2010**

<table>
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<tr>
<th></th>
<th>Project Location</th>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>7</td>
<td>Russell St Park</td>
<td>Additional Play Equipment</td>
<td>$9,480</td>
</tr>
<tr>
<td>8</td>
<td>Pavilion</td>
<td>Sheltered BBQ Area</td>
<td>$65,500</td>
</tr>
<tr>
<td>9</td>
<td>Russell St Park</td>
<td>Shelter for BBQ</td>
<td>$7,800</td>
</tr>
<tr>
<td>10</td>
<td>Latham Golf Bowling Club</td>
<td>Contribution to upgrade</td>
<td>$30,000</td>
</tr>
</tbody>
</table>

**COUNCIL RESOLUTION**

**Moved: L A Butler**

**Seconded: Cr RP Desmond**

That Council adopt the following revision to the 2010/11 budget allocating the $253,080 for Sport and Recreation Projects as follows:

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**Carred: 6/0**

**Amendment: Item 8 Pavilion-Sheltered BBQ Area to be deferred until community consultation has been sought.**
23 August 2010

To Whom It May Concern:

RE: Upgrades to Latham Golf/Bowling Club

Initial planning is underway to review and revitalise the community and recreational facilities at the Latham Golf & Bowling Club, and any assistance from the Perenjori Shire would be greatly appreciated. The following have been identified as initial items for review and revitalisation.

Replacement of Old Ceiling
Reverse Cycle Air-Conditioning
Built in Outside BBQ
Painting interior of the club
Air-Hockey Games Table

For any further questions please do not hesitate Darren Tremlett on 99 523230

Regards,

Darren Tremlett
Secretary
Latham Golf Club
Executive Summary:
Tenders for the construction of staff housing in Perenjori closed on 8 November 2010.

Applicants Submission:
At close of tender 11 submissions were received. Features of the tenders were:

Compliance:
All tenders seem to comply with the minimum compliance criteria.

Pricing:
In broad terms pricing varied between around $500,000 to more than $900,000. It will take more thorough analysis to make sure we are comparing like with like, and the provisional sums and exclusions are taken into account to give comparable prices. When we have completed the comparison and made a recommendation Council may need to reconsider its budget.

Mode of Construction:
Seven of the 11 proposals involved modular or transportable construction, 3 proponents are offering built in situ framed construction and one builder is offering flat packed.

Size
The specification had a minimum specification of 120 square metre, 3 bedroom 1 bathroom. Proposals varied between 120 and 138 square metres of living space. Two offered two bathrooms and a further two offered the option of one or two bathrooms. Some one bathroom designs incorporated a second toilet.

Inclusions
The specification included fencing, landscaping, garden shed, outdoor living area, air conditioning, driveways floor coverings and window treatments. Some proponents have included Solar hot water systems and one has included solar panels.

Background:
Council has budgeted for the construction of two staff houses this financial year. The Shire invited tenders in line with the attached specification. Tenders closed on 8 November 2010.
Statutory Environment:


Policy Implications:

Nil

Financial Implications:

Council has budgeted $500,000 for staff housing. On completion of the tender assessment staff will recommend any changes if necessary.

Strategic Implications:

Housing is an ongoing priority. This process should demonstrate that affordable housing can be done in Perenjori.

Consultation:

The tender was widely publicised within the Shire’s network to ensure that people expressing interest in doing housing in Perenjori were aware of the tender.

Comment:

Between now and the December Council meeting staff will be thoroughly reviewing the tender proposals to ensure that they are fairly compared one to another. The tender specification provides that tenders will be assessed on the basis of:

- Compliance Criteria – Minimum standards for completeness.
- Quality Criteria – this includes design, suitability for purpose, nature of the fixtures and fittings etc.
- Value for Money – an assessment of price, including cost per square metre and whole of life cost.

As the tender proposals are quite comprehensive it will take some time to ensure that specifications are comparable. This complete comparison will lead to a recommendation for the December meeting.

As part of the funding for this project will be from the Country Local Government Fund we cannot make a funding commitment until we have lodged a Forward Capital Works Plan and business case for the project. The FCWP is being prepared by Morrison Low and should be received shortly.

Voting Requirements:

Simple Majority

Officers Recommendation:

That Council note the progress on the development of staff housing.
Executive Summary:

The Shire of Mingenew and the Mingenew Community are expressing concern at the proposed water license for Karara Mining Limited from the Parmelia aquifer that underlies Mingenew.

Applicants Submission:

The Shire of Mingenew has written to the Minister for Water to raise the following concerns:

a) That the bulk of the water will be drawn from one corner of the aquifer and not spread evenly from a number of locations and the possible effect this drawdown will have on the aquifer.

b) It would appear that any possible negative impact on existing wetlands has not been taken into consideration nor the impact on the environment in general. It was very disappointing to hear that until recently the Department of Water Mid West staff had apparently not mapped the wetlands in the region of the proposed borefield.

c) The quality of the data that has been used in the modelling to determine the recharge rates of the aquifer and the drawdown rates from the proposed licence allocation and the sustainability of this drawdown – again it would seem that even though monitoring bores are in place they have not been regularly monitored and data recorded which reduces community confidence in the accuracy of data being used in any modelling.

d) The effect on other licence holders who currently draw water from the Parmelia aquifer including the Water Corporation for supply to the townsites of Mingenew, Morawa and Perenjori and the Shire of Mingenew who draws water for maintaining parks and gardens and recreation facilities within the community.

e) The fact that no further allocations will be available which will restrict any future industries such as intensive farming, horticulture, aquaculture.
f) The likely impact on the availability of water for further developments in the Mingenew townsite including residential sub-divisions and light industrial operations

g) At this stage we are yet to see the hydrological reports prepared by the consultants that are preparing the data to support Karara’s application

h) The apparent lack of consideration of not only the environmental impacts of granting this licence but also the economic and social impacts that will result should the licence be granted

Background:
Mingenew’s concerns have been raised in the Structural Reform Working Group and Mid-West Regional Council. Both will be writing to the Minister to support Mingenew’s concerns.

Comprehensive information on the Arrowsmith Ground Water Allocation process is on line at:


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:
We have competing regional objectives of regional cooperation and support for mining development.

Consultation:
CEO’s of Mingenew, Morawa and MWRC.

Comment:
The campaign from the Mingenew community includes some emotive comments and probably some overreaction. There are probably some policy positions that Council can take in the discussion:

1. The Department of Water is responsible for water allocations and should ensure that allocations are appropriate and sustainable. The decision making process should include something more sophisticated than first come first served;

2. Water allocations should be environmentally, economically and socially sustainable. A sufficient buffer needs to be retained for legitimate future community aspirations; and

3. The mining industry, the magnetite industry and Karara Mining have legitimate needs for water to support their projects and sustainable allocations should be supported.

There is an argument that the Parmelia aquifer is too good for use as mining process water and that desalinated sea water should be used (with no apparent consideration of the cost of this option). There has also been a view promoted that water should not be exported from one groundwater management area to another. Given the
scarcity of ground water east of the scarp this would preclude magnetite projects being developed.

To date there has been a lot of heat in the argument but not much light.

**Voting Requirements:**

Simple Majority

**Officers Recommendation:**

That Council support the following view:

1. That the present first come first served allocation policy needs to be reviewed;
2. Any allocation from the Parmelia aquifer needs to be sustainable environmentally and make allowance for the future legitimate aspirations of the community that relies on it;
3. Karara Mining has legitimate water needs and that should be recognised and supported.

**Cr King Declared and interest in item 10114.8**

Moved: Cr JA Bensdorp  
Seconded: Cr RP Desmond

That Cr King stay in the chambers but is not to vote.  

**Carried: 5/0**

**COUNCIL RESOLUTION**

Moved: Cr CM Johnston  
Seconded: Cr GK Reid

That Council support the following view:

1. That the present first come first served allocation policy needs to be reviewed;
2. Any allocation from the Parmelia aquifer needs to be sustainable environmentally and make allowance for the future legitimate aspirations of the communities relying on it;
3. Karara Mining has legitimate water needs and that should be recognised and supported.

**Carried: 5/0**

Amendment: That the wording ‘community that relies’ be changed to ‘communities relying’ due to there being more than one community.
10115  OTHER BUSINESS

10115.1 INFORMATION BULLETIN – TABLED IN THE COUNCIL CHAMBERS

- WALGA – Local Government News Issues 40.10/41.10/43.10/44.10
- WALGA – Planning and Community Development Newsletter Edition 23
- WALGA – Current Vacancies  Oct-Nov 2010
- WALGA – Safe Systems News Issue 8 November 2010
- Correspondence regarding WA Country Health Service Aboriginal Employment Strategy 2010-2014
- Circular No 12-210 Department of Local Government – Local Laws Update on Various Matters
- NACC 2009-2010 Annual Report
- News from NACC October 28 2010
- RRR Network News Edition 53
- RSPCA Annual Report 2010
- Government News Volume 30 Issue 5
- Mining Chronicle Volume 15 Number 10
- Stats Talk WA Edition #35
- Legacy Newsletter Summer 2010
- Aged Care Insite Issue 62
- Nursing Review Continuing Education September/October 2010

10115.2 MOTIONS OF WHICH DUE NOTICE HAVE BEEN GIVEN

10115.3 QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN
10115.4 URGENT BUSINESS APPROVED BY THE PERSON PRESIDING OR BY DECISION

10115.4.1 APPLICATION FOR PLANNING APPROVAL

APPLICANT: Mr L. SEARS
FILE:
DISCLOSURE OF INTEREST: NIL
AUTHOR: GARRY AGNEW DDS
RESPONSIBLE OFFICER: GARRY AGNEW DDS
REPORT DATE: 16 NOVEMBER 2010
ATTACHMENTS: 10115.4a

Executive Summary:
Council is asked to consider a recommendation from the Health and Building Committee in respect to a matter referred to it at Council’s October 2010 Ordinary Meeting (Item 10104.1 October 2010 Minutes).

Comment:
Council is referred to Item 10104.1 of its 21 October 2010 Minutes.

Moved: Cr. L. Butler Seconded: Cr. R. Desmond
That Item 10104.1 be referred to the Health and Building Committee meeting due to Council requiring further clarification
Carried: 6/0

MINUTES
Health and Building Committee Meeting held in Council Chambers on the 16 November 2010
Attendance: Cr. Cathy Johnston
Stan Scott – CEO
Doug Stead – DCEO
Garry Agnew – Director Development Services

Apologies: Cr. Graham Reid
Cr. Robyn Benton
Cr. John Bensdorp

Discussion: Item (10104.1) referred by Council at its October 2010 Meeting to the Health and Building Committee for further clarification.

Recommendation:
Moved: S Scott Seconded: Cr C Johnston
That Council:
1. Note that the proposed residence does not comply with the proposed Local Planning Policy No.1
1. ‘Moveable Buildings’ under the yet to be approved Shire of Perenjori Local Planning Scheme No.2.

2. Note that the Health Building Committee did not find the proposed residence aesthetically attractive and Council should encourage the proponent to consider alternatives.

3. Notwithstanding the above, there is no impediment to Mr. Sears for making an application for and receiving a Building Licence for a residential development that satisfies the requirements of the Building Code of Australia ‘Housing Provisions’.

Carrie
d: 4/0

Statutory Environment:
Shire of Perenjori Town Planning Scheme No.1
Local Government (Miscellaneous Provisions) Act 1960
Local Government Act 1995 S3.1 – the general function of local government is to provide for the good government of people in its district.
Draft Local Planning Policy No.1 ‘Moveable Buildings’ – see Attachment 10115.4a.

Policy Implications:
Nil.

Financial Implications:
Nil.

Voting Requirements:
Simple Majority

Officers Recommendation:
That Council:
1. Note that the proposed residence does not comply with the proposed Local Planning Policy No.1 ‘Moveable Buildings’ under the yet to be approved Shire of Perenjori Local Planning Scheme No.2.

2. Note that the Health Building Committee did not find the proposed residence aesthetically attractive and Council should encourage the proponent to consider alternatives.

3. Notwithstanding the above, there is no impediment to Mr. Sears for making an application for and receiving a Building Licence for a residential development that satisfies the requirements of the Building Code of Australia ‘Housing Provisions’.
COUNCIL RESOLUTION
Moved: Cr CM Johnston   Seconded: Cr RP Desmond
That Council:

1. Note that the proposed residence does not comply with the proposed Local Planning Policy No.1 ‘Moveable Buildings’ under the yet to be approved Shire of Perenjori Local Planning Scheme No.2.

2. Note that the Health Building Committee did not find the proposed residence aesthetically attractive and Council should encourage the proponent to consider alternatives.

3. Notwithstanding the above, there is no impediment to Mr. Sears for making an application for and receiving a Building Licence for a residential development that satisfies the requirements of the Building Code of Australia ‘Housing Provisions’.

Carried: 4/1
SHIRE OF PERNJORI
LOCAL PLANNING SCHEME No. 2

The Shire of Perenjori under and by virtue of the provisions and powers conferred upon it in that behalf by Local Planning Scheme No. 2, hereby adopts the following Policy.

LOCAL PLANNING POLICY No. 1
MOVEABLE BUILDINGS

DATE ADVERTISED:          DATE FINALLY ADOPTED:

1. DISCUSSION

Recent land price increases and substantially increased prices for dwellings within the metropolitan and major regional centres has resulted in a substantial portion of the community unable to purchase property. This has resulted in an increased demand for land within smaller communities and in particular the sale of homestead lots within the satellite towns.

The Council is experiencing an increase in the demand for more affordable housing types within the Shire. These ‘affordable’ housing types are often in the form of moveable, recycled and converted shed type structures. The Council is keen to restrict these types of dwellings amongst the existing residential areas as they are considered inappropriate to the standard of existing housing stock, and the expectations of residents or owners already established in the area. The Council considers it reasonable to protect existing owners’ investments in the town from development that may detract from the amenity of the residential character.

2. DEFINITIONS

A PERMANENT building is generally not designed to be moved and includes the following:

a) ‘Site Built’ structures are built on location as new permanent structures. They are of traditional appearance with pitched roofs and typical house layout, designed to accommodate families.

b) ‘Relocated’ dwellings are structures that have previously been constructed on a site elsewhere. The structures that are relocated are not necessarily designed to be relocated.

A MOVEABLE building is generally any structure capable of being transported from one location to another. There are three basic types as follows;

a) ‘Transportable’ structures are those designed and constructed at a location other than where they are intended to be established. For example dwellings prefabricated in Perth, transported in sections to their building site, and assembled on location.

b) ‘Donga Type’ structures are those usually designed to provide for workforce accommodation in small individual units. The structures are generally those (such as ATCO, Western Portables or Durabuilt units) with skid mountings, metal sandwich panel
and flat roof design. These portable modular structures are also used for other purposes.

c) **Containers**. These structures, although considered 'buildings' by definition under the Building Code of Australia, are solely constructed to transport other goods. They are not in themselves designed, nor suitable, for storage of goods in an urban environment. A container includes 'seatainers' and other large vessels designed to carry, and be carried on specially designed vehicles or transporters.

2 **BACKGROUND**

Due to the historic uncertainty in the permanence of mining activities, and the mobility of mining operations, the establishment of permanent workforce accommodation in the region may not always be desirable or viable.

The use and reuse of moveable buildings is common. The downside of this trend is that the building stock may be second-hand, may contain undesirable materials like asbestos, and may be visually out of harmony with existing buildings in the locality. Many other Councils are not permitting buildings within their districts which contain asbestos. Without the appropriate controls Perenjori could become a 'dumping ground' for such structures.

To ensure that the Council has the opportunity to consider such proposals, all applications for moveable buildings, as defined above, shall require the Council’s Planning Consent prior to the issue of a Building Licence.

The Council has delegated authority to its Building Surveyor to determine Applications for Planning Consent for all applications for transportable and relocated dwellings in zones of the Scheme where dwellings are permitted. The Building Surveyor may impose appropriate conditions including the requirement for a bond or bank guarantee.

**Donga type** and **Containers** are subject to Council consideration.

3 **POLICY**

2.1 **Council Policy on Moveable Buildings**

   a) All applications for moveable buildings, as defined above, shall require the Council’s Planning Consent prior to the issue of a Building Licence. Generally the Council is not in favour of the use of moveable buildings, especially in the townsite areas, however the Council will consider each application on its merits.

   b) The Council shall not permit the establishment, occupation or erection of **donga type** structures for residential purposes within a Townsite Boundary in Scheme Area, unless the site is set aside for Group Housing Accommodation and used as a camp site for accommodating a workforce. In these circumstances it may be argued that the development is not a permanent improvement, and may justify the use of such structures. In this case the Council must be satisfied that the development will not detract from the amenity of the surrounding area.

   c) The Council will only permit **donga type** structures for uses other than residential uses where it considers the use or establishment of the structure will not be in conflict with the objectives of this policy.

   d) The Council will only permit **site built** and **relocated** structures where it is satisfied that the standard and quality of building can satisfactorily be integrated into a
residential area, and that the buildings do not contain unacceptable materials.

e) The Council will not permit the storing or use of a 'container', as defined above, within a townsite area, other than in the areas zoned 'Industrial'. The Council considers the appearance, scale, and materials of these structures to be inappropriate for use in an urban environment, and are therefore in conflict with the objectives of the Scheme.

f) The Council may give special consideration for the use of 'containers' outside the townsite areas of the Shire. In these circumstances the Council will need to be satisfied that there is no viable alternative to the use of these structures, and that the location of the 'containers' will not detract from the amenity of the locality.

2.2 Measures to ensure Compliance with Planning Consent

When an application for Planning Consent for a Moveable Building is considered by the Council, or the Building Surveyor, that Consent may be granted subject to conditions requiring the applicant, or owner, to:

a) lodge a bond or bank guarantee with the Council. The bond or bank guarantee will provide the surety for the completion of the moveable building to a standard acceptable to the Council;

b) specify matters which require attention and the manner in which work is required to be completed in order to satisfy standards acceptable to the Council;

c) obtain a special building licence of a specified duration.

3 OBJECTIVES OF POLICY

a) To maintain high amenity standards of buildings, especially within the residential areas in the Townsites of the Shire.

b) To ensure that the visual aesthetics of residential areas are not compromised by the introduction of moveable buildings that are generally out of character with the predominant housing style in the locality.

c) To ensure that the moveable buildings, established within the Shire, do not use materials considered by the Council to be unacceptable (e.g. asbestos).

d) To avoid the erection and use of extensive areas of moveable structures for accommodating temporary workforces, or other business or company activities, in inappropriate areas.

e) To prevent the introduction of housing, or other use structures, that are designed to be used on a temporary or short stay basis and that may detract from the standards already established in the residential areas of the Townsites.

f) To protect the visual amenity of the urban environment by not permitting the establishment, storage or use of 'containers' within the non-industrial areas of the townsite.
Executive Summary:
The State Government has announced a package of drought funding measures to assist to mitigate the current season.

Applicants Submission:
Bev Logue from Perenjori Farming Forward wrote to me in the following terms:

We have access to Heather Downey Farm Social Support Geraldton CSC as a facilitator to help facilitate local meetings to provide direction for the applications free of charge. The PFF are going to use her to guide the development of the group and we are in the process of organising events with her for next year. However, if something can be done in December such as a local meeting this may be the best first step to begin the process. We could combine this with the fine tuning of the CRC grant applications as well.

The Department of Agriculture and Food Website provides the following additional information:

The Rural Business Development Corporation will administer the funds through the Department of Agriculture and Food and it is expected up to 100 shires will apply for a share of the $2 million community service grants.

A letter will be forwarded to all 100 shires in the decile 2 and below rainfall range for 2010 and this will include an offer of a $20,000 community service grant which will be advanced upon acceptance of the offer and will require acquittal by 30 November 2011

Background:
For many areas of Western Australia this is the worst year on record. The assistance extends from the Pilbara through the South West.

The State Government has announced the following package of assistance:

Commitment to Rural Communities
- The Government will not cut services.
- Schools will remain open, teachers will be retained, school bus runs will be maintained, police, health and other services will be maintained.
- It’s important for rural communities to have that security.
**Other Measures**

- Premier has asked all Ministers to task their agencies with providing advice on what minor capital works and maintenance that could be brought forward in affected areas.
- The Premier has set up a Directors General (DG’s) group to ensure a rapid, coordinated response. This group will be chaired by the DG of the Department of Agriculture and Food, and the Chairman of DSAC will be a member. This group will be reporting back to the Premier and the Minister for Agriculture and Food.
- The package announced today is the first phase of a broader response.
- The second phase will look at advice provided by DG’s and DSAC such as what capital works and other initiatives can be brought forward to provide an economic boost to rural communities.

**Community Services Grants - $2 million**

- Shires, community groups, clubs can apply for grants up to $20,000 for community events – family days, sports carnivals, community ball.
- Funding will be provided through Shires.
- Extensive experience across Australia has shown that it is important to bring the community together to maintain morale and personal well-being.

**Social Support Service Grants - $1 million**

- Support Services like Central, Southern and Northern Ag Care, Anglicare, Salvos etc can apply for grants up to $50,000.
- To provide counselling and other support services in consultation with local shire.

**Rural Financial Counselling Program - $200,000**

- A Federally funded program administered by State Govt.
- Employs a team of nine financial counsellors.
- We are working to provide two additional counsellors and are working with the Commonwealth Government to secure its support.

**Support for Rural Small Business - $500,000**

- Small Business Development Corporation can deploy business advisors with experience in responding to this kind of situation.
- Small business will get $1500 vouchers to help pay for accountant, financial advisor or lawyer to implement survival strategies.
- This assistance recognises that small rural businesses don’t have access to the same range of financial services available in the city, and may not have the means to pay for them.

**Water Tanks - $1 million**

- An important measure in the assistance package is the $1 million for the installation of high-volume water tanks at standpipes.
- The tanks will ensure there is a ready supply of water available in case of bushfires and for emergency stock and domestic supplies. Standpipes generally have low pressure and filling a tanker can take a very long time.

**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:
$20,000 will be available for distribution.

Strategic Implications:
The involvement of Perenjori Farming Forward will help add to the credibility of the program and help cement the establishment of that organisation.

Consultation:
Nil

Comment:
Previous drought funding has been used for events such as a Fireman’s Ball, a family funs day, an outdoor cinema presentation and free rides at the Perenjori Show. Working with the community through a facilitator to help develop proposals could be a very worthwhile exercise.

Voting Requirements:
Simple Majority

Officers Recommendation:
That Council take up the offer of a facilitated community gathering to develop proposals.

COUNCIL RESOLUTION
Moved: Cr JA Bensdorp Seconded: Cr CM Johnston
That Council take up the offer of a facilitated community gathering to develop proposals.

Carried: 6/0
Executive Summary:
Department of Water has requested advice on:
- The need for Emergency farmland Water Supplies; and
- Funding for storage tanks for water carting points.

Applicants Submission:
The Department of Water is doing its Emergency Farmland Water Supply Planning for agricultural areas where farmers have to cart water from outside the farm for livestock. The criterion for support is having to travel more than 40km each way to collect water. Our initial response was that this was unlikely given that there are standpipes at both Perenjori and Latham. We have been asked to reconsider on the basis that standpipes may not be available for stock water. Elected member advice on whether there are likely to be eligible properties would be appreciated.

The second related issue relates to funding for water tanks. The State Government has identified $1M to fund installation of water tanks at critical water collection points to facilitate easier, quicker access.

Background:
Both requests are from the Department of Water.

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:
Use of the standpipes can affect the quality of water pressure for residents.

Consultation: Nil

Comment:
Perenjori is a high usage stand pipe so provision of a water tank could improve access. The Latham standpipe is used less frequently but can affect the water pressure in the townsite.
Voting Requirements:
Simple Majority

Officers Recommendation:
1. That Council determine whether Emergency farmland Water Supply is likely to be needed this summer;
2. That Council determine whether to seek funding for water tanks.
3.

COUNCIL RESOLUTION
Moved: Cr LC Butler Seconded: Cr RP Desmond
1. That Council not seek Emergency farmland Water Supply this summer;
2. That Council seek funding for a water tank at latham

Carried: 6/0
To all Shire CEO’s

URGENT

You will no doubt be aware of the Dry Season Assistance Package announced by the State Government on 10 November 2010.

Contained within that package was a $1 million allocation for the acquisition of tanks to be located at strategic locations to assist with emergency farm and water carting and firefighting purposes. These tanks can be placed at existing standpipes, adjacent to community dams or bores.

The Department of Water is coordinating the implementation of this part of the Dry Seasons Assistance Package.

Assistance is currently being sought from the Water Corporation to identify water carting points where the provision of tanks would help to control the delivery of emergency water and facilitate easier access arrangements.

It is also important that Shires contribute to this process, and therefore it would be appreciated if you could provide me with advice by COB Friday 19 November 2010 identifying water carting points in the Shire where storage tanks would benefit landholders and improve access to water for firefighting purposes.

You will appreciate that given funding is limited only water carting points that are strategically important and are possibly experiencing water delivery problems will be given a priority for the purchase of tanks. Therefore, would you please limit your requests for tanks to only the most critical sites in the Shire.

While initial planning will aim to limit the allocation of tanks to one per site with a size of no more than 50 kilolitres, there may be justification for the installation of more than one tank at certain high use sites.

Please accept my apology for the short notice for this request, however it is important that the tanks be made available as soon as possible to alleviate current water carting problems.

Shires are also requested to consider providing assistance with the installation of the tanks, including preparation of tank pads, connection to scheme water pipelines and fitting of camlocks in consultation with the Water Corporation, as appropriate.

If you wish to discuss this request would you please contact me on the numbers shown below

David Hilliar
Manager Rural Water Planning
Department of Water
Tel: 6364 6916
Mob: 0429 858 425

16 November 2010
Executive Summary:
Rj & LJ King has offered to rent the old depot site for 12 months to run their tyre business.

Applicants Submission:
The proponent’s letter is attached. They are offering $25 per week to be reviewed after 12 weeks.

Background:
The old shire depot is presently utilised only for storage. It is assumed the request relates specifically to the old workshop. The business present operates from a shed at the rear of the second hand shop. This premises is presently part of a deceased estate.

Statutory Environment:
*Local Government Act 1995* S3.58 requires that any disposal of property needs to be by public tender must be by public tender unless it is exempted under regulations.

Local Government Functions & General Regulations 1996 includes the following exemptions:

30. **Dispositions of property to which section 3.58 of Act does not apply**

   (1) A disposition that is described in this regulation as an exempt disposition is excluded from the application of section 3.58 of the Act.

   (2) A disposition of land is an exempt disposition if —

   (e) it is the leasing of land for a period of less than 2 years during all or any of which time the lease does not give the lessee the exclusive use of the land;

The proposed disposition is the lease of a portion of the old depot site for a period of 12 months and is therefore an exempt transaction.

Policy Implications:
Nil
Financial Implications:
$25 per week seem like a low figure given that there is no sub-electrical meter and would therefore include power.

Strategic Implications:
Nil the old depot site is an underutilised asset and has some potential as a business incubator site.

Consultation:
Nil

Comment:
Tyre repairs is a suitable use for the old workshop site and is in keeping with its previous use as a mechanical workshop.

Voting Requirements:
Simple Majority

Officers Recommendation:
That Council determine whether to rent the old workshop to the proponent;
That Council determine an appropriate rental amount for the site.

Council recollected resolving at the August meeting to advertise for expressions of interest for the old depot to be rented.
RJ & LJ King
Box 349
Perenjori 6620

Phone 08 99734033
Fax 08 99734032
Email rlijking@westnet.com.au

29th October, 2010
Stan Scott
CEO
Shire of Perenjori
Box 22
Perenjori 6620

Dear Stan,

We are writing to you in regard to the ex works depot situated behind the Shire offices. As you are aware we have been running our Tyre business from Dot Anderson’s premises and now the building is for sale.

Would it be possible for us to rent these premises from the Shire to continue our business? We would like to offer $25 a week for 12 months with a review of the rent after 12 months.

Hopeing for a favorable reply.

Kind Regards

Rodney & Paddy
RJ & LJ King
For All Your Tyre Needs
### 10115.4.5 SECOND HAND TRANSPORTABLES

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<thead>
<tr>
<th>APPLICANT:</th>
<th>MOUNT GIBSON IRON</th>
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<tr>
<td>DISCLOSURE OF INTEREST:</td>
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<tr>
<td>AUTHOR:</td>
<td>STAN SCOTT – CEO</td>
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<tr>
<td>RESPONSIBLE OFFICER</td>
<td>STAN SCOTT – CEO</td>
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<tr>
<td>REPORT DATE:</td>
<td>16 NOVEMBER 2010</td>
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<tr>
<td>ATTACHMENTS:</td>
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**Executive Summary:**

Mount Gibson Iron has informed us of the availability of two second hand transportable accommodation modules available.

**Applicants Submission:**

The modules consist of 4 en-suites rooms and have been recently refurbished.

**Background:**

Nil

**Statutory Environment:**

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

**Policy Implications:**

Council has previously adopted a stringent policy in relation to second hand buildings.

**Financial Implications:**

The units will cost around $60,000 each installed.

**Strategic Implications:**

Council is responsible for both enforcing and practicing sound planning principles.

**Consultation:**

Nil

**Comment:**

Council has an arrangement with MidWest Transportables in relation to future expansion of the accommodation village. There is therefore no obvious use we would have for the buildings.

**Voting Requirements:**

Simple Majority
Officers Recommendation:

1. That Council not seek to purchase the accommodation units;
2. That Council notify local contractors of the availability of the units.

COUNCIL RESOLUTION

Moved: Cr CM Johnston  
Seconded: Cr LC Butler

1. That Council not seek to purchase the accommodation units;
2. That Council notify local contractors of the availability of the units.

Carried: 6/0
Executive Summary:
Brierty Contracting has requested that the road closure of Wanarra Road be extended to the end of February 2010.

Applicants Submission:
Andrew Cullen from Brierty wrote as follows:

As a result of an extended construction period caused by construction water issues and rock encountered onsite we would like approval to extend the current road closure period to the 28 February 2011.

We propose to:

• Continue with maintaining access for landowners and legitimate visitors through this period.
• Communicate road closure – signage on GNH and Wubin/Mullewa and tourist information centres.

Background:
At its August 2010 Ordinary Meeting Council resolved as follows:

That Council agree to the closure of Wanarra Road and Wanarra East Road during construction, subject to appropriate access arrangements for landowners and legitimate visitors;

That Council advertise the intention to temporarily close the road in accordance with the provisions of Section of the Local Government Act

That Council reserves the right to reopen the road if legitimate access becomes too burdensome for road users

Statutory Environment:
Local Government Act 1995 S3.50 sets out the requirements for closing a thoroughfare. Extending the road closure will require a further Local Public Notice and further advice to main Roads WA.

Policy Implications:
Nil
Financial Implications: Nil

Strategic Implications: Nil

Consultation:
To date there have been no serious issues emerge in relation to the road closure. The latest inspection report is attached.

Comment:
The signs on Wubin Mullewa Road have not been replaced as requested with compliant signs and this could be made a condition of the extension.

Voting Requirements:
Simple Majority

Officers Recommendation:
That the Road Closure of Wanarra Road and Wanarra East Road be extended to the end of February 2011 subject to the signs on Wubin Mullewa Road being replaced with compliant signs with the new dates.

COUNCIL RESOLUTION
Moved: Cr LC Butler  
Seconded: Cr RP Desmond

That the Road Closure of Wanarra Road and Wanarra East Road be extended to the end of February 2011 subject to the signs on Wubin Mullewa Road being replaced with compliant signs with the new dates.

Carried: 5/1
Shire of Perenjori
Ordinary Meeting
MINUTES
18th November 2010

MEMO

MEMO TO: SHIRE OF PERENJORI
ATTN: STAN SCOTT
FROM: MICHAEL KEANE
DATE: 17 NOV 2010
REF: MGM WANARRA ROAD UPGRADE

Stan,
Further to Council’s request, I again visited the Wanarra Rd project on Fri 12 Nov for the purpose of keeping Council informed re any relevant issues associated with the MGM Wanarra Road Construction project.

1.0 DESIGN DRAWINGS
Although I had requested design drawings from MGM on a number of occasions since my previous visit on 29 Sept, I did not receive the full drawing set until Mon 15 Nov – after this site visit.
I have since reviewed those drawings plus the contract documentation and make comment as follows:

Generally, the details provided indicate compliance with MRWA standards and requirements.
- The typical pavement details indicate 8.0m wide sand seal with 2 x 1.0m wide unsealed shoulders. I understand that MGM have committed to a regular chip-seal but this is not reflected in the current drawings. Maybe best to seek confirmation from MGM.
- The basecourse thickness is 180mm which I gauge is more than adequate for proposed 7-year design pavement life.
- The horizontal alignment is generally designed to cater for an operating speed of 110 kph with the exception of a 2 km curved section through Lake Monger which is designed and signed for 80 kph.
- The Rothesay Rd intersection is re-aligned to give priority to Wanarra Rd traffic – this is appropriate. A left turn-packet is provided for vehicles turning left from Wanarra Rd into Rothesay Rd (North).
- The vertical design profile is generally quite flat – less than 2% grade.

1.1 DESIGN – PREVIOUS COMMENTS
In Nov 2007 we reviewed the preliminary drawings submitted by MGM and we recommended a number of changes. Many of these recommendations have been adopted in the current drawing issue but a number of recommendations are not reflected in the current drawings issued for construction, e.g.

(a) Side-Road Intersections
The 10 side-road intersections have typically been assigned a standard fishtail detail that provides a 15m radius on the sweeps and a minimum 6.0m width on the side road approach. The detail for the intersection fishtails should be revised to provide a minimum 8m width on the side road approach. This recommendation is not reflected in the current drawings.
Additionally, if these intersections are left unsealed they will drag gravel onto the main alignment which creates a safety hazard. The intersection detail should provide a chip seal extending at least 10m from the edge of the main alignment seal. This recommendation is not reflected in the current drawings.
There appears to be no new signs proposed for these 10 side-intersections as the standard detail simply notes to relocate existing signs.
We suggest that each intersection have appropriate signs detailed on both the main alignment and the side road (whether existing or new signs) to include Give Way, Sight Boards, Intersection Advisory signs, etc as warranted. This recommendation is not reflected in the current drawings.
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Phone (08) 9921 5547 Fax (08) 9965 4116

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(b) Drainage
We recommended that the proposed floodways be cement-stabilised. This recommendation is not reflected in the current drawings.
We also recommended additional off-shoot drains. This recommendation is not reflected in the current drawings but MGM may intend to assess this requirement during the construction phase.

Whilst the drainage improvements are significant, the road asset is also significant and it is important for the Shire to ensure that the drainage provisions satisfy MRWA requirements for Flood Damage Assistance Funding. In this regard, MGM should provide a statement verifying that the drainage design and construction will satisfy the MRWA criteria.

(c) Land Acquisition for Road Reserve.
Our Nov 2007 memo also recommended that the Shire ensure a formal record be established to ensure that all land acquisitions required for the project are fully completed by MGM and the land title transferred to the Shire.

2.0 CONSTRUCTION ISSUES
The road project extends from Ch 1000m at the Rail Siding entry near Perenjori to Ch 85480 approaching Great Northern Highway. The contractor has split the project into four works areas with each one approx 20 kms long. Work is progressing in all four sections but at different stages of construction in each section. The far eastern end is really only at opening up stage whereas sections between Ch 44000 and Ch 50000 have pavement nearly finished ready for seal.

As previously noted, progress is being hampered by the need to transport water over long distances and also by the presence of hard rock.
I am told that the bores proposed by MGM have failed to supply adequate water and now brackish water for Earthworks is coming from Warriyard Copper Mine. At this stage, all water for basecourse is either coming from Mt Gibson minisite or Three Springs Water Supply Scheme.

Whilst the contractor initially spoke about completing the works by end of Jan, I expect that end of March is probably more likely now and this assessment is based on no further deterioration in water supply.

It appears to me that the design vertical profile may be amended at various locations to avoid excessive rock excavation. Given the generally flat terrain, I expect that the changes will not have significant design or safety implications. MGM will need to submit as-constructed record for final design review.

Whilst on site, I checked through the Contractor’s QA records and generally found them to be compliant with MRWA standard requirements. However, I have pointed out to MGM that there appear to be a number of locations where the table drain batter exceeds the design 1 in 4, and in some cases the batter appears to exceed the maximum 1 in 3. This is a safety concern which will need to be addressed prior to completion.

Traffic Management as observed appears to be compliant and the closure of most of the road makes the Traffic Management task much more effective for all concerned. MGM advised that local landowners are satisfied with access arrangements. Some traffic management signs on Perenjori-Rothsay Road are now obscured by vegetation and tall grass. I have asked MGM to address this short-comings and to ensure that the TMP is appropriate and effective at all times – particularly on the public road sections.

Refer attached photographs indicating works in progress.

PO BOX 2840, GERALDTON 6531 e-mail: greenfield@westnet.com.au
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Greenfield Technical Services
Phone (08) 9921 5547  Fax (08) 9965 4116

In summary, the shire’s concerns regarding Wanarra Rd upgrade are:

(i) That the design satisfies MRWA design standards.
   Generally this appears to be the case – subject to the points raised in this memo, and our final review of drawings issued for construction.

(ii) That the road as constructed will be fit for purpose for both MGM’s requirements and the Shire’s short-term and long-term requirements.
   Generally, the MGM construction management processes in place appear to satisfy this concern.

(iii) That the construction phase will not jeopardize public safety.
   Generally, the Traffic Management arrangements appear to be addressing this concern – subject to the points raised in this memo.

Please call me if you have any queries regarding this report.
As discussed, we will visit the site again in a month’s time to review progress at that stage.
In the meantime, it is best if you forward a copy of this memo to MGM for their information and action.

Regards

Michael Keane

Attachments
1. Photographs (4)
MEMO

Greenfield Technical Services
Phone (08) 9921 5547  Fax  (08) 9965 4116

Formation Works – Rock Excavation

Formation Works in Progress
MEMO

Shire of Perenjori

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Phone (08) 9921 5547 Fax (08) 9965 4116

Finished subgrade - ready for gravel basecourse

Finished basecourse – ready for seal

PO BOX 2840, GERALDTON 6531

e-mail: greenfield@westnet.com.au
10115.5  MATTERS BEHIND CLOSED DOORS

10115.6  DATE OF NEXT MEETING / MEETINGS

The next Ordinary Council Meeting will be held on the 16th December 2010 at 1.30pm

10115.7  CLOSURE

The Ordinary Council Meeting was officially closed at 8.55pm

I certify that this copy of the Minutes is a true and correct record of the meeting held 18th November 2010.

Signed: ______________________
Presiding Elected Member
Date: ______________________