Shire of Perenjori  
Ordinary Meeting  
MINUTES  
16th December 2010

Held in the Shire of Perenjori Council Chambers, Fowler Street, Perenjori on 16th December 2010, commencing at 1.30pm

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Shire of Perenjori

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10121. PRELIMINARIES

Nil

10121.1 DECLARATION OF OPENING AND ANNOUNCEMENT OF VISITORS

Cr King officially opened the meeting at 1.30pm

10121.2 OPENING PRAYER

Cr Rod Desmond led council in the Opening Prayer

10121.3 DISCLAIMER READING

Nil

10121.4 RECORD OF ATTENDANCE, APOLOGIES AND LEAVE OF ABSENCE

Present:
Cr Chris King
Cr Laurie Butler
Cr Graeme Reid
Cr Jenny Hirsch
Cr Cathy Johnston
Cr Robyn Benton
Cr John Cunningham
Cr Rodney Desmond
Stan Scott – Chief Executive Officer
Doug Stead – Deputy Chief Executive Officer
Garry Agnew – Director of Developmental Services
Kimberley Wheeler – Executive Assistant

Apologies:
Cr John Bensdorp

10121.5 PUBLIC QUESTION TIME

Nil

10121.6 PETITIONS / DEPUTATIONS / PRESENTATIONS

Nil

10121.7 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.
10121.8 APPLICATIONS FOR LEAVE OF ABSENCE
Nil

10121.9 CONFIRMATION OF MINUTES

Minutes of Ordinary Council meeting held 18th November 2010 are attached.

COUNCIL RESOLUTION

Moved: Cr CM Johnston  Seconded: Cr RP Desmond

That the minutes from ordinary council meeting held on the 18th November 2010 be accepted as a true and accurate record.

Carried: 8/0

10121.10 ANNOUNCEMENTS BY PERSON PRESIDING WITHOUT DISCUSSION
Nil

10121.11 MATTERS FOR WHICH MEETING MAY GO BEHIND CLOSED DOORS
Nil
10122.1 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: 10th DECEMBER 2010
ATTACHMENTS NOVEMBER FINANCIAL ACTIVITY REPORTS

Executive Summary:

As required by the Local Government Act and Financial Management Regulations a Monthly Statement of Financial Activity is required to be presented to each monthly meeting. This statement is used with Councils adopted 10% variance or $5000 figure which was adopted by Council at its 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 30th November 2010 including report on variances be accepted as presented.

2. Finance Report
That the Finance Report for the period ended 30th November 2010 be accepted as presented.
3. Acquisition of Assets
That the Acquisition of Assets Report for the period ended 30th November 2010 with a balance of $704,077.00 as presented be received.

4. Reserves Report
That the Reserves Report for the period ended 30th November 2010 with a balance of $875,811.00 as presented be received.

5. Net Current Assets
That the Net Current Assets report for the period ended 30th November 2010 with a balance of $1,912,902 as presented be received.

6. Bank Reconciliation’s
That the balances of the Municipal Fund of $671,127.83 and the Trust Fund of $42,000.37 as at 30th November 2010 as presented be received.

7. Sundry Creditors Report
That the Sundry Creditors Report for the period ended 30th November 2010 with a balance of $253,636.77 as presented be received.

8. Sundry Debtors Report
That the Sundry Debtors Report for the period ended 30th November 2010 with a balance of $490,951.22 as presented be received.

9. Accounts for Payment
That the Accounts for payment for the Municipal Account consisting of Cheque Numbers 17704 to 17726 and EFT Numbers 2073 to 2146 for $379,138.35 and the Trust Account consisting of Cheque Number 803 and EFT Numbers 2075 to 2148 for $290.50 for the period ended 30th November 2010 as presented be accepted.

10. Rates Outstanding
That the Rates Outstanding Report for the period ended 30th November 2010 as presented be received.

COUNCIL RESOLUTION
Moved: Cr RP Desmond Seconded: Cr RA Benton
That items 1-10 of the financial Activity Report ending 30th November 2010 be accepted as accurate.

Carried: 8/0
Bad Debt Write Off

**APPLICANT:** DEPUTY CEO

**FILE:** 0

**DISCLOSURE OF INTEREST:** 0

**AUTHOR:** DOUG STEAD – DCEO

**RESPONSIBLE OFFICER** DOUG STEAD – DCEO

**REPORT DATE:** 07.12.2010

**ATTACHMENTS** Correspondence from Austral Mercantile

**Executive Summary:**

Councils Debt Collection Agency – Austral Mercantile Collections have advised us that Sovereign Seas Pty Ltd has been deregistered by ASIC for failure to lodge tax returns. This company is the registered owner of assessments A14814 and A14801 and owes $922.87 in rates and legal fees. Austral Mercantile strongly recommend that the council write off this debt as the estimated costs of making applications to ASIC for the recovery of the funds is $1500, which is in excess of the debt. No further rates have been raised against these assessments.

**Applicants Submission:** N/A

**Background:**

The debt relates to the 2008/2009 year and we have been pursuing recovery for 2 years.

**Statutory Environment:** N/A

**Policy Implications:**

Policy No. 151 – Reminder letter be sent 21 days after the original account, allowing 7 days to settle or make arrangements to clear debt. After 28 days further letter stating legal action will commence if unresolved within 7 days. After 35 days sent to debt collector.

**Financial Implications:**

04008 Bad Debt Expense

**Strategic Implications:** N/A

**Consultation:**

Austral Mercantile

**Comment:**

Not economically viable to pursue recovery of debt.

**Voting Requirements:**

Simple Majority

**Officers Recommendation:**

That the debt owed by Sovereign Seas be written off as a bad debt.
COUNCIL RESOLUTION

Moved: Cr JR Cunningham  Seconded: Cr CM Johnston

That the debt owed by Sovereign Seas be written off as a bad debt.

Carried: 8/0
Good morning Gypsy,

Unfortunately, we have found that the company has been deregistered by ASIC for failure to lodge tax returns. We can make applications to ASIC to try to recover the funds, however it will cost around $1500.00 which is more than the total debt.

We strongly recommend that the Shire write off the debt as we do not believe the Shire will be able to recover the outstanding amounts. Please find attached a copy of the Company search for your records.

Are you happy for me to close the account?

Thank you,
Shire of Perenjori

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Company Search

home | main menu | search menu fast access >>

Click to download in PDF format

Search Results for:  Current Search Organisation Number 085806300

*Extracted from ABR's database at 13:35:49 on 20/11/2010
*Extracted from ASIC's database at 13:35:48 on 20/11/2010

Section 1274B This extract has been prepared by the Australian Securities & Investments Commission from information it obtained, by using a data processor, from the national database. If you believe that this extract contains any error or omission please advise the A.S.I.C. promptly. The Information Division of the Australian Securities & Investments Commission is certified under the Australian Quality Standard AS 3901 (International Standard ISO 9001).

Organisation Details

Organisation Name SOVEREIGN SEAS PTY LTD
Australian Company Number 085806300
State of Incorporation Western Australia
Registration Date 09/01/1999
Organisation Number ACN (Australian Company Number)
Australian Business Number 085806300
Review Date 09/01/2011

Details Type(current/ceased) Current
Details Start Date 30/05/2010
Organisation Name SOVEREIGN SEAS PTY LTD
Name Start Date 09/01/1999
Organisation Status Deregistered
Organisation Type Australian Proprietary Company
Organisation Class Limited By Shares
Organisation Sub-Class Proprietary Company
Disclosing Entity Flag N
Date Deregistered 30/05/2010
Reason Deregistered 9601AB

Note: For each class of shares issued by a proprietary company, ASIC records the details of the twenty members of the class (based on shareholdings). The details of any other members holding the same number of shares as the twentieth ranked member will also be recorded by ASIC on the database. Where available, historical records show that a member has ceased to be ranked amongst the twenty members. This may, but does not necessarily mean, that they have ceased to be a member of the company.

Company Document Listing
10123. HEALTH BUILDING & PLANNING

10123.1 ENVIRONMENTAL HEALTH BUILDING AND PLANNING SERVICES

APPLICANT: SHIRE OF PERNJORI
FILE: 0
DISCLOSURE OF INTEREST: 0
AUTHOR: STAN SCOTT – CEO ________________
RESPONSIBLE OFFICER STAN SCOTT – CEO ________________
REPORT DATE: 11 NOVEMBER 2011
ATTACHMENTS NIL

Executive Summary:

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 effective Mid February 2011.

Council deferred consideration of this matter at its November meeting.

Applicants Submission:

Presently the Shire of Perenjori is a participant in agreement with the Mid West Regional Council for the delivers 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 Council has approached the MWRC and the Perenjori Shire requesting that the service wound up. If any participant withdraws unilaterally they are required to give 24 months’ notice.

Presently we contract for 50% of Mr Agnew’s time, or around 9 days per month. During this time Mr Agnew delivers:

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

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 3 days per fortnight of an EHO Building Officer available if required. This is more than the 50% of Mr Agnew’s time that we presently purchase, and should be ample to cover the Environmental Health and Regulatory Services and Building Control.

The officer in question would be able to handle some but not all planning matters and it may be necessary to seek additional support for complex matters. This would be available either through private consultants or through larger Local Governments in the region.
The final aspect of Garry’s work is the property management portfolio. This consists of managing the property budget, coordinating property repairs and maintenance and purchasing of property improvements. This responsibility could be managed by the Deputy CEO with support from administration staff, primarily the Executive Assistant.

The EA has already been performing some of this work assisting Mr Agnew. She has also been organising community events and functions, a task that will be taken on by the new Community Development Officer who starts work in January 2010.

**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 budget for existing services is as follows:

<table>
<thead>
<tr>
<th>Service</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Health Administration and Inspection</td>
<td>$52,669</td>
</tr>
<tr>
<td>Building Control Operating Expenditure</td>
<td>$47,008</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$99,678</strong></td>
</tr>
</tbody>
</table>

The cost of delivering these services under the proposed new arrangements are as follows:

<table>
<thead>
<tr>
<th>Service</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contracted EHO</td>
<td>$39,000</td>
</tr>
<tr>
<td>3 Days per fortnight, 78 days per year @ $500/Day</td>
<td>$39,000</td>
</tr>
<tr>
<td>10% of DCEO</td>
<td>$16,000</td>
</tr>
<tr>
<td>20% of EA</td>
<td>$16,000</td>
</tr>
<tr>
<td>Town Planning consultancy</td>
<td>$15,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$86,000</strong></td>
</tr>
</tbody>
</table>

It should be noted that the DCEO and EA’s time are already budgeted so this is a reallocation, not an additional expense. If necessary an additional staff member could be employed to perform the building administration.

**Strategic Implications:**

Shared services are best shared 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. The City of Geraldton Greenough has been approached about town planning support.
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 endorse the Carnamah proposal to wind up the MWRC Health Building and Planning Service:

2. 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 LC Butler Seconded: Cr RP Desmond

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

2. 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.

Carried: 8/0

Item 10126.4.1 Application for Planning Approval – Transport Depot accepted as a late item and resolution moved. See 101026.4 Urgent Business Approved By Person Presiding of By Decision

Mr Garry Agnew presented with a gift for his 5 years of service for the shire.

1.53pm – Mr Garry Agnew left the meeting.
10124. PLANT & WORKS

Nil
Executive Summary:

The Mid West Local Government Services Agreement has now been executed by each of the Local Governments and will be signed by Main Roads next week. We now need to move quickly on implementing the agreement.

Applicants Submission:

Developing a Transition Plan

The agreement includes a number of specific tasks that need to be addressed almost immediately. These include the following specific requirements of the contract:

6 (b) The Parties acknowledge and agree that, following the Commencement Date, the Local Governments, as part of performing the Services, will allocate two personnel to perform the following roles (as overseen by the Joint Process Management Team):

1) coordinating the transitioning from the existing arrangements under which the Services are performed under the Term Network Contract (TNC) to the performance of the Services by the Local Governments under this Agreement by implementing the transition plan developed as part of the Management Plan; and

2) integration of those processes and systems of the Local Governments which are required for the performance of the Services under this Agreement with the processes and systems of Main Roads.

At a meeting to discuss implementation it was suggested that the two personnel nominated to complete these roles should include one CEO and one senior works person. As the Shires of Perenjori will be hosting the two full time crews it was suggested that the two personnel charged with this task should be the Perenjori CEO and the Coorow Principal Works supervisor. The costs of this work would be charged to Main Roads under the provisions of the contract.

12.10 (g) The Local Governments, as soon as practicable after the Commencement Date, must develop and implement a management system to account for the GST aspects and implications of the Services.
**Schedule 8 – Form of Annual Works Program**

As soon as practicable after the Commencement Date, the Joint Process Management Team must develop the form of Annual Works Program. The form of Annual Works Program developed:

a) must include a section detailing the extent to which the Local Governments will be obliged to comply with the Services Specification in performing the Services set out in the Annual Works Program; and

b) will be subject to the approval (or otherwise) of Main Roads.

**Schedule 9 – Procedure for development of Annual Works Program**

As soon as practicable after the Commencement Date, the Joint Process Management Team must develop the procedures that are necessary for the development of the Annual Works Program. The procedures developed must satisfy the requirements of clause 7 and will be subject to the approval (or otherwise) of Main Roads.

These further requirements would be addressed as part of the transition planning process.

**Governance Team**

The Governance Team performs a substantial role in managing the Main Roads Agreement. Council has already determined that the representative on the Governance Team will be the Shire President with the CEO as proxy. The first meeting of the Governance Team has been scheduled for 2pm Monday 20th December at Three Springs. Responsibilities of the Governance Team include:

- Within 3 months of the first meeting develop a Governance Plan (almost like a rule book for how the Governance Team will operate)
- Appointment of a Joint Process Management Team to develop and manage day to day processes and service delivery.
- Strategic Leadership
- Facilitating outstanding performance; and
- Communication and Reporting.

**Joint Process Management Team**

Schedule 3 Clause 5 sets out the role of the JPMT as follows:

The roles and responsibilities of the Joint Process Management Team are to:

a) develop the Annual Works Program;

b) develop the Management Plan

c) manage the transitioning from the existing arrangements under which the Services are performed under the TNC to the performance of the Services by the Local Governments under this Agreement by overseeing the implementation of the transition plan for this Agreement;

d) oversee the integration by the Local Governments of those processes and systems of the Local Governments which are required for the performance of the Services under this Agreement with the processes and systems of Main Roads;
Shire of Perenjori

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e) monitor the performance of the Services by the Local Governments against the Annual Works Program and the other requirements of this Agreement;

f) identify opportunities for improvement by the Local Governments in performing the Services and ensure that those opportunities are implemented by the Local Governments; and

g) any other roles and responsibilities determined by the Governance Team from time to time.

The Services:

While initially for Perenjori the main impact will be the appointment of two additional staff and hosting a maintenance truck, the range of services contemplated under the agreement includes planned maintenance such as shoulder grading and minor improvement works such as the small projects the Shire has undertaken on Wubin Mullewa Road.

While much will depend on the successful performance of the work, the agreement has the potential to generate up to $20 Million to member councils over the next decade.

Background:

The Mid West Regional Council and Member Councils have been working with Main Roads since it announced the proposed ISA arrangements in December 2008. In the interim there has been a substantial amount of work to reach this stage.

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 contract provides for full cost recovery plus corporate overhead for two full time staff and a dedicated routine maintenance truck for Perenjori.

Strategic Implications:

This project has the capacity to increase the capability of local governments, increase our staffing and incrementally increase the amount of main roads work that is completed by member Councils.

Consultation:

The CEO and Works supervisor met with their counterparts from involved Councils and Main Roads on Monday 6th December.

Comment:

Member Councils are negotiating for access to support from key personnel from Main Roads and Downer Mouchel (the integrated service provider for the remainder of the Midwest). Notwithstanding these approaches it will still be necessary for a substantial commitment from member Councils to get the Transition Plan into place.

It will be necessary for some Council staff to be taken off line to complete this work, and it has been requested that the CEO Shire of Perenjori be one of the people to perform this work. The commitment will be a minimum of two weeks and perhaps as much as 4 weeks.
This would mean the DCEO acting as CEO for a period of 2 to 4 weeks from when he returns from leave on 17 January 2011. The CEO would still work from Perenjori but would in all likelihood be spending several days in Geraldton over this period.

The CEO is examining options for the supply of the road maintenance truck. The most promising options at this stage appear to be to lease a truck (on the same basis as we presently lease a grader and a truck) or to lease or rent a truck from Downer Mouchel. As the leasing cost is fully recoverable from main roads either option will be acceptable.

The Shire of Perenjori must also commence the process of recruiting additional staff for these positions. Housing is available, but the construction of additional staff housing will be timely.

The transition plan will identify the budget implications for the current year, and these will be reflected in the budget review in Feb/March 2011.

**Voting Requirements:**

Simple Majority

**Officers Recommendation:**

1. That Council note the execution of the agreement and the requirement for implementation;
2. That Council authorise the CEO to work on the development of the implementation plan;
3. That Council appoint Doug Stead to act as CEO for a period of up to 4 weeks while the CEO is engaged on the development of the implementation plan.

**COUNCIL RESOLUTION**

Moved: Cr JH Hirsch Seconded: Cr JR Cunningham

1. That Council note the execution of the agreement and the requirement for implementation;
2. That Council authorise the CEO to work on the development of the implementation plan;
3. That Council appoint Doug Stead to act as CEO for a period of up to 4 weeks while the CEO is engaged on the development of the implementation plan.

Moved: 8/0
Executive Summary:

The Shire of Perenjori has invited tender proposals for the replacement of the roof and installation of a new kitchen for the Perenjori Sports Club. As this work is urgent it is proposed that the authority to determine the tenders and award contract be delegated to the CEO.

Applicants Submission:

At its November Ordinary Meeting Council authorised the CEO and President to execute a funding agreement under the Stronger Rural Communities Program for a new roof and kitchen for the Perenjori Sports Club. The Shire of Perenjori has invited tender proposals for these works with a closing date of 7 January 2011. The initial closing date was to be 20 December but this was extended at the request of potential tenderers.

The funding program requires that work be completed and the final report lodged by 31 May 2011. To have any chance of achieving this deadline contract will need to be awarded as soon as possible after the close of tenders, and certainly well before the first scheduled Council Meeting of 17 February 2011.

The alternatives would be to schedule a Special Meeting specifically to consider tenders, or to delegate authority to an assessment panel of the CEO and one or two elected members who are likely to be available to participate in the week commencing 10 January 2011.

Background:

The funding is part of the package of drought pilot measures for WA.

Statutory Environment:

Local Government Act 1995

S5.17 provides for the delegation of powers and duties to a committee.

S5.42 provides for the delegation of powers and duties the CEO, while S5.43 provides some limits on those things that can be delegated. It also provides for Council to set a limit on the value of tenders to be determined by the CEO.

Policy Implications:

Nil
Financial Implications:
The $227,000 grant is not included in the annual budget, but the matching contribution of $20,000 towards sports club enhancements is.

Strategic Implications:
The Sports Club is a key community asset.

Consultation:
The CEO met with the Sports Club Committee and circulated the draft tender specification to nominated committee members prior to advertising.

Comment:
The key issue in relation to this project is that time is of the essence and some arrangement need to be in place to quickly get work underway to meet the tight program deadlines.

Voting Requirements:
Absolute Majority

Officers Recommendation:
That Council modify its budget to:

1. recognise unbudgeted income of $227,950 from the Department of Agriculture Forestry and Food;
2. recognise unbudgeted income of $20,000 from the Perenjori Sports Club;
3. reallocate $20,000 funding from the sports club to funding the sports club upgrade;
4. allocate total budgeted expenditure (including the above) of $267,950 to the sports club upgrade.

That Council delegate authority to the CEO to determine tenders for the sports club upgrade up to the allocation of $267,950.
COUNCIL RESOLUTION

Moved: Cr CM Johnston  Seconded: RP Desmond

That Council modify its budget to:

1. recognise unbudgeted income of $227,950 from the Department of Agriculture Forestry and Food;
2. recognise unbudgeted income of $20,000 from the Perenjori Sports Club;
3. reallocate $20,000 funding from the sports club to funding the sports club upgrade;
4. allocate total budgeted expenditure (including the above) of $267,950 to the sports club upgrade.

That Council delegate authority to the CEO in consultation with the Sports Club Committee determine tenders for the sports club upgrade up to the allocation of $267,950.

Carried: 8/0

Amendment due to council requiring the Sports Club Committee to be active in the decision process.
Executive Summary:
We received a total of 11 tenders for the construction of 2 houses and have shortlisted 2 tenders for closer review. The 2 contractors were also the two lowest priced tenders. Our rating process took into account the applicants conformity to our specifications, any commitment to using local suppliers, whether or not the contractor was a local business, and value for money.

Applicants Submission:
The two shortlisted tenders are detailed below.

FORTRESS HOMES BUILDING CONSTRUCTION
1. Contract price $521 124 exclusive of GST
2. The contract conforms to our minimum requirements in all respects and has included the following additional items in the contract price:
   2.1 an additional bathroom has been included as an en suite
   2.2 a double carport
3. No landscaping plan has been submitted although the contract price includes native shrubs and ground covering landscaping to front gardens and drought tolerant grass cover with native shrubs to the rear gardens.
4. Includes an outdoor store attached to the house measuring 4.6 sq m.
5. Total living area (including alfresco) is 122.5 sq m.

PARADA PTY LTD
1. Contract price $534 824 exclusive of GST
2. Generally conforms to our minimum requirements with the following exceptions
   2.1 has not indicated that there are built in robes in all bedrooms
   2.2 has not indicated that a linen cupboard is included
   2.3 Has provided for an electric fan forced oven and not a gas unit
3. Parada has indicated that he will be sourcing material and the hire of equipment from Perenjori businesses. He will also source accommodation in Perenjori.

4. Total living area (including alfresco) is 134.5 sq m

5. No landscaping plan has been included although allowance has been made for landscaping costs in the total sum.

On 13 November 2010 an auction was conducted on site for the sale of residential land in the John Street subdivision. The only lots that sold was the last remaining duplex block. The CEO has since had further enquiries from people seeking to acquire duplex blocks. In light of this Council may wish to consider negotiating with the successful tenderer for these residences to be built on single residential blocks – perhaps on lots 351 and 352. This would make Lot 347 available for sale again.

Background:

These two houses are urgently needed for staff accommodation. Apart from the need to replace housing stock that we have sold over the last 5 years, we need to recruit additional people for the Main Roads work.

The Tender specification included the following requirements:

**Specification**

The tender is for the provision of two residences on a single duplex block (Lot 347 John Street Perenjori) supplied by the principal. The specification is for the entire project from design to occupancy.
Design

The design for the two residences should:
- Demonstrate the location of the residences on the block
- Provide details of the layout of the proposed residences including plans and elevations
- Set out the location of septic tanks and leach drains
- Set out a landscaping plan for the block
- Set out details of fencing
- Project home designs are acceptable.

Building

The residence should include the following minimum requirements:
- Minimum 120 square metres excluding any verandas or carports
- Three Bedrooms
- One bathroom
- Laundry
- Toilet
- Kitchen / living / dining
- Built in robes in all bedrooms
- Linen cupboard
- Single Carport*
- Undercover outdoor living area*
- Split system air conditioning to main living area and bedrooms (specify)
- Kleehheat Gas storage hot water system and hot plate. Gas fan forced oven.

Areas marked with an * do not have to be under the main roof.

Infrastructure

The project will include:
- Construction of hardstands and concrete driveways for each residence
- Concrete or paving to undercover outdoor living areas
- Colourbond 6 metre x 3 metre powered shed in rear yard
- Clothes line to suit (Hills hoist or alternative – please specify)
- Septic tank and leach drain or aerobic treatment unit (ATU) - please specify. If ATU to be supplied please indicate irrigation area.
- Landscaping – plan should include any required pathways, low maintenance native gardens and limited reticulated lawn areas.
- Colourbond fencing to block and to enclose rear yard. Vehicle access to rear shed is preferred.
- All site works and fill if required
Fixtures and fittings

The finished building should include:

- Appropriate floor coverings throughout
- Window treatments

Form of Building

The residences may be manufactured, transportable or built in situ.

Materials and equipment supplied by the principal

The Shire of Perenjori has access to materials such as clean fill and building sand. The Shire also operates a concrete batching plant and can supply concrete if required. The Shire also has access to equipment such as a skid steer loader which is available for wet hire. If the proponent intends to hire of purchase equipment or material from the Shire this should be costed as a cost to the project.

If the proponent intends to source such materials and services from another supplier this WILL NOT be a consideration in determining the successful proponent.

Substitutions

The proponent will consider substitutions within the tender specification provided that the substitutions are clearly identified and the justification for the substitution is provided.

Restrictions

The John street subdivision is subject to a Local Planning Policy to control the quality of building development.

The specification was very comprehensive and should provide two residences ready to occupy.

Statutory Environment:


Policy Implications: N/A

Financial Implications:

We have budgeted to spend $500,000 on the two houses.

Strategic Implications:

We will be in a position to offer prospective employees suitable housing alternatives.

Consultation: Nil

Comment:

Both of the shortlisted tenderers are providing a competitive offering.

- The Fortress Homes offering uses a structural engineered panel construction (i.e. flat packed) and includes a second bathroom and an outdoor storeroom under the main roof. Total living area is slightly smaller, but this could be changed by encroaching on the double carport under the main roof. Fortress is likely to be building two other houses in Perenjori under a leasing arrangement for Karara.
The Parada offering is steel framed built in situ construction. The Parada design is slightly larger, but has only one bathroom. Parada is contracted to build several homes for Housing and Works in Morawa.

A comparison of the pricing of the two options is detailed below:

<table>
<thead>
<tr>
<th></th>
<th>Fortress</th>
<th>Parada</th>
<th>Parada Modified*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Living Area</td>
<td>122.5</td>
<td>134.5</td>
<td></td>
</tr>
<tr>
<td>Cost Per Square Metre Living</td>
<td>$4,254</td>
<td>$3,976</td>
<td>$3,908</td>
</tr>
<tr>
<td>Area under main roof (UMR)</td>
<td>166.32</td>
<td>161.5</td>
<td></td>
</tr>
<tr>
<td>Cost Per Metre UMR</td>
<td>$3,133</td>
<td>$3,312</td>
<td>$3,258</td>
</tr>
<tr>
<td><strong>Total Cost</strong></td>
<td><strong>$521,124</strong></td>
<td><strong>$534,824</strong></td>
<td><strong>$529,476</strong></td>
</tr>
</tbody>
</table>

(*) Parada Modified is the Parada comparison pricing after Council’s Buy Local Policy has been applied.

Each year Council spends a significant amount of money making improvements to residences, such as new sheds or patios or air conditioners. These new residences should be complete and ready to live in and should require no additional investment beyond routine maintenance for the next 5 to 7 years.

Rather than appointing a successful tenderer Council may chooses to interview shortlisted proponents to further inform the selection process. Council is considering as a separate item the process for assessing sports club tenders. Council may wish to bear these arrangements in mind when considering the way forward for the housing tenders. If for example Council decides to form a committee or call a special meeting to deal with sports club tenders it may decide to dovetail the housing tenders with these arrangements.

**Voting Requirements:** Absolute Majority

**Officers Recommendation:**

That Council:

1. Changes the location of the proposed houses to lots 351 and 352 Trimmings Street;
2. Increases the budget for the proposed residences from $500,000 to $550,000 with the additional $50,000 to be identified as unbudgeted expenditure.
3. Authorises the CEO to inform unsuccessful tenderers that they have not been selected.

And

Authorises the CEO to interview the two shortlisted proponents and make a final selection;

OR

Council Selects Fortress Homes as the successful tenderer and authorises the CEO to negotiate a contract for the construction of the two houses;

OR

Council Selects Parada Pty Ltd as the successful tenderer and authorises the CEO to negotiate a contract for the construction of the two houses;
COUNCIL RESOLUTION
Moved: Cr LC Butler Seconded: Cr JR Cunningham

That Council:

1. Changes the location of the proposed houses to lots 355 and 356 Trimmings Street;
2. Increases the budget for the proposed residences from $500,000 to $550,000 with the additional $50,000 to be identified as unbudgeted expenditure.
3. Authorises the CEO to inform unsuccessful tenderers that they have not been selected.

And

Authorises the CEO, in consultation with Cr Jenny Hirsch and Cr Laurie Butler, to interview the two shortlisted proponents and make a final selection;

Carried: 8/0

Amendment to the proposed lots due to recent offers being placed on the previous selection.

Amendment “in consultation with Cr Jenny Hirsch and Cr Laurie Butler” added due to Cr Hirsch and Cr Butler being available to make inquiries into both of the shortlisted proponents.
Executive Summary:

An Annual Report is required to be produced every year after the audit for the year has been completed and upon receipt of the Audit Report. The Annual Report must be accepted by Council no later than 31st December 2010.

Applicants Submission:

For statutory compliance a local government must:

- Advertise the availability of the annual report
- The Date for the Annual Electors Meeting is also required to be set. The meeting must be held within 56 days of acceptance of the Annual Report, that is, by 10 February 2011.
- It is proposed that the annual meeting of Electors be held at 3.00 pm on Wednesday 9 February 2011 at the Perenjori Pavilion.
- Fourteen days public notice of the meeting is also required.

Background:

The Annual report is close to being final and will be tabled at the Council Meeting if not circulated before.

Statutory Environment:

Local Government Act 1995 S5.53 to 5.55 sets out the requirements for annual reporting.

Policy Implications:

Policy 237 – Annual Report distributed to Ratepayers on request.

Financial Implications: N/A

Strategic Implications: N/A

Consultation: N/A
Comment:

The annual report provides the opportunity for the Shire to summarise for the community the achievements of the Local Government and provide for the community the outcome of the annual audit.

Voting Requirements:

Absolute Majority

Officers Recommendation:

1. That the 2010/11 Annual Report as presented be accepted.
2. That the Annual Meeting of Electors be held at 3.00 pm on Wednesday 9 February 2011 at the Perenjori Pavilion.

COUNCIL RESOLUTION

Moved: Cr RP Desmond Seconded: Cr CM Johnston

1. That the 2010/11 Annual Report as presented be accepted.
2. That the Annual Meeting of Electors be held at 5.00 pm on Wednesday 9 February 2011 at the Perenjori Pavilion.

Carried: 8/0
Executive Summary:

In order to access the local component of the Country Local Government Fund for 2010 / 11 Council is required to have adopted a Forward Capital Works Plan (FCWP).

Applicants Submission:

Morrison Low, the consultant appointed to develop the strategic and asset management components of the amalgamated business plan was appointed to prepare a FCWP for Perenjori. This work has also been used as input to an asset management plan which is still in train.

The FCWP sets out the proposed capital investments in local infrastructure over the next 4 years, and includes those projects for which we will seek other external funding or access to the regional component of the CLGF.

Background:

The FCWP is now a requirement for access to the local component of the CLGF. The Department for Regional Development and Lands provided a grant for $35,000 to assist with the development of the plan. Part of this funding was used to develop an asset management plan using the NAMS Plus methodology developed by the Institute of Public Works Engineers.

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:

This year's local allocation under the Country Local Government Fund is $429,749.

Strategic Implications:

The Forward Capital Works Plan is but one component of more stringent planning requirements that will be mandatory for Local Governments in WA.
Consultation:
The preparatory work for this project arose from aspirational planning for the amalgamation and community consultation, such as that for the recreation master plan.

Comment:
The Forward Capital Works Plan identifies a range of projects many of which will be dependent on external funding. The FCWP will need to be reviewed and extended each year so that Council continues to have an understanding of proposed capital investments and priorities.

The FCWP must be lodged with the Department by 31 December 2011.

Voting Requirements:
Simple Majority

Officers Recommendation:
That Council adopts the Forward Capital Works Plan from 2010 to 2014.

COUNCIL RESOLUTION
Moved: Cr JR Cunningham Seconded: Cr LC Butler
That Council adopts the Forward Capital Works Plan from 2010 to 2014.
Carried: 8/0
Executive Summary:
Rural Health West is developing a business plan for the Midwest Primary Care Project and has requested a contribution of $5,330 from each participating Shire to help fund the project.

Applicants Submission:
Rural Health West is developing a business plan for the Midwest Primary Care Project and has requested a contribution of $5,330 from each participating Shire to help fund the project.

Background:
The Midwest Primary Care Project resulted from difficulties recruiting General Practitioners within the Mid-West. Morawa and Perenjori have been very lucky to secure the services of Dr Nalini Rao. Three Springs has been searching for a Doctor for months and has finally secured a GP.

GP services will continue to be tenuous until we can develop a model that supports collegiate support, adequate relief and professional development.

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 $5,330 will be unbudgeted expenditure. It is likely in the mid-year budget review that the allocation to support the medical practice for this year will also increase.

Strategic Implications:
Local Governments around the state continue to provide support for primary medical care.
Consultation:
The preparatory work for this project has involved most local governments in this region and Dr Rao.

Comment:
While we are in a very good position with Dr Rao, we were able to attract her to the position as much through good luck as clever marketing. When Dr Rao moves on in two or three or five years’ time we will again have the challenge of attracting another doctor. Having the relevant systems and supports in place will help us to do that, and may help us to retain Dr Rao for longer than might otherwise be the case.

Voting Requirements:
Simple Majority

Officers Recommendation:
That Council commits a contribution of $5,330 to the development of a business plan for a Mid-West Primary Care Model.

COUNCIL RESOLUTION
Moved: Cr LC Butler  Seconded: Cr GK Reid
That Council commits a contribution of $5,330 to the development of a business plan for a Mid-West Primary Care Model.
Carried: 8/0

3.07pm Cr Jenny Hirsch and Cr Cathy Johnston left the meeting
3 December 2010

Mr Stan Scott
Chief Executive Officer
Shire of Perenjori
PO Box 22
Perenjori WA 6620

Dear Stan

Midwest Primary Care Project

On behalf of each of the agencies involved with the development of the Midwest Primary Care Project since March this year, I would like to thank you for your constructive and cooperative involvement.

It is clear that all parties see the health needs of their communities as a high priority. To date the project has been underpinned by strategic thinking, collaborative action and community engagement.

The next step required to progress the Project is the need to complete a comprehensive "Business Plan" which identifies the financial modelling to implement each of the two service models identified in the Discussion Paper. A key result of this work, amongst others, will be the identification of a "Recruitment Package" to enable the GP recruitment process to start.

As discussed at the meeting of stakeholders in Geraldton on 12 November, the fee for FaM Consulting to complete the "Business Plan" is $46,000 plus GST. It was decided the most equitable way to share the cost was a split between the number of agencies involved and the total cost. This would require each party to contribute $5,330 +GST.

I appreciate that the Shires involved will need approval from Shire Council and would appreciate you informing me at your earliest convenience if the Council is not able to contribute this amount.

Again, thank you for your wonderful support and collaboration to date.

Yours sincerely

Belinda Bailey
Chief Executive Officer
THE NATIONALS DEMAND ACTION TO TACKLE DOCTOR CRISIS IN REGIONAL WA

3 December 2010

The Nationals WA have today released a summary of incentives that country Local Governments are being forced to pay out to secure doctors for their communities.

The Parliamentary National Party conducted a survey seeking to reveal the extent of the doctor shortage and the incentives being provided by Shires to attract or retain a doctor.

Parliamentary Secretary and Member for the Agricultural Region, Mia Davies said some Shires in regional WA were providing incentives valued up to $900,000 per annum to attract and keep a doctor in their town.

“The doctor shortage in regional WA is now at crisis level – Local Governments are carrying a huge burden to address the problem, including providing housing, surgeries, cars and salary incentives, which is simply not sustainable,” Ms Davies said.

“About 60 per cent of Local Governments that responded to the survey are providing incentives to attract a doctor.”

Ms Davies said more than 80 Local Governments from regional WA provided details of their specific circumstances.

“Some towns are struggling to get one doctor, while other towns have 10 or so doctors, but need additional doctors to keep up with the growing population and workload in certain locations,” Ms Davies said.

“About half of the Shires that responded identified that they had a doctor shortage.”

Ms Davies said the Parliamentary National Party is using the information to build a case for the Federal and State Governments to take measures to address the problem.

“We know there are Doctors being trained and coming through the system, but they won’t be ready to practice for another five to seven years,” she said.

“It may take some thinking ‘outside the square’ to address this crisis in the short to medium term.”

The Parliamentary National Party has written to the State and Federal Minister’s for Health seeking advice on a range of solutions including nurse practitioners, salaried doctors in hospitals and increasing the number of examination sittings for international doctors.

“We are also aware, that due to the significant shortage of Doctors in the state, we are not fully accessing funding available under the Medicare scheme,” Ms Davies said.

“The Nationals are seeking advice on whether there’s an opportunity to access some of this ‘underfund’ to deal with the crisis in the short to medium term.”

For more information please contact Hon Mia Davies MLC on 0412 656 005 or mia.davies@mp.wa.gov.au.
ATTACHMENT A

Doctor shortage in regional WA - survey

Summary by State electorate

Central Wheatbelt

- 17 out of 20 Shires responded.
- 4 of these Shires do not have a doctor.
- 7 Shires said they have a doctor shortage.
- 15 Shires (88 per cent of Shires that responded) provide incentives to attract or retain a doctor (including house, car, surgery or financial incentives).
- Incentives provided range from nil to $150,000 per annum.
- The average amount spent on incentives (of Shires that reported they provide incentives) was $62,780.
- The average amount spent on incentives across all Shires in the Central Wheatbelt Electorate was $55,394.

Wagin

- 23 out of 23 Shires responded to the survey.
- 11 Shires do not have a doctor.
- 12 Shires said they have a doctor shortage.
- 14 Shires (60 per cent of Shires that responded) provided incentives to attract or retain a doctor (including house, car, surgery or financial incentives).
- Incentives provided range from nil to $936,626.
- The average amount spent on incentives (of Shires that reported they provide incentives) was $176,182.
- The average amount spent on incentives across all Shires in the Wagin Electorate was $107,241.
Moore

- 14 out of 17 Local Governments in the Moore electorate responded.
- 1 Shire does not have a doctor (although a few share doctors).
- 6 Shires said they have a doctor shortage.
- 10 Shires (71 per cent of Shires that responded) provided incentives to attract or retain a doctor (including house, car, surgery or financial incentives).
- Incentives provided range from nil to $887,557.
- The average amount spent on incentives (of Shires that reported they provide incentives) $157,447.
- The average amount spent on incentives across all Shires in the Moore Electorate was $112,462.

North West

- 9 out of 11 Local Governments in the North West electorate responded.
- 3 Shires do not have a doctor.
- 4 Shires said they have a doctor shortage.
- 3 Shires (33 per cent of Shires that responded) provided incentives to attract or retain a doctor (including house, car, surgery or financial incentives).
- Incentives provided range from nil to $84,000.
- The average amount spent on incentives (of Shires that reported they provide incentives) was $53,000.
- The average amount spent on incentives across all Shires in the North West Electorate was $17,667.

Blackwood Stirling

- 4 out of 7 Local Governments in the Blackwood Stirling electorate responded.
- 0 Shires do not have a doctor.
- 2 Shires said they have a doctor shortage.
- 0 Shires provided incentives to attract or retain a doctor (including house, car, surgery or financial incentives).
South West

- 9 out of 19 Local Governments in the South West responded.
- 0 Shires do not have a doctor.
- 5 Shires said they have a doctor shortage.
- 2 Shires (22 per cent of Shires that responded) provided incentives to attract or retain a doctor (including house, car, surgery or financial incentives).
- Incentives provided range from nil to $13,000.
- The average amount spent on incentives (of Shires that reported they provide incentives) was $6,650.

Mining and Pastoral

- 18 out of 28 Local Governments in the Mining and Pastoral responded.
- 3 Shires do not have a doctor.
- 10 Shires said they have a doctor shortage.
- 8 Shires (44 per cent of Shires that responded) provided incentives to attract or retain a doctor (including house, car, surgery or financial incentives).
- Incentives provided range from nil to $291,170.
- The average amount spent on incentives (of Shires that reported they provide incentives) was $118,197.
- The average amount spent on incentives across all Shires in the Mining and Pastoral Region was $52,532.

Summary

- Local Government provide housing, car, surgery and salary incentives with a value ranging from nil to $936,626.
Executive Summary:

The Department of Regional Development and Lands has obtained valuations on parcels of UCL in which Council has expressed interest and wishes to know whether to proceed with native Title clearance.

Applicants Submission:

The Shire, in response to a request from RDL expressed interest in the following parcels of land:

Lot 146 on Diagram 4106
1456 square metres
Valuation $45,000 Plus GST
### Background:
In response to a review of unallocated crown land Council expressed interest in these parcels of land.

### 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:
Purchase of the land would cost $92,000, probably in the 2011/12 financial year.

### Strategic Implications:
Land availability remains an important issue and acquisition of these parcels is a simple way to maximise land availability.

### Consultation:
Nil

### Comment:
The valuations appear reasonable in relation to other sales recently. It is important to note that the land will be revalued prior to finalisation of the sales and the quoted prices may change.
Voting Requirements:
Absolute Majority

Officers Recommendation:
That Council advise the Department for Regional Development and Lands that it wishes to proceed with the purchase of

- Lot 146 on Diagram 4106 for $45,000 Plus GST
- Lot 169 on DP 174153 for $35,000 Plus GST
- Lot 566 on DP 66589 for $12,000 Plus GST

COUNCIL RESOLUTION

Moved: Cr GK Reid                     Seconded: Cr JR Cunningham

That Council advise the Department for Regional Development and Lands that it wishes to proceed with the purchase of

- Lot 146 on Diagram 4106 for $45,000 Plus GST
- Lot 566 on DP 66589 for $12,000 Plus GST

Carried: 6/0

Amendment that Council not proceed with the purchase of Lot 169 on DP 174153 for $35,000 Plus GST due to the high cost of the land.
Local Government Reform

Applicant: Shire of Perenjori
File: 0
Disclosure of Interest: 0
Author: Stan Scott – CEO

Responsible Officer: Stan Scott – CEO

Report Date: 10 December 2010

Attaches
1. Draft Business Plan Executive Summary
2. Understanding the Communities Qualitative Research

Executive Summary:

Members of the Structural Reform Working Group met on Tuesday 7th December in Perenjori.

Applicants Submission:

Communication

Linc Communications has been appointed to assist with the communication task surrounding the amalgamation. Attached is a draft executive summary business plan, and results of some community surveys conducted in each of the towns. These documents are included in the attachments. Please bear in mind that these documents are still in draft.

The structural reform website is expected to go live on the 13th or 14th of December:

www.northmidlandshires.wa.gov.au

WA Local Government Grants Commission

The Chairman of the WALGC attended the November meeting of the SRWG and advised the following:

- Confirmed that grant would be maintained at existing levels for 5 years;
- That methodology is being reviewed
- It is WALGC policy that amalgamating shires will not be disadvantaged
- That maximum grant reductions for amalgamating Councils only may be reduced to 5% per year; and
- The new methodology should ensure that the trend of reducing grants for agricultural shires should be reversed under new methodology.

David Thomsai from UHY Haines Norton has been asked to review the financials to reflect these changes. This will substantially improve the projected financial position.

Local Government Advisory Board

The LGAB has not yet made its recommendation to the Minister. The process following this advice to the minister is as follows:
1. The Local Government Advisory Board completing the assessment report which will include recommendations to the Minister for Local Government

2. Should the Board recommend in favour of the proposal, it must notify electors of their right to petition the Minister for a poll. Affected electors have one month from the date of the notice to request a poll.

3. A valid petition must be signed by at least 10% or 250 electors of one of the affected local governments. Each local government may request a poll.

4. If the Minister receives a request for a poll, the Local Government Advisory Board prepares documentation to assist electors in understanding the “yes” and “no” arguments associated with a recommendation.

5. The WA Electoral Commission will conduct a poll (in person or postal) and return the results to the Minister. A poll will only be held in the local government/s from which a valid request for a poll has been received. A valid poll requires at least 50% of electors of an affected local government to vote.

6. If a poll is not requested, is invalid, or returns a majority “yes” vote, the Minister can either accept or reject the Board’s recommendation.

7. If a valid poll returns a majority “no” vote, the Minister is to reject the Board’s recommendation.

8. Minister advises affected local governments and the Local Government Advisory Board of the decision.

If the amalgamation is approved the following process occurs:

- Councillors complete their terms on 30 June (or earlier).
- The Minister appoints commissioners from 1 July (or earlier).
- New entity is established on 1 July 2011.
- The inaugural council election will be held in October 2011.

**Local Government Leaders Forum**

CEO’s and Presidents from each of the local governments that are participating in the reform process attended a forum in Perth.

**Background:**

The Structural Reform Working Group consists of the CEO’s and two representatives of each participating Council, notionally the President and Deputy President.

**Statutory Environment:**

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

**Policy Implications:**

Nil

**Financial Implications:**

Nil

**Strategic Implications:**

Nil

**Consultation:**

SRWG meetings, leaders forum.
Comment:
It appears that if a compelling case in favour of amalgamation does not emerge in the next few weeks there is sufficient concern in the Perenjori community for a successful no amalgamation campaign.

Voting Requirements:
Simple Majority

Officers Recommendation:
That Council notes the continued developments.
10126. OTHER BUSINESS

10126.1 INFORMATION BULLETIN – TABLED IN THE COUNCIL CHAMBERS

- WALGA – Local Government news Issues 45.10, 47.10, 48.10
- WALGA – Economic Briefing – November 2010
- WALGA – Planning and Community Development Newsletter – Edition 25
- Rural Health West – Board Communiqué – October 201
- Party line – No 40 November 2010
- Government Response to Parliamentary Inquiry – The Department of Environment and Conservations Management of Former Pastoral Leases
- Stay on your Feet WA News and Views – Summer 2010
- Local Government Legal Update – City of Stirling v Hermans & Rossi Electrical Contractors
- Mining Chronicle – December 2010
- Government News – Volume 30 Issue 5
- Government Technology – Issue 3
- Housing Update – Spring 2010
- Neighbourhood Watch Australasia Incorporated October 2010
- The Country Link – Issue 5
- Property Australia – Volume 25 No 3
- The Local Roads Finding Gap – Study of Local Roads Funding in Australia 1999-2000 to 2019-2020

10126.2 MOTIONS OF WHICH DUE NOTICE HAVE BEEN GIVEN

10126.3 QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN
10126.4 URGENT BUSINESS APPROVED BY THE PERSON PRESIDING OR BY DECISION

10126.4.1 APPLICATION FOR PLANNING APPROVAL – TRANSPORT DEPOT

APPLICANT: JEFFREY CURTIN
FILE: 
DISCLOSURE OF INTEREST: NIL
AUTHOR: GARRY AGNEW DDS
RESPONSIBLE OFFICER: GARRY AGNEW DDS
REPORT DATE: 15 DECEMBER 2010
ATTACHMENTS: 10124.2a

Executive Summary:
Application for Planning Consent to develop a transport depot at lot 156 England Crescent Perenjori.

Comment:
An Application for Planning Consent has been received from Jeffrey Curtin of 97 Farrell Street Perenjori for the development of a Transport Depot at “Industrial” zoned Lot 156 England Crescent Perenjori – see Attachment 10126.4.1a.

The Shire of Perenjori Town Planning Scheme No.1 defines “Industrial” as follows:

Clause 3.2.3 –

INDUSTRIAL: - The use of land in the Industrial Zone shall be consistent with the following objectives:

a) Encourage the consolidation and improvement of industrial use into areas appropriately located and controlled for that purpose.

b) Protect the amenity of the adjacent areas.

Statutory Environment:
Shire of Perenjori Town Planning Scheme No.1
Local Government Act 1995 S3.1 – the general function of local government is to provide for the good government of people in its district.

Policy Implications:
Nil.

Financial Implications:
Nil.

Voting Requirements:
Simple Majority
Officers Recommendation:
Planning consent is granted to Jeffrey Curtin of 97 Farrell Street Perenjori for the development of a Transport Depot at “Industrial” zoned Lot 156 England Crescent Perenjori, conditional upon no building construction being commenced until a Building Licence has been issued by the Shire of Perenjori.

COUNCIL RESOLUTION
Moved: Cr JH Hirsch Seconded: Cr CM Johnston
Planning consent is granted to Jeffrey Curtin of 97 Farrell Street Perenjori for the development of a Transport Depot at “Industrial” zoned Lot 156 England Crescent Perenjori, conditional upon no building construction being commenced until a Building Licence has been issued by the Shire of Perenjori
Carried: 8/0
Executive Summary:

The old depot site, with investment, could be used to provide space for new small businesses opening in Perenjori.

Applicants Submission:

The lay out of the old depot site is set out below (not to scale):

Area 1 is the workshop, which could be divided into two discrete spaces to accommodate two enterprises. Area 1b would be suitable for the aquaculture project which could free up Lot 159 England Crescent

Area 2 is the park up shed which could be divided into 3 spaces:
• 2A – a single bay approximately 10m x 7m;
• 2B – two bays approximately 10m x 14m
• 2C – three bays including the old office and crib room used for shire archives, and the two adjacent bays for the community bus and one spare – retained by the Shire.

Area 3 is the former building maintenance shed, presently used by Yarra Yarra for storage

Area 4 is the oldest shed on the site, but could be retained by the shire for storage.

This is an initial concept only, and more work would be required to determine the appropriate configuration. Works required to make the complex fit for purpose include:

• Removal of disused ramp;
• Relocation of disused shelter
• Removal of existing fuel bowsers (But not underground tanks)
• Installation of a sump pump for storm water.
• Upgrade to fencing and security;
• Upgrade ablutions
• Reseal parking area.

The buildings would require:

• Electricity sub-metres;
• Dividing walls within buildings;
• Selective recladding
• Enclosing building 2;
• Taps and basins in each subtenancy
• Signs

Background:
At present the old depot site is underutilised.

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:
Refurbishment of the site as multiple tenancies is very difficult to cost, but the CEO estimates in the order of $150,000.

Strategic Implications:
This redevelopment would allow new start up local businesses a place to operate prior to developing their own premises.
Consultation:
Mr Ian West from CRT realty suggests that it may be possible to lease the entire complex as a single tenancy.

Comment:
Cost estimates for the project are quite rubbery, and an initial allocation to draw up plans and prepare estimates would be a good starting point.

Council has allocated $300,000 this year towards re-sheeting the airstrip. In light of the establishment of a bitumen strip at Karara it may be that this could be deferred to a future year and funding allocated to this project.

Voting Requirements:
Absolute Majority

Officers Recommendation:
That Council allocate $20,000 to the development of plans and cost estimates for the redevelopment of the depot site as a series of smaller tenancies.
That Council recognise this as unbudgeted expenditure.

COUNCIL RESOLUTION
Moved: Cr LC Butler  Seconded: Cr JR Cunningham
That Council allocate $20,000 to the development of plans and cost estimates for the redevelopment of the depot site as a series of smaller tenancies.
That Council recognise this as unbudgeted expenditure.

Carried: 6/0

Cr King adjourned the meeting at 3.30pm
Cr King reopened the meeting at 3.50pm
Executive Summary:
Funding applications for upgrades to St John’s Ambulance facilities close on 31 January 2010.

Applicants Submission:
Funding applications for upgrades to St John’s Ambulance facilities close on 31 January 2010.

Background:
Lottery West makes a special allocation each year to St John’s facilities upgrades. The present St John’s Ambulance substation in Perenjori is well below an acceptable standard and is one of the worst in the region.

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:
Council may need to consider an allocation in 11/12 to the upgrade. Up to $80,000 is available from the Lottery West fund.

Strategic Implications:
Medical facilities are a critical issue for residents.

Consultation:
The CEO met with the ST John’s Ambulance regional manager last week.

Comment:
Applications close on 31 January. The application will require Council support to have any chance of support.

Voting Requirements:
Simple Majority
Officers Recommendation:
That Council provide in principle support to the replacement of the existing St Jon’s Ambulance substation in Perenjori with a new facility.

COUNCIL RESOLUTION
Moved: Cr GK Reid  Seconded: Cr RP Desmond
That Council provide in principle support to the replacement of the existing St Jon’s Ambulance substation in Perenjori with a new facility.
Carried: 6/0
10126.4.4 CONSERVATION HERITAGE WORKSHOP

APPLICANT: SHIRE OF PERENJORI
FILE: 0
DISCLOSURE OF INTEREST: 0
AUTHOR: STAN SCOTT – CEO

RESPONSIBLE OFFICER: STAN SCOTT – CEO

REPORT DATE: 16 December 2010
ATTACHMENTS: NIL

Executive Summary:
A workshop to be held in the new year regarding a Management Strategy for the Conservation Heritage Area.

Applicants Submission:

Background:

Statutory Environment:

Policy Implications:
Nil

Financial Implications:

Strategic Implications:

Consultation:

Comment:

Voting Requirements:

Officers Recommendation:

COUNCIL RESOLUTION
Council resolve to hold a workshop in March/April for all interested participants to develop a management strategy for the proposed Conservation Heritage Area.
Cr King declared item 10126.5.1 to be looked at behind closed doors.

**10126.5.1 OFFER TO PURCHASE RESIDENTIAL BLOCKS**

**APPLICANT:** CRT REALTY  
**FILE:** 0  
**DISCLOSURE OF INTEREST:** 0  
**AUTHOR:** STAN SCOTT – CEO  
**RESPONSIBLE OFFICER:** STAN SCOTT – CEO  
**REPORT DATE:** 14 DECEMBER 2011  
**ATTACHMENTS** Offer for Lot 350 and lot 351 Timmings Street

**Officers Recommendation:**
That Council accept the offers for Lot 350 and 351 Timmings Street

**COUNCIL RESOLUTION**
Moved: Cr GK Reid  
Cr RA Benton  
That Council accept the offers for Lot 350 and 351 Timmings Street  
Moved: 6/0
10126.6 DATE OF NEXT MEETING / MEETINGS

The next Ordinary Council Meeting will be held on the 17th February 2010

10126.7 CLOSURE

With no further business the meeting was officially closed at 3.55pm.

I certify that this copy of the Minutes is a true and correct record of the meeting held 16th December 2010.

Signed: ______________________
Presiding Elected Member
Date: ______________________