Held in the Shire of Perenjori Council Chambers, Fowler Street, Perenjori on 14th April 2011,
commencing at 1.30pm

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11041  PRELIMINARIES

11041.1  DECLARATION OF OPENING AND ANNOUNCEMENT OF VISITORS
Cr King officially opened the meeting at 1.39pm

11041.2  OPENING PRAYER
Cr Robyn Benton led council in the opening prayer

11041.3  DISCLAIMER READING

11041.4  RECORD OF ATTENDANCE, APOLOGIES AND LEAVE OF ABSENCE
Present:
Cr Chris King
Cr Laurie Butler
Cr Graeme Reid
Cr Jenny Hirsch
Cr Robyn Benton
Cr Rodney Desmond
Stan Scott – Chief Executive Officer
Doug Stead – Deputy Chief Executive Officer
Kimberley Wheeler – Executive Assistant

Apologies:
Cr John Cunningham
Cr Cathy Johnston

11041.5  PUBLIC QUESTION TIME
Nil

11041.6  PETITIONS / DEPUTATIONS / PRESENTATIONS

Motion
Moved: Cr RA Benton
Seconded: Cr RP Desmond
That Council acknowledge the presentation at the Forum by Mr Brian Baxter regarding developing a Housing Foundation in Perenjori.
Carried: 6/0

11041.7  NOTATIONS OF INTEREST
Financial Interest – Local Government Act s 5.60A
Proximity Interest – Local Government Act s 5.60B
Cr King declared a Proximity interest in item 110453 Land Acquisition for widening Wubin Mullewa Rd.
Interest Affecting Impartiality – Shire of Perenjori Code of Conduct.
11041.8 APPLICATIONS FOR LEAVE OF ABSENCE

Nil

11041.9 CONFIRMATION OF MINUTES

Minutes of Ordinary Council meeting held 17th March 2011 are attached.

Council Resolution

Moved: Cr RA Benton  
Seconded: Cr RP Desmond

That the minutes from Ordinary Council Meeting held on the 17th March 2011 be seen as a true and accurate record.

Carried 6/0

11041.10 ANNOUNCEMENTS BY PERSON PRESIDING WITHOUT DISCUSSION

11041.11 MATTERS FOR WHICH MEETING MAY GO BEHIND CLOSED DOORS

11046.5.1 Local Properties for Sale
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 March 2011 including report on variances be accepted as presented.

2. Finance Report
   That the Finance Report for the period ended 31st March 2011 be accepted as presented.

3. Acquisition of Assets
   That the Acquisition of Assets Report for the period ended 31st March 2011 with a balance of $1,355,871.00 as presented be received.
4. **Reserves Report**
   That the Reserves Report for the period ended 31st March 2011 with a balance of $887,217.00 as presented be received.

5. **Net Current Assets**
   That the Net Current Assets report for the period ended 31st March 2011 with a balance of $729,449.00 as presented be received.

6. **Bank Reconciliation’s**
   That the balances of the Municipal Fund of $748,526.97 and the Trust Fund of $43,040.37 as at 31st March 2011 as presented be received.

7. **Sundry Creditors Report**
   That the Sundry Creditors Report for the period ended 31st March 2011 with a balance of $241,063.32 as presented be received.

8. **Sundry Debtors Report**
   That the Sundry Debtors Report for the period ended 31st March 2011 with a balance of $485,487.16 as presented be received.

9. **Accounts for Payment**
   That the Accounts for payment for the Municipal Account consisting of Cheque Numbers 17805 to 17845 and EFT Numbers 2459 to 2559 for $686,569.56 and the Trust Account consisting of Cheque Numbers 809 & 17847 and EFT Numbers 2553 to 2561 for $3372.00 for the period ended 31st March 2011 as presented be accepted.

10. **Rates Outstanding**
    That the Rates Outstanding Report for the period ended 31st March 2011 as presented be received.

**Council Resolution**

Moved: Cr JH Hirsch
Seconded: Cr RP Desmond

That items 1-10 of the Financial Activity Report ending 31st March 2011 be accepted as a true and accurate record.

Carried: 6/0
Motion

Moved: LC Butler  Seconded: Cr GK Reid
That item 11042.2 Budget Review be deferred to the last item
Carried: 6/0

11042.2  BUDGET REVIEW

APPLICANT:  SHIRE OF PERENJORI
FILE:  0
DISCLOSURE OF INTEREST:  0
AUTHOR:  STAN SCOTT – CEO ______________________
RESPONSIBLE OFFICER  DOUG STEAD–DCEO ______________________
REPORT DATE:  11th APRIL 2011
ATTACHMENTS  BUDGET REVIEW

Executive Summary:

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

Applicants Submission:

The budget review is bound separately.

Page 1 provides a comparative rate setting statement. The review includes the anticipated increase in rates following the ministerial approval to change the basis of rating to GRV in relation to the accommodation villages for Karara Iron Ore Project.

Pages 2-5 highlights the significant proposed amendments to anticipated budget revenues and expenditures. An explanation appears against each variation.

Pages 6-...provide line by line variations to the chart of accounts with explanations against each proposed variance.

Pages ….to…. provide a revised capital budget.

Further pages set out disposals of assets, Roads program, Borrowings and Grants.

Significant impacts from grants are:

- The Town Water Harvesting project has been moved to 2011/2012 year
- The Aquaculture project has been transferred to the Business Incubator which means that the donation of $100,000 for the purchase of land will no longer be required.

Background:

- The review has been carried out by senior staff responsible for their own budgets.
- Council is to consider the review and determine whether or not to adopt the review, any part of the review or any recommendations made in the review.
Within 30 days after Council has made its determinations, a copy of the review and determination is to be provided to the Department of Local Government.

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

Policy Implications: Nil

Financial Implications:
The budget review fine tunes the budget for the balance of the year, taking account of changed circumstances that were not evident when the budget was adopted.

Strategic Implications:
Council has committed to strategic investments in housing, community facilities and the aerodrome.

Consultation:
The budget review reflects changes agreed by Council during the year, and has the input of all senior staff.

Comment:
2010/2011 has been a year of challenge and growth largely due to the mining projects in and around the Shire. The effect of this is evident in the review:

- Rates have increased by $158 000 as set out in this document
- Turnover generated by our accommodation units (Caravan Park and Barracks) has now been increased in the review from an original budget of $125 000 to $275 000. This does not include the Accommodation Village.
- Turnover in the Accommodation Village has been increased from a budget of $240 000 to a reviewed figure of $281 000.
- Mining activity has seen the budget for Mining Project fees increase from $262 000 to $895 000. Our margin on this has increased from $12000 to $43 000.
- Against this, the sale of residential property did not achieve anticipated levels and the budget has been reduced by $100 000
- The sale of the two houses projected in the original budget have not materialised and the budget has been reduced by $156 000.

The Council continues to maintain a strong financial position.

Voting Requirements:
Absolute majority

Officers Recommendation:
That Council adopts the 2010/2011 Budget Review.

Council Resolution
Moved: Cr RP Desmond    Seconded: Cr GK Reid
That Council adopts the 2010/2011 Budget Review.
Carried: 6/0
Executive Summary:

Development Assessment Panels will commence operation on 1 July 2011, and some work is required in preparation.

Applicants Submission:

Over the next few weeks a number of steps will occur towards the implementation of DAPs. The following milestones are relevant:

<table>
<thead>
<tr>
<th>Date</th>
<th>Milestone</th>
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<tbody>
<tr>
<td>24 March 2011</td>
<td>Part 11A of the <em>Planning &amp; Development Act 1995</em> takes effect, including the heads of power for creating DAPs.</td>
</tr>
<tr>
<td>24 March 2011</td>
<td><em>Planning &amp; Development (Development Assessment Panels)</em> Regulations 2011 commence operation.</td>
</tr>
<tr>
<td>24 March 2011</td>
<td><em>Planning &amp; Development Regulations 2009</em> commence. Local Governments can no longer determine applications above the DAP threshold.</td>
</tr>
<tr>
<td>4 April 2011</td>
<td>Appointment of Specialist Members of DAP</td>
</tr>
<tr>
<td>2 May 2011</td>
<td>Ministerial Order formally creating 15 DAPs will be gazetted.</td>
</tr>
<tr>
<td>3 May 2011</td>
<td>Training of Local Government DAP delegates to commence</td>
</tr>
<tr>
<td>13 June 2011</td>
<td>Last day for Local Governments to submit DAP nominations</td>
</tr>
<tr>
<td>15 June 2011</td>
<td>Minister and Cabinet expected to approve local government nominations.</td>
</tr>
<tr>
<td>1 July 2011</td>
<td>DAPs commence operation.</td>
</tr>
</tbody>
</table>

Local Governments are encouraged to nominate delegates as soon as possible.

Perenjori will be serviced by a Joint DAP. The DAP will consist of 3 specialist members (including the presiding member) and two local government members. Council is required to nominate two members and two deputy members. Members cannot sit on a DAP until they have completed training.
Members will be entitled to a sitting fee of $400 and will also be paid this fee on completion of mandatory training. Members who are public employees will not be entitled to the fee.

Background:
The Shire of Perenjori and the Local Government industry participated in sector wide consultation on the introduction of DAPs in 2010. DAPs will determine, except for excluded applications:

- All applications for development with a constructed value of over $7 Million;
- Applications with a value of more than $3 Million and less than $7 Million where the proponent opts for the matter to be considered by the DAP; and
- Applications with a value of more than $3 Million and less than $7 Million where the proponent has not opted for the matter to be considered by the DAP; but the Local Government decides to delegate its authority to the DAP.

The fee for a DAP application varies between $3,376 and $6,320 and is in addition to the application fee payable to the Local Government. Where the Local Government chooses to delegate an application to the DAP the Local Government will incur the DAP fee.

Statutory Environment:
On 24 March 2011:

- Planning and Development Act 2005 - Part 11A commenced operation.
- Planning and Development (Development Assessment Panels) Regulations 2011 took effect
- Amendments to the Planning and Development Regulations 2009 took effect.

Policy Implications:
DAPs will consider applications that would otherwise be considered by Local Governments. As the threshold value is $7 Million for automatic applications, and $3 Million for optional applications, the most likely applications will be for mining infrastructure.

Financial Implications:
The fees payable to Local Governments are not affected and are in addition to fees payable to Local Governments. The Shire is required to provide advice to the DAP, which may involve use of a town planning consultant.

Strategic Implications:
Nil

Consultation:
The Shire of Perenjori participated in the consultation process.

Comment:
While Councils have until 13 June 2011 to finalise nominations the Department of Planning is encouraging Local Governments to make their nominations as soon as possible.

Voting Requirements:
Simple Majority

Officers Recommendation:
That Council nominates the following DAP Members:
Two Members
Two Deputy Members
Council Resolution

Moved: Cr RP Desmond  
Seconded: LC Butler

That Council nominates the following DAP Members:

Members – Cr Chris King and Cr Laurie Butler

Deputy Members – Cr Rodney Desmond and Cr Jenny Hirsch

Carried: 6/0
Executive Summary:
The State Government has released two significant policy documents on rural land use planning for public comment.

Applicants Submission:
Draft State Planning Policy 2.5 provides some of the following features:

- The capacity to identify land in a planning strategy as priority agriculture. This helps protect food production capacity;
- Even though tree farming is a form of primary production, the policy makes tree farming a use that will require planning approval and allows consideration of impacts on roads when harvesting is involved and allows its exclusion on priority agricultural land.
- Makes provision for rural processing zones, including appropriate buffers
- Supports the establishment of rural enterprise zones that combine light industry and ancillary housing.
- Provides planning controls on rural living precincts
- Makes provision for planning for improved environmental or cultural attributes.

The planning Policy is supported by Development Control Policy 3.4 - Subdivision of rural land. The policy codifies the policy objected in the planning policy.

Background:
The WAPC website states as follows:

State Planning Policy 2.5 - agricultural and rural land use planning and Development Control Policy 3.4 - Subdivision of rural land are the State's key policies that guide planning decision-making on rural land. Both policies have been reviewed to develop a contemporary policy position for rural land across WA.

Proposed changes to the policies include:

- A change of name to encompass all types of primary production;
- Greater guidance on establishing rural lifestyle precincts;
- More stringent requirements for water supplies in the context of WA's drying climate;
- Updated and revised definitions;
- Highlighting the role rural land plays in WA’s economy;
- Highlighting incentives for subdivision of rural land, including the introduction of an incentive for carbon sequestration in low rainfall areas; and
- Introducing a policy position for tree farming.

Comments with the WAPC close on 27 May 2011. WALGA has requested comments by 13 May to allow it to prepare a sector wise submission.

**Statutory Environment:**

Part 3 of the *Planning and Development Act 2005* is the head of authority for the Planning Policy.

**Policy Implications:**

Council may need to reconsider planning policies adopted as part of the review of the Town Planning Scheme in light of the new policy.

**Financial Implications:**

Nil

**Strategic Implications:**

The policy seems to address emerging issues in land use planning.

**Consultation:**

The public comment period is part of the State’s consultation process.

**Comment:**

The documents are attached. In the CEO’s view these are good policy documents that provide a good framework for rural land use planning. In particular:

- The provisions related to tree farming seem like a good balance
- Allowing priority agriculture as a specified land use will provide benefits in some circumstances;
- The rural enterprise zones seem like a sensible development to reflect how small rural businesses prefer to operate.
- The recognition of environmental, cultural and landscape values in planning is appropriate.

**Voting Requirements:**

Simple Majority

**Officers Recommendation:**

That Council advise the WAPC and WALGA that it supports the Draft State Planning Policy 2.5 Land Use Planning in Rural Areas and Development Control Policy 3.4 Subdivision of Rural Land.

**Council Resolution**

Moved: GK Reid

Seconded: Cr JH Hirsch

That Council advise the WAPC and WALGA that it supports the Draft State Planning Policy 2.5 Land Use Planning in Rural Areas and Development Control Policy 3.4 Subdivision of Rural Land.

Carried: 6/0
Executive Summary:
Council’s engineers have prepared a preliminary design for the intersection upgrade for Perenjori Rothsay Road and Wubin Mullewa Road.

Applicants Submission:
Greenfield Technical Services reported as follows:

EXISTING INTERSECTION GEOMETRY
The existing alignment of Perenjori-Rothsay Rd intersects the Wubin-Mullewa Rd at an angle of approx. 72deg which is just above the minimum of 70deg detailed by Austroads.

The alignment of Perenjori-Rothsay Rd just prior to the intersection includes a left hand curve with a radius of approx. 75m and length of approx. 30m. Although the radius of this curve would suit a design speed between 40-50km/h the length of the curve would suit a design speed less than 40km/h.

Based on advice from the shire we understand that there are no issues with the vertical geometry.

Currently both Perenjori-Rothsay Rd and the Wubin-Mullewa Rd are listed as Network 7 roads on the Main Roads RAV mapping system. This means that they have been approved for vehicles up to 36.5m long. With this in mind the width of the seal on Perenjori-Rothsay Rd is approx. 7m wide. However based on the swept paths for a 36.5m vehicle and the relatively tight nature of the curve on the approach to the intersection, the pavement should be a minimum of 9.0m wide through the curve.

Further, the intersection sweeps are too small to allow 36.5m long vehicles to undertake turning movements and stay lane correct. Based on the size of the current intersection sweeps road trains would need to move into the opposing traffic lane and use the unsealed pavement shoulder to complete turning manoeuvres.

UPGRADE PROPOSAL
Based on the above review of the intersection geometry there is scope for improvement. To allow 36.5m long vehicles to complete turning manoeuvres in a more satisfactory manner, consideration should be given to reconfiguring the intersection to incorporate the elements listed below:
• Relocate the intersection 15m further to the south along the Wubin-Mullewa Rd.

• Reconstruct the last 140m of the intersection to provide a left hand curve with a radius=180m and length=80m.

• Provide intersection sweeps based on the turning templates for a 36.5m long vehicle.

*The preliminary cost estimate of this upgrade is approx. $150,000 + GST. This does not include for any services relocations that may be required.*

**Background:**

The amount of traffic using this intersection has been increasing, and includes traffic to both Karara and Extension Hill.

**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 upgrade will require resurfacing of approximately 100 metres of the Wubin Mullewa Road which is a Main Roads WA asset. Advice from Main Roads WA is that funds available for discretionary projects is limited. Council; has the option of using Roads to Recovery funds if required. The project would probably qualify for Black Spot funding, but this would mean the project could not start until 2012/13.

**Strategic Implications:**

The Perenjori Rothsay Road has been long identified as a strategic route.

**Consultation:**

The CEO has discussed the project with Main Roads WA.

**Comment:**

While there need for improvements to the intersection is very clear it will not be a quick project:

- The realignment will require both native vegetation clearing and land acquisition. The affected landowner is Mount Gibson Iron so there is no reason to expect difficulties, but the process takes time none the less;

- Main Roads WA will need to approve any design and be involved in supervising the construction;

- There are services (perhaps including optic fibre cable) that will need to be relocated as part of the project.

Given that there is likely to be a long lead time on the project it would be worthwhile paying for a safety audit, which would then allow the Shire to apply for Black Spot funding for the project for 2012/13. In the interim we can complete minor repairs and improvements, such as signage repairing shoulders, repainting halt lines etc.

The proposed work on the remainder of Perenjori Rothsay Road between the intersection and the rail siding would still proceed immediately.

**Voting Requirements:**

Simple Majority
Officers Recommendation:
That a safety audit be contracted for the intersection of Perenjori Rothsay Road and Wubin Mullewa Road with a view to Black Spot funding for 2012/13.

Council Resolution
Moved: LC Butler  Seconded: Cr RP Desmond
That a safety audit be contracted for the intersection of Perenjori Rothsay Road and Wubin Mullewa Road with a view to Black Spot funding for 2012/13.
Carried: 6/0
11045 GOVERNANCE

11045.1 EXTRAORDINARY COUNCIL VACANCY

APPLICANT: SHIRE OF PERENJORI
FILE: 0
DISCLOSURE OF INTEREST: 0
AUTHOR: STAN SCOTT – CEO
RESPONSIBLE OFFICER STAN SCOTT – CEO
REPORT DATE: 10 APRIL 2011
ATTACHMENTS Letter from WA Electoral Commission

Executive Summary:
The WA Electoral Commission has approved Council’s request to defer the extraordinary election to coincide with the October 2011 Ordinary Elections

Applicants Submission:
The letter from the Electoral Commissioner is attached.

Background:
At its March Ordinary Meeting Council resolved to seek the rederral.

Statutory Environment:
Local Government Act 1995
Section 4.16 (4) states as follows:

If a member’s office becomes vacant under section 2.32 —
(a) after the third Saturday in January in an election year; but
(b) before the third Saturday in July in that election year,
the council may, with the approval of the Electoral Commissioner, fix the ordinary elections day in that election year as the day for holding any poll needed for the extraordinary election to fill that vacancy.

Policy Implications: Nil

Financial Implications:
Council will save the cost of an extraordinary election.

Strategic Implications: Nil
Consultation: Nil
Comment: Nil

Voting Requirements:
Simple Majority
Officers Recommendation:
That Council notes the Electoral Commissioner’s decision.
Mr Stan Scott  
Chief Executive Officer  
Shire of Perenjori  
PO Box 22  
PERENJORI WA 6620

Dear Mr Scott

Request to Leave Vacancy Unfilled

I refer to your letter dated 18 March 2011 in which you advise of the resignation of Councillor Beesdorp and at the March 2011 council meeting, council resolved to seek my approval to have the vacancy remain unfilled until the 2011 Ordinary Election.

I have considered the information provided in your correspondence and advise that approval is given under section 4.16(4) of the Local Government Act 1995 to defer filling this vacancy until the 2011 Local Government ordinary elections.

Should you require any further information please contact Phil Richards on 9214 0443.

Yours sincerely

Warwick Gatley  
AM ELECTORAL COMMISSIONER

28 March 2011
Executive Summary:
Council is required to advertise its intention to impose a differential rate, and must again seek Ministerial permission for mining rates.

Applicants Submission:
Council must advertise (local public notice) its intention to impose differential rates or differential minimum rates and allow a 21 days comment period before resolving to impose differential rates. The period in which advertising may occur is 1 May 2011 to 30 June 2011.

The proposed rates are as follows:

<table>
<thead>
<tr>
<th>Basis for Rating</th>
<th>Current Rate in $</th>
<th>Proposed % Increase</th>
<th>Proposed Rate in $</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gross Rental Value</td>
<td>11.5099</td>
<td>4.50%</td>
<td>12.028</td>
</tr>
<tr>
<td>Rural Rate – Unimproved Value</td>
<td>1.5278</td>
<td>4.50%</td>
<td>1.597</td>
</tr>
<tr>
<td>Mining Rate – Unimproved Value</td>
<td>23.3735</td>
<td>4.50%</td>
<td>24.425</td>
</tr>
</tbody>
</table>

MINIMUM RATES

- Rural – UV: $175.30 (4.50%) $183.00
- Perenjori Townsite – GRV: $175.30 (4.50%) $183.00
- Latham Townsite – GRV: $105.20 (4.50%) $110.00
- Other Townsite – GRV: $52.60 (4.50%) $55.00
- Mining Tenements: $292.20 (4.50%) $305.00

The proposed increases are at the top of the range predicted by WALGA of the increase in the Local Government Cost Index of 3.5 to 4.5 %. The Local Government Cost Index is designed to more accurately reflect increases in costs than CPI which is oriented towards household goods and services. The Shire of Perenjori costs are likely to be at the high end of the range to reflect anticipated higher operational expenses resulting from increased mining activity in the region.
Background:
Modelling for the proposed amalgamation demonstrated the importance to Shires of ensuring that Shires maintain their rating effort to achieve sustainability.

Statutory Environment:
A local government may impose differential general rates according to zoning under a Town Planning Scheme or according to purpose for which the land is held (as determined by the Local Government). In this case we impose different unimproved value rates on agricultural and mining land use.

Must have Ministerial approval if imposing a differential rate which is more than twice the lowest differential rate imposed by the local government. The proposed mining rate is more than twice the agricultural rate.

Differential minimum payment may be imposed. The proposed minimums for agriculture and mining are different.

Section 6.36 Local Government Act 1995. Subsection (1)
Local public notice must be given before imposing differential rates.
- May be published between 1st May and 30th June.
- Must contain
  - Details of each rate or minimum.
  - An invitation for submissions to be made by any elector or a ratepayer (within 21 days of the notice – or can be longer).
  - Any other information as per regulations.
  - Is to advise electors and ratepayers of the time and place where a document describing the objects of and reasons for each rate and minimum may be inspected.

Submissions must be considered before imposing the differential rates.

Policy Implications:
Nil

Financial Implications:
The proposed changes would represent a 4.5% increase in rates.

Strategic Implications:
With the addition of mining camps to council’s GRV rate base, rate collections should increase substantially. This will be offset by adjustments to grant entitlements, so Council should not artificially suppress other rate collections as the improved position is temporary.

Consultation:
The advertising process is the consultation requirement.

Comment:
Council increases in agricultural and GRV rates for the last few years have been as follows:

<table>
<thead>
<tr>
<th>Year</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>2010/11</td>
<td>5.0 %</td>
</tr>
<tr>
<td>2009/10</td>
<td>5.5%</td>
</tr>
<tr>
<td>2008/09</td>
<td>5.5%</td>
</tr>
</tbody>
</table>
This is an average annual increase of 3.2%.

Mining rates have had a great increase as a result of a significant adjustment in 2008/09, and since then have increased at the same rate as for other ratepayers.

The mining rate for the Shire of Morawa is currently 40.00 cents in the dollar. Council will however be able to impose a GRV rate on mining camps for the first time for a full year in 2011/12.

The proposed 4.5% rate increase would therefore be sustainable.

**Voting Requirements:**

Simple Majority

**Officers Recommendation:**

That Council advertise its intentions to impose differential rates and differential minimum rates as follows:

<table>
<thead>
<tr>
<th>Basis for Rating</th>
<th>Current Rate</th>
<th>Proposed % Increase</th>
<th>Proposed Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gross Rental Value</td>
<td>11.5099</td>
<td>4.50%</td>
<td>12.028</td>
</tr>
<tr>
<td>Rural Rate – Unimproved Value</td>
<td>1.5278</td>
<td>4.50%</td>
<td>1.597</td>
</tr>
<tr>
<td>Mining Rate – Unimproved Value</td>
<td>23.3735</td>
<td>4.50%</td>
<td>24.425</td>
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**MINIMUM RATES**

<table>
<thead>
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<th>Proposed Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rural – UV</td>
<td>$175.30</td>
<td>4.50%</td>
<td>$183.00</td>
</tr>
<tr>
<td>Perenjori Townsite – GRV</td>
<td>$175.30</td>
<td>4.50%</td>
<td>$183.00</td>
</tr>
<tr>
<td>Latham Townsite – GRV</td>
<td>$105.20</td>
<td>4.50%</td>
<td>$110.00</td>
</tr>
<tr>
<td>Other Townsite – GRV</td>
<td>$52.60</td>
<td>4.50%</td>
<td>$55.00</td>
</tr>
<tr>
<td>Mining Tenements</td>
<td>$292.20</td>
<td>4.50%</td>
<td>$305.00</td>
</tr>
</tbody>
</table>

That Council seek ministerial approval to impose a differential rate on the unimproved value of mining tenements that is more than twice the lowest unimproved value rate in the Shire.

**Council Resolution**

Moved: Cr RP Desmond  Seconded: Cr RA Benton

That Council advertise its intentions to impose differential rates and differential minimum rates as follows:

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</tr>
</tbody>
</table>
MINIMUM RATES

<table>
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<tr>
<th>Category</th>
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<th>Percentage</th>
<th>Maximum</th>
</tr>
</thead>
<tbody>
<tr>
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</tr>
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</table>

That Council seek ministerial approval to impose a differential rate on the unimproved value of mining tenements that is more than twice the lowest unimproved value rate in the Shire.

Carried: 6/0
Local Government Cost Index

Based on the projections described above, along with forecasts for the other components of the Local Government Cost Index including electricity and machinery costs, the Local Government Cost Index is forecast to increase 3 – 3.5% in the year to June 2011 and 3.5 – 4.5% in the year to June 2012.

The LGCI increased more slowly than the CPI in 2009/10 due to the significant fall in non-residential building costs triggered by the financial crisis. It is expected to grow at a similar rate to the CPI this year (2010/11) although the factors driving the two indices are quite different. In 2011/12 strong growth in real wages and increases in construction costs are expected to result in the Local Government Cost Index increasing more quickly than the CPI. The very large difference between the LGCI and CPI through the 2005 – 2008 period, brought about by construction costs increasing at more than 12% per annum is not expected to be repeated in the near future.

Table 1: Annual percentage change in the Local Government Cost Index and its key components.

<table>
<thead>
<tr>
<th></th>
<th>2008/09 Actual</th>
<th>2009/10 Actual</th>
<th>2010/11 Forecast</th>
<th>2011/12 Forecast</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wage Price Index</td>
<td>4.6</td>
<td>3.4</td>
<td>4.25 – 4.75</td>
<td>5.0 – 5.5</td>
</tr>
<tr>
<td>Road Construction</td>
<td>2.3</td>
<td>-0.1</td>
<td>1.5 – 2.0</td>
<td>4.0 – 6.0</td>
</tr>
<tr>
<td>Non-res Construction</td>
<td>-2.0</td>
<td>-4.4</td>
<td>0.0 – 0.5</td>
<td>3.0 – 5.0</td>
</tr>
<tr>
<td>Consumer Price Index</td>
<td>1.4</td>
<td>3.5</td>
<td>3.0</td>
<td>3.25</td>
</tr>
<tr>
<td>Local Government Cost Index</td>
<td>4.7</td>
<td>1.1</td>
<td>3.0 – 3.5</td>
<td>3.5 – 4.5</td>
</tr>
</tbody>
</table>
2.00pm Cr Jenny Hirsch left the Chambers

2.01pm Cr Chris King left the Chambers due to Declaring an Proximity Interest in item 11045.2 Land Acquisition for widening Wubin Mullewa Road

2.03 Cr Jenny Hirsch returned to the Chambers

11045.3 LAND ACQUISITION FOR WIDENING WUBIN MULLEWA ROAD

APPLICANT: MAIN ROADS WA
FILE: 0
DISCLOSURE OF INTEREST: 0
AUTHOR: STAN SCOTT – CEO
RESPONSIBLE OFFICER: STAN SCOTT – CEO
REPORT DATE: 9 APRIL 2011
ATTACHMENTS: Correspondence from Main Roads WA

Executive Summary:
Main Roads WA requires Local Government endorsement to acquire a 40 metre wide strip of land east of the current alignment of the Wubin Mullewa Road directly north of Perenjori.

Applicants Submission:
The Midwest Regional manager for Main Roads WA wrote the Shire in the following terms:

Attached for consideration by the Shire of Perenjori are plans indicating the extent of land acquisition required to accommodate improvement works to be carried out on Wubin Mullewa Road, 86.05 – 92.3 SLK, Perenjori. In order for the project to proceed, the land shown shaded on plans 1160-037, 1160-038, 1160-039, 1160-040 and 1160-041 is required to be taken and included in the road reserve.

To enable the additional land to be dedicated as road reserve it is a requirement of the Land Administration Act that Local Authority concurrence be given to the dedication action.

Background:
The proposed acquisition is part of a series of steps that Main Roads will be required to undertake to widen this section of Wubin Mullewa Road in the future. The CEO understands that no funding has yet been allocated for the particular work, but the regional office wishes to be in a position to proceed with works if and when funding becomes available.

The proposed acquisition relates to the 5.8 kilometre section of road immediately north of Perenjori as set out on the map on the next page. The diagrams are included in the attachment.
Statutory Environment:

*The Land Administration Act covers land dealings by the State.*

Policy Implications:

Nil

Financial Implications:

Nil

Strategic Implications:

Council has been lobbying for improvements to the Wabin Mullewa Road for many years.

Consultation:

The state of the Wabin Mullewa Road has been a matter for considerable discussion in the context of the Grain Freight Strategy. It is likely to be raised again at the next meeting of the committee on 18 April 2011. The matter has also been taken up by the Northern Country Zone and the Mid West Regional Council.

As part of the Mid West Local Governments Services Agreement with Main Roads WA the Shire of Perenjori will be responsible for routine maintenance on that road.

Comment:

Council should ensure that there are no barriers to investment on the Wabin Mullewa Road if and when the funding becomes available.

Voting Requirements:

Simple Majority
Officers Recommendation:
That Council concurs to the dedication of the land the subject of Main Roads Drawings 1160-037, 1160-038, 1160-039, 1160-040 and 1160-041, as road under Section 56 of the Land Administration Act.

Council Resolution
Moved: Cr GK Reid  
Seconded: Cr RA Benton
That Council concurs to the dedication of the land the subject of Main Roads Drawings 1160-037, 1160-038, 1160-039, 1160-040 and 1160-041, as road under Section 56 of the Land Administration Act
Carried: 6/0

2.06pm Cr Chris King returned to the Chambers
Executive Summary:
Gary Clark and Associates has provided a final 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, lighting and repair fencing</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>Main Oval</td>
<td>Top dress and carry out repairs</td>
<td>4</td>
</tr>
<tr>
<td>Perenjori</td>
<td>Sports Club</td>
<td>Replace roof and ceiling Refurbish internally Upgrade kitchen</td>
<td>5</td>
</tr>
<tr>
<td>Perenjori</td>
<td>Basketball Courts</td>
<td>Relocate court to Tennis precinct</td>
<td>6</td>
</tr>
<tr>
<td>Perenjori</td>
<td>Cricket Wicket</td>
<td>Upgrade existing practice wicket</td>
<td>7</td>
</tr>
</tbody>
</table>
### Council adopted an earlier draft in November.

**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 report on 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:
Since Council considered the draft in November the results of the latest round of Community Sports and Recreation Facilities Fund applications has been announced and Perenjori was successful; in obtaining grants for:

- Upgrade tennis courts
- Relocate and upgrade netball and basketball courts; and
- Synthetic Bowling Green.

Stronger Rural Communities drought pilot funding was received to upgrade the sports club and that work has commenced. The upgrade includes a new roof (complete) and a new kitchen. The schedule provided by the builder indicates a handover of the completed project around 20 May 2011.

Work has been completed replacing reticulation and upgrading the playing surface for both the oval and the hockey ground. Further the old netball courts will be able to be converted to cricket practice wickets when no longer needed for netball.

This means that by the end of the 2011/12 financial year 8 of the 10 priority projects for Perenjori will be completed.

This highlights the importance of developing a community plan for Latham.

Voting Requirements:
Simple Majority

Officers Recommendation:
That Council adopts the final Sport and Recreation Strategic Plan

Council Resolution
Moved: Cr GK Reid               Seconded: Cr RP Desmond

That Council adopts the final Sport and Recreation Strategic Plan
Carried: 6/0
Executive Summary:
There have been several discussions with Latham residents over recent weeks about possible investments in the Latham townsite.

Applicants Submission:
At the request of the Latham Golf and Bowling Clubs the CEA and CDO attended a meeting at the Latham Sports Club on 15 March 2011. The primary intent of the meeting was to discuss future investment in a synthetic bowling green, but discussions became a little more wide ranging.

More than 20 residents turned up for the meeting and there was extensive discussion of the possibilities and priorities for the Latham community.

There seemed to be a consensus that the most important investment that could be made in Latham at present is a synthetic bowling green. Council is making a significant investment in maintaining the existing green including both water and labour, and this money could be applied to a loan for a new green. The green was ranked as a higher priority than the sports club improvements and a multipurpose community facility.

The meeting agreed to use some of the money allocated by Council to sports club improvements this year to produce a development plan for the building with improvements prioritised so that improvements may be staged over a few years.

The community meeting was very positive and worthwhile and the community was very engaged.

Since the meeting the CEO has received correspondence from a Latham resident seeking support for some other small investments in townsite improvements.

Background:
The list below is some of the background information provided to the clubs before the meeting.

Matters that may affect future investment in Latham include:

- The Latham CWA is folding which may present issues for the Post office and library which both operate from the CWA Hall. The future of the building may be determined by the State Executive of the CWA;
- The Shire hall in Latham is reasonably well maintained, but is old and rarely used;
- The ambulance and fire engine are housed in facilities that are not fit for purpose;
• The latest advice from the Department of Sport and Recreation is that synthetic greens are very difficult to get funding for as there are just too many of them. They are even contemplating setting up a separate bowling green fund to deal with all the applications. Notwithstanding this advice, funding has been approved for the Perenjori Bowling Green in 2011/12;

• The present Latham sports club building is a corrugated iron structure but is a good size. In considering a replacement facility it may also be worthwhile considering what investment would be needed to make the existing club fit for purpose;

• The CDO has been requested to investigate the possibility of establishing a Community Resource Centre in Latham. If this were to happen it would be collocated with the library and post office, (and maybe even the ambulance and fire brigade) and the CWA building may be too small to accommodate it.

• The Sire is partnering with other Shires to develop a drive trail. One of the interpretive sites will be the Latham Centenary Wall and there may be the opportunity to further develop that site.

Statutory Environment:

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

Policy Implications:

Nil

Financial Implications:

There is significant potential investment in the Latham townsite that could have an impact on the next few years budgets.

Strategic Implications:

As Perenjori’s second town it is likely that there will be some spin off from mining development.

Consultation:

The recent discussions with the Latham Community have been very positive and they will be disappointed if they do not translate into plans and action.

Comment:

Perenjori is undergoing a period of significant renewal and we need to ensure that Latham is not left behind or neglected. That said the investment needs to be appropriate to the size of the community, and we cannot afford to raise expectations above what we can deliver.

Before we move discussions further we need Council to endorse the proposed approach.

Voting Requirements:

Simple Majority

Officers Recommendation:

1. That Council authorise the CEO and CDO to develop a community plan in consultation with the Latham community;

2. That the Shire prepares a funding application for a synthetic bowling green for Latham for the next round of CSRFF funding; and

3. That the CEO initiate discussions with the CWA on the future of that building.

4.
Council Resolution

Moved: Cr RP Desmond  Seconded: Cr JH Hirsch

1. That Council authorise the CEO and CDO to develop a community plan in consultation with the Latham community;

2. That the CEO and CDO consult with the Latham Bowling Club to prepare a business plan for the installation of a synthetic bowling Green; and

3. That the CEO initiate discussions with the CWA on the future of that building.

Carried: 6/0

Amendment - “That the Shire prepares a funding application for a synthetic bowling green for Latham for the next round of CSRFF funding”

be changed to

“That the CEO and CDO consult with the Latham Bowling Club to prepare a business plan for the installation of a synthetic bowling Green”

due to council deciding consultation with the Latham Bowling club is needed to determine the urgency of the installation of the bowling green.
Donna Dingle  
32 Chapple Street,  
Latham, WA, 6616

04/04/2011

Stan Scott  
CEO Perenjori Shire Council  
Perenjori, WA, 6620

Dear Stan,

As I have been doing voluntary gardening and cleaning up around town, there are a few things we need to improve the overall look of the town?

I have a list of things that will help achieve this over a period of time.

- My list includes: Reconstituted Limestone Bricks for the three garden beds at the front of the hall.
- Two sets of covered table and chairs, one for visitors at the Recreation Centre and another for the Centenary Wall.
- Dump point for caravans at the Recreation Centre.
- Solar lights at the Centenary Wall.
- Any future lighting for town site be solar.
- Cement pads near Centenary Wall for old machinery.
- Removal of old cricket nets near the Recreation Centre.
- White picket fence for the Post Office.
- Synthetic lawn near the Centenary Wall (not real lawn).

I look forward to hearing from you,

Regards,

Donna.
11045.6 PERENJORI AGRICULTURAL SHOW 2011

APPLICANT: PERENJORI AGRICULTURAL SOCIETY
FILE: 0
DISCLOSURE OF INTEREST: 0
AUTHOR: STAN SCOTT – CEO ________________________
RESPONSIBLE OFFICER STAN SCOTT – CEO ________________________
REPORT DATE: 9 APRIL 2011
ATTACHMENTS Letter from Perenjori Agricultural Society

Executive Summary:
The Perenjori Agricultural Society is seeking support for this year’s annual agricultural show.

Applicants Submission:
The Perenjori Agricultural Society has requested that:
1. Council give its permission for this year’s show to be held at the Stan Cannon Recreation Complex on 20th August 2011; and
2. That $5,000 be allocated from the dry season fund towards the cost of a band.

Background:
For the last two years the show has been the first of the season to void clashes with other events including football finals. Last year Council assisted the Perenjori Agricultural Society to obtain a new marquee.

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’s contribution to the show in 2009/10 was $5,000, and in 2010/11 was $9,500 including $4,500 towards the cost of the marquee.

Strategic Implications:
The show remains an iconic event on the annual social calendar and has seen increasing number over the last few years.

Consultation:
The CDO will be attending The Perenjori Agricultural Society meetings.

Comment:
It was never Council’s intention to displace Council funding with dry season funding, but the annual show is an appropriate event for dry season support.
As an alternative dry season funding could be provided to support the band, and Council could make a further contribution of $5,000 to supply a concrete floor for the shed used to accommodate the temporary bar for the show.
The Community Development Officer will also be discussing with the Agricultural society plans for the centenary in 2012, and in particular whether the timing of the Centenary Celebrations and the Annual Show could be aligned.

**Voting Requirements:**

Absolute Majority

**Officers Recommendation:**

1. That Council gives the Perenjori Agricultural Society permission to use the Stan Cannon Recreation Complex for the Annual Agricultural Show on 20 August 2011.

2. That Council:

   - Allocates $5,000 from its dry season fund towards the band for this year's agricultural show; and
   - Allocates an additional $5,000 in its 2011/12 budget towards installing a concrete floor in the shed adjacent to the Perenjori Pavilion.

**Council Resolution**

Moved: Cr RA Benton  
Seconded: Cr LC Butler

1. That Council gives the Perenjori Agricultural Society permission to use the Stan Cannon Recreation Complex for the Annual Agricultural Show on 20 August 2011.

2. That Council allocates $5,000 from its dry season fund towards the band for this year's agricultural show.

Carried: 6/0

**Amendment** - “Allocates an additional $5,000 in its 2011/12 budget towards installing a concrete floor in the shed adjacent to the Perenjori Pavilion” removed from point 2 of resolution due to council deciding that the money could be allocated elsewhere.
14th April 2011

Dear Stan,

The Perenjori & Districts Agricultural Society once again request permission to hold their annual Show at the Stan Cannon Memorial Oval on the 20th August 2011.

To assist the Society with obtaining a band for the night entertainment we also request that we be considered for $5000 from the community funding money if available.

The Ag Society thanks the Shire for their contribution towards the new Marquee which was a huge success.

The Society received many positive comments to be able to have the marquee as a 'Family Interest Marquee' on Show day.

Once again thank you for the support given to this community event each year.

P King
Secretary
Executive Summary:
The Commonwealth is reviewing the Caring for Country Program, which is the vehicle for the delivery of NRM funding.

Applicants Submission:
The review website www.caringforourcountryreview.com.au states as follows:

Caring for our Country is an ongoing Australian Government initiative that seeks to achieve an environment that is healthy, better protected, well-managed, resilient, and provides essential ecosystem services in a changing climate. The initiative began on 1 July 2008.

In its first five years, Caring for our Country focused on six national priority areas:

- Australia’s National Reserve System
- biodiversity and natural icons
- coastal environments and critical aquatic habitats
- sustainable farm practices
- community skills, knowledge and engagement, and
- natural resource management in northern and remote Australia

For each national priority area, the Australian Government describes a long-term (20-year) projection of results it expects to achieve and shorter term (five-year) outcomes. These are set out in the Australian Government’s strategic outcomes statement Caring for our Country Outcomes 2008-2013.

In addition, short-term targets are set annually to ensure that the initiative is on track to achieve measurable and strategic five-year outcomes. The targets are outlined annually in the Caring for our Country business plans. The business plans also outline the range of investment mechanisms used that include small and large competitive grants, negotiated regional funds and targeted investments such as for the National Reserve System.

Background:
Caring for Country is the primary source of funds for both NACC and Yarra Yarra, both of which maintain offices in Perenjori and are potential stakeholders for the proposed Perenjori Environment Centre.

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:
Caring for Country distributes substantial funding which can impact on the community and the Shire.

Strategic Implications:
NRM funding impact on agriculture, environment and indigenous matters and is of critical importance to rural shires.

Consultation:
Nil

Comment:
The Shire of Perenjori is a member of the Yarra Yarra Catchment Regional Council and contributes substantial funding to maintaining that organisation. The removal of salinity as one of the major priorities had a major impact on YYCRC. It is incumbent upon Local Governments to ensure that they lobby for funding for the priorities that affect their constituents.

The CEO proposes to discuss priorities with Perenjori Farming Forward, NEFF, YYCRC and NACC and prepare a submission supporting the priorities that emerge from those discussions.

Submissions close on 20 May 2011 and elected members may choose to provide their own input.

Voting Requirements:
Simple Majority

Officers Recommendation:
That Council authorises the CEO consult with local NRM stakeholders and make a submission to the review.

Council Resolution
Moved: Cr RP Desmond  Seconded: Cr LC Butler
That Council authorises the CEO consult with local NRM stakeholders and make a submission to the review.

Carried: 6/0
11045.8 STRATEGIC ENERGY INITIATIVE

APPLICANT: OFFICE OF ENERGY
FILE: 0
DISCLOSURE OF INTEREST: 0
AUTHOR: STAN SCOTT – CEO _______________________
RESPONSIBLE OFFICER STAN SCOTT – CEO _______________________
REPORT DATE: 10 APRIL 2011
ATTACHMENTS Strategic Energy Initiative Executive Summary

Executive Summary:
The Office of Energy is seeking public comments on its directions paper, subtitled Energy 2031.

Applicants Submission:
The Office of Energy is seeking public submissions on its directions paper.
These outcomes will be delivered aligned to four strategic goals:

• Secure energy – Western Australia’s energy supply is sufficient to meet demand over the longer term.
• Reliable energy – Western Australia’s energy supply is of a consistently high quality and delivered with minimal disruption.
• Competitive energy – a transparent, stable, market-based regulatory environment to deliver competitive energy prices for consumers and an attractive environment for energy investors.
• Cleaner energy – energy production and use is compatible with good environmental stewardship and minimises carbon emissions.

Background:
Council has had significant input into matters relating to energy including the Mid West Enhancement Project (including the line to Karara), lobbying for investment in solar and addressing local reliability issues.

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:
Secure reliable energy and investment in solar energy are two key strategic issues for Council.

Consultation:
This is the Office of Energy’s consultation process for establishing the policy direction for the energy portfolio.
Comment:
The key issues for Perenjori are:

Reliability of supply – poor reliability of power supplies is one of the most significant issues affecting the liveability of Perenjori. Solutions include Western Power adopting an asset preservation model for investment in existing infrastructure, and applying minimum reliability benchmarks;

Large scale solar power supply – Perenjori has the best possible climate for solar power generation close to grid anywhere in Australia, and the State as a matter of policy needs to recognise that potential and encourage investment.

Voting Requirements:
Simple Majority

Officers Recommendation:
That the CEO is authorised to make a substantial submission on behalf of Council focussing on improved local reliability and investment in large scale solar.

Council Resolution
Moved: Cr JH Hirsch  Seconded: Cr RP Desmond
That the CEO is authorised to make a substantial submission on behalf of Council focussing on improved local reliability and investment in large scale solar.

Carried: 6/0
1. Critical planning for Western Australia’s energy future

The Strategic Energy Initiative - critical planning for Western Australia’s energy future

Over the past 20 years, the Western Australian energy industry has played a major role in driving the State’s economic development while contributing to the community’s high standard of living.

Energy consumption in our State has doubled in the last 20 years with our primary fuels being liquid fuels (petrol, diesel etc), natural gas and black coal. Due to the abundance and price competitiveness of natural gas sourced from our North West coastal, natural gas has become our economy’s predominant energy source, accounting for more than half of the State’s primary fuel use. Natural gas powers over 60 per cent of electricity generated in the State.

Increasing global demand for energy, especially from China and India, is likely to drive up the price of liquid fuels and liquefied natural gas (LNG), affecting the international competitiveness of industries dependent on these fuels. This is especially true in the transport sector, which is dependent on imported oil, and needs to transport goods and materials over vast distances. Emission reduction commitments by the Commonwealth Government, particularly in the stationary energy sectors of gas and electricity production, will have a significant impact on the way we generate, transport and consume energy.

How we choose to meet the energy needs of Western Australia over the next 20 years is a critical issue.

While traditional energy sources will continue to play a central role, a range of alternatives will likely be available to meet our needs, including electricity produced from renewable sources such as solar, wind, biofuels/biomass, wave, tidal and geothermal power. If we expect to continue to grow our economy and maintain our lifestyle, it will be necessary to consider all energy sources and technologies to determine the best mix.

It is, however, essential that we become more efficient in the way we use energy, both to reduce environmental impacts and to mitigate the effects of inevitable rises in energy costs.

Business and residential consumers will have increasing choice about their energy suppliers, the type of energy they use and the way they use it.

What the Government is doing

The Government of Western Australia is committed to planning for Western Australia’s future energy needs to 2031.

We will propose a vision for the next 20 years, and develop plans, strategies, policies and regulatory frameworks to ensure a range of energy supply options is available to meet our future needs under various scenarios.

The Strategic Energy Initiative process aims to develop:

- an energy vision for 2031, including a range of demand scenarios and potential supply options;
- a set of clear goals to guide decisions by policy makers and investors;
- a range of flexible strategies to allow industry and the community to adapt to emerging opportunities and challenges; and
- policy and regulatory frameworks to promote investment and competitiveness in the energy value chain and remove impediments to technological change.

These outcomes will be delivered aligned to four strategic goals:

- Secure energy – Western Australia’s energy supply is sufficient to meet demand over the longer term.
• **Reliable energy** – Western Australia’s energy supply is of a consistently high quality and delivered with minimal disruption.

• **Competitive energy** – a transparent, stable, market-based regulatory environment to deliver competitive energy prices for consumers and an attractive environment for energy investors.

• **Cleaner energy** – energy production and use is compatible with good environmental stewardship and minimises carbon emissions.

**Finding the balance**

There is an inevitable tension between these four strategic goals.

A focus on secure energy may give priority to proven fuels and technologies, but these may be high in carbon emissions (not cleaner) or may encourage extensive regulation (not competitive).

Maximising reliability requires considerable investment in backup facilities or rarely-used capacity which increases the cost to users (not competitive) or restriction of intermittent technologies (not cleaner). This may not be an efficient outcome if the risks of supply disruption are low or the impacts can be controlled effectively, such as through demand management.

Prioritising competition may foster low cost suppliers using carbon-intensive fuels or inefficient technology (not cleaner) or with inadequate investment in plant (not reliable). Competition may encourage ‘cherry-picking’ of profitable customers that can lead to stranding of assets (loss of security) or in infrastructure expansion and maintenance of those assets (loss of reliability). It may also give priority to lower cost forms of energy, which are likely to be more carbon intensive (not cleaner).

The balancing of tensions between goals underlies the following principles that have been used in the selection of strategies and options in this Directions Paper.

**Principles**

• Markets with efficient regulatory frameworks are the preferred mechanisms for the supply of energy and the associated infrastructure and services.

• Government will intervene in energy markets only to the extent necessary to ensure public safety and address demonstrated market failure.
• Energy policy is developed to align with State economic, environmental, social and development policies.

• State energy policy complements and enhances national energy policy settings to advance Western Australian interests.

• Energy policy and regulation is sufficiently predictable to support personal and business investment decisions, while flexible enough to address the impacts of technological, social, economic, environmental and national policy changes.

• Energy policy responses to economic, social and environmental imperatives must be balanced, with the Strategic Energy Initiative objective and goals being the key determinants of necessary trade-offs in the public interest.

Developing the vision

The Issues Paper, released in December 2009, invited Western Australians to say what was important to them about energy and what sort of energy supply they wanted over the next two decades.

From December 2009 to June 2010 the Office of Energy asked people from industry, business and the community for their views and ideas.

This Directions Paper is the result of considering the key issues raised in 67 written submissions, 11 regional consultation forums and three industry workshops.

Overwhelmingly, we have heard that Western Australians want a competitive energy sector that delivers secure, reliable and cleaner energy.

This Directions Paper details the emerging themes and the insights arising from this consultative process.
NATIONAL GENERAL ASSEMBLY OF LOCAL GOVERNMENT

Executive Summary:
The National General Assembly of Local Government is being held in Canberra from 19th to 22 June 2011.

Applicants Submission:
The theme of this year’s assembly is “Growing with our community – place, position and partnership.” Guest speakers include:

- The Prime Minister, Hon Julia Gillard,
- Leader of the Opposition, Hon Tony Abbot; and
- Leader of the Greens, Senator Bob Brown

As well as other senior ministers and notable guest speakers.

The first day of the conference is the Regional Cooperation and Development Forum.

Background:
The Shire President attended last year’s Assembly as it coincided with a national meeting with mayors and presidents hosted by the Prime Minister.

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:
Including air fares and accommodation attendance at the assembly would cost in the order of $3 - $3,500. Governance expenditure is marginally below budget.

Strategic Implications:
Country local governments in WA are often not well represented.

Consultation:
Nil
Comment:
There are not too many opportunities for potential direct access to federal decision makers, but the national General Assembly is one.

Voting Requirements:
Absolute Majority

Officers Recommendation:
That Council determine whether to send a representative to the national General Assembly of local Government.

Council Resolution
Moved: Cr GK Reid                Seconded: Cr JH Hirsch
That Council determine that Cr King be sent as a representative to the national General Assembly of local Government.

Carried: 6/0

Item 11042.2 Budget Review looked at and resolved.
11046 OTHER BUSINESS

11046.1 INFORMATION BULLETIN – TABLED IN THE COUNCIL CHAMBERS

- WALGA – Local Government News Issues 10.11.11, 12.11, 13.11
- WALGA Info Page
  - New building for WALGA and LGIS
  - Draft Pilbara Planning and Infrastructure Framework
  - National Scheme for assessment, Registration and Control of Use of Agriculture and Veterinary Chemicals
  - WA Regional Freight Transport Plan
- WALGA – Economic Briefing
- WALGA – Professional Development Opportunities for Elected Members
- Freeman Dinner - Thank you card – Ian, Liz and James West
- Correspondence from Minister for Sport and Recreation: Racing and Gaming – Community Sporting and Recreation Facilities Fund – Grant Reference
- Correspondence from Main Roads – Mid West and Gascoyne ISA
- CM Magazine – March April 2011
- Correspondence from RAC – New Publication “Fatal and Serious Injuries on WA roads
- MWAC Information Bulletin
- Oil and Gas Bulletin
- Mining Chronicle

11046.2 MOTIONS OF WHICH DUE NOTICE HAVE BEEN GIVEN

11046.3 QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN
11046.4 URGENT BUSINESS APPROVED BY THE PERSON PRESIDING OR BY DECISION

Motion
Moved: Cr GK Reid Seconded: Cr RA Benton
That late items 11046.4.1 Perenjori Eco House, and 11045.4.2 Perenjori Solar Park, be accepted at Urgent Business.
Carried: 6/0

11046.4.1 PERENJORI ECO-HOUSE (FLAT PACKED HOUSE 1)

APPLICANT: SHIRE OF PERENJORI
FILE: 0
DISCLOSURE OF INTEREST: 0
AUTHOR: STAN SCOTT – CEO ______________________
RESPONSIBLE OFFICER STAN SCOTT - CEO________________________
REPORT DATE: 12th APRIL 2011
ATTACHMENTS NIL

Executive Summary:
It is proposed that the first flat packed house be used for high value short term accommodation.

Applicants Submission:
The first flat packed house is now complete and ready for use. It is proposed that the house be used for high value short term accommodation. This has a number of advantages:

- Short term accommodation provides the best opportunity for a return on Council’s investment;
- The house is close to the Caravan Park and therefore not difficult to manage as part of Council’s portfolio of short term accommodation;
- As high value accommodation it is likely to be used by executives, giving us a good chance to showcase the flat packed concept to decision makers.
- This approach provides the best opportunity for the concept to be viewed by a large number of people.

To make it suitable for the proposed purpose we would need to furnish the building appropriately and install appropriate window treatments and split system air conditioners to the living area and bedrooms.

As part of the decoration of the building the joint venture with UWA would be showcased by using some of the concept drawings and descriptions from the studio process as art work. The house would also come with a set of instructions for taking advantage of its environmental features, also showcasing the benefits of the design.

The approximate cost is as follows:

Air conditioners $8,000
Blinds / Window Treatments  $5,000
Furnishings $12,000

Total $25,000

It is proposed that the house be rented at $175 per night or $1050 per week. Comparable accommodation options are detailed below. Given the standard for the accommodation the price point seems sustainable, particularly as it is comparable to two chalets.

<table>
<thead>
<tr>
<th>Night</th>
<th>Week</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Perenjori Caravan Park</strong></td>
<td></td>
</tr>
<tr>
<td>2 Bedroom Park Home</td>
<td>$130</td>
</tr>
<tr>
<td>1 Bedroom Chalet</td>
<td>$100</td>
</tr>
<tr>
<td>Single Room SPQ</td>
<td>$88</td>
</tr>
<tr>
<td><strong>Morawa Caravan Park</strong></td>
<td></td>
</tr>
<tr>
<td>2 Bedroom Chalet (B&amp;I)</td>
<td>$160</td>
</tr>
<tr>
<td><strong>Broadwater Mariner Resort</strong></td>
<td></td>
</tr>
<tr>
<td>1 Bedroom Studio</td>
<td>$175</td>
</tr>
<tr>
<td>2 Bedroom Apartment</td>
<td>$250</td>
</tr>
</tbody>
</table>

**Background:**
The flat packed house was a joint venture between the Shire of Perenjori and the Advanced Timber Concepts Research Centre at UWA.

**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:**
Setting the house up as a short term rental would involve either unbudgeted expenditure now, or a budget allocation in the new financial year. At 80% occupancy the house would generate a net income of $33,000 per year.

**Strategic Implications:**
The proposed approach is the best way to recover Council’s investment and showcase the concept.

**Consultation:** Nil

**Comment:**
The proposed use would showcase the concept and provide a reasonable return on Council’s investment.

**Voting Requirements:**
Absolute Majority
Officers Recommendation:
That Council allocate $25,000 in unbudgeted expenditure to prepare the Flat Packed house for use as short term accommodation;

That Council adopt the following GST inclusive fees for the rental of the “Perenjori Eco-House” as short term accommodation:

- $175 per night
- $1050 per week

Council Resolution

Moved: Cr GK Reid  Seconed: Cr LC Butler

That Council allocate $17,000 in unbudgeted expenditure to prepare the Flat Packed house for use as short term accommodation;

That Council adopt the following GST inclusive fees for the rental of the “Perenjori Eco-House” as short term accommodation:

- $175 per night
- $1050 per week

Carried: 6/0

Amendment – “That Council allocate $25,000” be changed to “That Council allocate $17,000” due to council deciding that the house does not need a air conditioner as it is designed to be cool enough.
11046.4.2 PERENJORI SOLAR PARK

**APPLICANT:** SHIRE OF PERENJORI

**FILE:** 0

**DISCLOSURE OF INTEREST:** 0

**AUTHOR:** STAN SCOTT – CEO ________________________

**RESPONSIBLE OFFICER** STAN SCOTT – CEO ________________________

**REPORT DATE:** 12 APRIL 2011

**ATTACHMENTS** NIL

**Executive Summary:**
The development of a common use substation may be a strategy for getting solar power projects over the line in this region.

**Applicants Submission:**
The Federal Government has recently announced its Regional Development Australia fund, with applications closing on 13 May 2011. The fund will support projects of between $500,000 and $25,000. Funding is only available to Local Governments and not for profit organisations.

The Shire of Perenjori could be the proponent for a $15m common use substation to allow connection of multiple solar projects to the grid through a solar park north of Perenjori. This facility would allow for connection of over 200MW of solar generation capacity.

Mid West Energy Pty Ltd 50 MW first stage will be cornerstone project. The project would require their pre-commitment to ensure that the substation investment is not stranded.

Mid West Energy advises strong support from Synergy and mining companies. Lend Lease Solar may be another potential generator.

**Background:**
The Shire of Perenjori has been working with Mid West Energy for the last two years including supporting their application for funding under the Solar Flagships Program.

**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:**
The Shire of Perenjori would become the owner of a significant asset for which we would need appropriate asset management policies.

**Financial Implications:**
Before proceeding we would need to develop in association with Mid West Energy and other stakeholders a financial model for the operation of the substation.

**Strategic Implications:**
The purchase would help facilitate development of solar power in this area.

**Consultation:**
Mid West Energy and Regional Development Australia.
Comment:
Becoming and energy infrastructure provider is not a usual role for Local Government, but it does provide the means by which one of the barriers to solar power production at power station scale could happen in Perenjori. It would be necessary for Council to prepare a business plan before proceeding, but these is significant work in developing the proposal and getting it to the stage where construction could proceed.

Voting Requirements:
Simple Majority

Officers Recommendation:

1. That Council authorise the CEO to develop a funding application and business case for a common use substation to support a solar park in Perenjori.

2. That Council authorise the CEO to circulate information for Council endorsement before the May Council meeting, and to call a special meeting if necessary.

Council Resolution

Moved: Cr RP Desmond  Seconded: Cr GK Reid

1. That Council authorise the CEO to develop a funding application and business case for a common use substation to support a solar park in Perenjori.

2. That Council authorise the CEO to circulate information for Council endorsement before the May Council meeting, and to call a special meeting if necessary.

Carried: 6/0
11046.5 MATTERS BEHIND CLOSED DOORS

11046.5.1 CONFIDENTIAL ITEM – LOCAL PROPERTIES FOR SALE

APPLICANT: SHIRE OF PERENJORI
FILE: 0
DISCLOSURE OF INTEREST: 0
AUTHOR: STAN SCOTT – CEO
RESPONSIBLE OFFICER: STAN SCOTT – CEO
REPORT DATE: 13 APRIL 2011

Council Resolution
Moved: Cr LC Butler Seconded: Cr JH Hirsch
That Council not purchase either of the properties for sale at this stage.
Carried: 6/0
11046.6 DATE OF NEXT MEETING / MEETINGS
The next Ordinary Council Meeting will be held on the 19th May 2011

11046.7 CLOSURE
With no further business the Ordinary Council Meeting was closed by Cr Chris King at 4.37pm.

I certify that this copy of the Minutes is a true and correct record of the meeting held 14th April 2011

Signed: _____________
Presiding Elected Member
Date: ________________