

SHIRE OF BROOMEHILL - TAMBELLUP

Minutes of the Ordinary Meeting of Council of the Shire of Broomehill - Tambellup held in the Broomehill Council Chambers on Thursday 16th April 2009 commencing at 4.00pm.

1. RECORD OF ATTENDANCE / APOLOGIES / LEAVE OF ABSENCE

<u>Present:</u>	Cr BG Webster	President
	Cr MJ Bowman	
	Cr GM Sheridan	
	Cr M Sadler	
	Cr SJF Thompson	
	Cr DCN Kempin	
	JM Trezona	Chief Executive Officer
	VN Webster	Executive Officer
	GC Brigg	Manager of Works

Apologies: Cr KW Crosby

Leave of Absence:

Cr EK Schlueter
Cr MR Turner

2. DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

The Shire President welcomed Councillors and staff and declared the meeting open at 4.00pm.

3. RESPONSE TO PREVIOUS QUESTIONS TAKEN ON NOTICE

Nil

4. PUBLIC QUESTION TIME

Mr Alan Davis advised Council that the section of road from Javelin-Nelson Street was in a dangerous condition due to severe corrugations and sections of the road base breaking through and large amounts of dust caused by the heavy use of the road by traffic was becoming an irritant to residents of that section of the road. Mr Lance Taylor also concurred with Mr Davis. The Chief Executive Officer advised that the Manager of Works would examine the section of road to determine if immediate action was necessary and provision was being made in the 2009-2010 budget to address this problem.

Cr Webster thanked Mr Davis and Mr Taylor for bringing this matter to Councils attention and invited them to stay for the rest of the meeting if they so desired.

5. APPLICATION FOR LEAVE OF ABSENCE

Nil

6. DECLARATION OF INTEREST

Nil

7. PETITIONS / DEPUTATIONS / PRESENTATIONS / SUBMISSIONS

Nil

8. CONFIRMATION OF PREVIOUS MEETING MINUTES

8.1 Minutes of Ordinary Meeting of Council held Thursday 19th March 2009

090401

Moved Cr Kempin, seconded Cr Sadler

“That the minutes of the Ordinary Meeting of Council held on Thursday 19th March 2009 be confirmed as a true and accurate record of proceedings.”

CARRIED 6/0

9. ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION

Nil

10. MATTERS FOR DECISION

10.1 FINANCIAL STATEMENTS FOR MARCH 2009

Program:	Other Property and Services
Attachment:	Monthly Financial Statements for March 2009
File Ref:	Nil
Author:	KP O'Neill Finance Officer
Date:	6th April 2009
Disclosure of Interest:	Nil

Summary: Attached are the Monthly Financial Statements for March 2009.

Background:

Comment: Notes have been provided throughout the statements for Councillors information.

Following the 2008/2009 Budget Review, the budget figures have been amended to reflect the changes made to the original budget. Council resolved at the March 2009 meeting to amend the Plant Replacement program. These changes have also been reflected in the Capital section of the report.

Consultation: Nil

Statutory Environment: Nil

Policy Implications: Nil

Financial Implications: The report represents the financial position of the Council at the end of the previous month.

Strategic Implications: This issue is not dealt with in the Plan

Voting Requirements: Simple Majority

Council Resolution: **090402**

Moved Cr Sheridan, seconded Cr Kempin

“That the Financial Report for the period ending 31st March 2009 be adopted.”

CARRIED 6/0

Reason For Change to Recommendation:

10.2 CREDITORS ACCOUNTS PAID – MARCH 2009

Program: Other Property and Services
Attachment: List of Payments for March 2009
File Ref: Nil
Author: KP O'Neill Finance Officer
Date: 6th April 2009
Disclosure of Interest: Nil

Summary: Attached is a list of payments made from the Municipal and Trust Funds during March 2009.

Background:

Comment: SUMMARY

Municipal Fund	\$447,269.74
Trust Fund	\$51,564.40
Credit Card Payments	\$2,424.30
TOTAL	\$501,258.44

Consultation: Nil

Statutory Environment: Nil

Policy Implications: Nil

Financial Implications: List of payments made during the previous month.

Strategic Implications: This issue is not dealt with in the Plan

Voting Requirements: Simple Majority

Council Resolution: 090403

Moved Cr Kempin, seconded Cr Sheridan

“That the list of Creditors accounts paid during March 2009, being:-

- Municipal Fund cheques numbered 406 to 457 inclusive and EFT payments numbered EFT333 to EFT373 inclusive and totalling \$447,269.74;*
- Trust Fund cheques numbered 57 to 63 inclusive and totalling \$51,564.40; and*
- Credit Card expenses totalling \$2,424.30,*
be adopted.”

CARRIED 6/0

Reason For Change to Recommendation:

10.3 REQUEST TO COLLECT NATIVE ORCHIDS FROM SHIRE RESERVES

Program:	Other Property and Services
Attachment:	Nil
File Ref:	ADM0151
Author:	JM Trezona Chief Executive Officer
Date:	31st March 2009
Disclosure of Interest:	Nil

Summary: A request to collect native orchids from Shire reserves.

Background: Mrs Pat Johns has written to the former Tambellup Shire for a number of years seeking permission to collect specimens of native orchids from Council controlled reserves. Mrs Johns has a current CALM Licence No. SWO 12583.

Comment: The former Tambellup Shire has issued approval to Mrs Johns in the past to collect the orchids for scientific and educational purposes. Approval was last given in March 2008. Mrs Johns did not collect any orchid specimens in 2008.

Consultation: Nil

Statutory Environment: Nil

Policy Implications: Nil

Financial Implications: This issue has no financial implications for Council

Strategic Implications: This issue is not dealt with in the Plan

Voting Requirements: Simple Majority

Council Resolution: **090404**

Moved Cr Kempin, seconded Cr Bowman

“That Mrs Johns be authorised to collect specimens of native orchids on reserves controlled by the Shire of Broomehill-Tambellup in accordance with her current licence as issued by the Department of Conservation and Land Management.”

CARRIED 6/0

Reason For Change to Recommendation:

10.4 RECORD KEEPING PLAN

Program:	Governance
Attachment:	Copy of Plan included in a separate document
File Ref:	ADM0048
Author:	JM Trezona Chief Executive Officer
Date:	31st March 2009
Disclosure of Interest:	Nil

Summary: Council is required to submit a Record Keeping Plan as a result of the amalgamation.

Background: Under section 19 of the *State Records Act 2002* all local governments are required to submit a Record Keeping Plan to the State Records Office.

Council has engaged the services of Mr Kim Boulton to develop a plan for the Shire of Broomehill-Tambellup.

A copy of the plan has been included with the agenda papers for Councillors information.

Comment: The plan addresses the issues required by legislation including a Disaster Recovery Plan and Policies and Procedures.

Council will need to adopt the plan so that it can be forwarded to the State Records Office.

Consultation: Nil

Statutory Environment: State Records Act 2002

Policy Implications: Nil

Financial Implications: This issue has no financial implications for Council

Strategic Implications: This issue is not dealt with in the Plan

Voting Requirements: Simple Majority

Council Resolution: *090405*

Moved Cr Kempin, seconded Cr Sheridan

“That Council adopts the Shire of Broomehill-Tambellup Record Keeping Plan 2009 as presented.”

CARRIED 6/0

Reason For Change to Recommendation:

10.5	PROPOSED 12 METRE WIND TURBINE
Program:	Planning
Attachment:	Location plan and elevation
File Ref:	ADM0259
Author:	Gray and Lewis Landuse Planners
Date:	31st March 2009
Disclosure of Interest:	Gray & Lewis receive planning fees for advice to the Shire, therefore declare a Financial Interest – Section 2.65 of <i>Local Government Act 1995</i>.
Summary:	Council is to determine an application for a proposed wind turbine following advertising. This report recommends approval.
Background:	At the ordinary Meeting of Council held on 19th March 2009, Council resolved that the wind turbine is a ‘use not listed’ under the Scheme and that the use may be consistent with the objectives of the Special Rural zone and thereafter follow the advertising procedures of Clause 8.3 in considering an application for planning approval. The application is for a 12 metre high wind turbine on Lot 123 Paul Valley Road, Tambellup. The subject property is zoned ‘Special Rural; under the Shire’s scheme.
Comment:	<u>Description of Application</u> The proposed wind turbine is 12 metres high and will be setback 75 metres from Paul Valley Road and 50 metres from adjoining Lot 124 to the south. As the proposed development will entail the erection of a single wind turbine in order to provide power to the property and has large setbacks to adjacent properties, it is considered that it will not undermine the objectives of the Special Rural zone.
Consultation:	In accordance with Clause 8.3 of the Scheme, the application was advertised for twenty one days. Letters were sent to surrounding owners and occupiers inviting them to make a submission on the proposal. Advertising closed on the 23rd March 2009 and no submissions were received.
Statutory Environment:	Shire of Tambellup Town Planning Scheme No 2.
Policy Implications:	Nil
Financial Implications:	Advertising costs
Strategic Implications:	This issue is not dealt with in the Plan

Voting Requirements: Simple Majority

Council Resolution: 090406

Moved Cr Kempin, seconded Cr Sadler

“That Council:

- 1. Determine that the proposed wind turbine at Lot 123 Paul Valley Road, Tambellup is a use that is consistent with the objectives of the particular (Special Rural) zone and thereafter approve the application unconditionally.*
- 2. Advise the applicant that planning approval does not constitute a building licence. A separate building licence approval is required prior to construction.”*

CARRIED 6/0

**Reason For Change to
Recommendation:**

10.6 ENDORSEMENT OF CHIEF AND DEPUTY FIRE CONTROL OFFICERS FOR 2009-2010

Program:	Law Order and Public Safety
Attachment:	Nil
File Ref:	ADM0244
Author:	JM Trezona Chief Executive Officer
Date:	3rd April 2009
Disclosure of Interest:	Nil

Summary: Council to endorse the appointment Chief and Deputy Chief Fire Control Officers for the 2009-2010 fire season.

Background: Fire Control Officers for the Shire of Broomehill-Tambellup are appointed on an annual basis. Section 38 of the Bush Fire Act 1954 gives Local Government the authority to appoint such persons as it thinks necessary.

The Broomehill-Tambellup Fire Advisory Committee held its inaugural meeting in March. At that meeting the following appointments were made:

Chief Fire Control Officer	Craig Dennis
Deputy Chief Fire Control Officers	Tony Cristinelli Craig Bignell

Comment: Council is required to endorse these appointments

Consultation: Nil

Statutory Environment: Bush Fires Act 1954

Policy Implications: Nil

Financial Implications: This issue has no financial implications for Council

Strategic Implications: This issue is not dealt with in the Plan

Voting Requirements: Simple Majority

Council Resolution: **090407**

Moved Cr Sheridan, seconded Cr Thompson

“That Council endorses the following appointments for the 2009-2010 fire season:

<i>Chief Fire Control Officer</i>	<i>Craig Dennis</i>
<i>Deputy Fire Control Officers</i>	<i>Tony Cristinelli Craig Bignell.”</i>

CARRIED 6/0

Reason For Change to Recommendation:

10.7 APPROVAL FOR SHARE FARM PLANTATION

Program:	Community Amenities
Attachment:	Map showing area of proposed plantation
File Ref:	
Author:	JM Trezona
Date:	6th April 2009
Disclosure of Interest:	Nil

Summary: Forest Products Commission is seeking approval for the establishment of a Sharefarm Plantation.

Background: Council has received an application from Forest Products Commission seeking approval for the establishment of a sharefarm sandalwood plantation Locations 6754 and 7444.

The application proposes that a Sandalwood plantation be established on the above locations. There is to be twenty two hectares planted for a term of forty years.

Comment: The attached map shows the area that Forest Products Commission intends planting to sandalwood. In discussing the application and determining if approval should be granted, Council should consider:

- That the development is carried out only in accordance with the submitted application;
- Establishment and maintenance of the plantation to comply with the Code of Practice for Timber Plantations in WA;
- Compliance with the Plantation Fire Protection Guidelines and the Shire of Broomehill-Tambellup Fire Break Order.

Forest Products Commission needs to be advised that Council may seek to recover the cost to repair excessive wear or damage to the local road network caused as a result of vehicles involved in the tree farming activity of the subject land.

Council has received the application for planning consent and the prescribed fee payment.

Consultation: Nil

Statutory Environment: Nil

Policy Implications: Nil

Financial Implications: Council will receive planning fees.

Strategic Implications: This issue is not dealt with in the Plan

Voting Requirements: Simple Majority

Council Resolution: 090408

Moved Cr Kempin, seconded Cr Bowman

“That Council grants approval for the establishment of Forest Products Commission Sharefarm Plantation on Locations 6754 and 7444 subject to the following conditions:

- The development is carried out only in accordance with the submitted application;*
- Establishment and maintenance of the plantation to comply with the Code of Practice for Timber Plantations in WA; and*
- Compliance with the Plantation Fire Protection Guidelines and the Shire of Broomehill-Tambellup Fire Break Order.”*

CARRIED 6/0

**Reason For Change to
Recommendation:**

10.8 LOCAL GOVERNMENT CONVENTION – WALGA AGM

Program:	Governance	
Attachment:	Nil	
File Ref:	ADM0159	
Author:	JM Trezona	Chief Executive Officer
Date:	7th April 2009	
Disclosure of Interest:	Nil	

Summary: The Annual General Meeting of the Western Australian Local Government Association (WALGA) will be held on Saturday 8th August 2009.

Background: The Local Government Convention will be held at the Perth Convention Exhibition Centre from 6th to 8th August 2009. The convention incorporates the following events:

- Annual General Meeting WALGA
- Conference Plenary Sessions
- Special Focus Groups
- Round table forum.

On Saturday 8th August, the annual general meeting will be held commencing at 1.00pm.

Submission of Motions

Member Local Governments are invited to submit motions for inclusion on the agenda for consideration at the 2009 Annual General Meeting of the WALGA. Motions should be submitted in writing to the Chief Executive Officer of WALGA.

The closing date for submission of motions is **Friday 12th June 2009**. It should be noted that any motions proposing alterations or amendments to the Constitution of WALGA must be submitted by Friday 15th May 2009 in order to satisfy the sixty day notice requirements.

The following guidelines should be followed by members in the formulation of motions:

- Motions should focus on policy matters rather than issues which could be dealt with by the WALGA State Council with minimal delay;
- Due regard should be given to the relevance of the motion to the total membership and to Local Government in general. Some motions are of a localised or regional interest and might be better handled through other forums;
- Due regard should be given to the timeliness of the motion – will it still be relevant come the Local Government Convention or would the matter be better handled immediately by the Association;
- The likely political impact of the motion should be carefully considered;
- Due regard should be given to the educational value to Members – ie. does awareness need to be raised on the particular matter;

- The potential media interest of the subject matter should be considered;
- Annual General Meeting motions submitted by Member Local Governments must be accompanied by fully researched and documented supporting comment.

Emergency Motions

No motion shall be acceptable for debate at the Annual General Meeting after the closing date unless the Association President determines that it is of an urgent nature, sufficient to warrant immediate debate and the member Councils resolve accordingly at the meeting. Conference Standing Orders set out the details.

Comment:

Consultation: Nil

Statutory Environment: Nil

Policy Implications: Nil

Financial Implications: Provision will be made in the 2009-2010 budget for members to attend the conference.

Strategic Implications: This issue is not dealt with in the Plan

Voting Requirements: Simple Majority

Officer Resolution: *“That Councillors put forward items that they wish to have included in the agenda for the Annual General Meeting of the Western Australian Local Government Association to be held on Saturday 8th August 2009.”*

Council Resolution: **090409**

Moved Cr Bowman, seconded Cr Sheridan

“That Councillors put forward items that they wish to have included in the agenda for the Annual General Meeting of the Western Australian Local Government Association to be held on Saturday 8th August 2009 at the May 2009 Ordinary Meeting of Council.”

CARRIED 6/0

Reason For Change to Recommendation:

Council felt that this item needed to be discussed at the May meeting, so that Councillors could have more time to give consideration to any items they wished to be included in the annual general meeting of WALGA.

10.9 VACANT POSITION ON BLACKWOOD BASIN GROUP (INC)

Program:	Other Property and Services
Attachment:	Nil
File Ref:	ADM0227
Author:	JM Trezona Chief Executive Officer
Date:	8th April 2009
Disclosure of Interest:	Nil

Summary: The Blackwood Basin Group (Inc) is calling for nominations from Council for one vacant position for the period July 2009 to June 2011.

Background: The former Council of Broomehill was approached in April 2008 to nominate any interested person to fill the two vacancies on the Blackwood Basin group to represent the Upper Catchment Shires (consisting of Broomehill-Tambellup, Dumbleyung, Gnowangerup, Katanning, Kent, Kojonup, Kulin, Narrogin, West Arthur, Wickepin, Williams and Woodanilling).

Council did not nominate anyone for these vacant positions.

There is one vacant position available for the period July 2009 to June 2011.

Comment: For Council consideration and discussion.

Consultation: Nil

Statutory Environment: Nil

Policy Implications: Nil

Financial Implications: This issue has no financial implications for Council

Strategic Implications: This issue is not dealt with in the Plan

Voting Requirements: Simple Majority

Officer Resolution: *“That Council does / does not nominate any person for the vacant position on the Blackwood Basin Group for the period July 2009 to June 2010.”*

Council Resolution: **090410**

Moved Cr Kempin, seconded Cr Bowman

“That Council does not nominate any person for the vacant position on the Blackwood Basin Group for the period July 2009 to June 2010.”

CARRIED 6/0

Reason For Change to

Recommendation:

10.10 MRWA HEAVY VEHICLE OPERATIONS – CLASS 2/3 RESTRICTED ACCESS VEHICLES

Program:	Transport
Attachment:	Copy of map
File Ref:	ADM0220
Author:	JM Trezona
Date:	8th April 2009
Disclosure of Interest:	Nil

Summary: Council to provide input to Main Roads Western Australia (MRWA) Heavy Vehicle Operations on the latest Class 2/3 Restricted Access Vehicles (RAV) network roll-out prior to publication on their website.

Background: As part of the finalisation of the RAV networks to be announced, MRWA is seeking Local Government input prior to publication on the MRWA website. A detailed map has been provided of the existing networks across the Shire of Broomehill-Tambellup.

In providing its comments, Council has been asked to consider the following:

- Approve the existing vehicle combinations permitted on the roads;
- View issues that may affect inter-Shire RAV traffic movement;
- The addition/modification/deletion of local access conditions on certain roads/routes;
- Delete authorisation for the future usage of existing roads/routes;
- Request Main Roads to make specific additions (after an assessment) of additional roads/routes. This may also include 'closing gaps' in the existing networks.

RAV access on local road networks come into being only after the written approval of individual Councils is received. Endorsing the network will be Council's approval.

Comments are required by 17th April 2009.

Comment: In discussion Council may wish to consider the following:

- Tambellup townsite – Henry Street, Taylor Street and Norrish Street south of North Terrace to be removed from the RAV network;
- Issues of stacking distance on North Terrace west of the railway line need to be highlighted;
- Broomehill townsite – Janus Street to be removed from the network;
- Warrenup Road to be considered for network 3 with conditions;
- Review roads that have two categories due to the former shire boundaries.

For Council discussion.

Consultation: Nil

Statutory**Environment:** Nil**Policy Implications:** Nil**Financial****Implications:** This issue has no financial implications for Council**Strategic****Implications:** This issue is not dealt with in the Plan**Voting Requirements:** Simple Majority**Council Resolution:** ***090411******Moved Cr Bowman, seconded Cr Sheridan******“That Council endorsed the class 2/3 network for the Shire of Broomehill-Tambellup subject to the following amendments:***

- Removal of Henry Street, Taylor Street and Norrish Street south of North Terrace from the network;***
- Removal of Janus Street from the network;***
- Highlight the issue with the stacking distance on North Terrace west between Great Southern Highway and the railway line; and***
- Warrenup Road to be considered for Network 3 subject to MRWA assessment.”***

CARRIED 6/0**Reason For Change to
Recommendation:**

10.11 LAND AND HOUSING STRATEGY

Program:	Housing	
Attachment:	Separate – Shire of Broomehill-Tambellup Land and Housing Strategy	
File Ref:	ADM0123	
Author:	JP Bentley	Manager Administrative and Customer Services
Date:	8th April 2009	
Disclosure of Interest:	Nil	

Summary: To endorse the Shire of Broomehill-Tambellup Land and Housing Strategy.

Background: The Building Committee recently met to discuss a number of matters being proposed in the Land and Housing Strategy which is hoped will become the blue print for best practice asset management of Councils housing stocks.

Comment: The strategy introduction states:
 “With the amalgamation of the Shires of Broomehill and Tambellup the opportunity arises to review many of the policies, procedures and practices of the past and ensure that the new Council initiates the best possible management practices from the outset.

Housing is provided to staff to attract and retain professional and specialised services that may otherwise not be available. Staff housing provided ranges from the more executive style of housing for a Chief Executive Officer to the somewhat lesser standard for the balance of staff. The strategy intends to put forward a plan for the management of housing maintenance and the replacement of housing stocks over a number of years.

The Shire of Broomehill-Tambellup has a combined total of ten residential properties with one being of executive standard and a further two or three homes being suitable for senior staff. A number of these homes are now many decades old and on an asset management basis have passed their optimum life span.”

Subsequent to the discussions of the building committee the following strategies were put forward:

Recommended Strategy

The Committee acknowledges that the overall thrust of this strategy is to provide for the continuous update of housing stocks and therefore the reduction of ongoing maintenance costs. The older houses are to be sold to provide partial funding of new housing stock. The Building Committee has recommended that this policy be adopted to finance the continuous upgrade of housing stocks.

Recommended Strategy

That Council at least maintain the current number of staff housing units and if possible, within budgetary constraints, increase the number of staff housing units.

Council is currently in a fortunate situation of having a large proportion of staff that have their own or supply their own accommodation/ This will not always be the case and while this policy would provide for increased expenditure on building of houses, it will come over a long period of time where these expenditures can be well planned.

Recommended Strategy

It is recommended that the base preferred specification for future housing construction other than executive housing be:

- Brick and Iron construction
- Four bedroom, two bathroom, two living areas
- Built in robes in bedrooms
- Covered outdoor area and two car carport and shed
- Gas hotplates and fan forced electric oven and heating

The first priority as discussed at the Royalties for Regions workshop is to arrange for a Chief Executive Officer/executive style house. This will cost in the vicinity of \$550,000.

Recommended Strategy

The Committee recommended that the Council construct an executive style home on Lot 103 Henry Street, Tambellup. The Committee discussed the standard for this house and formulated the following as a draft base preferred specification for the executive residence:

- Four bedrooms and a study near the main bedroom
- Double brick and Iron, single story construction
- Two car fully enclosed garage
- Two living areas, dining room, outdoor/alfresco area
- Activity room / computer nook
- All bedrooms to have built in or walk in robes
- Large walk in linen/storage or at least large cupboard areas
- Gas hotplates with fan forced electric oven and solar hot water system
- Built in provision for TV and internet access
- The residence is to be fully paved and landscaped
- Ducted reverse cycle air conditioning

A plan of the lot is to be provided to a variety of builders and they are to be asked to design and provide preliminary estimates on those designs with the above specifications to build in Tambellup. Council will be required to go to tender for the construction of the house once designs are decided upon. It is hoped that construction will commence during the 2009 financial year. This house will be funded from the royalties for Regions funding program.

Recommended Strategy

The Building Committee has recommended that the Shire of Broomehill-Tambellup no longer enters into residential tenancy agreements outside of staff tenancies.

The Gnowangerup Road property could be either sold as is, demolished and subdivided into two lots for housing, or even incorporated into and expanded for the Senior Citizens housing project with the adjoining lot at the expiration of the current lease agreement.

The Committee recommends that Council write to the GEHA to seek

information as to its intentions regarding the completion of the lease of Lot 348 Gnowangerup Road.

The Committee recommends that Council write to the WA Agribusiness Centre Inc advising that the lease at 7 Howard Street will not be renewed as this property will be offered for sale at the completion of the current lease period.

The proceeds of any sale of housing assets are to be deposited to the Housing Reserve.

Recommended Strategy

It is recommended that following the sale of 48 India Street, that at optimum times for the Housing Replacement Strategy that 7 Howard Street, 54 India Street, 5 Taylor Street and possibly Lot 348 Gnowangerup Road be sold and replaced with upgraded housing.

It is recommended that these four housing units be replaced with three new homes built to the recommended specification.

Recommended Strategy

It is recommended that Council develop the “University Block” subdivision and that up to two lots from this development be utilised for Council housing needs if this is financially viable.

Recommended Strategy

The Committee recommends that Council hold the following residential lots without further development at this time:

- Lot 126, Lot 129, Lot 130, Lot 131 Income Street, Broomehill
- Lot 257 Leathley Street, Broomehill
- Lot 90 Tambellup West Road, Tambellup
- Lot 83, Lot 85 Russell Street, Tambellup

Recommended Strategy

The Committees recommends to Council that Lot 566 Ivy Street, Broomehill be developed for staff housing and that Council sell Lot 567 Ivy Street, Broomehill for private housing.

Recommended Strategy

The Committee recommends that Council sell Lot 102 North Terrace, Tambellup for private or public housing.

Recommended Strategy

The Committee recommends that Council continues to pursue the release of other land in both townsites.

The Council should be aware that in endorsing the Land and Housing Strategy it will be endorsing all of the above recommendations unless amended.

Consultation: Building Committee
Chief Executive Officer

**Statutory
Environment:** Nil

Policy Implications: Nil

**Financial
Implications:** This issue has no financial implications for Council at this time, however if the strategy is endorsed it sets in motion a plan to better manage Councils housing assets which will have an impact on both capital and operating budgets into the future.

**Strategic
Implications:** This issue is not dealt with in the Plan

Voting Requirements: Simple Majority

Council Resolution: **090412**

Moved Cr Sadler, seconded Cr Thompson

“That Council endorse the Shire of Broomehill-Tambellup’s Land and Housing Strategy subject to any required amendments.”

CARRIED 6/0

**Reason For Change to
Recommendation:**

10.12 APPLICATION FOR FUNDING FOR BULK RECYCLING RECEIVAL POINT

Program:	Community Amenities		
Attachment:	Copy of Letter and Diagram		
File Ref:	ADM0084		
Author:	JP Bentley	Manager	Administrative and Customer Services
Date:	9th April 2009		
Disclosure of Interest:	Nil		

Summary: Council to consider lodging an application for a bulk recycling receival point.

Background: Council recently completed its Draft Waste Management Strategy as part of the Towards Zero Waste Initiative. As part of that strategy Council has identified a number of methods of reducing waste entering land fill. A significant improvement in recycling may be achieved by providing a bulk recycling receival point.

Comment: Council has received advice of a Community Grants Scheme related to the Towards Zero Waste WA initiative. Community based groups which include Local Governments are encouraged to apply for funding for projects which may include:

- Creating a demonstration site for the reuse of materials and provide permanent signage describing the recycling process on site;
- Assist in the purchase of equipment to help improve and expand existing successful community recycling services;
- Provision of community environmental education courses that empower participants with the knowledge and skills to improve the waste management practices of their communities.

Funding is limited to a maximum of \$20,000 per project and the funding round closes at 5.00pm on 29th May 2009.

The recycling contractor has recently supplied pricing for the lease/hire of a purpose built bulk recycling container which will receive all recyclables including a separate section for large folded cardboard boxes. There is also a collection charge for the container. This container would receive all but large cardboard through either one of two entry points and the folded down cardboard boxes are deposited through a slot. The contractor would then collect and replace the container on a monthly basis.

The container would need to be located at an easily accessible site which could be the tip sites or even in the town sites at a suitable recycling location. The containers are highly water/rain resistant, but some infrastructure would need to be put in place to facilitate the easy deposit of the recyclables.

The funding/grants program above may provide funding for such infrastructure. A photograph of the container setup is attached for Councillor information.

Council may wish to pursue this funding and even seek quotes to purchase the container as opposed to the leasing option. At this time staff will need to know whether Council is interested in obtaining funding for this project and whether the project fits into the current thinking of the council in the waste management area.

For Council consideration and discussion.

Consultation: Paul Webb – Warren-Blackwood Waste

**Statutory
Environment:** Nil

Policy Implications: Nil

**Financial
Implications:** This project would become part of the 2009-2010 budget if Council wishes to pursue the project.

**Strategic
Implications:** This issue is not dealt with in the Plan

Voting Requirements: Simple Majority

Council Resolution: *090413*

Moved Cr Kempin, seconded Cr Thompson

“That Council apply for funding from the Community Grants Scheme for the provision of bulk recycling infrastructure and that provision be made in the 2009-2010 draft budget for the project to the value of the funding available.”

CARRIED 6/0

**Reason For Change to
Recommendation:**

10.13 CHIEF EXECUTIVE OFFICER – PERFORMANCE REVIEW

Program:	Governance	
Attachment:	Nil	
File Ref:	ADM0226	
Author:	JM Trezona	Chief Executive Officer
Date:	8th April 2009	
Disclosure of Interest:	Nil	

Summary: As per the requirements of the Local Government Act, Council is required to review the performance of the Chief Executive Officer.

Background: The *Local Government Act 1995 section 5.38* requires that
The performance of each employee who is employed for a term of more than one year, including the Chief Executive Officer and each senior employee is to be reviewed at least once in relation to every year of the employment.

Council is required to review the performance of the Chief Executive Officer.

Comment: A committee of three is required to review the Chief Executive Officer's performance and make a report to the Council. The committee members are generally the President, Deputy President and one other Councillor. Council will need to select the review committee.

Council has previously engaged the services of Anne Lake Consulting to assist with the review of the Chief Executive Officer.

Consultation: Nil

Statutory Environment: Nil

Policy Implications: Nil

Financial Implications: This issue has no financial implications for Council

Strategic Implications: This issue is not dealt with in the Plan

Voting Requirements: Simple Majority

Officer Resolution: *"That the Chief Executive Officer performance review be undertaken by Cr Webster, Cr Crosby and Cr Further Council to engage Anne Lake Consulting to assist with the performance review."*

Council Resolution: **090414**

Moved Cr Bowman, seconded Cr Sadler

“That the Chief Executive Officer’s performance review be undertaken by Cr Webster, Cr Crosby and one Councillor to be nominated by the Chief Executive Officer. Further Council to engage Anne Lake Consulting to assist with the performance review.”

CARRIED 6/0

**Reason For Change to
Recommendation:**

**10.14 HIDDEN TREASURES OF THE GREAT SOUTHERN –
REQUEST FOR FINANCIAL SUPPORT 2009/2010 AND 2010/2011
AND APPOINTMENT OF COUNCIL DELEGATE**

Program: Economic Services
Attachment: Copy of Letter requesting support, Activities for 2008/09, 5 year Budget, 2008/09 Financial Report
File Ref: ADM 0136
Author: KP O'Neill Finance Officer
Date: 14th April 2009
Disclosure of Interest: Nil

Summary: Council to consider a request from the Hidden Treasures of the Great Southern Committee for financial support in 2009/2010 and 2010/2011, and to consider appointing a delegate to represent Council to the Committee.

Background: The Hidden Treasures committee have written to Council requesting consideration for financial support in 2009/2010 of \$2,500, and to consider budgeting this amount annually over the next two years.

The Committee also request Council give consideration to appointing a delegate to the Committee, who can be either a Councillor or Community person.

Comment: The previous Shires of Broomehill and Tambellup made an annual contribution of \$2,500 each per year. In 2008/2009 provision was made in the budget for a contribution of \$5,000 in light of the amalgamation, and the fact that the two former Shires had committed to budgeting \$2,500 each per year until 2008/2009.

The Hidden Treasures Committee is extremely proactive in promoting the Great Southern area and attracting visitors into our Shire.

Council currently acts as the Bookkeeper for the Hidden Treasures committee funds, through the Trust Fund.

Consultation: Nil

**Statutory
Environment:** Nil

Policy Implications: Nil

**Financial
Implications:** Provision to be made in the 2009/2010 and 2010/2011 Budgets.

**Strategic
Implications:** This issue is not dealt with in the Strategic Plan

Voting Requirements: Simple Majority

Council Resolution: 090415

Moved Cr Bowman, seconded Cr Thompson

“That Council makes provision in the 2009/2010 and 2010/2011 Annual Budgets for a contribution to the Hidden Treasures of the Great Southern of \$2,500 per year.”

CARRIED 6/0

Officer Resolution: *“That be appointed as Councils delegate to the Hidden Treasures of the Great Southern Committee.”*

Council Resolution: 090416

“That Cr Turner be appointed as Councils delegate to the Hidden Treasures of the Great Southern Committee subject to her approval.”

CARRIED 6/0

Reason For Change to Recommendation:

Mr Davis and Mr Taylor retired from the meeting at 4.45pm.

12.1 PLANT REPORT FOR MARCH 2009

Program: Transport
Attachment: Nil
File Ref: Nil
Author: G Brigg Works Manager
Date: 9th April 2009
Disclosure of Interest: Nil

Reg No.	Description	Kms/Hrs	Year of Manufacture	Year of Purchase	Changeover	Comments
BH000	Ford Fairmont		2007	2007		Replaced
BH00	Ford Ranger Dual Cab	21520	2008	2008	2 yrs / 40,000km	Windscreen replaced. 20,000km service completed
BH001	ISUZU 6 Wheel Tipper	27234	2007	2007	7 yrs / 151,000km	Windscreen replaced
BH002	ISUZU 6 Wheel Tipper	9243	2008	2008	7 yrs / 151,000km	OK
BH003	Mitsubishi Canter Crew Cab	92158	2004	2004	5 yrs / 100,000km	Windscreen replaced
BH004	JD 670B Grader	9951	1996	1996	10 yrs / 10,000 hrs	Air conditioner needs attention and circle drive
BH005	Bomag Multi-Tyred Roller	3265	2002	2002	10 yrs	Battery isolator
BH006	Volvo 710	3350	2004	2004	10 yrs / 10,000 hrs	Air conditioner service
BH007	John Deere Ride on Mower		2003	2003	5 yrs / 5,000 hrs	OK
BH008	VOLVO L70D Loader		2001	2001	7 yrs / 7000 hrs	500 hour service. Replace broken lamps.
BH009	Holden Rodeo	36040	2004	2004	5 yrs / 100,000kms	OK
BH010	6x4 Fuel Trailer		1981	1981		OK
BH012	Isuzu Fire Truck		1995	2004	14 yrs	OK
BH013	John Deere 315SG Backhoe	1800	2003	2003	10 yrs / 10,000 hrs	OK
BH813	Multi Tyre Roller		1960	1980		OK

0TA	Ford XR6		2008	2008	15,000km	Replaced
TA052	Toyota Hilux 4x4	31250	2007	2007	2yrs	Rear tyres and Clutch required.
TA001	Ford Ranger Dual Cab	16400	2008	2008	40,000km	OK
ITA	Nissan Navara		2008	2008	40,000km	OK
TA1880	Isuzu Gigamax Truck	9116	2008	2008	5 yrs	OK
TA092	Isuzu Gigamax Truck	28466	2007	2007	5 yrs	OK
TA1855	Mitsubishi Rubbish Truck	109400		2000	4 yrs	OK
TA386	Mitsubishi Fuso Truck	39233	2007	2007	4 yrs	40,000km service
TA18	12H Grader	2358	2006	2006	8 yrs	Headlights replaced, park brake, switch ordered
TA1835	12H Grader	3103	2002	2003	8 yrs	OK
TA281	930G Loader	1270	2007	2007	8 yrs	Hydraulic leaks repaired
TA392	Tractor Mower				4 yrs	Repaired indicators
TA1221	John Deere Tractor			1987	15 yrs	OK
TA2180	Evertrans Trailer		2000	2000	8 yrs	OK
TA017	JCB 3CX-E Backhoe	812		2004	10 yrs	Tyres, service and brake repairs required
TA219	Multipac Multi-tyred Roller	7295		2004	10 yrs	Repairs to wipers and exhaust required
TA1196	Large Roller				Retain	OK
TA2015	Vibrating Roller			1977		OK
	Slasher					OK
XTR579	Road Broom				Retain	OK
	Mobile Fuel Tanker				Retain	OK
IAZJ510	Bomag Vibrating Roller			2001		Hydraulic leaks, cracked drum
TA005	John Deere Tractor		2008	2008		OK

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12.2 WORKS AND MAINTENANCE REPORT FOR MARCH 2009

Program:	Transport	
Attachment:	Nil	
File Ref:	Nil	
Author:	G Brigg	Works Manager
Date:	9th April 2009	
Disclosure of Interest:	Nil	

Broomehill

- Plants planted around the tourist information bay
- More plants ordered for town centre
- Damage was caused to one of the water storage tanks at the Recreational Centre. This occurred while cleaning around the tanks with a backhoe. The Tankman will repair the steel and weld the plastic liner.
- Trench in front of the administration building is being backfilled. Hard plastic liner will be placed in the trench against the wall, backfilled with aggregate and topped off with sand.
- Onesteel will be removing the steel in front of the rubbish tip and depot within the next two weeks. The hole at the rubbish tip is around 1/3 full within two months. Another hole will be required within six months. The rubbish tip will require \$6,000 per year for excavations without general maintenance.
- There are six people commencing community service on the 20th April 2009. They will be working around town doing general cleanup work which will include the cemetery.
- One person from Community First on the Work for the Dole Scheme will be assisting the Broomehill gardener.

Tambellup

- Plants have been planted around the batters of the football oval and around some of the gardens. Many more are required.
- Turf Services have completed work on the oval. 400 cubic metres of sand has been spread to even up the surface and the oval was aerated. Grass is responding well after recent rain.
- Maintenance crews are patching potholes around town streets. This area needs plenty of attention before wet weather sets in.
- Some footpaths are programmed to be repaired within the next few weeks.
- Some parking areas around the townsite need resealing urgently.
- A meeting with Community First with more Work for the Dole personal has been scheduled. These people can be used for fifteen hours per week and will give us another 45 man hours which can be utilised around town on projects like footpaths etc.
- Personnel doing Community Service will be working cleaning up around the town, rubbish tip, cemetery and painting kerbs.
- Onesteel will be removing steel from the rubbish tip and depots within the next few weeks.

Roads

- The outside crew is working on Pootenup Road. There is approximately 2.8km of road to be completed. 1km of road has been water bound. The seal was to be completed before the Easter break, but unfortunately no trucks were available from any bitumen suppliers. Sealing will not be completed until the end of the month. A cold seal may be needed with the colder weather almost upon us.
- Bitumen is stripping on the first 1.5km of section sprayed earlier this year on Pootenup road. This could be caused by:
 - **Binder Rate** – binder is an additive which is mixed into the C170 bitumen. This additive keeps bitumen pliable and sticky to retain aggregate on the bitumen. The normal binder rate is 2% of the total bitumen. The suppliers have advise that the

binder is now added in concentrate form and only 0.5% is needed to do the same job. I am still questioning this practice.

- **Aggregate** being used isn't precoated enough. This is where diesel is sprayed onto the stone to improve the adhesiveness when contact is made with the bitumen. It also lowers the dust which can create a film between the stone and bitumen. WA is the only state which does not precoat the aggregate with diesel and not a bitumen product. Using a bitumen product not only improves the adhesiveness, it stops the dry stone from absorbing the oil out of the bitumen. If too much oil is absorbed through dry stone it down grades the spray and binder rate leaving the bitumen lifeless.
 - **Low Spray Rate** – if a low spray rate is applied, the bitumen level cannot retain the stone. After spraying, spreading aggregate and rolled flat, the bitumen should be approximately 1/3 up the rock. If the bitumen level is any lower down the stones, there is not enough contact with the bitumen and can come free.
 - **Poor pavement** - this is where the gravel under the bitumen can't retain the bitumen to the gravel surface
- The problem lies with the above two points as the bitumen is not tacky and is lifeless. I feel the spray rate is proven. Most of the roads have been sprayed at 2 litres per square metre. Other roads are retaining the stone at this spray rate.
 - The stone is precoated by spraying diesel in patches and turning the stone over in the stockpile. This is a hit and miss system, but has worked in the past. Any type of precoating only has life of twenty days.
 - Aggregate was left for a considerable time before being used and was also dusty. The dire stone used could have allowed the oil and binder to be absorbed out of the bitumen.
 - I doubt the pavement is poor as the bitumen is still retained to the gravel base. Only the stones have come loose.
 - This leaves poor quality bitumen, dry aggregate and the binder rates.
- Gravel carting is completed on the Gnowangerup road. A measure up of the amount of bitumen required has been done and costs are around \$50,000 to spray the widening. This job is now at the limit of the budget as the costs are already \$93,000. Add the \$50,000 to seal the road totals \$143,000. There will be around \$10,000 to do the final trim work which will be done while raining to limit the water trucks. Total budget for this work was \$141,000.
 - Clearing has been finished on Nookanellup Road. Gravel work will commence later in the month.
 - Nookanellup and Brassey Road will be completed together. Both of these jobs are funded by Roads to Recovery Supplementary Funding. These jobs should be completed by the end of June.
 - Coalcliff have installed the new culvert on Punchmirup Road. Negotiations are underway for them to return and do work on the wing walls. Once completed, this will leave the sealing of this section.
 - Coalcliff have widened the pipes on Birt Road. The crew will complete the road works required within the specified timeframe.

Plant

- A new float has been ordered to suit Councils requirements. After investigating Main Roads WA regulations, the best option was for a tri axle step deck.
- After talking with machinery salesman, it has been advised that tendering equipment for sale could be beneficial to Council to obtain better prices. This may limit lower trade in prices if trading multiple machines.
- If Council can sell most of the equipment prior to buying new machine, it will increase Councils purchasing power.
- The Chief Executive Officer's and Manager of Administrative and Customer Service's vehicles have arrived.
- The vibrating roller is down again with drum mounts.

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12.3 BUILDING SURVEYORS REPORT FOR MARCH 2009

Program: Economic Services
Attachment: BSR Report and Activity Statement
File Ref: ADM0076
Author: D Baxter Building Surveyor
Date: 31st March 2009
Disclosure of Interest: Nil

Summary: Attached are the BSR Report and the Activity Statement for the month of March 2009 that have been sent to all the relevant authorities that are required by legislation.

Background: These reports advise of the building approvals and the activity of the Building Surveyor for the month of March 2009.

Comment:

Consultation: Nil

Statutory Environment: Nil

Policy Implications: Nil

Financial Implications: This issue has no financial implications for Council

Strategic Implications: This issue is not dealt with in the Plan

Voting Requirements: Simple Majority

Council Resolution: *Council discussed the Officers Report.*

Reason For Change to Recommendation:

12.4 BUILDING MAINTENANCE PROGRAM

Program:	Various				
Attachment:	Building Maintenance Program for March 2009				
File Ref:					
Author:	JP Bentley	Manage	Administrative	and	Customer
		Service			
Date:	7th April 2009				
Disclosure of Interest:	Nil				

Summary: Update of the Building Maintenance Program for 2008-2009.

Background:

Comment: The Building Maintenance Program is updated on a regular basis and presented for Councils information, comment and discussion if required.

Consultation: Nil

Statutory Environment: Nil

Policy Implications: Nil

Financial Implications: Provision has been made in the 2008-2009 budget to meet the building maintenance program costs.

Strategic Implications: This issue is not dealt with in the Plan

Voting Requirements: Simple Majority

Council Resolution: *Council discussed the Officers Report.*

Reason For Change to Recommendation:

13. NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF COUNCIL

Nil

14. DATE OF NEXT MEETING

Thursday 31st May 2009

15. CLOSURE

There being no further business, Cr Webster thanked Councillors and staff for their attendance and declared the meeting closed at 5.32pm.