



Ordinary Meeting of Council

MINUTES

17 October 2013

**THIS DOCUMENT IS AVAILABLE IN OTHER FORMATS ON
REQUEST FOR PEOPLE WITH A DISABILITY.**



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SHIRE OF BROOMEHILL - TAMBELLUP

Minutes of the Ordinary Meeting of Council of the Shire of Broomehill-Tambellup held in the Tambellup Council Chambers on Thursday 17 October 2013 commencing at 4.09pm.

1. RECORD OF ATTENDANCE / APOLOGIES / LEAVE OF ABSENCE

Present:	Cr BG Webster	President
	Cr GM Sheridan	Deputy President
	Cr KW Crosby	
	Cr MR Turner	
	Cr SJF Thompson	
	Cr DCN Kempin	
	Cr M Sadler	
	JM Trezona	Chief Executive Officer (CEO)
	JA Stewart	Manager Corporate Services
	GC Brigg	Manager of Works
	LK Cristinelli	Executive Assistant
	Phil Shephard	Director of Planning & Development – Shire of Katanning

Apologies: Nil

Leave of Absence: Nil

2. DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

2.1 The President welcomed Councillors and Staff and declared the meeting open at 4.09pm.

3. RESPONSE TO PREVIOUS QUESTIONS TAKEN ON NOTICE

Nil

4. PUBLIC QUESTION TIME

Nil

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 ORDINARY MEETING OF COUNCIL MINUTES 22 AUGUST 2013

131001

Moved Cr Turner, seconded Cr Sheridan

“That the Minutes of the Ordinary Meeting of Council held on 22 August 2013 be confirmed as a true and accurate record of proceedings.”

CARRIED 7/0

8.2 SPECIAL MEETING OF COUNCIL MINUTES 10 SEPTEMBER 2013

131002

Moved Cr Crosby, seconded Cr Sadler

“That the Minutes of the Special Meeting of Council held on 10 September 2013 be confirmed as a true and accurate record of proceedings.”

CARRIED 7/0

9. ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION

Nil

10. MATTERS FOR DECISION

10.01 FINANCIAL STATEMENTS FOR AUGUST & SEPTEMBER 2013

Program:	Other Property and Services
Attachment:	Monthly Financial Statements for August & September 2013
File Ref:	Nil
Author:	KP O'Neill Finance Officer
Date:	8 October 2013
Disclosure of Interest:	Nil

Summary: Council to consider the monthly financial report for the period ending 31 August 2013 and 30 September 2013.

Background: The *Local Government (Financial Management) Regulations 1996* require a statement of financial activity to be prepared each month and prescribe the contents of that report and accompanying documents. The report is to be presented at an ordinary meeting of the Council within 2 months after the end of the month to which the report relates.

Each financial year, Council is required to adopt a percentage or value to be used in the statement of financial activity for reporting material variances.

As part of the 2012/13 budget process, Council adopted 10% or \$10,000 as the material variance for reporting purposes for the year.

Comment: The September 2013 statements report on the three months commencing the 2013/14 financial year. It is worthy to note:-

- Rates, ESL and refuse charges were levied on 1 August 2013.
- Council offered a 10% discount for prompt payment within 28 days from the date of issue, with a closing date of 31 August. A total of \$150,856 in discount was taken up, which exceeds our budget estimate of \$140,000.
- A four instalment and two instalment option was made available for payment of rates, with the closing date for these first instalments on 6 September. There are 18 assessments on the two instalment plan and 66 assessments on the four instalment plan.
- At 30 September, approximately 81% in rates and charges had been received.
- Council awarded the tender for construction of the Independent Living Seniors Accommodation at a Special Meeting in September. Construction is anticipated to commence in the coming months.
- Work on the transfer stations in Broomehill and Tambellup have commenced.
- The majority of plant items budgeted for replacement have been traded, and the body for the new Mack truck is currently being fabricated.

Consultation: Nil

Statutory

Environment: *Local Government (Financial Management) Regulations 1996*

34. Financial activity statement report

(1) A local government is to prepare each month a statement of financial activity reporting on the revenue and expenditure, as set out in the annual budget under regulation 22 (1)(d), for that month in the following detail –

- (a) annual budget estimates, taking into account any expenditure incurred for an additional purpose under section 6.8(1)(b) or (c);*
- (b) budget estimates to the end of the month to which the statement relates;*
- (c) actual amounts of expenditure, revenue and income to the end of the month to which the statement relates;*
- (d) material variances between the comparable amounts referred to in paragraphs (b) and (c); and*
- (e) the net current assets at the end of the month to which the statement relates.*

(2) Each statement of financial activity is to be accompanied by documents containing –

- (a) an explanation of the composition of the net current assets of the month to which the statement relates, less committed assets and restricted assets;*
- (b) an explanation of each of the material variances referred to in subregulation (1)(d); and*
- (c) such other supporting information as is considered relevant by the local government.*

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: *131003*

Moved Cr Sadler, seconded Cr Thompson

“That the Financial Statement for the period ending 31 August 2013 and 30 September 2013 be adopted.”

CARRIED 7/0

Reason For Change to Recommendation:

10.02 CREDITORS ACCOUNTS PAID AUGUST & SEPTEMBER 2013

Program:	Other Property and Services
Attachment:	List of Payments for August & September 2013
File Ref:	Nil
Author:	KP O'Neill Finance Officer
Date:	8 October 2013
Disclosure of Interest:	Nil

Summary: Council to consider the list of payments made from the Municipal and Trust Funds during August 2013 and September 2013.

Background: The *Local Government (Financial Management) Regulations 1996* prescribe that a list of accounts paid under delegated authority by the CEO is to be prepared each month, providing sufficient information to identify the transactions.

The list is to be presented to the Council at the next ordinary meeting after the list is prepared and recorded in the minutes of that meeting.

Comment: Summary of payments made for the month:-

August 2013

Municipal Fund	\$782,113.48
Trust Fund	\$440.00
Credit Cards	\$427.33
Total	\$782,980.81

September 2013

Municipal Fund	\$778,983.50
Trust Fund	\$30,565.00
Credit Cards	\$3989.91
Total	\$813,538.41

Consultation: Nil

Statutory

Environment: *Local Government (Financial Management) Regulations 1996*

13. Lists of accounts

(1) If the local government has delegated authority to the CEO the exercise of its power to make payments from the municipal fund or the trust fund, a list of accounts paid by the CEO is to be prepared each month showing for each account paid since the last such list was prepared –

- (a) the payee's name;*
- (b) the amount of the payment;*
- (c) the date of the payment; and*
- (d) sufficient information to identify the transaction.*

Policy Implications: Nil

Financial

Implications: Lists the payments made from Municipal and Trust Funds during the previous month.

Strategic

Implications: This issue is not dealt with in the Plan

Voting Requirements: Simple Majority

Council Resolution: **131004**

Moved Cr Kempin, seconded Cr Turner

“That the list of accounts paid during August 2013, represented by:-

- Municipal Fund cheques numbered 2150 to 2186 inclusive and electronic payments numbered EFT4568 to EFT4675 inclusive and totalling \$782,113.48;*
- Trust Fund electronic payment numbered EFT4611 totalling \$440.00;*
- Credit Card payments totalling \$427.33;*

and the list of accounts paid during September 2013, represented by:-

- Municipal Fund cheques numbered 2187 to 2230 inclusive and electronic payments numbered EFT4676 to EFT4792 inclusive and totalling \$778,983.50;*
- Trust Fund electronic payments numbered EFT4793 and EFT4831 to EFT4834 inclusive and totalling \$30,565.00;*
- Credit Card payments totalling \$3,989.91;*

be adopted.”

CARRIED 7/0

**Reason For Change to
Recommendation:**

10.03**SHIRE OF BROOMEHILL-TAMBELLUP LOCAL PLANNING STRATEGY – DRAFT COPY**

Program:	Town Planning & Development
Attachment:	Draft Local Planning Strategy (Track Changes Copy), Modified Plans and Q100 Flood Areas
File Ref:	ADM0347
Author:	Phil Shephard – Town Planning Consultant
Date:	10 October 2013
Disclosure of Interest:	Nil

Summary: To consider the suggested modifications from the Department of Planning on the draft Local Planning Strategy (draft LPS).

Background: Following completion of the draft LPS to Council's satisfaction, the draft LPS was referred to the Department of Planning (Albany Office) for their consideration and comment prior to Council commencing the formal process of adopting the strategy, referring the draft LPS to the WA Planning Commission for endorsement and then undertaking public consultation.

Comment: The Department of Planning has provided a number of suggested modifications as set out in the following table. These modifications are suggested only and do not form part of their 'formal' response to the draft LPS which will be received following the submission on the draft LPS to them for endorsement prior to public consultation occurring.

This document is the Shire's land use planning strategy and the wording should reflect the intentions of the Shire rather than the DoP who have a limited role in its implementation. That said, given the Shire is required to gain the DoP's endorsement for the strategy to progress, staff have sought to include the modifications where they are not at odds with the Council's original intentions and provide a positive addition to the expected outcome.

The table includes only significant changes recommended by the DoP and does not include every suggested modification (these can be seen in the attached Tracked Changes Copy). The table includes a staff comment on the suggested modification and a recommendation on whether the Council should accept the suggested modification or not.

No	DoP Suggested Modification	Staff Comment	Recommendation
1	Reorder the first parts of the draft LPS to include the Local Planning Strategy as Part 1 and the Strategic Land Use Plan as Part 2.	The change is supported and will not affect the overall outcome of the strategy.	That Council accept the suggested modification and rearrange the draft LPS to include the Local Planning Strategy as Part 1, the Strategic Land Use Plan as Part 2 and Background Report as Parts 3 – 9.

2	Make minor text changes to Part 1 Local Planning Strategy	The changes are generally acceptable and reflect the reordering etc from Modification 1 above.	That Council accept the suggested modifications and undertake the minor text changes to Part 1 Local Planning Strategy as determined by the Chief Executive Officer in consultation with the Town Planner.
Population and Housing Aims			
3	Change existing Population and Housing Aim statement from: ‘Provide sufficient zoned land for housing to meet future needs.’ to ‘Provide sufficient land for housing to meet future needs.’	The existing Aim is clearly to identify <i>and zone</i> land for residential purposes through the strategy and subsequent new scheme. No justification has been provided from the DoP to support the proposed change and the suggested modification is not supported.	That Council retain the wording of existing Population and Housing Aim as follows: ‘Provide sufficient zoned land for housing to meet future needs.’
4	Change existing Population and Housing sub-strategy statement from: ‘Maintain existing residential and rural residential zoned land unless affected by a known hazard.’ to ‘Residential and rural residential development shall only be supported in those areas designated for such uses as shown in the SLUP.’	The original wording of the draft LPS strategy ‘to maintain’ the existing residential and rural residential zoned areas is considered clear and unambiguous and is not improved with the proposed additions. This strategy is then supported by the actions in the new Local Planning Scheme to retain the existing residential and rural residential/special rural zoned areas. This is shown graphically in the Strategic Land Use Plan (SLUP) which forms part of the draft LPS and does not need to be specifically referred to in the strategy. The reference to known hazards is not confined to flooding but would also encompass other hazards such as bush fire or odours from wastewater treatment plant etc. The imposition of density codes and bonuses will be	That Council retain the wording of existing Population and Housing sub-strategy as follows: ‘Maintain existing residential and rural residential zoned land unless affected by a known hazard.’

		undertaken through the new Local Planning Scheme and the specific scheme provision would ordinarily preclude any residential area likely to be flooded in any case. No specific justification has been provided from the DoP to support the proposed change and the suggested modification is not supported.	
5	Change existing Population and Housing sub-strategy statement from: ‘Provide for a variety of residential lot sizes within the Broomehill and Tambellup townsites.’ to ‘All development shall be required to demonstrate land use capability for the intended use. A variety of residential lot sizes within the Broomehill and Tambellup townsites.’	The original wording of the strategy is ‘to provide a variety of lot sizes’ within the residential areas of Broomehill and Tambellup. The strategy already advises that these uses will be confined to the existing residential zoned areas in the townsites and there is no justifiable planning need to prove land capability in these existing areas. No justification has been provided from the DoP to support the proposed change and the suggested modification is not supported.	That Council retain the wording of existing Population and Housing sub-strategy as follows: ‘Provide for a variety of residential lot sizes within the Broomehill and Tambellup townsites.’
6	Change existing Population and Housing Aim statement from: ‘Encourage a wide range of housing type within residential areas including aged persons accommodation.’ to ‘Encourage a wide range of housing types within residential areas including aged persons accommodation.’	The minor change is acceptable.	That Council accept the suggested modification and reword the existing Aim in the Population and Housing sub-strategy as follows: ‘Encourage a wide range of housing types within residential areas including aged persons accommodation.’
7	Change existing Population and	The original wording of the strategy clearly	That Council retain the wording of

	<p>Housing sub-strategy statement from:</p> <p>‘Allow for urban density increases where deep sewer infrastructure is available.’</p> <p>to</p> <p>‘Urban density increases shall be supported where deep sewer infrastructure is available for infill and the proposal is outside of the 1 in 100 year flood level.’</p>	<p>advises that deep sewer connection is required to support <i>any</i> density increase proposals. This strategy combined with the other relevant action in the draft LPS to ‘Delete flood-prone lots in Tambellup from Residential Zone and include them within the Parks and Recreation Reserve’ provides a clear picture of where and under what conditions Council may consider a density increase. The preclusion of only flood affected areas from density increases is also considered inappropriate as there are other circumstances that may require Council to reject a density-increase such as bush fire risk etc. No justification has been provided from the DoP to support the proposed change and the suggested modification is not supported.</p>	<p>existing Population and Housing sub-strategy as follows:</p> <p>‘Allow for urban density increases where deep sewer infrastructure is available.’</p>
8	<p>Change existing Population and Housing sub-strategy statement from:</p> <p>‘Promote alternative housing types such as single bedroom dwellings, ancillary accommodation, grouped dwellings and aged person’s accommodation.’</p> <p>to</p> <p>‘Council shall promote alternative housing types such as single bedroom dwellings, ancillary accommodation,</p>	<p>This part of the strategy deals specifically with residential areas and the additional text is not required as it is a given that we are talking about residential areas (as these are the only areas where these uses can be developed). The inclusion of reference to ‘Council’ is also not required as it is Council’s strategy in any case. No justification has been provided from the DoP to support the proposed change and the suggested modification is not supported.</p>	<p>That Council retain the wording of existing Population and Housing sub-strategy as follows:</p> <p>‘Promote alternative housing types such as single bedroom dwellings, ancillary accommodation, grouped dwellings and aged person’s accommodation.’</p>

	grouped dwellings and aged person's accommodation throughout the areas designated Residential.		
9	<p>Change existing Population and Housing sub-strategy statement from:</p> <p>‘Continue to monitor Census data and household changes over time.’</p> <p>to</p> <p>‘Census data and household changes over time shall be monitored and strategies reviewed over time to respond to the Shire’s changing demographic.’</p>	<p>The change is considered unnecessary.</p> <p>The additional text is not required and does not add to the outcome.</p> <p>The DoP’s reference to ‘strategies reviewed’ is unclear, as Council is only dealing with the draft LPS and any changes would need to be undertaken through a review of the LPS.</p> <p>The ‘normal’ review for an adopted Local Planning Strategy is 5 years, although as mentioned in Part 7 of the draft LPS, the next review is likely to take place in conjunction with a review of the Local Planning Scheme. Given the prospect of amalgamations and other changes to Local Governments in the region, there are possibly other factors that may require a review to be undertaken.</p> <p>It should be remembered that a review may be undertaken at any time if deemed necessary by the Council.</p>	<p>That Council retain the wording of existing Population and Housing sub-strategy as follows:</p> <p>‘Continue to monitor Census data and household changes over time.’</p>
10	<p>Change existing Population and Housing sub-strategy statement from:</p> <p>‘Liaise with the developers to encourage variety in housing choices being developed.’</p> <p>to</p> <p>‘Liaise with the developers and adopt local planning policies which encourage</p>	<p>The change is considered unnecessary.</p> <p>This strategy was to be delivered through Action 4) in the draft LPS to:</p> <p>‘Prepare a Local Planning Policy to provide density and development bonuses for high quality residential developments such as grouped dwellings and aged persons accommodation that include a mix of housing types and achieve a minimum floor area’.</p>	<p>That Council retain the wording of existing Population and Housing sub-strategy as follows:</p> <p>‘Liaise with the developers to encourage variety in housing choices being developed.’</p>

	variety in housing choices being developed in Residential areas.’	The reference to any planning policies should be in the action, not the strategy.	
Environment Aims			
11	Change existing Environment sub-strategy statement from: ‘Seek data on climate change and evaluate its impact on Shire and its natural and built environment.’ to ‘Seek data on climate change and evaluate its impact on <i>the</i> Shire and its natural and built environment.’	The minor change is acceptable.	That Council accept the suggested modification and reword the existing sub-strategy in the Environment sub-strategy as follows: ‘Seek data on climate change and evaluate its impact on the Shire and its natural and built environment.’
12	Change existing Environment sub-strategy statement from: ‘Support the Federal and State Government natural resource management initiatives.’ to ‘Require developments to incorporate Federal and State Government natural resource management initiatives into proposals.’	The change is not supported. This sub-strategy seeks to ensure that the Shire supports natural resource management policy initiatives available within the Shire area such as those in the past dealing with salinity, rivercare, bushcare etc. The sub-strategy is very general in nature and is not intended to target any particular land use or development etc. The proposed change reduces the intention of the strategy and its impact/scope significantly as it would only relate to developments. The comments provide no advice on how the DoP see this reworded strategy being delivered.	That Council retain the wording of existing Environment sub-strategy as follows: ‘Support the Federal and State Government natural resource management initiatives.’
13	Change existing Environment sub-strategy statement from: ‘Encourage Crown land managers to prepare and implement	The minor change is acceptable. The change does not change the intent of the strategy. Whether these management plans are prepared and	That Council accept the suggested modification and reword the existing sub-strategy in the Environment sub-strategy as follows: ‘Request Crown

	management plans for conservation reserves.’ to ‘Request Crown land managers to prepare and implement management plans for conservation reserves.’	implemented is a decision for the relevant Crown land manager to make. This is why the Council’s intent was to ‘encourage’ them to prepare these plans over time rather than the pointed ‘request’ which could simply be denied and would then not be progressed any further.	land managers to prepare and implement management plans for conservation reserves.’
14	Change existing Environment sub-strategy statement from: ‘Identify and protect raw materials including gravel and sand resources.’ to ‘Developments shall identify and protect raw materials including gravel and sand resources.’	The change is not supported. This sub-strategy seeks to ensure that the Shire identifies and maps these important raw materials and protects them from developments that would prevent their future use. The proposed change alters the intention of the strategy and its scope significantly as it would only relate to developments.	That Council retain the wording of existing Environment sub-strategy as follows: ‘Identify and protect raw materials including gravel and sand resources.’
15	Change existing Environment sub-strategy statement from: ‘Developments shall identify existing and potential areas affected by natural hazards and/or land degradation including flood, salinity and groundwater or the like and facilitate measures to reduce its impacts.’ to ‘Developments shall identify existing and potential areas affected by natural hazards and/or land degradation including flood, salinity and	The change is not supported. This sub-strategy seeks to ensure that the Shire identifies and obtains mapping from Government agencies showing these hazard areas and protects them from inappropriate land uses and/or developments. As with suggested modification 14 above, the proposed change alters the intention of the strategy and its scope significantly as it would only relate to developments.	That Council retain the wording of existing Environment sub-strategy as follows: ‘Developments shall identify existing and potential areas affected by natural hazards and/or land degradation including flood, salinity and groundwater or the like and facilitate measures to reduce its impacts.’

	groundwater or the like and facilitate measures to reduce impacts.’		
16	Change existing Environment sub-strategy statement from: ‘Encourage incorporation of water sensitive urban design principles into developments.’ to ‘Incorporate water sensitive urban design principles into developments.’	The change is not supported. This sub-strategy seeks to specifically to ‘encourage’ the adoption of water sensitive principles into developments over time. The DoP’s suggested modification would mandate their incorporation and this does not recognise the limited resources available to the Shire to undertake these works or to implement a mandatory scheme.	That Council retain the wording of existing Environment sub-strategy as follows: ‘Encourage incorporation of water sensitive urban design principles into developments.’
17	Change existing Environment sub-strategy statement from: ‘Complete the preparation of land capability mapping and a natural resource management atlas.’ to ‘Complete the preparation of land capability mapping and a natural resource management atlas which includes flooding, salinity, biodiversity, visual landscape protection etc.’	The minor change is acceptable. The change does not change the intent of the strategy. Whether these management plans are prepared and implemented is a decision for the relevant Crown land manager to make. This is why the intent was for Council to ‘encourage’ them to prepare these over time rather than the pointed ‘request’ which could simply be denied and would then not be progressed any further.	That Council accept the suggested modification and reword the existing sub-strategy in the Environment sub-strategy as follows: ‘Complete the preparation of land capability mapping and a natural resource management atlas which includes flooding, salinity, biodiversity, visual landscape protection etc.’
18	Delete existing Environment Aim stating: ‘Identify and protect places of natural, historic architectural, scientific and cultural significance to the community.’	The change is not supported. There are no reasons provided by the DoP to support the deletion of this aim and is at odds with the WA Planning Commission Statement of Planning Policy 3.5. The identification and protection of places important to the	That Council retain the existing Environment Aim as follows: ‘Identify and protect places of natural, historic, architectural, scientific and cultural significance to the community.’

		community is considered to be critical to the successful implementation of a local planning strategy.	
19	Include new Scheme Action to state: ‘Whole of R48248 (Lot 300 Lavarock Street) and R10600 (Lots 312-334, 367, 425-433, 437 & 438 north of Linden Street Broomehill be reserved to Parks and Recreation; Restricted with a reserve purpose of ‘Conservation of Flora and Fauna and Heritage Trail.’	The change is not supported. The intention is to include a Parks and Recreation Local Scheme Reserve in the new Local Planning Scheme and this is not intended to be restricted. The scheme cannot determine the purpose of a reserve, this is done through the Land Administration Act etc and the indeed the suggestion seems to be as a result of 1 submission received on earlier drafts of the Local Planning Strategy rather than general support of the community.	That Council not accept the suggested scheme action.
20	Include new Scheme Action to state: ‘Lots 150-152, 157-160, 165-167 and UCL pin 618644 within Tambellup be reserved to Parks and Recreation; Restricted with a reserve purpose of Conservation and Floodway’.	The change is supported in-part and the inclusion of flood prone areas in Tambellup in a Parks and Recreation Reserve is appropriate. An alternative would be to include a Waterway Local Scheme Reserve and include the land within this classification. The intention is to include a Parks and Recreation Local Scheme Reserve in the new Local Planning Scheme and this is not intended to be restricted. The scheme cannot determine the purpose of a reserve, this is done through the Land Administration Act etc.	That Council accept the suggested scheme action in –part and include Lots 150-152, 157-160, 165-167 and UCL pin 618644 in Tambellup within the Parks and Recreation Local Scheme Reserve.
Settlement and Infrastructure Aims			
21	Change existing Settlement and Infrastructure sub-strategy statement from: ‘Consolidate Broomehill and Tambellup as the major settlement	See comments in 4 above. The addition of the text ‘Development shall not be supported in Pootenup or Peringillup.’ is supported as long as it is clear to the DoP that Council cannot prevent development of these lots	That Council accept the suggested modification in-part and reword the existing sub-strategy in the Settlement and Infrastructure as follows:

	<p>and service centres within the district.’</p> <p>To ‘Consolidate Broomehill and Tambellup as the major settlement and service centres within the district.</p> <p>Development shall not be supported in Pootenup or Peringillup.</p> <p>Residential and Rural Residential development shall only be supported in those areas designated for such uses as shown on the SLUP.’</p>	<p>consistent with their zoning. The intention is that these small centres would not be expanded.</p>	<p>‘Consolidate Broomehill and Tambellup as the major settlement and service centres within the district.</p> <p>Further development in and around the Pootenup or Peringillup townsites shall not be supported.’</p>
22	<p>Change existing Settlement and Infrastructure sub-strategy statement from:</p> <p>‘Include the area immediately south of Tambellup to be investigated for future residential growth.’</p> <p>to</p> <p>‘Include the area immediately north of Tambellup to be investigated for future residential growth.’</p> <p>The DoP have also included a complementary change in the Actions to include the nominated land on the Scheme Map.</p>	<p>The change is acceptable. The DoP have concerns with the inclusion of the land to the south as they consider it has a number of constraints that may prevent it from development. As an alternative, they suggest part of Reserve 19757 be included instead.</p> <p>The modification does not change the intent of the strategy which is to include additional land in Tambellup for future residential purposes.</p>	<p>That Council accept the suggested modification and reword the existing sub-strategy in the Settlement and Infrastructure as follows:</p> <p>‘Include the area immediately north of Tambellup (being part of Reserve 19757) to be investigated for future residential growth.’</p> <p>and</p> <p>reword the Scheme Action to state:</p> <p>Identify the Residential Investigation Area in Tambellup on the Scheme Map and include scheme controls to enable structure planning to be completed for that area.’</p>
23	<p>Delete existing Settlement and Infrastructure sub-strategy stating:</p> <p>‘Combine the existing special</p>	<p>The change is not supported.</p> <p>There are no reasons provided by the DoP to support the deletion of this sub-strategy and it</p>	<p>That Council retain the existing Settlement and Infrastructure sub-strategy stating:</p> <p>‘Combine the</p>

	rural/rural residential zones into a single rural residential zone.’	should be retained.	existing special rural/rural residential zones into a single rural residential zone.’
24	Combine the text of existing Settlement and Infrastructure sub-strategies to state: ‘Ensure adequate commercial and public facilities are available for residents and visitors in land designated as Town Centre.’	The change is not supported. There are no reasons provided by the DoP to support the combining of these sub-strategy statements and they should be retained as is. One strategy is about ensuring adequate land is available and the other strategy refers to the combining of the existing 2 zones into 1 consolidated zone. The combining of the strategies reduces their individual intentions and public facilities are not expected to be on land zoned for Town Centre purposes.	That Council retain the existing Settlement and Infrastructure sub-strategies stating: ‘Ensure adequate commercial and public facilities are available for residents and visitors.’ and ‘Combine the existing Town Centre zones into a single Town Centre zone.’
25	Change existing Settlement and Infrastructure sub-strategy statement from: ‘Continue to liaise with the State Government to ensure adequate provision of servicing infrastructure is available to service developments.’ to ‘Continue to liaise with the State Government to co-ordinate the provision of appropriate infrastructure to service developments.’	The minor change is acceptable. The modification does not change the intent of the strategy which is to ensure adequate servicing infrastructure is available to service the growth of the towns and new developments.	That Council accept the suggested modification and reword the existing sub-strategy in the Settlement and Infrastructure as follows: ‘Continue to liaise with the State Government to co-ordinate the provision of appropriate infrastructure to service developments.’
26	Delete existing Settlement and Infrastructure sub-strategy statement: ‘Prepare a Development	The change is not supported. There are no reasons provided by the DoP to support the change and it should be retained as is.	That Council retain the existing Settlement and Infrastructure sub-strategy stating: ‘Ensure adequate

	Standards Manual to advise developers of the Shire's engineering standards and infrastructure provision policies for subdivision and development.' and include it within the Local Planning Scheme Action column.	The preparation of a Development Standards Manual is not a scheme action it is a strategy generated from the Local Planning Strategy Aim to 'ensure adequate servicing infrastructure is available to support developments in the Shire.	commercial and public facilities are available for residents and visitors.' and 'Prepare a Development Standards Manual to advise developers of the Shire's engineering standards and infrastructure provision policies for subdivision and development.'
Economy and Employment Aims			
27	Change existing Economy and Employment sub-strategy statement from: 'Protect the use of existing agricultural land for primary production purposes.' to 'Protect land designated as General Agriculture for primary production purposes and only support subdivision of this land in accordance with WAPC Policies SPP2.5 and DC3.4.'	The change is not supported. There are no reasons provided by the DoP to support the change and it should be retained as is. The WA Planning Commission determine whether to approve/refuse subdivision/amalgamation applications with the Shire acting as a referral body. The Shire has pursued a flexible approach to subdivision and the WAPC are not bound or fettered by a decision of the Council on a particular application. The modification changes the original intention of Council to maintain a flexible approach.	That Council retain the existing Economy and Employment sub-strategy stating: 'Protect the use of existing agricultural land for primary production purposes.'
28	Delete the existing Scheme Action in Economy and Employment which states: 'Prepare a Local Planning Policy to deal with the development of tree plantations for either wood/fibre production or environmental purposes (rehabilitation,	The change is not supported. The WAPC have for many years advised they are preparing a State Planning Policy to deal with this matter and have not delivered to date. In relation to tree plantations, the preparation of a Local Planning Policy to advise what sorts of plantings such allowing windbreaks, amenity	That Council retain the existing Scheme Action in Economy and Employment which states: 'Prepare a Local Planning Policy to deal with the development of tree plantations for either wood/fibre production or environmental purposes (rehabilitation,

	carbon credits) within the General Agriculture Zone.’	plantings, rehabilitation works as agroforestry uses which are permitted in the rural areas whilst carbon sequestration or tree plantations involving ‘whole of farm’ plantings are determined as tree plantation uses and are either not permitted (X) or permitted at Council’s discretion is considered important to ensure the Shire’s intentions are clear. The use of whole farms for trees has been responsible for hastening the depopulation of some rural areas in the Great Southern such as around Wellstead and parts of Jerramungup. The DoP have provided no justification for the deletion of the action and ideally the WAPC would complete their policy to set the boundary for Local Planning Schemes although this is considered unlikely any time soon.	carbon credits) within the General Agriculture Zone.’
29	Include a new sub-strategy in Economy and Employment which states: ‘Designate the existing adjacent industrial and rural residential land south and south-east of the CBH operations in Broomehill as Industrial Buffer.’ They also recommend a complimentary scheme action requiring the land be zoned as Special Site – Industrial Buffer.	The change is not supported. A review of other CBH facilities in the Great Southern did not uncover any other sites being required to include special zones for buffers around these types of facility and the DoP have provided no justification for this heavy-handed approach in this instance. The DoP have not advised of the need for the buffer due to impacts from noise, odour, etc. In most instances, these storage facilities are approved as rural industry type uses and are sufficiently located away from sensitive areas (such as residential) to not warrant any buffers.	That Council not accept the suggested new sub-strategy or scheme action requiring the establishment of a Special Site – Industrial Buffer around the existing CBH facilities in Broomehill.

Strategy Plans			
30	Delete future industrial site in Broomehill (Lot 24 Broomehill – Kojonup Road)	The change is supported. The DoP have concerns with the inclusion of this lot and recommend that of the Council wants to identify additional industrial land this be considered in the area near the existing industrial area (Nardlah Road).	That Council accept the suggested modification and delete Lot 24 from future industrial use and identify an area near the existing industrial area (Nardlah Road) for future industrial use.
31	Modify the flood prone land to be consistent with the Q100 flood mapping provided by the DoP.	The change is supported.	That Council accept the suggested modification and include the DoP mapping for Q100 flood prone areas in Tambellup.

Consultation:

The draft strategy has been subject to consultation with Councillors and two previous public meetings. Additional consultation with Government agencies and residents/general public is required following the endorsement of the draft strategy by the WAC/DoP.

Statutory**Environment:**

Planning and Development Act/Regulations govern the preparation and adoption of Local Planning Strategies.

Policy Implications:

Nil

Financial**Implications:**

The funds for the preparation of the Local Planning Strategy and future Local Planning Scheme have been budgeted for from funds received when the amalgamation was completed.

Strategic**Implications:**

This issue is not dealt with in the Strategic Plan

Voting Requirements:

Simple Majority

- Officer Resolution:**
- 1) *That Council accepts suggested modifications 1, 2, 6, 11, 13, 17, 20, 21, 22, 25, 30 & 31 as set in the table in the report.*
 - 2) *That Council not accept suggested modifications 3, 4, 5, 7, 8, 9, 10, 12, 14, 15, 16, 18, 19, 23, 24, 26, 27, 28 & 29 as set in the table in the report.*
 - 3) *That Council authorises the Chief Executive Officer to complete the draft Local Planning Strategy in accordance with 1) and 2) above, in consultation with the Town Planner.*
 - 4) *That Council authorises the Chief Executive Officer to submit the completed draft Local Planning Strategy to the Western Australian Planning Commission for its approval.*

Council Resolution: **131005**

Moved Cr Thompson, seconded Cr Sheridan

- 1) *“That Council accepts suggested modifications 1, 2, 6, 11, 13, 17, 20, 21, 22, 25 & 30 as set in the table in the report.*
- 2) *That Council not accept suggested modifications 3, 4, 5, 7, 8, 9, 10, 12, 14, 15, 16, 18, 19, 23, 24, 26, 27, 28, 29 & 31 as set in the table in the report.*
- 3) *That Council authorises the Chief Executive Officer to complete the draft Local Planning Strategy in accordance with 1) and 2) above, in consultation with the Town Planner.*
- 4) *The document be referred back to Council for final adoption before submission to the Western Australian Planning Commission.”*

CARRIED 7/0

Reason For Change to Recommendation:

To correct the numbering anomalies and for the Chief Executive Officer and Town Planner to meet with the Western Australian Planning Commission concerning modifications 29 and 31.

Phil Shephard left the meeting at 4.40pm.

10.04 TAMBELLUP BUSINESS CENTRE – RATE CONCESSION

Program:	General Purpose Funding
Attachment:	Nil
File Ref:	A505
Author:	KP O'Neill Finance Officer
Date:	22 August 2013
Disclosure of Interest:	Nil

Summary: Council to consider a request for a rate concession for the 2013/2014 financial year.

Background: The Tambellup Business Centre has written requesting Council consider granting a rate concession for the 2013/2014 financial year.

Comment: The Tambellup Business Centre is a not for profit organisation that provides training and assistance for small businesses, as well as assisting new businesses to start up.

The Business Centre is unique in this area and is managed by a volunteer committee made up of local and regional members, of which Council currently holds a position.

Council has granted a rate concession to the Tambellup Business Centre since 2010.

Consultation: Chief Executive Officer

Statutory**Environment:**

Local Government Act 1995

s6.47 Concessions

Subject to the Rates and Charges (Rebates and Deferments) Act 1992, a local government may at the time of imposing a rate or service charge or at a later date resolve to waive a rate or service charge or resolve to grant other concessions in relation to a rate or service charge.*

**Absolute majority required.*

Policy Implications: Council does not have a policy in relation to granting concessions for rates or service charges.

Financial**Implications:**

Rates for the Tambellup Business Centre are \$3752.48 for the 2013/2014 year.

Provision of \$5,000 has been included in the 2013/2014 Budget for 'Rates Written Off' in anticipation of such requests. The balance of this account is \$4,443.

Strategic

Implications: Strategic Community Plan 2012 – 2022
Community Aspiration – Staying Active & Being Entertained

Voting

Requirements: Absolute Majority

Council Resolution: *131006*

Moved Cr Kempin, seconded Cr Thompson

“That Council grants a rate concession for the Tambellup Business Centre for the 2013/2014 financial year.”

CARRIED 7/0
By Absolute Majority

**Reason For Change
to Recommendation:**

10.05**DEBTOR ACCOUNT WRITE OFF – MOONIES HILL ENERGY**

Program:	Community Amenities
Attachment:	Nil
File Ref:	ADM
Author:	KP O'Neill Finance Officer
Date:	10 October 2013
Disclosure of Interest:	Cr Sheridan declared a Proximity Interest and left the meeting at 4.41pm.

Summary: Council to consider writing off the balance of debtor account 793 for Moonies Hill Energy Pty Ltd.

Background: Moonies Hill Energy submitted a planning application in April 2013 for a proposed 2.95km transmission line in the Borderdale locality of the Shire. An invoice for the application fee was raised which is calculated, in accordance with the *Planning and Development Regulations 2009*, on the value of the proposed development. The application fee payable for this development is \$2,885.

In July 2013, Moonies Hill Energy withdrew the application, and queried whether an adjustment to the amount of the application fee could be granted based on the costs incurred by Council to date.

Comment: Inspection of invoices paid to Councils Planners Gray and Lewis, and confirmation from Liz Bushby to determine the amount of time spent dealing with this development application, has shown that Council has incurred minimal costs. Initial research was commenced by Ms Bushby, but was pending further information from the applicant.

The *Planning and Development Regulations 2009* give the Council power to waive or refund, in whole or in part, payment of a fee for a planning service. If Council agrees to write off the balance of this account, it will require a decision by absolute majority.

As Council incurred a small amount of costs in relation to this development application, which is no longer forging ahead, it would be appropriate to refund (write off) the balance of fees.

Consultation: Chief Executive Officer
Liz Bushby – Gray & Lewis, Land Use Planners

**Statutory
Environment:**

Local Government Act 1995

6.12 *Power to defer, grant discounts, waive or write off debts*

(1) *Subject to subsection (2) and any other written law, a local government may –*

(a) *when adopting the annual budget, grant* a discount or other incentive for the early payment of any amount of money; or*

(b) *wave or grant concessions in relation to any amount of money; or*

(c) *write off any amount of money.*

which is owed to the local government.

** Absolute majority required*

(2) Subsection (1)(a) and (b) do not apply to an amount of money owing in respect of rates and service charges.

Planning and Development Regulations 2009

52 Local government may waive or refund fee

A local government may waive or refund, in whole or in part, payment of a fee for a planning service.

Policy Implications: Council does not have a policy in relation to writing off amounts for sundry debtors.

Financial Implications: Reduction in revenue of \$2,885 if Council agrees to write off the balance of this debtor account.

Strategic Implications: Strategic Community Plan 2012 – 2022
Community Aspiration - Being Well Governed
Provide leadership for the community through transparent, accountable and representative local government.

Voting Requirements: Absolute Majority

Council Resolution: *131007*

Moved Cr Turner, seconded Cr Thompson

“That Council writes off the balance of \$2,885.00 for planning application fees raised against sundry debtor account 793 for Moonies Hill Energy.”

CARRIED 6/0
By Absolute Majority

Reason For Change to Recommendation:

Cr Sheridan returned to the meeting at 4.42pm.

10.06 ORDINARY COUNCIL MEETING DATES 2014

Program:	Governance	
Attachment:	Nil	
File Ref:	ADM0091	
Author:	JM Trezona	Chief Executive Officer
Date:	3 October 2013	
Disclosure of Interest:	Nil	

Summary: Council is required to determine and advertise its Ordinary Meeting dates, time/s and venue/s for the 2014 calendar year.

Background: The *Local Government Administration Regulations 1996 reg 12 (1)* requires that at least once a year a local government is to give local public notice of the date on which, and the time and place at which, its Ordinary Meetings of Council are to be held for a twelve month period (2014).

Comment: Council currently holds its meetings on the third Thursday of each month with the exception of January (nil meeting) unless otherwise determined and advertised throughout the course of the year. In keeping with past practice, if meetings continue to be held on the third Thursday of each month, during 2014, the meeting dates will be as follows:

20 February	20 March	17 April
15 May	19 June	17 July
21 August	18 September	16 October
20 November	18 December	

For Council discussion and decision.

Consultation: Nil

Statutory Environment: *Local Government Administration Regulations 1996 reg 12 (1)*
Local Government Act 1995 sec 5.25 (g)

Policy Implications: Nil

Financial Implications: Council is required to advertise the dates.

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

Voting Requirements: Simple Majority

Council Resolution: 131008

Moved Cr Kempin, seconded Cr Crosby

“That the Shire of Broomehill-Tambellup conducts its Ordinary Meetings in the Tambellup Council Chambers commencing at 4.00pm on the following dates during 2014:

<i>20 February</i>	<i>20 March</i>	<i>17 April</i>
<i>15 May</i>	<i>19 June</i>	<i>17 July</i>
<i>21 August</i>	<i>18 September</i>	<i>16 October</i>
<i>20 November</i>	<i>18 December”</i>	

CARRIED 7/0

**Reason For Change to
Recommendation:**

10.07 SOUTH WEST NATIVE TITLE CLAIM

Program:	Governance
Attachment:	State Briefing on the South West Settlement Agreement
File Ref:	ADM0147
Author:	JM Trezona Chief Executive Officer
Date:	8 October 2013
Disclosure of Interest:	Nil

Summary: Council to consider whether it wishes to continue with its participation in the watching brief for the South West Native Title Claims.

Background: Presently Council is part of a group of local governments that have engaged Squire Sanders to maintain a watching brief in the matter of the following South West Native Title claims which cover our local government district.

- SNC1 (WAD6006/2003)
- SNC2 (WAD6012/2003)
- South West Area 1 (WAD6085/1998)
- Whadjuk People (WAD242/2011)

The watching brief covers Squire Sanders attending briefing sessions on the Councils behalf and providing a bi-annual update on the status and progress of the matters.

Squire Sanders have provided an update and have also requested that Council review its watching brief instruction as it has been some time since the instructions were first given. Council is asked to advise if it wishes to continue or withdraw from the proceedings.

Comment: The South West Native Title Claims process has been long and protracted and is complicated. Over the past four years the average cost to Council has been minimal at approximately \$410 per year. It is recommended that Council provides instruction to Squire Sanders to continue on the same basis as before.

Consultation: Nil

Statutory Environment: Nil

Policy Implications: Nil

Financial Implications: Council will incur legal fees to maintain the watching brief. Provision will be made in the budget to cover the fees.

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

Voting Requirements: Simple Majority

Council Resolution: **131009**

Moved Cr Thompson, seconded Cr Crosby

“That Council advises Squire Sanders that it wishes to continue with the watching brief for the South West Native Title claims on the same basis as the previous instruction.”

CARRIED 7/0

**Reason For Change to
Recommendation:**

10.08**SILENT AUCTION**

Program:	Governance & Transport
Attachment:	Summary of Bids Received
File Ref:	ADM0326
Author:	KP O'Neill Finance Officer
Date:	7 October 2013
Disclosure of Interest:	Nil

Summary: Council has conducted a silent auction to dispose of various items of furniture, plant and equipment that are surplus to requirements.

Background: An advertisement was placed in the September 2013 edition of the BT Times listing the various items to be sold via a silent auction. The items have been held in the Broomehill Hall and were available for inspection prior to the closing date for bids.

Bids were required to be submitted in writing and received no later than 4.00pm on Friday 27 September 2013.

Comment: In all, fifty nine items were listed for sale. Of these, eleven items received no bids. A summary of the bids received is included as an attachment. All bids are listed and are inclusive of GST.

This matter is brought before the Council for decision as a number of Councils' employees have submitted bids on various items.

It is recommended that Council accepts the highest bid received for each item.

Consultation: Chief Executive Officer

Statutory

Environment: Council is not required to call tenders for the items advertised as it was determined that they would not reach the prescribed sale amount of \$20,000.

Policy Implications: There is no policy in relation to this item.

Financial

Implications: Additional revenue will be realised from the sale of these items. All items are to be paid for in full prior to collection.

Strategic

Implications: Strategic Community Plan 2012 – 2022
Community Aspiration - Being Well Governed
Provide leadership for the community through transparent, accountable and representative local government.

Voting

Requirements: Simple Majority

Council Resolution: 131010

Moved Cr Sheridan, seconded Cr Kempin

“That Council accepts the following bids for the items advertised for sale:-

- 1. Workbench/Counter – Phil Guppy - \$59*
- 2. Wooden writing bureau – Phil Guppy - \$61*
- 3. Grey desk (corner return) – Kristy Boyle - \$15*
- 4. Wooden map cabinet – Amanda Ede & Casey Bradshaw - \$110*
- 5. Grey melamine desk – Laurie Hull - \$105*
- 6. Grey desk (corner return) – Charlene Prosser - \$200*
- 7. Table (metal legs, grey top) – David Meyer - \$30*
- 8. Table (wooden legs, beige top) – David Meyer - \$30*
- 9. Melamine open shelving – Laurie Hull - \$75*
- 10. Grey melamine desk – Murray Hobbs - \$30*
- 11. Metal Cupboard (6 shelves) – Mark Richardson - \$52*
- 12. Metal Cupboard (4 shelves) – Mark Richardson - \$42*
- 13. Student desk (beige) – Ricky Riley - \$50*
- 14. Filing cabinet (2 drawer) – Kristy Boyle - \$15*
- 15. 2 door metal cupboard – Mark Richardson - \$22*
- 16. Grey desk (corner return) – Nathan Heron - \$100*
- 18. Lockable server cabinet – Kristy Boyle - \$15*
- 21. Whiteboard (wall mount) – Nathan Heron - \$100*
- 25. Wooden rubbish bins (6) – John Liva - \$18*
- 27. 2 door melamine cupboard – Kristy Boyle - \$15*
- 29. Filing cabinet (4 drawer) – Ricky Riley - \$50*
- 30. Filing cabinet (3 drawer) – Laurie Hull - \$95*
- 31. Trestle table – Kristy Boyle - \$15*
- 32. Curtains – Eric McGregor - \$30*
- 34. Monitor Rise – Murray Hobbs - \$10*
- 35. Footrest – Charlene Prosser - \$30*
- 36. Metal Shelving – Kristy Boyle - \$15*
- 37. Metal Shelving – Kristy Boyle - \$15*
- 38. Metal Shelving – Kristy Boyle - \$15*
- 39. Metal Shelving – Kristy Boyle - \$15*
- 40. Metal Shelving – Kristy Boyle - \$15*
- 41. Metal Shelving – Kristy Boyle - \$15*
- 44. UPS – A Tweedie - \$15*
- 45. UPS – A Tweedie - \$15*
- 46. UPS – A Tweedie - \$15*
- 47. Cement Mixer – Murray Hobbs - \$200*
- 48. Deutscher Mower – Phil Guppy - \$101*
- 50. Masport Mower – Ricky Riley - \$150*
- 51. Honda Mower – Jeff Farmer - \$150*
- 52. Honda HRU 19R mower – Laurie Hull - \$150*
- 53. John Deere Mower – Laurie Hull - \$250*
- 54. Rover Leader Mower – Ricky Riley - \$80*
- 55. Honda Mower – Mark Richardson - \$352*
- 56. Stihl Whipper Snipper – Jeff Farmer - \$156*
- 57. Stihl Tree Pruner – Murray Hobbs - \$210*
- 58. Stihl Whipper Snipper – Darryl Pickett - \$151.98*
- 59. Beige Carpet square large – Kristy Boyle - \$15*
- 60. Beige Carpet square small – Kristy Boyle - \$10”*

CARRIED 7/0

**Reason For Change
to Recommendation:**

10.09**ANDERSON'S BORE – REVIEW OF AGREEMENT FOR LANDHOLDERS TO ACCESS WATER**

Program:	Economic Services
Attachment:	Current Agreement/Map of Bore Locations
File Ref:	ADM0293, CLAF
Author:	JA Stewart Manager Corporate Services
Date:	4 October 2013
Disclosure of Interest:	Nil

Summary: Council to review the Agreement with landholders (Dawson Patterson and Rowland Sprigg) to access water from Anderson's Bore (shown as 'B' on the attached map).

Background: In December 2008 Council resolved (CR081214) to enter into an agreement (Agreement) with Dawson Patterson and Rowland Sprigg, as follows:

"That Council enters into an agreement with Mr Dawson Patterson and Mr Rowland Sprigg to pump water directly from the tank at Anderson's Bore (shown as 'B' on the attached map), subject to the following conditions:

- *Messrs Patterson and Sprigg will -*
 - *maintain, at their cost, the submersible pump;*
 - *pay the power costs of the bore;*
 - *regularly check the condition of the pump and tank;*
 - *pump water out of season, where possible, to lessen the pressure on the bore during the summer months. Pumping to be permitted between the months of May and October inclusive;*
 - *have a spare submersible pump on hand in case of pump failure;*
- *The agreement to be reviewed annually; and*
- *Council reserves the right to withdraw the approval."*

Council reviewed the Agreement in October 2010 and, due to the particularly dry 2010 season and a request from the above mentioned landholders for increased access to Anderson Bore 'B' (referred to as '2'), resolved (101009) as follows:

"That the agreement between the Shire of Broomehill-Tambellup and Mr Dawson Patterson and Mr Rowland Sprigg be renewed until 31st October 2011 subject to the following;

- *Pumping directly from the bore by Messrs Patterson and Sprigg be amended at 31st October 2010;*
- *That Mr Patterson be allowed to pump from the Number 2 bore between the hours of 2.00am and 4.00am daily;*
- *The above times can be reviewed at the discretion of the President and the Chief Executive Officer depending on the seasonal conditions; and*
- *The agreement to be reviewed in April 2011 or earlier, depending on the seasonal conditions, to ascertain when pumping of water direct from the water source can*

re-commence.”

In July 2011 Council again reviewed the Agreement (CR110719) and reverted to the original arrangement, renewing the Agreement through to 31st October 2011 with the conditions specified in Council’s December 2008 resolution (CR081214 shown above). Council’s October 2012 review resolved (CR121011) to continue as per the 2008 and 2011 arrangements; however, Messrs Patterson and Sprigg subsequently requested the option of amending the Agreement and Council resolved, in November 2012 (121110), as follows:

“That the Agreement between the Shire of Broomehill-Tambellup and Mr Dawson Patterson and Mr Rowland Sprigg, resolved by Council for renewal in October 2012, be amended to read as follows:

- *Messrs Dawson Patterson and Rowland Sprigg may (and preferably, where possible) pump from the Anderson Bore (marked ‘B’ on the presented map) between 01st May 2013 and 31st October 2013;*
- *Messrs Dawson Patterson and Rowland Sprigg are granted permission to pump from Anderson Bore ‘B’ between the hours of 10.00pm and 6.00am in the months November 2012 through to April 2013 inclusive;*
- *Messrs Patterson and Sprigg will adhere to the following conditions with regard to the aforementioned bore:*
 - *maintain, at their cost, the submersible pump;*
 - *pay the power costs of the bore;*
 - *regularly check the condition of the pump and tank;*
 - *have a spare submersible pump on hand in case of pump failure;*
- *This Agreement is to be reviewed in October 2013 and annually thereafter; however, may be reviewed earlier or more regularly, depending on seasonal conditions, to ascertain if a change in pumping dates and times is necessary; and*
- *Council reserves the right to withdraw this approval.”*

Comment:

The Anderson bores are located in the south east section of the Shire and provide rural residents with access to water for servicing stock and for meeting spraying requirements. Alternatively, the nearest water supply is via standpipes within the Tambellup townsite that are not easily accessible to rural residents within the above mentioned area.

The author has spoken with Mr Patterson regarding the Agreement and has been advised that both Messrs Patterson and Sprigg would like to continue with the current arrangement from November 2013 through to October 2014 inclusive.

For Council discussion and decision.

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: *131011*

Moved Cr Kempin, seconded Cr Thompson

“That the Agreement between the Shire of Broomehill-Tambellup and Mr Dawson Patterson and Mr Rowland Sprigg be renewed as follows:

- Messrs Dawson Patterson and Rowland Sprigg may (and preferably, where possible) pump from the Anderson Bore (marked ‘B’ on the presented map) between 01st May 2014 and 31st October 2014;*
- Messrs Dawson Patterson and Rowland Sprigg are granted permission to pump from Anderson Bore ‘B’ between the hours of 10.00pm and 6.00am in the months November 2013 through to April 2014 inclusive;*
- Messrs Patterson and Sprigg will adhere to the following conditions with regard to the aforementioned Bore:*
 - maintain, at their cost, the submersible pump;*
 - pay the power costs of the Bore;*
 - regularly check the condition of the pump and tank;*
 - have a spare submersible pump on hand in case of pump failure;*
- This Agreement is to be reviewed annually; however, may be reviewed earlier or more regularly, depending on seasonal conditions, to ascertain if a change in pumping dates and times is necessary; and*
- Council reserves the right to withdraw this approval.”*

CARRIED 7/0

Reason For Change to Recommendation:

10.10**COMMUNITY WATER SUPPLY PROGRAM**

Program:	Economic Services
Attachment:	Community Water Supply Program Information and Guidelines
File Ref:	ADM0105
Author:	PA Hull Community Services Officer
Date:	7 October 2013
Disclosure of Interest:	Nil

Summary: Council to consider an opportunity to source funding to establish or improve community water supplies.

Background: The Department of Water has funding available to establish or improve non-potable water supplies that assist in meeting water needs in dry seasons. The program provides grants for water supply improvements in farming communities that receive less than 600mm average annual rainfall. Broomehill-Tambellup is eligible to apply for funding based on this criteria.

The focus of the program is to provide sources of emergency farmland water, primarily for livestock; however projects that reduce scheme water consumption for activities such as townscape improvements (irrigation of sports grounds and public open space) are also eligible.

Grants of up to \$100,000 are available for projects in three categories:

- Construction of community water supplies for emergency purposes;
- Construction of facilities for the harvesting and storage of water for community purposes; and
- Refurbishment of agricultural area water supplies.

A minimum contribution of 30% of the total project cost is required from the applicant, which may be either cash or in-kind through works. Community involvement in the planning and implementation of the project is also a requirement.

Applications can be submitted at any time through the year, with this funding round (2013-2015) closing on 31 December 2013.

Comment: This program may provide an opportunity for Council and the community to partially mitigate against future dry seasons.

Council may wish to refer the matter to the Technical Services Committee for further consideration.

For discussion.

Consultation: Chief Executive Officer

Statutory Environment: Nil

Policy Implications: Nil

Financial Implications: This issue has no financial implications for Council

Strategic Implications: *Shire of Broomehill-Tambellup Strategic Community Plan - 'Maintaining a country lifestyle' - recognises climate change, salinity and reducing rainfall impact on our communities, and that planning and acting locally is important to limit and manage the impact on the community.*

Voting Requirements: Simple Majority

Officer Resolution: *"That Council charges the Technical Services Committee with further investigation of the Department of Water Community Water Supply Program."*

Council Resolution: **131012**

Moved Cr Sheridan, seconded Cr Kempin

"That Council charges the Technical Services Committee with further investigation of the Department of Water Community Water Supply Program with consideration to be given to the possibility of capturing the stormwater from the new Co-operative Bulk Handling installation in Broomehill."

CARRIED 7/0

Reason For Change to Recommendation: To include reference to the capturing of stormwater.

10.11 TAMBELLUP TENNIS CLUB – RENEWAL OF RESTRICTED LIQUOR LICENSE

Program:	Recreation & Culture
Attachment:	Nil
File Ref:	ADM0029, ADM0262
Author:	JM Trezona Chief Executive Officer
Date:	8 October 2013
Disclosure of Interest:	Nil

Summary: The Tambellup Tennis Club is seeking Council's approval to renew its restricted liquor license for the 2013-2014 tennis season.

Background: The Tennis Club has written seeking Council permission to renew its club restricted license for the 2013-2014 tennis season covering the period 1 October 2013 to 30 April 2014. The club are seeking approval for the following hours as per the previous years:

Wednesday	7.00pm to 10.30pm
Thursday	7.00pm to 10.30pm
Saturday	4.00pm to midnight.

Council wrote to the club in April 2012 providing early advice that it would not be supporting the renewal of the restricted license for the coming 2012-2013 tennis season. The reason for this decision was to accommodate the proposed renovation/upgrade/extension to the Tambellup Sporting Pavilion. The Tennis Club are also seeking approval to again use the glass double door fridge housed in the lockable bar area.

Comment: With a longer than anticipated initial planning stage of the project and the need to meet certain criteria to attract funds, time has passed with no works starting on the building to date. It is now quite likely that works will not start until well after the end of the 2013-2014 tennis season. As such there is no reason why Council should not support the Tennis Club in the renewal of its restricted liquor license for the coming 2013-2014 season.

Consultation: Kylie Lockyer
The Tennis Club has also advised that they wish liaise closely with the Council about when the optimum time is to cancel their restricted license as an \$800 fee is required to cancel the license.

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: *131013*

Moved Cr Kempin, seconded Cr Turner

“That Council grants approval to the Tambellup Tennis Club to renew its club restricted liquor license for the period of 01 October 2013 to 30 April 2014 and grants permission to use the fridge situated in the lockable bar area. Council also notes the request by the Tennis Club to liaise with them on the optimum time to cancel the restricted license.”

CARRIED 7/0

**Reason For Change to
Recommendation:**

10.12 'THE RIDE' DOCUMENTARY SCREENING - BROOMEHILL

Program:	Recreation and Culture
Attachment:	Background information about 'The Ride'
File Ref:	ADM0142
Author:	PA Hull Community Services Officer
Date:	13 September 2013
Disclosure of Interest:	Nil

Summary: Council to consider support for a community event in Broomehill.

Background: On Saturday 9 November, Fairholme Disability Support Group will be screening the documentary 'The Ride' in the Broomehill Hall.

The documentary features four Western Australian men, three paraplegics and one quadriplegic, who undertake a trip on quad bikes across Australia, to visit their individual crash sites where they suffered their spinal injuries. The film premiered in Perth in December 2012, and has since screened in many communities around the state, including Katanning and Kojonup.

The documentary, which is followed by a Q & A session with one of the men featured in the film, delivers a number of messages to the community, including understanding disability, access and inclusion, and the possible consequences of risk taking behaviour on our roads.

Fairholme Disability Support Group is a not-for-profit organisation, and as such, is seeking Councils support by way of in kind or monetary contribution to minimise the cost of staging the event for the community.

The areas where they are seeking support include:

- Supply of a suitable venue and screening equipment;
- A 'champion' to assist with coordination of the event;
- Accommodation for two people (need disabled facilities);
- Promotion leading up to the screening;
- A contribution towards travel expenses.

The Gnowangerup Shire has agreed to donate the use of its outdoor cinema equipment for the evening, and staff from this office have offered to assist with promotion and local coordination of the event.

With the event being held in the Broomehill Hall, Council may wish to consider waiving the hall hire on this occasion, or alternatively making a donation towards accommodation and travelling expenses.

Comment: In the past Council has been reluctant to waive hall hire costs except for those community events outlined in Council Policy 1.2 - Use of Shire Facilities. Council may instead wish to make a donation equivalent to the hire cost for the Broomehill Hall.
Alternatively, Council may wish to make a cash donation to assist with travel and accommodation expenses.

Consultation: Chief Executive Officer

**Statutory
Environment:** Nil

Policy Implications: Nil

**Financial
Implications:** The cost of the hire of the Broomehill Hall is \$250. Council has a Members donation provision in the 2013-2014 budget that has a current balance of \$3000.

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

Voting Requirements: Simple Majority

Council Resolution: *131014*

Moved Cr Turner, seconded Cr Sheridan

“That Council does not waive the hire cost for the Broomehill Hall for the Fairholme Disability Support Group screening of ‘The Ride’ on 9 November 2013, but will make a donation of \$250 which is equivalent to the hire.”

CARRIED 7/0

**Reason For Change to
Recommendation:**

10.13 HERITAGE NOMINATION – P6198 CONDEENA ESTATE AND WORKMENS COTTAGE

Program:	Other Culture
Attachment:	Copy of Preliminary Review
File Ref:	ADM0135
Author:	JM Trezona Chief Executive Officer
Date:	11 October 2013
Disclosure of Interest:	Nil

Summary: The State Heritage Office is seeking Council's view on the proposal to include Condeena Estate and Workmen's cottage in the State Register.

Background: A copy of the Preliminary Review is attached which provides background on the proposal to include the above place. Council is invited to provide its views regarding the cultural significance and possible registration of the buildings.

Comment: Does Council have any comment to make regarding the proposal?

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: *131015*

Moved Cr Thompson, seconded Cr Crosby

“That Council advises the State Heritage Office that it has no objections or comments to make at this time on the Heritage Nomination for the proposed inclusion in the State Register for Condeena Estate and Workmen's Cottage, Broomehill-Kojonup Road, Broomehill West.”

CARRIED 7/0

Reason For Change to Recommendation:

10.14 BROOMEHILL PLAYGROUP INC – ERECTION OF SIGN AT BROOMEHILL RSL HALL

Program:	Health
Attachment:	Correspondence – request regarding signage at Broomehill RSL Hall
File Ref:	ADM0330
Author:	JA Stewart Manager Corporate Services
Date:	4 October 2013
Disclosure of Interest:	Nil

Summary: Council to consider Broomehill Playgroup Inc's (Playgroup) request to erect a sign representing Playgroup, outside the RSL Hall (Hall) in Broomehill (Playgroup's current venue) and to remove an existing sign displaying the words 'Broomehill Pre Primary'.

Background: Council, at its December 2012 Ordinary Meeting, resolved (121209) to allow unrestricted use of the Hall by Playgroup, as follows:

“That a Memorandum of Understanding between the Shire of Broomehill-Tambellup and Broomehill Playgroup, presented as Option A and allowing unrestricted use of the Broomehill RSL Hall by Broomehill Playgroup, be endorsed.”

The Broomehill Playgroup Inc generally meets once per week at the Hall during school terms and caters for children from birth to four years of age, providing the children with social interaction and the parents/caregivers with a support network.

Comment: Council has received a request from the Playgroup for permission to erect (at the Playgroup's expense) a professionally painted 300mm x 600mm metal sign on the fence near the Hall premises' front gate. The Playgroup has also offered to remove the existing 'Broomehill Pre Primary' sign from the western side of the building, if Council wishes it to do so.

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: 131016

Moved Cr Thompson, seconded Cr Kempin

- 1) “That Council gives permission to Broomehill Playgroup Inc. to erect a 300mm x 600mm professionally painted sign displaying the words ‘Broomehill Playgroup’ and a small flower motif, if desired, on the fence near the front gate of the Broomehill RSL Hall premises; and*
- 2) That Council allows the Broomehill Playgroup Inc. to carefully remove an existing sign displaying the words ‘Broomehill Pre Primary’ from the western side of the Broomehill RSL Hall and return same to Council.”*

CARRIED 7/0

**Reason For Change to
Recommendation:**

10.15**PROPOSAL TO RENAME ROADS**

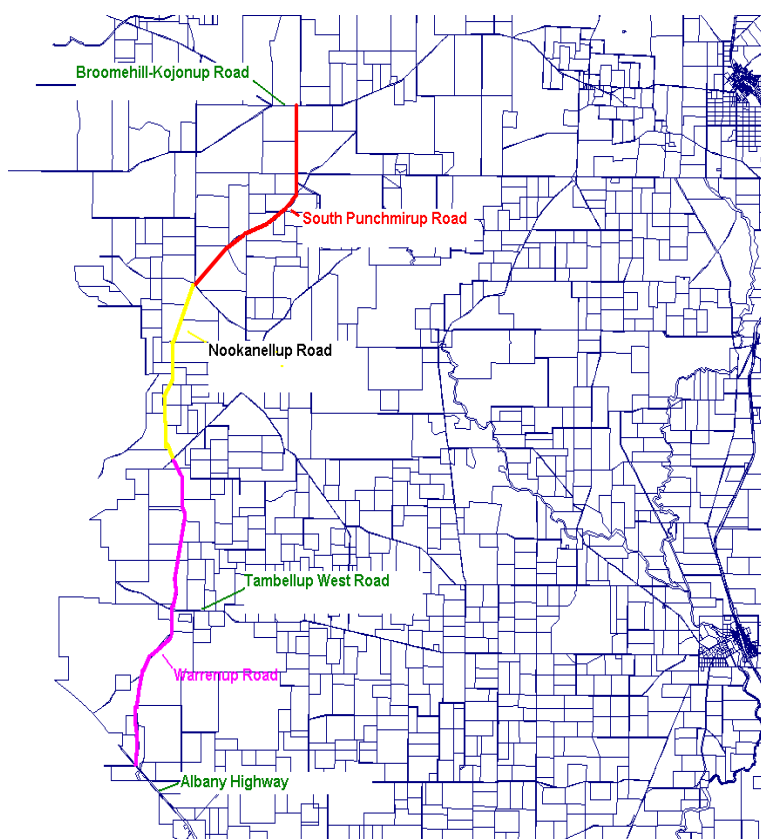
Program:	Transport	
Attachment:	Nil	
File Ref:	RD9, RD23, RD58	
Author:	JM Trezona	Chief Executive Officer
Date:	8 October 2013	
Disclosure of Interest:	Nil	

Summary:

The purpose of this report is for Council to formally agree to rename South Punchmirup, a portion of Nookanellup and Warrenup Roads to have the same name to reflect the fact that it is a continuous road.

Background:

At the June 2013 ordinary meeting of Council members considered a report to rename South Punchmirup, a portion of Nookanellup and Warrenup Roads to have the same name. The proposal was raised as a result of a submission to Roads 2030 Strategy to have the route considered for inclusion in the strategy. Over the years the roads have been changed/realigned to provide a more appropriate route particularly for heavy transport heading south to the Cranbrook grain storage facilities and the port in Albany. The following map shows the roads in question.



Council resolved at its meeting on 27 June to support renaming the entire length of the road to Warrenup Road. Prior to making a final decision it was determined to advertise the proposal and write to all the affected landowners inviting their comments. No comments have been received. Council now needs to formally agree to name the entire road Warrenup Road.

Comment:

The entire length of the route is approximately 29.67kms made up in the following manner

- South Punchmirup Road – 9.41km
- Nookanellup Road (portion) – 7.36km
- Warrenup Road – 12.9km

In changing the name Council must be mindful of the Geographic Names Committee Policy and Standards for Geographical Naming in Western Australia. In requesting the name change for the road Council will need to provide the following information

- The reason for the proposal or name change
- The local government where the road is located
- A map clearly indicating the extent and precise start and end points
- Any other supporting documentation

As part of the deliberation Council's attention is drawn to Management Practice 1.3 – Naming of Streets and Roads which states the following

Management Practice:

1. *All street names shall comply with the following criteria, set down by the Geographic Names Committee (Landgate):*
 - (a) *Names should not be a duplication of an existing name.*
 - (b) *Names of living individuals are not normally suitable.*
 - (c) *Names characterised as follows are usually inappropriate:*
 - (i) *Incongruous names*
 - (ii) *Christian names*
 - (iii) *Christian and surname combinations*
 - (iv) *Corrupted names*
 - (v) *Unduly cumbersome or difficult to pronounce names*
 - (vi) *Obscene or derogatory names*
 - (vii) *Racist or discriminatory names*
 - (viii) *Company or commercialised names*
 - (d) *Preferred sources of names include:*
 - (i) *Aboriginal names*
 - (ii) *Pioneers, early settlers, war casualty lists*
 - (iii) *Thematic names. eg flora, ships etc.*
2. *Applicants for new names may either use one or more of the approved names from a list of names which the CEO will maintain and update periodically, or may submit names for approval.*
3. *Those names submitted must have accompanying supporting explanation / history to be considered.*
4. *All names must be submitted to the Geographic Names Committee for confirmation and official status.*

Once the decision is made Council forwards its proposal to the Geographic Names Committee for consideration and approval.

For Council decision.

Strategic Implications

Council's 'Plan for the Future' Strategic Objective 3 - Managing the Built and Natural Environment includes an action to 'Review our

Regional Road network in relationship to roads within adjoining Shire's to ensure the standards of our regionally significant roads and priority for funding is equal, and maintains this equality, to that of the state road network.'

Consultation: Nil

Statutory Environment: Nil

Policy Implications: Nil

Financial Implications: This issue has no financial implications for Council

Strategic Implications: Council's 'Plan for the Future' Strategic Objective 3 - Managing the Built and Natural Environment includes an action to 'Review our Regional Road network in relationship to roads within adjoining Shire's to ensure the standards of our regionally significant roads and priority for funding is equal, and maintains this equality, to that of the state road network.'

Voting Requirements: Simple Majority

Council Resolution: *131017*

Moved Cr Thompson, seconded Cr Kempin

"That Council agrees to rename

- The entire length of South Punchmirup Road from the start at the intersection of Broomehill-Kojonup Road to the terminus at the intersection of Nookanellup Road – total SLK 9.41*
- Portion of Nookanellup from the intersection of South Punchmirup to the intersection of O'Neill Road – slk 8.96 to slk 16.32 (total of 7.36kms)*
- The entire length of Warrenup Road from the start of the road at the intersection of O'Neill Road to the terminus at the intersection of Albany Highway – total SLK 12.91*

to Warrenup Road. The proposal be forwarded to the Geographic Names Committee to approve the name change."

CARRIED 7/0

Reason For Change to Recommendation:

10.16 PROPOSED SURRENDER OF CROWN LEASE J265916 – CROWDEN STREET TAMBELLUP

Program:	Transport
Attachment:	Copy of plan showing lease area
File Ref:	RD251
Author:	JM Trezona Chief Executive Officer
Date:	16 October 2013
Disclosure of Interest:	Nil

Summary: Council to consider the proposal by the current lessee to surrender Crown Lease J265916.

Background: The Department of Lands has received a request from the lessee of Crown Lease L265916 who wishes to commence surrender of lease action.

Lease J265916 covers a portion of the road reserve in Crowden Street Tambellup in front of the previous Tambellup Deli premises. The lease was granted for the purpose of 'Existing Fuel Bowser and associated pipes and equipment' for a term of ten years. The lessee had a S13/Fuel Bowser on the footpath in front of the Deli.

As the installation of the Fuel Bowser had the potential of creating contamination and as the lease area will be incorporated back into the road reserve which comes under the care and control of the Council, members are being asked to confirm that the Council is satisfied with the current condition of the land.

Comment: Fuel bowsters have been in front of the Crowden Street property for decades. The lease of a portion of the road reserve was only put in place to accommodate a recent change in legislation. Without the lease arrangement being put in place there was a threat to the ongoing supply of fuel to Tambellup residents.

The underground tanks are not within the road reserve only the piping from the tanks and the bowser – which has now been removed.

The Environmental Health Officer has inspected the site and advised that the fuel bowser has been removed and during his inspection did not observe any residue of fuel in the immediate reinstated pavement area. From that, the EHO formed the opinion that there was no fuel contamination at the surface level of the bowser site.

The EHO is also of the understanding that during the course of removal of the bowser, the below ground fuel delivery line was capped off and the disturbed ground upon which the bowser was installed was sealed off with a sand and cement grout. The EHO observed this to be of a suitable finish and level with the surrounding pavement.

Consultation:	Mort Wignall – Environmental Health Officer
Statutory Environment:	Nil
Policy Implications:	Nil
Financial Implications:	There are no financial implications at this time, however future State and Federal government policies and legislation could see some retrospective costs arise.
Strategic Implications:	This issue is not dealt with in the Plan
Voting Requirements:	Simple Majority
Council Resolution:	131018

Moved Cr Turner, seconded Cr Sheridan

“That Council advises the Department of Lands that in relation to the proposal to surrender Crown Lease J265916, Lot 300 on Deposited Plan 45070 (within the Crowden Street Road Reserve) it is satisfied with the current condition of the surface of the land which is the subject of the lease.”

CARRIED 7/0

**Reason For Change
to Recommendation:**

11.01**UNDER SEPARATE COVER: CEO PERFORMANCE REVIEW**

Program:	Governance	
Attachment:	CEO Review Document	
File Ref:	ADM0226	
Author:	A Lake	Anne Lake Consultancy
Date:	11 October 2013	
Disclosure of Interest:	Nil	

The Chief Executive Officer Joanne Trezona, Manager Corporate Services Judy Stewart, Works Manager Glen Brigg and Executive Officer Louise Cristinelli left the meeting at 4.54pm.

The Chief Executive Officer Joanne Trezona, Manager Corporate Services Judy Stewart, Works Manager Glen Brigg and Executive Officer Louise Cristinelli entered the meeting at 5.00pm.

Council Resolution: **131019**

Moved Cr Turner, seconded Cr Sadler

“That Council having carried out the Chief Executive Officer’s annual performance review in accordance with statutory and best practice requirements agrees that

- 1. The Chief Executive Officer’s cash component be increased by 5% plus an arrangement of her remuneration package as detailed in the review documents. Effective from the anniversary date.*
- 2. The Chief Executive Officer continues with the key performance areas as set as a result of this performance review.”*

CARRIED 7/0

Reason For Change to Recommendation:

11.02 **UNDER SEPARATE COVER: PROPOSAL TO PURCHASE LOT 500 - TAMBELLUP**

Program:	Economic Services
Attachment:	Proposal to purchase, Copy of correspondence to Dept of Planning, Response from Dept of Planning
File Ref:	RES22607
Author:	JM Trezona Chief Executive Officer
Date:	10 October 2013
Disclosure of Interest:	Nil

Council Resolution: **131020**

Moved Cr Kempin, seconded Cr Sheridan

“That Council

- advises the Department of Lands that it agrees to purchase Lot 500 on Deposited Plan 64930 (Reserve 22607) in Tambellup for the asking prices as stated in their correspondence date 27 September 2013 which is attached*
- after the purchase has been finalised a sworn valuation be obtained to assist Council in determining a sale price for the land with the view to disposing of it to Dooellup Enterprise Pty Ltd who trade as Tambellup Bulk Spreaders*
- Council recognises the purchase of the land as unbudgeted”*

CARRIED 7/0
By Absolute Majority

Reason For Change to Recommendation:

11.03 **UNDER SEPARATE COVER: DISPOSAL OF PROPERTY - 54 INDIA STREET: OFFERS TO PURCHASE**

Program:	Housing	
Attachment:	USC: Offers to Purchase	
File Ref:	ADM0011	
Author:	J A Stewart	Manager Corporate Services
Date:	10 October 2013	
Disclosure of Interest:	Nil	

Council Resolution: **131021**

Moved Cr Thompson, seconded Cr Sheridan

“That Council:

- 1. Endorses a previous decision of Councillors to decline an offer of \$125,000 from Morgwn Lyndsay Jones and Natalie Ann Jones for the purchase of Council’s 54 India Street, Broomehill property;*

CARRIED 7/0
By Absolute Majority

Council Resolution: **131022**

Moved Cr Turner, seconded Cr Sadler

- 2. Accepts an Offer to Purchase 54 India Street, Broomehill from Cashen for \$140,000 as per the financial terms of that Offer and on condition that the settlement date will allow 30 days’ tenant termination notice to be given to the current tenant of the property.”*

CARRIED 7/0
By Absolute Majority

Reason For Change to Recommendation:

11.04	UNDER SEPARATE COVER: RETAIL LEASE L6961 – TAMBELLUP RAILWAY STATION
Program:	Other Economic Services
Attachment:	Draft Offer to Lease Documentation, Disclosure Statement, Draft Master Retail Lease and Tenant Guide; Covering correspondence from Burgess Rawson (WA) Pty Ltd (commercial property consultants on behalf of PTAWA)
File Ref:	CLAF045
Author:	JA Stewart Manager Corporate Services
Date:	9 October 2013
Disclosure of Interest:	Nil

Council Resolution: **131023**

Moved Cr Turner, seconded Cr Sheridan

“That Council accepts the Public Transport Authority of Western Australia’s (PTAWA) Offer to Lease and Disclosure Statement – Form 1, as presented, for the lease of the Tambellup Railway Station, and also the accompanying Tenant Guide and draft PTAWA Retail Master Lease, as presented, on the condition that the following changes are made within the aforementioned documentation:

- 1) All references to the Shire of Tambellup are replaced with ‘Shire of Broomehill-Tambellup’;*
- 2) All instances of the formatting error ‘Error! Reference source not found.’ Occurring in the Additional Terms within the Offer to Lease, be replaced with the correct details in each instance;*
- 3) That the second mentioned option at the beginning of Clause 18 in the Schedule within the Retail Master Lease be deleted because the first option applies, as shown;*
- 4) The Sealing Clause, as presented, be added at the end of the Schedule within the presented Retail Master Lease; and*

That a final copy of the documentation, inclusive of the aforementioned amendments, be brought back to Council for final approval.”

CARRIED 7/0
By Absolute Majority

Reason For Change to Recommendation:

12.01**PLANT REPORT FOR OCTOBER 2013**

Program:	Transport	
Attachment:	Nil	
File Ref:	Nil	
Author:	GC Brigg	Manager of Works
Date:	11 October 2013	
Disclosure of Interest:	Nil	

Reg No.	Description	Current Kms/Hrs	Next Service Due	Year of Manufacture	Year of Purchase	Changeover	Comments
0TA	Holden Caprice			2012	2012	1 yr / 15,000km	ok
1TA	Toyota Hilux			2013	2014	1 yr / 10,000 kms	ok
1 TIU 961	Papas Tandem Fuel Trailer			2008			ok
1TMR361	Rockwheeler Side Tipper Trailer	8,024		2012	2012		ok
BH00	Colorado 4x4 Dual Cab	5,917	15,000	2013	2013	1 yr / 30,000 kms	3,000km service done at 2,900km
BH000	Holden Colorado	1036		2012	2012		ok
BH001	CAT vibe Roller	1,583	1,750	2009		8yrs / 8,000hrs	ok
BH002	ISUZU 6 Wheel Tipper	122,729	150,000	2008	2008	7 yrs / 250,000km	120,000 km service done at 121,811 km
BH003	Toyota Landcruiser GXL Dual Cab	1,816	10,000	2013	2013	1 yr / 30,000km	Isuzu truck traded 1,000km service done at 1,478
BH004	CAT 12M	3,623	3,750	2009	2009	8 yrs / 8,000 hrs	3,500hr service done at 3,533hrs
BH005	Cat multi tyre	1,772	2,000	2011	2011	8 yrs / 8000 hrs	1,750 hrs service done at 1,766hrs, R/H front ¼ windscreen damaged & replaced
BH006	CAT 12M	864	1,000	2012	2012	8 yrs / 8,000 hrs	750hrs service done at 771hrs
BH007	Toro 360 mower	15	50	2013	2011	5 yrs / 5,000 hrs	Mower traded at 545hrs
BH008	VOLVO L70D Loader	7,552	8,000	2001	2001	8 yrs / 8000 hrs	7,500 hrs service done at 7,523hrs, ignition switch & starter solenoid faulty & replaced
BH009	Colorado 4x4 Tray Back	11,097	15,000	2012	2012	1 yr / 30,000 km	ok
BH010	6x4 Fuel Trailer			1981	1981		ok
BH012	Isuzu Fire Truck	7,443		1995	2004		ok
BH013	Cat 444F Backhoe	43	250	2013	2013	10 yrs / 8,000 hrs	J/Deer backhoe traded at 3209hrs
BH014	Colorado 4x4 Tray Back	21,092	30,000	2012	2012	1 yr / 30,000 km	ok
BHT84	Toro Groundmaster 3500D mower	8	10	2013	2013		1DCF535 traded at 533 hrs

BHT92	CAT 259B3 Skid Steer	201	250	2012	2013	8yrs / 8,000hrs	ok
TA001	Toyota Hilux Dual Cab	3,011	10,000	2013	2013	1 yr / 30,000 kms	Colorado traded 1,000km service done
TA017	Isuzu Tipper	116,081	120,000	2009		5 yrs / 200,000 km	ok
TA052	Colorado 4x4 Tray Back	1,056	3,000	2012	2012	1 yr 30,000 km	Colorado traded at 16,606km
TA06	Jet Patcher Isuzu	111,282	120,000	2007	2010	8 yrs / 8,000 hrs	ok
TA092	Iveco Strais AD500 8-4	15,184	20,000	2012	2012	5 yrs / 250,000 km	ok
TA18	12H Grader	6,944	7,000	2006	2006	7 yrs / 8,000 hrs	ok
TA1880	Isuzu Gigamax Truck	109,834	120,000	2008	2008	8 yrs / 250,000 km	In truck rollover accident
TA281	930G Loader	5,300	5,250	2007	2007	8 yrs / 8,000 hrs	5,250hrs service done at 5,300hrs
TA386	Isuzu Tipper	11,024	15,000	2012	2012	5 yrs / 200,000 km	ok
TA417	John Deere Gator	387	400	2009		4 yrs	ok
XTR579	Road Broom					10 yrs	ok
	Slasher					10 yrs	ok

CARRIED

12.02 WORKS AND MAINTENANCE REPORT FOR OCTOBER 2013

Program:	Transport	
Attachment:	Nil	
File Ref:	Nil	
Author:	GC Brigg	Manager of Works
Date:	10 October 2013	
Disclosure of Interest:	Nil	

Broomehill

- Mosquito fogging ongoing.
- Town dam full
- Complex dam 1m over the inlet pipes. Stopped pumping for now.
- Town spraying for weeds is ongoing.
- Mowing around town continuing next week. Has been too wet for the mower.
- Chain on refuse site gate has been cut several times. Continuing to repair.
- Fence next to the gate has been cut to gain access. Has been repaired.
- Camera isn't catching what we need. Activation is too slow. Vehicles are gone before the camera starts to work. Also when cutting the fence, it was in the view of the camera.
- Contactor will be vertimowing the oval next week.
- Fertilizing program will follow on the oval.
- Transfer station has been set out with pegs. Newmans Concrete pouring precast walls.

Tambellup

- Number 1 dam .4 of a metre off full.
- Both Jam Creek dams are full. Waiting on new motor on the pump.
- Number 2 dam 50%
- Mosquito fogging is ongoing program around town.
- Gardeners have been cleaning up around town ready for the show.
- Vertimowing at the oval done. Vertidrain to be done next week.
- Fertilizing program to follow.
- Transfer station has been set out. Precast walls have been placed and contractors are currently building up the site.
- Fence completed around the old grader.

Roads

- Vegetation widening done on Warrenup Road.
- Vegetation widening done on Tambellup West Road.
- Currently vegetation widening on Broomehill Kojonup Road.
- Construction crew are currently widening the Tambellup West Road.
- Gravel complete on the carry over R2R Warrenup Road.
- Gravel complete on the Commodity Routes Warrenup Road.
- Tambellup West Road reconstruction will start again next week. Bitumen dates have been booked. Stabilizer will be here around the 22nd of October. He will blend to old bitumen into the gravel.
- Stabilizer will complete the carry over 12/13 work on the floodway Tambellup West while here.

- Stabilizer will complete work on the Gnowangerup Road wheel rutting before the railway line in same visit.
- Final trim work on Gnowangerup Road will follow. Seal date booked, is November.
- Culvert to be replaced Pallinup South Road. This will be done when weather fines up a bit.
- WANDRRA crews have been out cleaning up trees. Expected to finish early next year.
- Maintenance graders are working South west part of the Shire moving to the South east.
- Maintenance crew have been doing odd jobs.
- Jetpatcher will start run on own bitumen now the weather has cleared and warmed up.

Plant

- All works vehicles have been replaced.
- Supervisor of works crew cab will be replaced again this financial year.
- Manager of Works has been replaced with a Toyota Hilux extra cab for now.
- CEO's Caprice has been replaced. It will be replaced again before the end of the financial year.
- Small Isuzu crew cab truck was replaced with Toyota Landcruiser dual cab. The replacement was discussed at length with leading hands. The small truck wasn't 4x4 and couldn't be used to get off the road when needed. It was basically used for carting the construction crew back and forwards to work.
- We saw the 4x4 Toyota a better option as it can get off the road during wet times, and can be used and when too wet to work machinery it can still do road runs safely.
- This also saved council \$20,000 on this changeover. It is also expected to be changed over regularly only costing council \$6,000 per year. The small truck was costing council \$11,000 per year on average for replacement over the 5 year replacement period.
- New backhoe has arrived and working well. Had a small modification made to the bucket to stop gravel dropping onto the bonnet when loading trucks. This wasn't a design fault. It is operators wanting to overfill the bucket when loading which is normal practice in the industry.
- Jetpatcher having new augers fitted to the spreader box.
- New Mack truck is almost complete and will be delivered before the end of the month.

CARRIED

12.03 BUILDING SURVEYORS REPORT FOR AUGUST & SEPTEMBER 2013

Program:	Economic Services
Attachment:	BSR Reports and Activity Statements
File Ref:	ADM0076
Author:	D Baxter Building Surveyor
Date:	1 October 2013
Disclosure of Interest:	Nil

Summary: Attached are the BSR Report and the Activity Statement for the months of August & September 2013 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 months of August & September 2013.

Comment: These reports confirm the activity of the Building Surveyor.

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: *“No recommendation required – Councillor information only”*

Reason For Change to Recommendation:

CARRIED

12.04 BUILDING MAINTENANCE PROGRAM

Program:	Various
Attachment:	Building Maintenance Program Report to 10 October 2013
File Ref:	Nil
Author:	JA Stewart Manager Corporate Services
Date:	10 October 2013
Disclosure of Interest:	Nil

Summary: Report on the Building Maintenance Program for 2013-14 to 10 October 2013.

Background:

Comment: The Building Maintenance Program Report is updated to 10 October 2013 and presented for Council's information, comment and discussion, if required.

Consultation: Nil

Statutory Environment: Nil

Policy Implications: Nil

Financial Implications: Provision was made in the 2013-14 budget or, if unbudgeted expenditure, by Council resolution since, to meet the building maintenance costs within the attached Report.

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

Voting Requirements: Simple Majority

Council Resolution: *“No recommendation required – Councillor information only.”*

Reason For Change to Recommendation:

CARRIED

12.05 QUARTERLY OCCUPATIONAL SAFETY AND HEALTH (OS&H) REPORT

Program:	Various
Attachments:	Nil
File Ref:	Nil
Author:	JA Stewart Manager Corporate Services
Date:	11 October 2013
Disclosure of Interest:	Nil

Summary: Report on Occupational Safety and Health matters – for Council information, comment and/or discussion.

Background:

Comment: The following represents a summary of OS&H related matters either completed between June and October 2013 or currently being addressed (emanating from administration workplace inspections and associated administrative requirements):

- 1) Business Impact Analyses have been completed for our Business Continuity Plan (BCP) and the results are with Council's insurers, LGIS (Risk Management Team), for opinion ahead of progressing to the next stage;
- 2) A draft Occupational Health, Safety and Environment Plan has been formed, based on Worksafe requirements;
- 3) Emergency drills have been conducted at the Tambellup administration office and Broomehill depot;
- 4) Auschem, Chainsaw, Traffic Management and White Card training has been completed by a number of outside staff members;
- 5) Fire extinguisher training has been conducted for all administration and outside staff requiring same;
- 6) A new OS&H representative has been appointed for the administration team due to a recent member of that team relocating to the Tambellup depot;
- 7) Two staff (one cleaner and one outside staff member) have updated their First Aid training; and
- 8) Our Shire has hosted the Regional six monthly OS&H meeting (Friday, 11th October 2013).

- The following represents a summary of upcoming/progressing OS&H matters:

- 1) The next stage of forming our Business Continuity Plan, pending opinion from LGIS, will be to look into the resources needed to maintain continuity of service in the areas identified within the Business Impact Analyses as requiring prioritisation following a disaster; and
- 2) Further progression of the draft Occupational Health, Safety and Environment Plan to suit Shire of Broomehill-Tambellup requirements.

Changes to OS&H legislation (OS&H law harmonisation across Australia) are anticipated to come into effect late 2013/early 2014.

Consultation: N/A

Statutory

Environment: *Occupational Safety & Health Act 1984*
Occupational Safety & Health Regulations 1996

Policy Implications: Policy 2.2 – Occupational Safety and Health

Financial

Implications: N/A

Strategic

Implications: This report is not dealt with specifically in Council's Strategic Plan; however, its contents fall under Strategic Objective 5 – Corporate Governance – Compliance with Legislation (Performance Measurement).

Voting Requirements: Nil

Council Resolution: *“No recommendation required – Councillor information only”*

**Reason For Change to
Recommendation:**

CARRIED

12.06**LIBRARY REPORTS – AUGUST & SEPTEMBER 2013**

Program:	Recreation & Culture
Attachment:	Library Reports – August & September 2013
File Ref:	ADM0097
Author:	C Brown Library Officers S Reed
Date:	4 October 2013
Disclosure of Interest:	Nil

Summary:	Attached is a Library Report prepared by Library Officers Colleen Brown for Tambellup Library and Siegrid Reed for Broomehill Library, outlining the activities of both Broomehill and Tambellup libraries within each town.
Background:	This report outlines the activities of both Broomehill and Tambellup libraries for the months of August and September 2013.
Comment:	For Council information.
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:	Nil
Council Resolution:	<i>“No recommendation required – Councillor information only”</i>
Reason For Change to Recommendation:	

CARRIED

12.07 CLUB DEVELOPMENT OFFICER REPORT AUGUST/SEPTEMBER 2013

Department of
Sport and Recreation

OVERVIEW – AUGUST/SEPTEMBER 2013

**CLUB DEVELOPMENT OFFICER (CDO)
SERVICING THE SHIRE OF BROOMEHILL-TAMBELLUP & SHIRE OF KOJONUP**

ACTIVITIES FOR THE MONTH:

- *Creating a Club Website* workshop is in the early stages of planning with Department of Sport and Recreation. Estimated date for workshop – February/March 2014.
- Currently in contact with the Broomehill Hockey Club regarding 'formalising' its current committee structure and educating the Club on committee roles.
- Re-launch of the KidSport program for summer sports completed. All summer sporting clubs have received an information pack. Included in this pack are enough KidSport vouchers for clubs to disperse on their registration day.
- In response to an invitation from the Shire of Kojonup's Chief Executive Officer, a presentation was made on the KidSport program at the Shire of Kojonup's Ordinary Council Meeting Briefing Session.
- Attended and presented the Club Development Officer Monthly/Overview Report for July 2013 at the Great Southern Recreation Advisory Group Meeting held in September 2013.
- A meeting was held with Principal, Kendall Lange, from the Tambellup Primary School to discuss the KidSport program for the summer sporting season and grant assistance for the potential of starting a junior basketball club in the Tambellup community.
- Attended an evening workshop - *An introduction to Better Meetings*. This workshop was held by Rostrum at the Albany Bridge Club. A similar workshop is in the early stages of being organised for the Broomehill-Tambellup and Kojonup sporting clubs.
- Attended the monthly Sports House meeting at the Department of Sport and Recreation, Albany, in September 2013.

- A request from the Shire of Kojonup to the Department of Sport and Recreation to rollover the current KidSport grant funding to the 2013-2014 financial year has been completed; the Shire of Kojonup awaits approval. Currently in the process of completing the same request for the Shire of Broomehill-Tambellup.

PROPOSED Activities/workshops:

Following is a list of proposed activities/workshops for 2013/14 financial year:

PROPOSED ACTIVITY	DATE:
Website training – to be confirmed with Department of Sport and Recreation	February/March 2014
Liquor Licensing information – to be confirmed with Department of Racing, Gaming and Liquor WA	November 2013 or March 2014
Kidsport re-launch for summer sporting season	COMPLETED

ONGOING Activities:

- **Kojonup Netball Club** - replace current bitumen courts.
DSR Application complete, currently viewing various playing surfaces.
- **Tambellup Hockey Club** – Flood lighting project.
Club representatives attended the July Ordinary Council Meeting.

AMELIA SIMPSON
CLUB DEVELOPMENT OFFICER

CARRIED

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

Nil

14. DATE OF NEXT MEETING

21 November 2013

15. CLOSURE

There being no further business the President thanked Councillors and Staff for their attendance and declared the meeting closed at 6.08pm.