

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 18th August 2011 commencing at 4.05pm.

1. RECORD OF ATTENDANCE / APOLOGIES / LEAVE OF ABSENCE

Present:	Cr BG Webster	President
	Cr KW Crosby	Deputy President
	Cr GM Sheridan	
	Cr MR Turner	
	Cr M Sadler	
	Cr EK Schlueter	
	Cr DCN Kempin	
	JM Trezona	Chief Executive Officer
	GC Brigg	Works Manager
	PA Hull	Community Services Officer

Apologies: Nil

Leave of Absence:

Cr Bowman, Cr Thompson

2. DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

2.1 The President welcomed Councillors and staff and declared the meeting open at 4.05pm

3. RESPONSE TO PREVIOUS QUESTIONS TAKEN ON NOTICE

Nil

4. PUBLIC QUESTION TIME

Mr Dan Bignell queried the nature and reason for the proposed works at the Tieline Rd/Norrish Rd intersection, and highlighted the difficulty which may arise for large trucks in negotiating the intersection.

Manager of Works Glen Brigg advised the site had been identified as a road safety issue through the audit completed by the Regional Roads Group. Final designs for the works are not yet available.

Cr Webster advised the consultants will ensure the final designs will provide a workable solution, and community feedback would be sought prior to acceptance of the designs.

Mr Bignell raised the following matters:

- A corner on Moulyerup Rd near Kemps' has been the site of several accidents and near misses;
- The culvert at the intersection of Flat Rocks Rd/O'Neill Rd is not wide enough for large trucks to safely negotiate;

- Lack of railway crossing lights at the Tieline Road rail crossing. Council understands works to install lights at crossings in Broomehill and Tambellup are to be undertaken this financial year.
- The sign at the North Batchelor Rd intersection with Murdong Rd is incorrect. The Manager of works will investigate.

5. APPLICATION FOR LEAVE OF ABSENCE

Nil

6. DECLARATION OF INTEREST

Cr Schlueter declared a Financial Interest in Item 10.12.

7. PETITIONS / DEPUTATIONS / PRESENTATIONS / SUBMISSIONS

Nil

8. CONFIRMATION OF PREVIOUS MEETING MINUTES

8.1 ORDINARY MEETING OF COUNCIL MINUTES 21ST JULY 2011

110801

Moved Cr Schlueter, seconded Cr Crosby

“That the minutes of the Ordinary meeting of Council held on the 21st July 2011 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

10.1 FINANCIAL STATEMENTS FOR JULY 2011

Program:	Other Property and Services
Attachment:	Nil
File Ref:	Nil
Author:	KP O'Neill Finance Officer
Date:	11 August 2011
Disclosure of Interest:	Nil

Summary: A monthly financial report is to be prepared at the end of each month in accordance with the provisions of Regulation 34 of the Local Government (Financial Management) Regulations 1996.

The report is to be presented to an ordinary meeting of Council within 2 months after the end of the month to which the report relates.

Background: The monthly financial statements for July 2011 are not yet available, as end of year processes and allocations are still being undertaken which will affect the content of the report.

The July financial report will be included in the agenda for the September 2011 ordinary meeting of Council.

Comment: A summary of activity to date is provided for Councillors information:-

- The 2011/2012 Budget was adopted by Council at the ordinary meeting held on 21 July 2011.
- Rates and charges were raised on 29 July 2011. Councils rate revenue was increased 6% for UV properties and 10% for GRV properties, in accordance with the decision made by Council in adopting the Budget.

The closing date for ratepayers to take advantage of the 10% discount is Friday 26 August 2011. Rates are due on Friday 2 September 2011, which is also the due date for the first instalments on the 2 and 4 instalment plans. Penalty interest will commence on all payments not received by the close of business on Friday 2 September 2011.

At the date of writing this report, approximately \$114,723 in rates payments has been received and \$8,048 in discount granted.

- Regional Development and Lands advised the availability of Councils allocation from the 2010/2011 pool of Royalties for Regions. An invoice was submitted to RDL for \$426,470 which is Councils full allocation. These funds have been earmarked in the 2011/2012 Budget to be spent at the Tambellup Pavilion, Broomehill Public Toilets, Broomehill Admin Building windows and Pathways in Broomehill.

At the date of writing this report, the funds have been deposited into Councils Municipal Fund.

- Council is the nominated banker for the Southern Link VROC and will be holding the Royalties for Regions funding on behalf of the VROC. At the date of writing this report, \$775,000 has been received towards the Regional Waste Management. This funding will be held in Councils Trust Fund until such time that the funds are required by the VROC.
- The VROC has also received funding of \$236,134 for the Regional Archive Repository which will be housed in the Broomehill Admin building. This funding is reflected through Councils Municipal Fund, and the expenditure is shown in the Capital section of the budget and forthcoming financial reports

Consultation: Nil

Statutory

Environment: Local Government Act 1995 – Financial Management Regulation 34

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: *110802*

Moved Cr Sheridan, seconded Cr Turner

“That the financial report for the month ending 31 July 2011 be received.”

CARRIED 7/0

Reason For Change to Recommendation:

10.2 CREDITORS ACCOUNTS PAID JULY 2011

Program:	Other Property and Services	
Attachment:	List of Payments for July 2011	
File Ref:	Nil	
Author:	KP O’Neill	Finance Officer
Date:	11 August 2011	
Disclosure of Interest:	Nil	

Summary: Attached is a list of payments made from the Municipal and Trust Funds during July 2011.

Background: The Local Government Act 1995 – Financial Management Regulation 13 states 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.

Comment: Summary of payments made for the month:-

Municipal Fund	\$313,866.40
Trust Fund	\$1,979.75
Credit Cards	\$523.05
<u>Total</u>	<u>\$316,369.20</u>

Consultation: Nil

Statutory Environment: Local Government Act 1995 – Financial Management Regulation 13

Policy Implications: Nil

Financial Implications: List of payments made during the previous month

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

Voting Requirements: Simple Majority

Council Resolution: *110803*

Moved Cr Turner, seconded Cr Sadler

“That the list of accounts paid during July 2011, represented by:-

- Municipal Fund cheques numbered 1356 to 1370 inclusive and electronic payments numbered EFT2329 to EFT2365 and EFT2392 inclusive and totalling \$313,866.40;*
- Trust Fund cheques numbered 227 to 231 and EFT2358 inclusive and totalling \$1,979.75;*
- Credit Card payments totalling \$523.05;*

be adopted.”

CARRIED 7/0

**Reason For Change to
Recommendation:**

10.3 SALE OF LOTS FROM UNIVERSITY BLOCK SUBDIVISION, BROOMEHILL

Program:	Other Property & Services	
Attachment:	Map of Subdivided Block	
File Ref:	S136250	
Author:	KP O’Neill	Finance Officer
Date:	9 August 2011	
Disclosure of Interest:	Nil	

Summary: Council to consider the sale of vacant lots resulting from the subdivision of the University Block (formerly Lot 263 Lathom Street) Broomehill.

Background: The “University Block” subdivision was initiated by the former Shire of Broomehill. The necessary preparation and works have been undertaken to subdivide and develop the vacant lot into twelve single residential lots.

Council is required to construct a rain garden on Lot 6 in order to alleviate drainage issues, which will leave the remaining eleven available for sale. Underground power has been installed to each lot, and drainage of the entire property has been laid.

With the final stages of the works nearing completion (which is the construction of the rain garden), Council should now consider the sale of these lots.

The Local Government Act 1995 section 3.58 provides for Disposing of Property. Section 3.58(2) states that Council can only dispose of property to:-

- a) *The highest bidder at public auction; or*
- b) *The person who at public tender called by the local government makes what is, in the opinion of the local government, the most acceptable tender, whether or not it is the highest tender.*

Should Council decide that it does not wish to conduct a public auction or call for public tenders to dispose of the property, section 3.58 states:-

3. *A local government can dispose of property other than under subsection (2) if, before agreeing to dispose of the property-*
 - a) *It gives local public notice of the proposed disposition –*
 - (i) *describing the property concerned;*
 - (ii) *giving details of the proposed disposition; and*
 - (iii) *inviting submissions to be made to the local government before a date to be specified in the notice, being a date not less than two weeks after the notice is first given;*
 - and*
 - b) *it considers any submissions made to it before the date specified in the notice and, if its decision is made by the council or a committee, the decision and the reasons for it are recorded in the minutes of the meeting at which the decision was made.*
4. *The details of a proposed disposition that are required by subsection (3)(a)(ii) include-*
 - a) *the names of all other parties concerned;*

- b) the consideration to be received by the local government for the disposition; and*
- c) the market value of the disposition as ascertained by a valuation carried out not more than 6 months before the proposed disposition.*

This subdivision is not considered to be a “Major Land Transaction” in accordance with the provisions of the Local Government (Functions and General) Regulations 1996, regulation 7.

Regulation 7 states that:

For a land transaction to be a major land transaction the total value of:-

- a) The consideration under the transaction; and*
- b) Anything done by the local government for achieving the purpose of the transaction,*

Has to be more, or worth more, than either \$1,000,000 or 10% of the operating expenditure incurred by the local government from its municipal fund in the last completed financial year.

Councils operating expenditure for the 2010/2011 financial year was \$4,584,482. The total expenditure incurred in developing the University Block since the subdivision was initiated in 2007 is \$306,949, which is significantly lower than the 10% required for the development to be considered a major land transaction.

Comment:

Before advertising its intent to sell these lots, Council will need to obtain sworn valuations to determine the market value for each individual lot.

Council may also wish to consider retaining ownership of one or two lots for future construction of staff housing.

The subdivision and development of the University Block has largely been funded from the Building Reserve. Council has not previously discussed how the proceeds from the sale of the lots would be allocated. It may be prudent to invest the proceeds back into the Building Reserve, which would ensure that funds are available for future development of land and replacement of staff housing.

To enable staff to proceed with the sale of the lots, Council needs to decide the best avenue in offering these lots for sale to the public, whether it is by public auction, tender or private treaty.

A public auction or going through the tender process may not return the best results, and would be draining on Councils. Advertising the lots for sale by private treaty may be a more effective way to dispose of this property.

Consultation:

Chief Executive Officer
Manager of Works

Statutory

Environment: Local Government Act 1995 Section 3.58
Local Government (Functions and General) Regulations 1996

Policy Implications: Nil

Financial

Implications: Provision was not included in the 2011/2012 Budget for the sale of these lots. A budget amendment will be required to show the revenue realised from the sale of the lots.

Strategic

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

Voting Requirements: Simple Majority

Officer Resolution: *“That Council obtains sworn valuations to determine the market value for lots 1 to 5 Lathom Street and lots 7 to 12 Leven Street, Broomehill.”*

“That Council retains ownership of lots x and x which will be utilised for future staff housing.”

“That Council advertises its intent to sell lots 1 to 5 Lathom Street and lots 7 to 12 Leven Street Broomehill, and invites public submissions to purchase these lots.”

“That the proceeds realised from the sale of lots 1 to 5 Lathom Street and lots 7 to 12 Leven Street Broomehill is transferred into the Building Reserve.”

Council Resolution: **110804**

Moved Cr Turner, seconded Cr Schlueter

“That Council obtains sworn valuations to determine the market value for lots 1 to 5 Lathom Street and lots 7 to 12 Leven Street, Broomehill.”

“That Council retains ownership of two lots which will be utilised for future staff housing.”

“That Council advertises its intent to sell lots 1 to 5 Lathom Street and lots 7 to 12 Leven Street Broomehill, and invites public submissions to purchase these lots.”

“That the proceeds realised from the sale of lots 1 to 5 Lathom Street and lots 7 to 12 Leven Street Broomehill is transferred into the Building Reserve.”

“That Council explores options relating to conditions of sale, including building timeframes and type of housing.”

CARRIED 7/0

Reason For Change to

Recommendation:

10.4 REQUEST TO NAME WATER COURSE

Program:	Other Property and Services	
Attachment:	Map of water course	
File Ref:	ADM0373	
Author:	JM Trezona	Chief Executive Officer
Date:	12 August 2011	
Disclosure of Interest:	Nil	

Summary: Council has been requested to consider naming a water course located at the eastern side of the Shire.

Background: Mr MJ Lance has written to Council seeking its consideration to name the water course that starts on Plantagenet Location 4484 and runs into the Twolganup Brook at Kojonup Location 1663. (Map attached)

The water course does not have an official name however it has been known since the early 1900s as Johnny's Creek by the locals. Information obtained from some of the early pioneering families state that the water way was always referred to as Johnny's Creek and was most likely named after Johnny Searle who used to frequent the area.

The request is for Council to initiate the process with the Geographic Names section of Landgate to have the water course named. Mr Lance believed that this should be done for historic and tourism reasons and would like to see the water course signed where it crosses the Gnowangerup Tambellup Road at Plantagenet Location 1617.

Comment: Geographic Names – Landgate advise that Council needs to agree to the proposal to name the water course and agree to the proposed name. A request is then forwarded to Geographic Names at Landgate outlining the origin of the name along with a map showing the extent of the creek. The Geographic Names Committee will then make a determination.

The creek is of a significant size and there does not appear to be any impediments, at this time to naming the water course.

Consultation: June Gronow – Landgate, Geographic Names

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: **110805**

Moved Cr Kempin, seconded Cr Turner

“That Council agrees to request Landgate Geographic Names to name the water course that starts on Location 4484 and runs into the Twolganup Brook at Kojonup Location 1663, Johnny’s Creek.”

CARRIED 7/0

**Reason For Change to
Recommendation:**

10.5 REQUEST FOR DONATION – KATANNING SENIOR HIGH SCHOOL STUDENT LEADERSHIP GROUP

Program: Governance
Attachment: Nil
File Ref: ADM0061
Author: KP O’Neill **Finance Officer**
Date: 10 August 2011
Disclosure of Interest: Nil

Summary: The Katanning Senior High School Student Leadership Group 2011 is seeking financial support for the 2011 Spirit Week event.

Background: Spirit Week at the Katanning Senior High School was originally a week during the school term designed to raise school spirit among students and provide activities for all students to participate in. Over the years, Spirit Week has diminished to become Spirit Day.

The current Student Leadership Group has contacted an organisation to bring a bungee-run, and other activities to the school, as well as holding a motivational session for all students at the school.

They are seeking financial assistance to assist with bringing the activities to the school.

Comment: Students from both Broomehill and Tambellup attend the Katanning Senior High School.

Council has made a \$100 contribution to Spirit Day each year since 2008.

For Council discussion and comment.

Consultation: Chief Executive Officer

Statutory Environment: Nil

Policy Implications: Nil

Financial Implications: Provision of \$2,500 is made in the 2011/2012 Budget for Council donations. A contribution could be made from this allocation.

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

Voting Requirements: Simple Majority

Council Resolution: **110806**

Moved Cr Kempin, seconded Cr Crosby

“That Council donates \$100 to the Katanning Senior High School Student Leadership Group for the 2011 Spirit Day event.”

CARRIED 7/0

**Reason For Change to
Recommendation:**

10.6 PROPOSED TEMPORARY PLANNING APPROVAL – LOT 531 OLD NARDLAH ROAD, BROOMEHILL

Program:	Planning
Attachment:	Buffer Plan
File Ref:	ADM0284
Author:	Gray & Lewis Landuse Planners
Date:	9 August 2011
Disclosure of Interest:	Gray & Lewis receive planning fees for advice to the Shire therefore declare a Financial Interest – Section 5.65 of <i>Local Government Act 1995</i>

More than half the members grow grain and deliver to CBH and may have a financial interest. A request has been made to the Department of Local Government and Regional Development for Ministerial approval for members to deal with this matter. The Department of Local Government and Regional Development has advised that elected members interest is determined as an ‘Interest in Common’ and no elected member declaration is required.

Summary: An application has been lodged for a new planning approval for two open bulkheads for grain storage on Lot 531 Old Nardlah Road, Broomehill.

This report recommends that a new approval be granted for a 2 year period subject to a condition for a management plan to be prepared and implemented.

Background: *2008 Temporary Approval – Lot 531*

In September 2008, Council received a planning application from Bulkwest Engineering on behalf of Cooperative Bulk Handling (CBH) to establish two emergency open bulkheads on Lot 531 Nardlah Road, Broomehill West. The approval was for 12 months and expired on 23 September 2009.

2009 Temporary Approval – Lot 531

In June 2009, Council considered and approved an extension to the planning approval for Lot 531 to 25 September 2010 as the applicant had advised;

- Development in accordance with the planning consent for Lot 530 Nardlah Road will take time to develop.
- It would take time for the building licence to be processed and approved.
- Once planning and building consents are obtained, it would take time to complete construction of infrastructure.

2009 Planning Approval – Lot 530

A planning approval was issued in July 2009 for development of Lot 530 for a CBH receival point.

It was anticipated that development of Lot 530 would provide a long term solution to cater for increased crop yields, and eliminate the need for the temporary facility on Lot 531.

Formal approval was issued on the 21 July 2010 subject to a number of conditions. Development of Lot 530 has not proceeded.

Council resolution – 15 July 2010

A new application for temporary bulkheads on Lot 531 was lodged in 2010. The Council resolution from July 2010 is as follows;

“That Council defer determination of the application seeking a further new ‘temporary’ planning approval for two open bulkheads for grain storage on Lot 531 Old Nardlah Road, Broomehill and;

1. *Advise CBH that Council has reservations as to whether the proposal is temporary given that 2 previous approvals have already been granted, and CBH has not secured any building licence for development on related Lot 530.*

Whilst it is understood that development on Lot 530 may take some time Council needs firm advice from CBH on the timeframes it can commit to for development on Lot 530, which relates to the timeframe CBH has proposed for the planning approval for Lot 531.

2. *Request the following information from CBH:*
 - (i) *CBH has indicated that once a building licence is lodged and issued for Lot 530, construction for on-site facilities will take approximately 4 months. Clarification is sought as to when CBH plans to lodge a building licence for Lot 530 (ie within 2-3 months).*
 - (ii) *CBH has indicated that the Shire did not respond to an email on road construction dated 2 July 2009, however the Shire responded by issuing the planning approval for Lot 530 on the 21 July 2009, which included clear conditions relating to the construction of Nardlah Road.*

The onus is now on CBH to provide a proposal to the Shire on the road construction.

Accordingly Council seeks firm advice on what steps CBH will take to progress construction of the section of Nardlah Road between the existing facility and Lot 530, when a consultant will be engaged to prepare designs, and likely timing for the preparation of the designs and lodgement to Council. Advice is also sought on the timeframe that CBH proposes to complete construction once road construction approval is issued. “

Council resolution – 21 October 2010

In October 2010, CBH attended a Council meeting and advised that the Broomehill Receival point had not been identified for any funding in the immediate future, and CBH reviews Capital Works Projects annually.

CBH requested that Council support a new temporary approval for Lot 531 and advised CBH hoped to relocate the temporary facility for the 2012 – 2013 growing season.

At its meeting held on the 21 October 2010 Council granted a new temporary planning approval for a bulk storage facility at Lot 531 Old Nardlah Road subject to the following conditions:

- (a) The approval is granted until 30 October 2011.
- (b) CBH to advise Council by the 30 June 2011 on the progress of the development of Lot 530 Old Nardlah Road, Broomehill with a view to providing a timeframe on the development.

Council resolution – 15 June 2011

Council resolved to advertise the latest application for 21 days, and request additional information from the applicant.

CBH was requested to clarify the approval period being sought, and to provide a scaled location plan showing residential dwellings and properties within a 500 metre radius of the bulkheads.

Comment:

Zoning

The subject lot is zoned 'Farming' under the Shire of Broomehill Town Planning Scheme No 1 ('the Scheme'). Land to the west is zoned 'Rural Residential' and consists of separate lots with potential for development of dwellings.

Description of Application

The applicant has lodged a new application on the 12 May 2011 seeking planning approval to retain two open bulkheads for grain storage on Lot 531 Nardlah Road for an extended period.

The applicant advises that:

- (a) The two open bulkheads are required on a seasonal basis depending on the amount of grain remaining in storage and received during the harvest period.
- (b) CBH is conducting an extensive review of its network which will be completed in May 2011 and will establish a five year plan for

receiving point storage expansion. Broomehill is unlikely to be included in the plan as there is potential for significant freight rate reductions by diverting grain to the Cranbrook Receiving point. This is likely to occur during the 2012/13 harvest after the new rail contract with Watco comes into effect.

- (c) It is not prudent to progress the development of Lot 530 Old Nardlah Road until freight rate reductions and delivery patterns are confirmed which is likely to take a minimum of two and up to five years.

On the 11 July 2011 CBH advised they would like an approval for a minimum of 2 years, with an ability to extend it on an annual basis.

Comment

Gray & Lewis has previously expressed concerns that CBH has not provided any clear timeline as to when development on Lot 530 will occur. There is still uncertainty over whether Lot 530 will be developed.

Having regard that the facility on Lot 531 has already operated since 2008 and that Council has offered continuous support for ongoing use, it may be difficult to justify any refusal of new applications.

Buffers and Landuse Compatibility

It is desirable from a planning perspective to avoid locating uses near one another where there is potential for conflict or impact on amenity.

Buffers are recommended between industrial and sensitive landuses (residential dwellings) to minimise landuse conflict. Buffers are not just applied to existing dwellings, however also need to take into vacant land which has potential to be built on with a single house.

The Environmental Protection Authority has 'Guidance for the assessment of environmental factors – separation distances between Industrial and Sensitive Landuses' ('EPA Guidelines'). The EPA Guidelines recommend a buffer of 500 metres between any grain elevator and sensitive landuse.

As the use on Lot 531 has become more permanent with regular extensions and recurring approvals, the issue of buffers needs to be more closely examined.

CBH has lodged an aerial showing a 500 metre buffer measured from the centre of the bulkheads.

The land affected is mainly larger landholdings in the Farming zone and Unallocated crown land to the north west which is zoned Industrial. The impact of the buffer appears reasonably minimal as the Farming lots are large enough to allow for separation to any new dwelling, and the buffer does not apply to Industrial as that is not a sensitive landuse.

The nearest existing dwellings are to the south owned by Scott Thompson and CBH, however they are only just inside the buffer line.

The main issue is to ensure protection and separation to the Rural Residential zone to the west. Even if a more conservative 500 metre buffer line is drawn from the edge of the CBH facility it only partially encroaches into the front setback areas of Lots 422-433 – refer Attachment 1.

The Council needs to be mindful of the buffer and ensure it is taken into consideration when dealing with development in the surrounding area, and any strategic planning documents such as a Local Planning Strategy.

Gray & Lewis is not aware of any complaints lodged about the facility or any documented adverse impacts on existing residences.

Scheme Provisions

Under Clause 7.3.3 of the Shire of Broomehill Town Planning Scheme No 1, Council may limit the time for which a planning consent remains valid.

It is open to Council to issue a new planning approval for the CBH bulkheads on Lot 531 and limit the approval to a specified number of years (as a condition).

Consultation:

Council advised all residents in close proximity to the bulkheads of the development during the 2008-2009 grain season. It is understood that no complaints were received by the Shire at that time.

As residents were advised that the facility was temporary in 2009, this new application has been advertised for public comment and no submissions have been received.

Statutory

Environment:

Shire of Broomehill Town Planning Scheme No 1

Policy Implications:

Nil

Financial

Implications:

This issue has no financial implications for Council

Strategic

Implications:

The buffer to CBH should be taken in to account for strategic planning.

Voting Requirements:

Simple Majority

Council Resolution: 110807

Moved Cr Schlueter, seconded Cr Sheridan

“That Council;

A. Approve the application lodged by CBH for open bulk heads and grain storage to remain on Lot 531 Old Nardlah Road, Broomehill subject to the following conditions:

- 1. The term of this approval is limited to a maximum period of two years from the date of the written planning consent.*
- 2. A management plan outlining continued methods to address dust and noise is to be compiled by a suitably qualified consultant / person and submitted to the Shire for separate written endorsement within 6 months of the date of the written planning consent or an alternative time period agreed to in writing by the Shire.*
- 3. The operation is to be conducted in accordance with the recommendations of a management plan approved by the Shire.*

B. Advise CBH that;

- 1. A new approval has been granted for 2 years. The Shire only has the ability under its Town Planning Scheme to limit the time of any approval. The Shire has no suitable scheme provisions which allow for extensions to any planning approval issued, therefore will require a new application to be lodged if the use is proposed to continue in the longer term.*
- 2. If a new planning application is lodged after the 2 year period the Shire requests that CBH provide an update on strategic planning and long term direction of CBH.*
- 3. In regards to Condition 2, the Shire recognises that CBH has operated without any record of complaints. Given the use of Lot 531 appears to be ongoing, it would be appropriate to ensure that procedures and processes be documented to ensure noise and dust is effectively managed. Any management plan should include a procedure for handling of any complaints.”*

CARRIED 7/0

Reason For Change to Recommendation:

10.7 ROADS TO RECOVERY

Program:	Transport	
Attachment:	Copy of correspondence	
File Ref:	ADM0164	
Author:	JM Trezona	Chief Executive Officer
Date:	10 August 2011	
Disclosure of Interest:	Nil	

Summary: Council support is sought for the next campaign for increased and ongoing Roads to Recovery Funding.

Background: The current Roads to Recovery program ends in 2014 so the Australian Local Government Association (ALGA) has written advising Councils that it intends to begin to mount a campaign for increased and ongoing Roads to Recovery funding. As part of that campaign ALGA is seeking the support of every Council in Australia. In advance of the launch of the campaign they are asking that all Council pass a resolution of support.

The campaign will be calling for the Roads to Recovery program to be made permanent at a rate that recognises the backlog of needs on local roads and a continuation of the current successful arrangements. The campaign is hoping to clearly establish with the national political leaders that there is no doubt about the support of local government for the continuation of the program. All local governments are asked, once they have passed a resolution, to write to relevant federal Ministers including the Prime Minister and the Leader of the Opposition advising them of Councils support for a new Roads to Recovery program.

Comment: The Roads to Recovery program has been one of the most successful funding programs that Council has been involved with. It has provided much needed funds to assist with the delivery of better road infrastructure across our Shire.

ALGA has provided a draft resolution to assist Councils in their deliberations that recommends the continuation of Roads to Recovery on a permanent basis with a provision to increase the funding over time and recognises the success of the program to date.

Does Council wish to support the proposal by ALGA to assist in the campaign for the establishment of a permanent Roads to Recovery program? For Council consideration and discussion.

Consultation: Nil

Statutory Environment: Nil

Policy Implications: Nil

Financial

Implications: There are no financial implications at this time however if the program is discontinued there will be a significant impact on future Council budgets and its ability to deliver the same level of road infrastructure.

Strategic

Implications: This issue is not dealt with in the Plan

Voting Requirements: Simple Majority

Council Resolution: *110808*

Moved Cr Kempin, seconded Cr Turner

“That the Shire of Broomehill-Tambellup calls on the Federal Government to

- Recognise the successful delivery of the Roads to Recovery Program by Local Government since 2000*
- Continue the Roads to Recovery Program on a permanent basis to assist Local Government meet its responsibilities of providing access for its communities*
- Continue the roads to Recovery Program with the current administrative arrangements*
- Provide an increase level of funding under a future Roads to Recovery Program that recognises the shortfall of funding on local roads of and estimated \$1.2 billion annually.”*

CARRIED 7/0

Reason For Change to Recommendation:

10.8 WAPC APPLICATION 144649 – LOT 677 POOTENUP ROAD

Program:	Transport	
Attachment:	Map of area	
File Ref:	S144649	
Author:	JM Trezona	Chief Executive Officer
Date:	10 August 2011	
Disclosure of Interest:	Nil	

Summary: Council to provide comment back to the Western Australian Planning Commission (WAPC) on the proposed subdivision, at the corner of Pootenup and Hassell Roads, Tambellup.

Background: Council was successful in obtaining State Black Spot funding to realign the eastern intersection of Hassell Road with Pootenup Road. The project necessitated the resumption of a small portion of Location 677 to construct the project.

The application also includes formalising a previous resumption of land from Location 5636.

Comment: This application is formalising the current land arrangements. It is recommended that Council advises WAPC that it has no comment to make on the proposal.

Consultation: Nil

Statutory Environment: Nil

Policy Implications: Nil

Financial Implications: Council will be liable for the costs associated with the land transfer.

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

Voting Requirements: Simple Majority

Council Resolution: *110809*

Moved Cr Kempin, seconded Cr Sheridan

“That Council advises the Western Australian Planning Commission that it has no comment to make on application 144649 – Lot 677 Pootenup Road Lake Toolbrunup.”

CARRIED 7/0

Reason For Change to Recommendation:

10.9**DEDICATION OF PORTION OF LAVAROCK STREET AND TIE LINE ROAD BROOMEHILL**

Program:	Transport
Attachment:	Map of area
File Ref:	ADM0361, RD17, RD20
Author:	JM Trezona Chief Executive Officer
Date:	10 August 2011
Disclosure of Interest:	Nil

Summary: Council to resolve to request the Minister for Lands to create two new road reserves in the Shire of Broomehill-Tambellup.

Background: Council resolved at its July 2010 ordinary meeting to advertise its intent to request the Minister for Lands to dedicate as a road

- the portion of Lavarock Street between Great Southern Highway and Level Street Broomehill Village
- the portion of Tie Line Road that crosses Reserve 10318

These particular portions of road as shown on the attached map already exist and the roads have been constructed for many years. Both roads provide access across the Great Southern rail line in the Broomehill townsite. These dedications will tidy up the administrative requirements of the Land Administration Act 1997.

Council advertised its intent in the Great Southern Herald and the BT Times and wrote to all utility providers and required government agencies. The comment period was open for 35 days and closed on 28 July 2011. Council received three responses.

	Comment	Recommended Council Action
Water Corporation PO Box 915 ALBANY WA 6331	The Corporation has no infrastructure within that part of Lavarock Street. There is an existing water distribution main in Tie Line Road. The Corporation has no objection to the proposal but request that consideration be given to the presence of the infrastructure when planning for improvements in the area.	Noted
Main Roads WA PO Box 503 ALBANY WA 6330	No objection to the proposal but advised that there is inadequate stacking distance available between GS Highway and the rail line for vehicles that exceed 19m in length. It is recommended that Council restrict access for vehicles in excess of 19m.	Noted
Public Transport Authority PO Box 8125 PERTH BUSINESS CENTRE	No objection	Noted

- Comment:** The matter raised by Main Roads WA in relation to stacking distance is an issue along a large portion of the Great Southern rail line. Lavarock Street is currently not approved as a road train route and not part of the Restricted Access Vehicle network therefore Council will not be required to take any action to reflect the recommendation of Main Roads. Heavy vehicles are not permitted on the road.
- Council's next step is to formally request the Minister for Lands to dedicate the two portions of road.
- Consultation:** Nil
- Statutory Environment:** Nil
- Policy Implications:** Nil
- Financial Implications:** Council will have to meet the advertising costs and any other costs associated with the road dedication.
- Strategic Implications:** This issue is not dealt with in the Plan
- Voting Requirements:** Simple Majority
- Officer Resolution:** *“That as per the requirements of the Land Administration Act 1997, Council requests the Minister for Land to*
- *dedicate the portion of existing road between Great Southern Highway and Leven Street Broomehill, as shown on the attached map, as Lavarock Street*
 - *dedicate the existing portion of road that crosses Reserve 10318 Broomehill as shown on the attached map, as Tie Line Road*
- further*
- *Council indemnifies the Minister from any costs arising as a result of the proposed road dedications.*
 - *Council notes the comments received in relation to the proposed road dedications and advises the respondent of the outcome of its decision.”*

Council Resolution: 110810

Moved Cr Turner, seconded Cr Sadler

“That as per the requirements of the Land Administration Act 1997, Council requests the Minister for Land to

- dedicate the portion of existing road between Great Southern Highway and Leven Street Broomehill, as shown on the attached map, as Lavarock Street*
- dedicate the existing portion of road that crosses Reserve 10318 Broomehill as shown on the attached map, as Tie Line/Norrish Road*

further

- Council indemnifies the Minister from any costs arising as a result of the proposed road dedications.*
- Council notes the comments received in relation to the proposed road dedications and advises the respondent of the outcome of its decision.”*

CARRIED 7/0

Reason For Change to Recommendation:

10.10 TAMBELLUP TENNIS CLUB – RENEWAL OF RESTRICTED LIQUOR LICENSE

Program: Recreation & Culture
Attachment: Nil
File Ref: ADM0029
Author: JM Trezona Chief Executive Officer
Date: 11 August 2011
Disclosure of Interest: Nil

Summary: The Tambellup Tennis Club is seeking Council approval to renew their restricted license.

Background: The Tennis Club has written seeking Council permission to renew its club restricted license for the 2011-2012 tennis season between the 1 October 2011 to 30 April 2012. The club are seeking approval for the following hours as per last year:

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

The Tennis Club are also seeking approval to again use the glass double door fridge housed in the lockable bar area.

There have been no issues with the Tennis Club using the fridge in the bar area prior to the Club providing their own fridge.

Comment: Council has previously granted approval to the Tennis Club for the above hours for the previous tennis season.

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: *110811*

Moved Cr Kempin, seconded Cr Schlueter

“That Council grants approval to the Tambellup Tennis Club to renew its club restricted license for the period of 01 October 2011 to 30 April 2012 and to use the fridge situated in the lockable bar area.”

CARRIED 7/0

**Reason For Change to
Recommendation:**

10.11 TAMBELLUP AGRICULTURAL SOCIETY (INC.)

Program:	Recreation and Culture
Attachment:	Copy of quote and related information
File Ref:	ADM0061
Author:	PA Hull Community Services Officer
Date:	11 August 2011
Disclosure of Interest:	Nil

Summary: The Tambellup Agricultural Society (Inc.) is requesting assistance from the Dry Season Assistance Scheme to provide entertainment at the Tambellup Show in October 2011.

Background: In December 2010 the State Government announced community service grants were available to local governments affected by the 2010 dry season. The Broomehill-Tambellup shire received \$20,000 to be spent on one or more community events that help maintain community spirit and welfare. Events are to be held by 30 November 2011.

An additional contribution of \$1000 was received from the Lord Mayor's Distress Relief Fund.

Community groups in Broomehill and Tambellup were invited to submit expressions of interest in holding events which met the funding criteria, including:

- the involvement of community groups;
- the demonstration of benefit to the community; and
- as far as possible, be inclusive of all members of the community.

From the initial call for submissions, \$17,000 was allocated, leaving a balance of \$4000 for subsequent proposals.

The Tambellup Agricultural Society (Inc.) is seeking a financial contribution of \$2156 to assist with the cost of bringing a comedy act 'The Crackup Sisters' to the Tambellup Show. The act includes two comedy shows and two whip cracking workshops and will have a broad appeal to show goers. This act will be in addition to the traditional entertainment provided by the Agricultural Society.

Comment: The Tambellup Show is the only whole-of-community event in the Shire, and draws people from surrounding communities. It presents an opportunity for local groups and businesses to promote their cause and undertake fundraising, while providing an affordable family day out.

The Tambellup Agricultural Society consists of a small dedicated group of volunteer community members who each year work towards staging the Tambellup Show for the benefit of the local and wider community. Since moving the Show to the town centre from the Sportsground, they have been unable to charge an admission fee, which has impacted on their ability to generate a profit. In recent years they have actively sought funding through various agencies in order to be able to provide a range of entertainment to appeal to those attending.

The committee endeavours to present different entertainment each year in an effort to attract a crowd.

Consultation: Nil

Statutory Environment: Nil

Policy Implications: Nil

Financial Implications: Dry Season funding of \$4,000 is available for projects which may arise, and is required to be spent by 30 November 2011.

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

Voting Requirements: Simple Majority

Council Resolution: *110812*

Moved Cr Turner, seconded Cr Sadler

“That Council makes a contribution of \$2156 from Dry Season Assistance Scheme funding to the Tambellup Agricultural Society (Inc.) for the provision of entertainment at the 2011 Tambellup Show.”

CARRIED 7/0

Reason For Change to Recommendation:

10.12 TAMBELLUP COMMUNITY RESOURCE CENTRE VOLUNTEER EVENT

Program: Recreation and Culture
Attachment: Copy of correspondence
File Ref: ADM0061
Author: PA Hull Community Services Officer
Date: 10 August 2011
Disclosure of Interest: Cr Schlueter declared a Financial Interest in this matter as she is an employee of the Community Resource Centre and left the room at 4.38pm.

Summary: The Tambellup Community Resource Centre is seeking support to hold an event to thank local volunteers.

Background: The Tambellup Community Resource Centre (CRC) has received funding of \$1000 through Volunteering WA and Lotterywest to host a community event to acknowledge the role volunteers play in the Tambellup community. The event is to be part of the International Year of Volunteering Tenth Anniversary global celebration aimed at reinvigorating the spirit of volunteerism.

They propose to hold an event along the lines of the Community Awards which were held in Tambellup until 2007, to include a free catered event for the community followed by formal proceedings, with a special invited guest speaker, and recognition of volunteer groups and individuals through the presentation of certificates. Volunteer groups will be asked to provide details of their members, and also any outstanding contributions.

The cost of the event is estimated at \$2554.

The CRC is seeking cash or in kind contributions from the community to assist with the following costs to run the event:

- Venue hire costs (suggested Tambellup Hall or Tambellup Sports Pavilion)
- Catering for approximately 200 people (estimated \$2000)
- Printing costs for invitations and certificates, and postage (estimated \$400)

It is planned to hold the event during September or October 2011.

Comment: The Tambellup Sportsperson of the Year and Community Awards were originally organized by local sporting groups on a rotation basis. When enthusiasm waned, the event was coordinated by the Shire of Tambellup and a community committee until 2007. The awards lapsed due to the difficulty in getting community groups to submit nominations for award candidates.

While the proposal by the CRC is aimed at recognizing the role of all volunteers in the community, it will also highlight outstanding contributions, which was the aim of the former Community Awards.

This is an opportunity for Council to support an initiative coming from the community. As a one off event, Council may wish to consider providing assistance under the Dry Season Assistance Program funding.

If the event is successful it may reignite interest in the community in reviving the Community Awards in future years as a community-run Event.

Consultation: Nil

Statutory Environment: Nil

Policy Implications: Nil

Financial Implications: Dry Season funding of \$4,000 is available for projects which may arise. The funds are required to be spent by 30 November, with final acquittal by the end of February. Alternatively provision of \$2500 is made for Members Donations in the 2011/2012 budget.

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

Voting Requirements: Simple Majority

Officer Resolution: *“That Council makes a contribution of \$..... towards the Tambellup Community Resource Centre community volunteer recognition event.”*

Council Resolution: *110813*

Moved Cr Turner, seconded Cr Crosby

“That Council makes a contribution of \$500 towards the Tambellup Community Resource Centre community volunteer recognition event with funds to come from Members Donations.”

CARRIED 7/0

Reason For Change to Recommendation:

Cr Schlueter re-entered the room at 4.43pm.

10.13 BROOMEHILL VILLAGE HERITAGE PRECINCT

Program:	Recreation and Culture
Attachment:	Copy of draft concept plans
File Ref:	CP.PR.8
Author:	PA Hull Community Services Officer
Date:	12 August 2011
Disclosure of Interest:	Nil

Summary: Council to endorse draft concept plans for the Broomehill Village Heritage Precinct project.

Background: In 2010 Council was successful in obtaining funds from the Great Southern Development Commission to engage a consultant to develop a concept plan for the creation of a Heritage Precinct in the Broomehill townsite.

Draft concept plans were developed in consultation with a local working group. At the June Ordinary meeting, Council agreed to advertise the plans for public comment prior to further consideration and endorsement at the July meeting.

The community was notified by mail and through the BT Times that the plans were on display at the Broomehill Administration office, and feedback was invited.

At the end of the comment period, two people had provided comments, A copy of the feedback received is provided for Councils information.

In order to commence the project, Council endorsement of the plan is required.

Comment: The consultants brief included the requirement for the plans to present options for the location of new public toilets. Two locations have been suggested:

1. On the east side of Holland Park, visible from India St, or alternatively;
2. On the south boundary of the proposed town square, adjacent to the right of way near the Hotel.

The first option was the preference of the consultants.

This item was presented at the July Ordinary meeting. At that time Council resolved that the matter be left on the table until a site inspection and further investigation had been undertaken.

Consultation: Nil

Statutory Environment: Nil

Policy Implications: Nil

Financial Implications: Not at this time, however avenues of funding will be investigated in order to progress the plan over coming years.

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

Voting Requirements: Simple Majority

Procedural Motion: *110814*

Moved Cr Turner, seconded Cr Schlueter

“That the matter be lifted from the table to enable further discussion following a site inspection.”

CARRIED 6/1

Officer Resolution: *“That Council endorses the draft concept plans for the Broomehill Village Heritage Precinct, including the following amendments:
a) As per option, new public toilets be located at
b)”*

Council Resolution: *110815*

Moved Cr Turner, seconded Cr Schlueter

*“That Council endorses the draft concept plans for the Broomehill Village Heritage Precinct, including the following amendments:
c) New public toilets be located on the south boundary of the proposed town square adjacent to the right of way near the hotel.
d) Remove the second footbridge from the plan.”*

CARRIED 5/2

Reason For Change to Recommendation:

10.14 BOOT ROCK RESERVE

Program:	Recreation and Culture	
Attachment:	Management Plan – Boot Rock Reserve (Sept 2000) Reserve Status Report – Boot Rock Reserve (Sept 2002)	
File Ref:	RSV21943	
Author:	JM Trezona	Chief Executive Officer
Date:	12 August 2011	
Disclosure of Interest:	Nil	

Summary: Council to consider a proposal to revegetate Boot Rock Reserve.

Background: A letter has been received from a Broomehill resident who is keen to plant tree seedlings in the Boot Rock Reserve.

The reserve was impacted by fire in November 2010, with much of the undergrowth and many of the larger trees affected. Parts of the reserve are now bare ground, with fallen timber throughout.

With the Broomehill district having approximately 7% remnant vegetation remaining, the reserve has a significant conservation value being a large reserve for this area.

The resident proposes to form a ‘Friends of Boot Rock Reserve’ group with the intent of revegetating areas of the reserve.

Comment:

In 2000 a Management Plan was developed for the reserve, by the Broomehill Council in conjunction with landcare groups, Greenskills personnel and community members. A copy of the plan, and a subsequent Status Report for the reserve is attached for information.

The Plan provided a series of recommendations for the long term

management of the reserve, including revegetation and weed control. A number of weed species exist within the reserve, including Golden Wattle (*acacia pycnantha*). It was recommended that the control of this weed should be an ongoing priority.

The plan also recommended that only local species collected from within the reserve should be used for revegetation in the reserve.

Anthony Witham, who was involved with the initial consultation, has provided the following advice regarding the present situation:

- A number of species occurring within the reserve will possibly regenerate naturally following a fire. With the recent good rains, the next few months may see some regeneration; however some species take considerably longer.
- The existence of large white gums will compete for available moisture, to the detriment of any seedlings planted in the vicinity
- The large scale of the weed infestations in the reserve will also compete with seedlings planted.

Anthony concurred with the recommendations of the management plan, ie that the focus should be on control of weeds, to give the bush every chance to regenerate naturally.

It is noted that since the plan was developed a number of local residents have spent time at the reserve removing *acacia pycnantha*. During this period Broomehill has seen a significant number of people move to the community. There may be sufficient interest in forming a 'Friends of Boot Rock', who could be involved with activities in line with the recommendations of the plan.

For Council discussion.

Consultation: Anthony Witham

Statutory Environment: Nil

Policy Implications: Nil

Financial Implications: Nil

Strategic Implications: Strategic Objective 3: Managing the Built and Natural Environment. An action of this objective is to protect, manage and enhance the community's environment.

Voting Requirements: Simple Majority

Council Resolution: **110816**

Moved Cr Turner, seconded Cr Sheridan

“That Council seeks expressions of interest from community members with a view to re-establishing a “Friends of Boot Rock Reserve’ group.”

CARRIED 7/0

**Reason For Change to
Recommendation:**

12.1 PLANT REPORT FOR JULY 2011

Program: Transport
Attachment: Nil
File Ref: Nil
Author: GC Brigg Manager of Works
Date: 12 August 2011
Disclosure of Interest: Nil

Reg No.	Description	Kms/Hrs	Year of Manufacture	Year of Purchase	Changeover	Comments
BH000	Nissan Murano		2010	2010		
BH00	Ford Ranger Dual Cab	25160	2010	2010		OK
BH002	ISUZU 6 Wheel Tipper	68393	2008	2008	7 yrs / 250,000 km	Minor repairs, require tyres
BH003	Isuzu NPR300 crew cab truck	39600	2009		5 yrs / 100,000 km	New air filter assembly
BH004	CAT 12M	1410	2009	2009		OK
BH005	Cat multi tyre	50	2011	2011	7 yrs / 8,000 hrs	New
BH006	Volvo 710	5621	2004	2004	7 yrs / 8,000 hrs	Service done
BH007	John Deere Ride on Mower		2003	2003	5 yrs / 5,000 hrs	OK
BH008	VOLVO L70D Loader	6253	2001	2001	7 yrs / 8,000 hrs	OK
BH009	Toyota Hilux		2009			OK
BH010	6x4 Fuel Trailer		1981	1981		OK
BH012	Isuzu Fire Truck	6000	1995	2004		Tyre repair, new wind handle
BH013	John Deere 315SG Backhoe	2407	2003	2003	10 yrs / 8,000 hrs	Service due

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0TA	Holden Caprice		2010			
TA052	Toyota Hilux 4x4	21303	2009			OK
TA001	Ford Ranger Dual Cab	28400	2009			OK
ITA	Ford Territory				1 yr / 40,000 km	
TA1880	Isuzu Gigamax Truck	69285	2008	2008	5 yrs / 250,000 km	Minor repairs
TA092	Isuzu Gigamax Truck	87169	2007	2007	5 yrs / 250,000 km	OK
TA386	Mitsubishi Fuso Truck	75300	2007	2007	5 yrs / 250,000 km	OK
TA18	12H Grader	4840	2006	2006	7 yrs / 8,000 hrs	OK
BH014	Ford Ranger Single Cab	22860	2010			OK
TA281	930G Loader	3538	2007	2007	7 yrs / 8,000 hrs	Brakes worn to limit, service done
TA392	Tractor Mower	2141			5 yrs / 5,000 hrs	Deck repairs
TA417	John Deere Gator	261	2009			OK
BH001	CAT Vibe Roller	778	2009			Service done
TA017	Isuzu Tipper	64700	2009			OK
	Slasher				10 yrs	Broken wheel
XTR579	Road Broom				10 yrs	Broken broom shaft
TA06	Jet Patcher Isuzu	83728	2007	2010		OK
IDCF535	TORO 3500D	280	2009	2009		OK
TA005	John Deere Tractor 6330	980	2008	2008	10 yrs / 8,000 hrs	OK

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12.2 WORKS AND MAINTENANCE REPORT FOR JULY 2011

Program:	Transport	
Attachment:	Nil	
File Ref:	Nil	
Author:	GC Brigg	Manager of Works
Date:	12 August 2011	
Disclosure of Interest:	Nil	

Broomehill

- Gardeners are currently having trouble keeping up all duties around town as we have one gardener on light duties working in another shire and another away sick for a period of time.
- Still working with Southern Road Services with drainage issues in town. Southern Road Services currently have higher prioritized road issues.
- Picnic table still to be finished at Holland Park playground. Paul Plant will install next week.
- One set of solar bollards not working along the railway. Seems to be electronic controller. Waiting for new controller.
- Community workers cleaning up cemetery, caravan park and along Javelin Street.
- Still waiting for Monash Electrical to install electronics to automatic gate at the dump.
- With recent rains ground has become soaked around the refuse site. Soil is becoming water logged and the extra weight is causing some of the banks to subside into the rubbish hole.
- Recent rain has completely filled the town dam and by-washed. This is the first time I have seen it by-wash in the three years I have been here. We are currently pumping water to the complex dam.
- Oval needs re-spraying again to control broad leaf weeds.
- Holland Park and office lawns will be sprayed when weather permits.
- Concrete ramp and mouldings which are decaying on the office will cost somewhere between \$3,000 and \$5,000 to repair. Old concrete will be jack hammered out to expose steel reinforcing. Once steel is exposed it will be acid bathed and protected with a plastic based paint. Form boards will be used to place concrete back onto the building.

Tambellup

- Gardeners carrying out general duties keeping up with weeds and mowing. Sometimes working in Broomehill.
- Same problems with rubbish hole at refuse site with sides collapsing with soaked soil.
- Community First have asked to place some personnel on work for the dole scheme. We will be using them around town to carry out duties one day per week.
- Community workers generally cleaning up leaves around town after strong winds.
- Recent good rains haven't improved the dam levels significantly over the last month.
- Recent strong winds have been causing trees to blow over around town. Crews have been cleaning up trees at the caravan park, sports complex and around town.
- Drainage repaired at the sport complex under access road.
- Re-spraying oval again for broadleaf weeds. They are presenting to be a problem with rains.

Roads

- Construction crew, have been carrying out gravel repairs all over the shire. After recent rains large areas of potholes have formed in low areas of all roads.
- Crew started widening Greenhills Road ready for re-sheeting. This is the only funded project we can work on because of wet conditions. All table drains and culverts are too wet to carry out works.

- Maintenance graders have been busy grading roads within the shire. Graders have been carrying out maintenance grading (via prioritization) to keep roads as safe as possible. This has made them shift around more than normal.
- Maintenance crew carried out an audit of school bus stops. Some signage needs correction. New road standards see all school bus signs in class 1 orange and any class 2 or fluoro yellow signs need to be replaced.
- Jetpatcher has been carrying out bitumen repairs on town streets in both towns. With recent rain it has exposed problems with bitumen. The current bitumen is old dry (oxidized) and cracking badly. Once bitumen is cracked this allows water to penetrate down the cracks into gravel pavement under the seal. CBR (strength) of the laterite type gravel is very high at 60% of dry back of optimum moisture content. When this gravel is soaked CBR is very weak. This gravel has CBR of 60 to 80 in good conditions. In the soaked test it has a CBR of 1. This means gravel pavement can't hold the seal. We are currently carrying out repairs but it is slow working around wet weather.
- Another problem which is becoming apparent is wheel rutting on the sealed roads. When gravel is being water bound, the water is used to take the gravel to optimum moisture content. Optimum moisture is used to lubricate the material to make it slip into place without too much friction. If material is too dry then material can't slip into place giving maximum density. Maximum density is where the gravel has been compacted and all voids between the gravel particles are filled giving up to 100% compaction. If drainage is poor beside the road, or bitumen is cracked or underground streams appear out of the hills, water can soak under the seal bringing the gravel up to, and past optimum moisture. This allows the gravel to slip around once again. When this happens, the seal collapses once heavy traffic starts it pushes the soaked gravel aside under the seal causing wheel rutting.
- It is important to keep bitumen failures and drainage under repair to help stop these problems from happening.

Plant

- New roller has arrived and has had a few teething problems. Westrac have repaired the minor issues.
- Drive shaft on the road broom (attaches to the tractor) has failed. New shaft is being made in Albany.
- CEO's Holden Caprice should be delivered in the next two weeks.
- MACS Nissan Murano has been replaced. This was done to capitalize on the trade in value.
- Manager of Works vehicle has been ordered. It has been changed to Toyota. Ford bases its replacements on 30,000km or 9 months. If we proceeded with Ford this year it would have cost approximately \$20,000 with 2 replacements due in the one year. Add the \$8,000 running cost it would have worked out very expensive this financial year but changing the brand of vehicle should reflect a saving when next replacement is due.
- There have been local people interested in purchasing our current vehicles but local government Tender regulations currently don't allow us to sell vehicles without going to tender. There is a \$20,000 limit for disposal without tendering. In the past tendering hasn't been cost effective to sell off each vehicle separately. We are investigating having all executive vehicles fall due at the same time and put them out to tender. This will reduce the cost to enable us to advertise all three vehicles for tender at the same time. That way the public can have an opportunity at purchasing the vehicle to help reduce the overall cost to council. Other councils are now adopting this procedure with some good results. Local government has good discounted purchasing power for new vehicles and some cases councils are receiving tenders just under and sometimes greater than the original purchase cost.

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12.3 BUILDING SURVEYORS REPORT FOR JULY 2011

Program:	Economic Services
Attachment:	BSR Report and Activity Statement
File Ref:	ADM0076
Author:	D Baxter Building Surveyor
Date:	10 August 2011
Disclosure of Interest:	Nil

Summary: Attached are the BSR Report and the Activity Statement for the month of July 2011 that have been sent to all the relevant authorities that are required by legislation.

Background: These reports advise of the building approvals and the activity of the Building Surveyor for the month of July 2011.

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: *“Council discussed the Officers Report.”*

Reason For Change to Recommendation:

12.4 LIBRARY REPORT – JULY 2011

Program: Recreation & Culture
Attachment: Library Report – July 2011
File Ref: ADM0097
Author: C Brown Library Officer
Date: 4 August 2011
Disclosure of Interest: Nil

Summary: Attached is a Library Report prepared by Colleen Brown, Library Officer for Broomehill and Tambellup, outlining the activities of both libraries within each town.

Background: This report outlines the activities of both Broomehill and Tambellup libraries for the month of July 2011.

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: Simple Majority

Council Resolution: *“Council discussed the Officers Report.”*

Reason For Change to Recommendation:

12.5

CLUB DEVELOPMENT OFFICER REPORT

GENERAL:

- Currently writing an article to introduce myself to the Shire of Broomehill-Tambellup and Shire of Kojonup as the new Club Development Officer servicing these Shires.

SHIRE OF BROOMEHILL-TAMBELLUP

Name of towns within the shire:

- Broomehill
- Tambellup

Name of Club and brief description of action to date:

Broomehill Bowling Club has started the process to apply for funding through the Community Sporting and Recreation Facilities Fund (CSRFF) to install a synthetic bowling green at the Broomehill Complex to replace the existing grass greens.

Tambellup Hockey Club have RSVP six people to attend the Bright ideas Lighting Solution Workshop held in Albany on Thursday 11 August 2011. The Tambellup Hockey club would like to develop a plan to replace the current lighting at the Tambellup Sports Ground.

Tambellup Hockey Club have RSVP one person to the Clubs Online Workshop held in the Shire of Kojonup on Monday 22 August. They intend to create a website on the night which will hold various information about their club.

Central Great Southern Hockey Association (GSC) has requested some direction on where they can apply for funding to replace the Central Great Southern Hockey Association women's uniform.

VARIOUS INQUIRIES FROM MEMEBERS OF THE PUBLIC:

I have received interest from various members of the public to set up an information session on horse husbandry for the non competing riders within the Shire of Broomehill-Tambellup and Shire of Kojonup.

SHIRE OF KOJONUP

Name of towns within the shire:

- Kojonup
- Muradup
- Jinalup
- Quaelup
- Boscabel

Name of Club and brief description of action to date:

Kojonup Netball Club would like to replace their current netball courts. A meeting has been arranged with the Kojonup Netball Club, the Shire of Kojonup CEO, Stephen Gash and I to discuss the current plans that the Shire of Kojonup have in place for the sporting facilities.

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

Nil

14. DATE OF NEXT MEETING

15th September 2011

15. CLOSURE

There being no further business the President thanked Councillors and staff for their attendance and declared the meeting closed at 5.29pm.