

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 21st October 2010 commencing at 4.00pm.

1. RECORD OF ATTENDANCE / APOLOGIES / LEAVE OF ABSENCE

Present:	Cr BG Webster	President
	Cr KW Crosby	Deputy President
	Cr MJ Bowman	
	Cr GM Sheridan	
	Cr MR Turner	
	Cr M Sadler	
	Cr SJF Thompson	
	Cr DCN Kempin	
	JM Trezona	Chief Executive Officer
	VN Webster	Acting Manager Administration & Customer Service
	GC Brigg	Manager of Works

Apologies: Cr EK Schlueter

Leave of Absence:

Nil

2. DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

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

Ian Gordon Network Manager of CBH will be addressing Council at 4.00pm.

Len King will be addressing Council at 4.00pm.

3. RESPONSE TO PREVIOUS QUESTIONS TAKEN ON NOTICE

Nil

4. PUBLIC QUESTION TIME

Mr Len King addressed Council about his concerns with the Gordon River. He advised that trees have grown in the river bed which could cause restriction of the water flow which could lead to flooding of the townsite if the river bed of the Gordon River and Jam Creek are not cleaned out.

The President thanked Mr King for bringing his concerns to Councils attention.

Mr Ian Gordon, Network Manager of CBH addressed Council on the Temporary Bulkhead Facility situated in Broomehill.

Broomehill is identified as a Primary Receival Point for the delivery of grain within the Great Southern Region. Every year CBH, through their Capital Works Projects does an annual review of all receival points within the state and identifies what areas require funding for the coming year. The Broomehill Receival Point has not been identified for any funding in the immediate future.

Mr Gordon requested Council to grant the approval for the temporary bulk storage on a seasonal basis and CBH hopes to relocate the temporary bulk storage facility for the 2012-2013 growing season.

The President thanked Mr Gordon for addressing Council on this issue and Mr Gordon and Mr King retired from the meeting at 4.24pm.

5. APPLICATION FOR LEAVE OF ABSENCE

Cr Schlueter requested a Leave of Absence for the October 2010 meeting of Council.

101001

Moved Cr Thompson, seconded Cr Crosby

“That Cr Schlueter be granted a Leave of Absence for the October 2010 Ordinary Meeting of Council.”

CARRIED 8/0

6. DECLARATION OF INTEREST

Cr Thompson declared a Financial Interest in Item 10.9

Cr Webster declared an Impartiality Interest in item 10.12

7. PETITIONS / DEPUTATIONS / PRESENTATIONS / SUBMISSIONS

Nil

8. CONFIRMATION OF PREVIOUS MEETING MINUTES

8.1 ORDINARY MEETING OF COUNCIL MINUTES 16th September 2010

101002

Moved Cr Sadler, seconded Cr Sheridan

“That the Minutes of the Ordinary Meeting of Council held on the 16th September 2010 be confirmed as a true and accurate record of proceedings.”

CARRIED 8/0

9. ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION

Nil

10. MATTERS FOR DECISION

10.1 FINANCIAL STATEMENTS FOR SEPTEMBER 2010

Program:	Other Property and Services	
Attachment:	Monthly Financial Statements for September 2010	
File Ref:	Nil	
Author:	KP O'Neill	Finance Officer
Date:	15th October 2010	
Disclosure of Interest:	Nil	

Summary: Attached are the monthly financial statements for September 2010.

Background: Notes have been provided throughout the statements for Councillors information and comment.

Comment: An estimated 19% (\$328,159) in rates and charges remain outstanding at the 30th September 2010. Included in this figure are the 63 properties that have taken up the option to pay their rates by instalments. The total outstanding balance of the properties on instalment plans is \$85,769. The next instalment of the four instalment plan is not due until the 27th October. The final payment of the two instalment plan is not due until the 3rd January 2011.

The Manager Admin & Customer Services vehicle was traded during September, and Council took delivery of the Isuzu Jetpatcher. Items of plant sold from the Silent Auction have been paid for and collected.

The construction of the house at Lot 104 Henry Street is nearing completion, as are the improvements to the Tambellup Depot office and crib room.

The first payment of Grants Commission Financial Assistance Grants were not received during September, but are expected to be paid early in October 2010.

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: **101003**

Moved Cr Kempin, seconded Cr Bowman

“That the Financial Statements for the period ending 30th September 2010 be adopted.”

CARRIED 8/0

**Reason For Change to
Recommendation:**

10.2 CREDITORS ACCOUNTS PAID SEPTEMBER 2010

Program:	Other Property and Services	
Attachment:	List of Payments for September 2010	
File Ref:	Nil	
Author:	KP O’Neill	Finance Officer
Date:	15th October 2010	
Disclosure of Interest:	Nil	

Summary: Attached is a list of payments made from the Municipal and Trust Funds during September 2010.

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

Municipal Fund	\$631,586.02
Trust Fund	\$3,257.50
Credit Cards	\$4,144.31
TOTAL	\$638,987.83

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: *101004*

Moved Cr Kempin, seconded Cr Crosby

“That the list of accounts paid during September 2010, represented by:-

- Municipal Fund cheques numbered 1100 to 1138 inclusive and electronic payments numbered EFT1560 to EFT1644 inclusive and totalling \$631,586.02;*
- Trust Fund cheques numbered 177 to 182 inclusive and electronic payments numbered EFT1558 and EFT1559 and totalling \$3,257.50;*
- Credit Card payments totalling \$4,144.31;*

be adopted.”

CARRIED 8/0

**Reason For Change to
Recommendation:**

10.3 SHIRE OF BROOMEHILL-TAMBELLUP ELECTIONS – OCTOBER 2011

Program:	Governance	
Attachment:	Nil	
File Ref:	ADM0012	
Author:	VN Webster	Acting Manager Administration & Customer Service
Date:	10th October 2010	
Disclosure of Interest:	Nil	

Summary: Council to determine by absolute majority to nominate the Electoral Commissioner to be responsible for the Shire of Broomehill-Tambellup elections to be held on 15th October 2011.

Background: The *Local Government Act 1995 section 4.20(4)* provides that a local government may, having first obtained the written agreement of the Electoral Commissioner, declare by an absolute majority the Electoral Commissioner to be responsible for the conduct of an election. The Electoral Commissioner will then appoint a returning officer.

The Electoral Commissioner has advised in writing that the Commission has agreed to be responsible for the conduct of the ordinary elections in 2011 subject to the proviso that the Shire of Broomehill-Tambellup wishes to have the election undertaken as a postal election.

Comment: The Electoral Commission conducted the 2008 inaugural election of Council as a postal election. The participation by the community indicated that conducting the election as a postal election was a positive initiative by Council.

Council also utilized the Electoral Commission for the 2009 Ordinary Election.

Consultation: Nil

Statutory

Environment: *Local Government Act 1995 section 4.20 and 4.61*

Policy Implications: Nil

Financial

Implications: The estimated cost for the 2011 election is \$9000 (GST inc) which has been based on the following assumptions by the Electoral Commission:

- 800 electors;
- Response rate of approximately 60%;
- 5 vacancies; and
- Count to be conducted at the offices of the Shire of Broomehill-Tambellup.

The cost for the election will be included in the 2011-2012 budget.

Strategic

Implications: This issue is not dealt with in the Plan

Voting Requirements: Simple Majority

Council Resolution: *101005*

Moved Cr Turner, seconded Cr Bowman

“That Council :

- In accordance with section 4.20(4) of the Local Government Act 1995 declares the Electoral Commissioner to be responsible for the conduct of the October 2011 elections; and*
- In accordance with section 4.61(2) of the Local Government Act 1995 that the method of conducting the elections shall be as a postal vote.”*

*CARRIED 8/0
By Absolute Majority*

**Reason For Change to
Recommendation:**

10.4 FORWARD CAPITAL WORKS PLAN

Program:	Governance
Attachment:	Copy of Capital Works Program
File Ref:	ADM0149
Author:	JM Trezona Chief Executive Officer
Date:	12th October 2010
Disclosure of Interest:	Nil

Summary: Council to adopt the forward Capital Works Program for the year ending 30 June 2011 to 2015.

Background: The Country Local Government Fund (CLGF) which is a component of the Royalties for Regions Fund has a primary objective to address infrastructure backlogs across the country local government sector. The fund provides the local government sector with additional money for the purpose of infrastructure provision and renewal. Funding in 2008-2009 was provided direct to local governments. Guidelines provided what the money could be spent on and the conditions attached.

The bulk of the 2009-2010 allocation was deferred to the 2010-2011 financial year. Prior to country local governments being able to claim their future allocations it is a requirement to produce and submit a Forward Capital Work Plan (FCWP). These plans are required by 31 December 2010.

Council received assistance financial assistance through the Department of Regional Development and Lands (RDL) to engage a consultant to assist with the FCWP.

A workshop on the draft document was held on September 16 with a number of changes being made. The attached document reflects those changes.

Comment: The plan must be adopted by the Council and then forwarded to RDL by 31 December 2010. Once the plan is approved by RDL and Council has successfully acquitted its 2008-2009 CLGF allocation, it will be able to access the 2010-2011 funds.

The plan will be reviewed annually by Council as part of the budget process.

Consultation: Nil

Statutory Environment: Nil

Policy Implications: Nil

Financial Implications: The Capital Works Plan identifies the priority project and the proposed funding sources over the five year period.

Strategic

Implications: The Capital Works Plan has regard for Council’s adopted plan “Strategic Directions – A Plan for the Future”.

Voting Requirements: Simple Majority

Council Resolution: *101006*

Moved Cr Bowman, seconded Cr Kempin

“That Council adopts the Shire of Broomehill-Tambellup Capital Works Program for the financial year ended 30 June 2011 to 2015 as presented.”

CARRIED 8/0

Reason For Change to Recommendation:

10.5 TAMBELLUP LIONS – REQUEST FOR WAIVING OF HIRE COSTS

Program:	Governance
Attachment:	Nil
File Ref:	ADM0061
Author:	JM Trezona Chief Executive Officer
Date:	12th October 2010
Disclosure of Interest:	Nil

Summary: The Tambellup Lions Club is seeking Councils consideration to waive the hire costs for the portable toilets.

Background: On Sunday 31 October 2010 the Tambellup Lions Club is hosting a Car Rally to help raise funds for the Sophie’s Fund – ME/CFS. The car rally will be starting from the Tambellup Golf Club and concluding at the Toolbrunup School where afternoon tea and a sausage sizzle will take place.

For the convenience of those participating in the car rally the Lions Club has organised to use Council’s portable toilets.

The Lions Club have requested that Council consider waiving the hire costs of the portable toilets.

Comment: Traditionally Council is reluctant to waive the hire costs of its facilities or equipment with the exception of those instances as highlighted in its Policy Manual.

Council may wish to consider advising the Lions Club that it will not waive the hire costs but is willing to make a donation equivalent to the hire costs of the portable toilets.

For Council consideration.

Consultation: Nil

Statutory Environment: Nil

Policy Implications: Nil

Financial Implications: The hire cost of the portable toilets is \$100.00 per unit per week. Council has a Members donation provision in the 2010-2011 budget that has a current balance of \$600.

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

Voting Requirements: Simple Majority

Council Resolution: **101007**

Moved Cr Sadler, seconded Cr Crosby

*“That Council makes a donation of \$200.00 to assist towards the
Tambellup Lions Club Car Rally scheduled for 31 October 2010.”*

CARRIED 8/0

**Reason For Change to
Recommendation:**

10.6 HIDDEN TREASURES – REVIEW OF AGREEMENT FOR OFFICE SPACE IN BROOMEHILL OFFICE

Program:	Governance	
Attachment:	Draft Agreement	
File Ref:	ADM0136	
Author:	VN Webster	Acting Manager Administration & Customer Service
Date:	10th October 2010	
Disclosure of Interest:	Nil	

Summary: Council to review the agreement for office space in Broomehill with the Hidden Treasures of the Great Southern Group.

Background: Council entered into an agreement with the Hidden Treasures of the Great Southern Group on 30th October 2009 for the provision of office space at the Shire of Broomehill-Tambellup's office located at 30360 Great Southern Highway, Broomehill.

The office space provided has not been utilized by the Group other than to store archival material. Members of the group were contacted requesting whether the office space was still needed as provision would have to be made in the coming renovations of the building. Council staff were advised that 'an office' as such would not be utilized at this stage but more archival space was required.

The revised agreement as per the Hidden Treasures Group request for archival space is attached for Councils perusal.

Comment: The Group has been using the office that was formerly utilised by the Shire of Broomehill Finance Officer. This office can be accessed separately from the administration area and is ideally suited for the groups purpose.

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: **101008**

Moved Cr Sheridan, seconded Cr Turner

“That Council renew the agreement as amended between the Shire of Broomehill-Tambellup and the Hidden Treasures of the Great Southern Group for archival space in the administration building located at 30360 Great Southern Highway, Broomehill. The agreement to be reviewed in October 2011.”

CARRIED 8/0

**Reason For Change to
Recommendation:**

10.7 ANDERSONS BORE – REVIEW OF AGREEMENT ACCESS TO WATER BY LANDHOLDERS

Program:	Economic Services	
Attachment:	Agreement	
File Ref:	ADM0293	
Author:	VN Webster	Acting Manager Administration & Customer Service
Date:	10th October 2010	
Disclosure of Interest:	Nil	

Mr Dawson Patterson entered the meeting at 4.37pm.

Mr Patterson addressed Council on the current state of the bore and pump situated at Anderson's Bore. He thanked Council for allowing them the use of the bore as per the agreement that has been in place since 2008. Mr Patterson advised that there are six troughs that are filled from the Number 2 bore and requested Council to consider allowing them continued access to the supply by pump via a time switch set for 2.00am to 4.00am so that there is no interference to the water supply for other users of Anderson's Bore.

The President thanked Mr Patterson for addressing Council and he left the meeting at 4.45pm.

Summary: Council to review the agreement with landholders to access water from Anderson's Bore.

Background: In December 2008 Council entered into an agreement with Dawson Patterson and Rowland Sprigg allowing them to pump water directly from the tank at Andersons Bore, subject to the following conditions:

- Messrs Patterson and Sprigg will maintain at their cost the submersible pump;
- Pay the power costs at the bore;
- Regularly check the condition of the pump and tank;
- To 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;
- To 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 is due to review the agreement.

Comment: Due to the unseasonal weather conditions that have been experienced Council needs to review all the water storage and supply within Councils care and control.

A water supply survey has been distributed to all residents within the district requesting information on the amount of water needed for stock, spraying and household use.

Andersons Bore is the only alternative access to stock water in the south east section of the Shire for many rural residents. The nearest water supply is via standpipes which are available within the Tambellup town site, but are not easily accessible to rural residents within this area.

Council may wish to advise Messrs Patterson and Sprigg that the following dot point of the agreement will be invoked:

“To 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.”

This will mean that pumping direct from the tank will not be permitted by Messrs Patterson and Sprigg after the 31st October 2010 and Council should take the opportunity to review the situation at 30th April 2011 if the unseasonal dry weather continues.

For Council discussion and decision.

Consultation:	Nil
Statutory Environment:	Nil
Policy Implications:	Nil
Financial Implications:	Costs associated with maintaining the pump and power costs at Andersons Bore.
Strategic Implications:	This issue is not dealt with in the Plan
Voting Requirements:	Simple Majority
Officer Resolution:	<p><i>“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;</i></p> <ul style="list-style-type: none">➤ <i>Pumping directly from the bore by Messrs Patterson and Sprigg to cease at 31st October 2010.</i>➤ <i>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 can recommence.”</i>

Council Resolution: **101009**

Moved Cr Thompson, seconded Cr Crosby

“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;*
- *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 recommence.”

CARRIED 8/0

**Reason For Change to
Recommendation:**

10.8 PROPOSAL TO RELOCATE INDIA STREET STANDPIPE

Program:	Economic Services	
Attachment:	Aerial map showing proposed new site Copy of water survey results	
File Ref:	ADM0291	
Author:	JM Trezona	Chief Executive Officer
Date:	14th October 2010	
Disclosure of Interest:	Nil	

Summary: Council to consider a proposal to relocate the standpipe currently located in India Street Broomehill Village.

Background: Council staff has received a request from Mr Doug Cherry of the Water Corporation's Katanning office for Council to consider relocating the standpipe that is currently situated in India Street Broomehill Village.

The proposal is to relocate the standpipe out onto the old sporting ground on the Broomehill Kojonup Road.

Comment: Mr Cherry has advised that there has been a long term issue with the standpipes location and the impact that it has on the supply to the town site residents. The issue is that when the standpipe is used it severely reduces the scheme water pressure to town site homes and in some instance to such an extent that some residents have no water supply at all.

Council has recently received complaints from residents of loss of supply when the standpipe is in use.

The attached map shows the proposed new location and the existing main water lines shown in blue.

In discussions with Mr Cherry he also proposed the establishment of a tank at the site that would be filled from the scheme to allow for quick filling of water tanks in times of emergency eg bush fire as the standpipe flow would be restricted. The water in the tank would be classed as non potable and could not be used for human consumption. Council may need to explore this further as the swipe card system on its standpipes was introduced largely to combat water theft from the standpipes. The establishment of a tank would need investigation into how we can monitor the use of the water from it.

It is understood that the former Shire of Broomehill was asked to consider the proposal some years ago but for reasons that are not clear, did not pursue the matter further.

With the very dry winter Council has recently undertaken a survey of landholders in the Shire to ascertain what level local water supplies are at and the anticipated demand that will be placed on supplementary water supplies across the district. The copy of the survey is included and indicates at this stage that there will be an increase in the demand for water from standpipes and alternative sources.

This increase in demand will impact on the residents in the Broomehill town site.

It is recommended that Council agrees in principal to the relocation of the standpipe subject to a detailed costing being done, confirmation that the relocation will alleviate the loss of pressure issues experienced in the town site and an appropriate solution can be found to monitor the water usage of non potable water from the proposed tank for non potable water.

The relocation of the standpipe to the proposed site would reduce truck traffic from India Street that accesses the standpipe.

For Council discussion.

Consultation:	Nil
Statutory Environment:	Nil
Policy Implications:	Nil
Financial Implications:	This issue has no financial implications for Council
Strategic Implications:	This issue is not dealt with in the Plan
Voting Requirements:	Simple Majority
Council Resolution:	101010

Moved Cr Kempin, seconded Cr Turner

“That Council agrees in principal to the relocation of the standpipe subject to the following

- a detailed costing report be done and presented to Council for its acceptance*
- that the Water Corporation confirm that the relocation will alleviate the loss of pressure issues currently being experienced in the Broomehill town site*
- an appropriate, cost effective solution be accepted by Council for the monitoring of water usage from the proposed tank for non potable water prior to agreeing to the installation of such a tank.”*

CARRIED 8/0

Reason For Change to Recommendation:

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

Program:	Planning
Attachment:	Nil
File Ref:	ADM0284
Author:	Gray & Lewis Landuse Planners
Date:	13 th October 2010
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.

Note: Representatives from CBH will attend the Council meeting to make a presentation on this item. Gray & Lewis has not provided a recommendation so as to provide Council with flexibility following discussions with CBH.

Council is already aware of the issues from the July 2010 report. If Council is willing to consider further 'temporary' approvals then Gray & Lewis would recommend that community consultation first be undertaken.

Cr Thompson declared a Financial Interest in this matter as he is the landowner of Lot 531 Old Nardlah Road, Broomehill and left the meeting at 5.06pm.

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

A report on the application was referred to Council on the 15 July 2010 (Item 10.8) and as a result additional information was requested from CBH.

Additional information has been lodged for Councillor consideration.

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 including;

- The applicant to construct and bitumen seal the section of Nardlah Road at its own cost between the existing facility and Lot 530 within a time frame to be agreed to in writing by the Shire.
- Prior to commencement of road works, detailed plans for upgrading of Nardlah Road are to be lodged with the Shire for separate written approval.
- All development shall be in accordance with the approved plans and the crossover and internal areas used for truck movements are to be sealed to minimise any potential dust from vehicles.

Council resolution – 15 July 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.”

Comment:

Zoning

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

Description of Application

The applicant lodged a new application seeking planning approval to retain two open bulkheads on Lot 531 Nardlah Road until the 25 September 2011. Additional information has been lodged and CBH now suggests that an approval be issued until October 2011, and that they apply for annual approvals until such time as a budget is approved for development of a permanent facility on Lot 530.

The applicant initially advised that the proposed ‘extension’ for planning approval on Lot 531 is due to (1) delays on obtaining a building licence (2) time required to allow for survey, design, approval and construction of Nardlah Road for the Lot 530 approval; and (3) to allow for a four month construction period for the development on Lot 530.

Additional information indicates that the delay in development of Lot 530 is due to budget considerations.

Request for additional information

The applicant was requested to provide additional information following the July 2010 Council meeting.

The Shire President and Chief Executive Officer have met with CBH and they have provided additional information as follows;

1. Timeline for Development on Lot 530

As a designated Primary Receiving Point within CBH's network, the Broomehill facility is identified for future development.

However, Broomehill currently is not funded for 2010 or 2011 and it is difficult to provide a firm year for construction given CBH's Capital Works programme is subject to annual finance availability and priority reviews. This annual cycle often means that the most doable projects are funded and constructed at short notice when a large harvest looms.

CBH wishes to continue working cooperatively with Council to resolve all outstanding planning issues to get Broomehill to a 'ready to go' status that will place it in a good position for short lead time building approval and construction should funding become available.

Another important note is that CBH is currently undertaking a review of its Network Strategy, including Capital Works funding and prioritisation. This review will be completed in December and should provide more clarity of forward planning for all stakeholders.

CBH will make application for a Building Licence when this project achieves priority and is funded.

2. Use of Temporary Open Bulkheads on Lot 531

CBH would like to be able to continue utilising these temporary open bulkheads until permanent storage is developed on Lot 530. This is critical to ensure we can provide adequate services to our grower shareholders.

CBH seeks council approval to use these temporary storages for the 2010/11 harvest with ability to extend on an annual basis. CBH suggests that the initial approval be for the period 26th September 2010 to 25 October 2011 with ability to extend on an annual basis subject to written application and shire approval.

3. Purchase of Unallocated Crown Land Lots zoned Industrial in the town planning scheme.

CBH considers that there appears to have been some confusion and differing messages over the Lots proposed for acquisition. CBH wishes to acquire Lots 513 to 519 only.

CBH is pursuing this matter with the Department of Regional Development and Lands who have advised they 'intend to offer the opportunity to purchase Lots 513-519 for amalgamation into Lot 2 along with the redundant roads' subject to certain conditions.

4. *Summary from CBH on issues*

- It is CBH's intent to develop grain storage on Lot 530. Timing is uncertain due to funding cycle and annual priority review. Application for a building licence will be submitted when funding is certain.
- CBH wishes to work with Council to get all preliminary planning and approvals in place to facilitate a quick build when funding is allocated.
- In the meantime CBH wishes to continue utilising the temporary storages and seeks Councils approval for this.

Comment

Gray & Lewis has previously expressed concerns that CBH has not provided any clear timeline as to when development on Lot 530 will occur, and this impacts on whether this third proposal for Lot 531 is a 'temporary' approval.

CBH still hasn't provided any firm advice on timeframes and is seeking Council approval for the 'temporary' approvals to be granted on an ongoing basis until they have an approved budget allocation for construction of a permanent facility on Lot 530.

CBH has indicated a commitment to work with Council, advised that there is no budget review until 2012, that no works for Lot 530 will proceed unless a budget is approved, and that there may be more certainty once CBH reviews its Network Strategy in December.

The issue of how CBH manages its budget allocation and funding for works is not a planning consideration. Ultimately CBH needs to consider whether development of Lot 530 is a high priority (and no comment or commitment to road construction has been provided).

Whilst Gray & Lewis appreciates that CBH has indicated it seeks to work closely with the Shire, their advice re-enforces that there is still enormous uncertainty as to when any budget will be approved for Lot 530 development to proceed.

Options available to Council

Council can issue approval and limit the time period for which the approval will be valid. Following expiry of the approval, CBH can continue to lodge new applications for Lot 531 and have made it clear that they will seek annual new approvals until such time as a budget is approved for development of Lot 530.

CBH may seek annual 'temporary approvals' on Lot 531 for years to come, in which case Council needs to consider if it supports continued development on Lot 530 as a 'permanent' landuse.

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 months or years (as a condition).

Consultation:

Council advised all residents in close proximity to the bulkheads and 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, Council has the option of conducting further public consultation prior to determining this current application.

If Council is going to consider issuing another ‘temporary approval’ for Lot 531, Gray & Lewis would recommend further community consultation.

The decision as to whether to advertise the application is to be determined by Council.

Statutory

Environment:

Shire of Broomehill Town Planning Scheme No 1

Policy Implications:

Nil

Financial

Implications:

Nil

Strategic

Implications:

Nil

Voting Requirements:

Simple Majority

Officer Resolution:

“For Councillor discussion and consideration.”

Council Resolution:

101011

Moved Cr Kempin, seconded Cr Sheridan

“That Council grant planning approval to Cooperative Bulk Handling for a temporary bulk storage facility at Lot 531 Old Nardlah Road, Broomehill subject to the following conditions:

- The approval is granted until 30th October 2011;*
- Cooperative Bulk Handling to advise Council by 30th June 2011 on the progress of the development of Lot 530 Old Nardlah Road, Broomehill with a view to providing a time frame on the development.”*

CARRIED 7/0

Reason For Change to Recommendation:

Cr Thompson returned to the meeting at 5.20pm.

10.10 PROPOSED SUBDIVISION – LOT 348 GNOWANGERUP-TAMBELLUP ROAD, TAMBELLUP

Program:	Planning
Attachment:	Subdivision Plan
File Ref:	S142877
Author:	Gray & Lewis Landuse Planners
Date:	13th October 2010
Disclosure of Interest:	Gray & Lewis is the applicant who has lodged the subdivision application with WAPC on behalf of the Shire and receives consultancy fees from the Shire therefore (a) declares a Financial Interest – Section 5.65 of <i>Local Government Act 1995</i> and (b) discloses an interest that may cause conflict or affect impartiality.

Summary: An application has been lodged with the Western Australian Planning Commission (WAPC) to subdivide existing Lot 348 Gnowangerup – Tambellup Road, Tambellup into two green title lots.

The WAPC has referred the application to the Shire for recommendation and comments.

It is recommended that the Shire advise the Western Australian Planning Commission that it recommends approval of the application subject to conditions.

Background: Zoning & surrounding landuses

The subject lot is zoned ‘Residential R10/30’ under the Shire of Tambellup Town Planning Scheme No 2 (‘the Scheme’).

The base coding is ‘R10’ however Council has discretion under Clause 6.1.4 (a) of the Scheme to approve densities up to a maximum of ‘R30’ subject to criteria.

Reserve 28893 to the immediate west of the lot is zoned ‘Public Purpose’ as it is utilised as a local police station and for the policeperson’s house. Land to the east and north is zoned ‘Residential’.

Previous Council consideration (as the landowner)

Lot 348 is owned by the Shire of Broomehill Tambellup. A report on subdivision options was considered by Council on the 15 July 2010. As the owner, Council decided to proceed with a 2 lot subdivision.

Role of Council

It is important to note that Council has two roles in dealing with Lot 348 being;

1. The landowner/ developer who seeks to proceed with subdivision; and
2. A decision making authority who has to consider the planning merits of the application, and make recommendations to the WAPC.

Comment:	<p><u>Description of Application</u></p> <p>Lot 348 has an area of 2060m² and the application proposes to subdivide it into two lots of 1030m² with direct road frontage to Gnowangerup Tambellup Road.</p> <p>The existing house, shed and water tank on the property will be demolished.</p> <p><u>Assessment Comments</u></p> <p>This application only proposes to subdivide at the base coding of R10, and complies with the applicable minimum lot size and frontage requirements. Accordingly it is recommended that the application be supported subject to standard conditions.</p>
Consultation:	<p>Consultation has been conducted by the WAPC who has referred the application to Western Power, Water Corporation, Main Roads WA and the Shire.</p>
Statutory Environment:	<p>Shire of Broomehill Town Planning Scheme No 1 – relevant provisions explained in the body of this report.</p>
Policy Implications:	<p>Nil</p>
Financial Implications:	<p>As the owner, the Shire paid an application fee to the WAPC of \$1603.00 and will incur further costs associated with meeting any conditions of an approved subdivision, such as demolition of the existing house, underground power connection etc.</p>
Strategic Implications:	<p>Nil</p>
Voting Requirements:	<p>Simple Majority</p>
Council Resolution:	<p>101012</p>

Moved Cr Kempin, seconded Cr Thompson

“That Council;

(1) Recommend that the Western Australian Planning Commission approve the application to subdivide Lot 348 Gnowangerup-Tambellup Road into two green title lots (WAPC 142877) subject to the following conditions;

(i) All existing buildings and structures on the proposed new lot(s), including soakwells and septic tanks, shall be removed and the land levelled. The work that is the subject of this condition must be approved by the Shire and an application made for a demolition licence prior to commencement of site works.

(ii) The land being filled and/or drained at the subdivider’s

- cost to specifications approved by the Shire.*
- (iii) *All areas of soil disturbance being stabilised against dust nuisance to adjoining and nearby properties prior to, during or after commencement of demolition, site works and clearing. Where appropriate such measures as sprinklers, watering devices, mulching or other land management systems should be installed or implemented within the time and in the manner directed by the Commission if, upon receiving advice from the Shire of Broomehill Tambellup, it considers that a dust nuisance exists.*
- (2) *Refer a copy of this report to the WAPC as it includes the assessment conducted of the application.”*

CARRIED 8/0

**Reason For Change to
Recommendation:**

10.11 PROPOSED LODGING HOUSE – LOTS 1 & 50 JOURNAL / INDIA STREET, BROOMEHILL

Program:	Planning
Attachment:	Copy of Heritage Memorial & Floor Plan
File Ref:	ADM0285
Author:	Gray & Lewis Landuse Planners
Date:	12th October 2010
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>

Summary: Council is to consider an application lodged for a ‘Bed and Breakfast’ on Lot 50 (No. 12) Journal Street and Lot 1 corner Journal and India Street, Broomehill.

The building is registered on the Shires Municipal Inventory and is listed as an ‘interim registry’ by the Heritage Council of WA for the state register of heritage places.

It is recommended that the application be considered as a ‘lodging house’ and be advertised for public comment.

Background: Zoning

The property is zoned ‘Town Centre’ under the Shire of Broomehill Town Planning Scheme No 1 (‘the Scheme’).

The Scheme does not outline any specific objectives for the ‘Town Centre’ zone however it would normally cater for a wide range of commercial uses and other uses ordinarily associated with a Town Centre such as retail shops, restaurants, offices, community purposes, accommodation and the like.

Heritage

Section 6.3 of the Scheme has specific provisions for ‘Designation of Heritage Precincts’ and Clause 6.4.1 requires that *‘In dealing with any matters which may affect a Heritage precinct or individual entry on the Heritage List, including any application for development approval, the Council shall have regard to any heritage policy of the Council.’*

The subject building is listed on the Shires Municipal Inventory as the ‘Broomehill General store’.

A building licence approval for alterations and additions to the existing building was issued in April 2007.

Shire officers have liaised with the owners and requested they lodge an application for planning approval, as they are using and developing some of the rooms in the building for accommodation.

The 'Broomehill General Store' is listed as an interim entry by the Heritage Council. The Heritage Council has placed a memorial on the title which includes information on the heritage status – refer to the Attachment.

It is therefore recommended that the Heritage Council be consulted during public advertising.

Comment:**Site Description**

The existing building is two storey. Gray & Lewis is of the understanding that the building is used for a restaurant and the owners live upstairs.

The application form provides the Certificate of Title Details for Volume 2229, Folio 335. It is a multi lot title and contains Lot 1 on the corner of India Street and Journal Street, and Lot 50 which only has frontage to Journal Street.

It appears on aerial photography that the existing building likely traverses both lots. It is desirable that buildings do not cross green title boundaries and the owner may consider amalgamating the lots.

It is recommended that this matter be discussed with the Shires Building Surveyor to ascertain whether it causes any concerns in regards to the BCA requirements.

Description of application

The applicant has lodged an application for a 'Bed and Breakfast' facility.

The applicant has not provided any written explanation of the proposed 'Bed & Breakfast' however Gray & Lewis has liaised with the owner who verbally advised;

- There are three rooms on the ground floor adjacent to a courtyard area. Each of these will accommodate a maximum of two people (with either a double bed or two single beds).
- There is an open 'loft/alcove area' which will accommodate a maximum of 3 people (with a double and single bed).
- There are 2 rooms on the second storey which will accommodate a maximum of 5 guests as one room has a double bed, and the second room has a double and single bed.

Gray & Lewis sent an email to the applicant who verbally confirmed that the above information is correct. It should be noted that Gray & Lewis has been provided with plans by the Shire, which do not include the second storey rooms proposed for accommodation.

Site Requirements

The Scheme allows for zero street frontage and side / rear setbacks are the discretion of Council.

As the building works have already been approved by the Shire through issue of a building licence, the building works have not revisited as part of this report.

Parking

The Scheme does not contain any specific carparking requirements however Council can require or consider carparking (and traffic) as part of any application.

It is understood that the existing development largely relies on street parking as the existing building has minimal street setbacks.

The application will generate additional carparking needs as the building will be able to accommodate up to 14 guests.

It is considered that the impact will be marginal as (i) any person staying the night would likely also attend the restaurant (so there is level of reciprocal parking); (ii) although most rooms can accommodate two people they would likely travel together in one car, and (iii) accommodation numbers provided are maximum and rooms could be occupied by single persons.

Parking is not considered a major impediment to the proposal unless the Shire has experienced particular parking congestion problems in the surrounding streets.

Council can require parking to be provided on site however discussions with Council officers indicate that the lots do not have sufficient space for on site parking, which is often the case with older traditional heritage buildings.

Landuse Classification

There are only a limited number of uses listed in the Scheme zoning table or defined in the Scheme.

Although the applicant has applied for a '*Bed and Breakfast*' Council needs to determine the landuse definition / classification which 'best fits' and describes the proposed use.

There are several options available as follows;

1. Bed and breakfast: Defined in the Model Scheme Text as '*means a dwelling, used by a resident of the dwelling, to provide accommodation for persons away from their normal place of residence on a short term commercial basis and includes the provision of breakfast*'.
2. Motel: Defined under the Scheme as '*means premises used to accommodate patrons in a manner similar to a hotel but in which*

specific provision is made for the accommodation of patrons with motor vehicles and may comprise premises licensed under the Liquor Licensing Act 1988’.

3. ‘Lodging House’ defined under the Health Act which means ‘*any building or structure, permanent or otherwise, and any part thereof, in which provision is made for lodging or boarding more than 6 persons, exclusive of the family or keeper therefore, for hire or reward, but the term does not include –*
- (a) *premises licensed under a publicans general licence, limited hotel licence, or wayside house licence, granted under the Licensing Act 1911;*
 - (b) *Residential accommodation for students in a non government school within the meaning of the School Education Act 1999; or*
 - (c) *Any building comprising residential flats.’*

Gray & Lewis recommends that the application for accommodation be considered as a ‘Lodging House’ for the following reasons;

- The Bed and breakfast definition clearly applies to rooms in a residential dwelling being used for accommodation. In this case some of the accommodation is attached to the existing restaurant use.
- The application does not appear to strictly fit into the ‘hotel’ definition as the existing liquor licence is associated with a restaurant (tavern licence and not a hotel licence), and the accommodation is not specifically only catering to visitors with cars.
- The ‘Lodging House’ does not specifically limit the accommodation to that associated with a residential dwelling (although implied by the use of ‘house’ terminology), and allows for accommodation of persons exceeding 6 persons. The application proposes rooms for a maximum of 14 people.

It should be noted that the landuse classification is only looking at the appropriate definition under the Scheme, and will not prevent the owners from advertising the use as ‘Bed and Breakfast’.

Process – Options available to Council

As the use is not listed under Table 1 of the Scheme, Council would have to process ‘Lodging House’ as a ‘Use Not Listed’ and follow the procedures set out under Clause 3.2.5 of the Scheme.

Council has 2 options when dealing with a ‘use not listed’ as follows:

Option A –

Determine that the use is not consistent with the objectives and purposes of the particular zone and is therefore not permitted; or

Option B –

Determine by absolute majority that the proposed use may be consistent with the objectives and purpose of the zone and thereafter follow the

advertising procedures of clause 7.2 in considering an application for planning consent.

It should be noted that the Scheme does not contain specific objectives for the ‘Town Centre’ zone. This anomaly should be rectified as part of any future scheme review.

Notwithstanding the above, it is considered that accommodation is a commercial activity that would ordinarily occur within a town centre and surrounds, and the proposed use complements the existing restaurant.

Recommendation

It is recommended that Council pursue Option B and advertise the application.

Consultation: It is recommended that the application be referred to surrounding landowners and the Heritage Council of WA.

Statutory Environment: **Relevant Scheme requirements**

The Scheme requirements are explained in this report.

Clause 7.2 pertaining to advertising requires a minimum consultation period of 21 days.

Policy Implications: Not applicable. Council does not have individual policies on heritage areas.

Financial Implications: Not applicable.

Strategic Implications: Nil.

Voting Requirements: Absolute Majority

Council Resolution: *101013*

Moved Cr Sheridan, seconded Cr Crosby

“That Council;

- 1. Determine by absolute majority that the proposed ‘lodging house’ use may be consistent with the objectives and purpose of the Town Centre zone and thereafter follow the advertising procedures of clause 7.2 of the Scheme.*
- 2. Write to surrounding and nearby landowners seeking comments within 21 days.*
- 3. Refer the application formally to the Heritage Council of WA with a copy of the application form, 1 set of plans and a copy of this report (minutes), and request comments within 21 days.*
- 4. Write to the applicant to (i) formally advise of the Council*

- decision and (ii) recommend that the owner consider amalgamating Lots 1 and 50 so the building is on one lot.*
5. *Authorise the Acting Manager of Administrative and Customer Services to liaise with the owners to seek an amended application form that includes:*
- (i) Lot 50 and Lot 1 under ‘Title details of the land’;*
 - (ii) Modify the description of development to ‘Lodging house – rooms for accommodation of up to 14 people’; and*
 - (iii) Both owners to initial changes to the application form (in the margin).*
6. *Authorise the Chief Executive Officer to liaise with the Shires Building Surveyor to ascertain whether the two lot boundaries (Lot 50 and Lot 1) causes any concerns in regards to the BCA requirements.”*

CARRIED 8/0
By Absolute Majority

Reason For Change to Recommendation:

**10.12 PROPOSED ANTENNAE (PRIVATE USE) – LOT 3970
TAMBELLUP GNOWANGERUP ROAD, TAMBELLUP**

Program: Planning
Attachment: Location Plan
File Ref: A305
Author: Gray & Lewis Landuse Planners
Date: 13th October 2010
Disclosure of Interest: Gray & Lewis receive planning fees for advice to the Shire therefore declare a Financial Interest-Section 5.65 of *Local Government Act 1995*

Cr Webster declared a Proximity Interest in this matter as he is an adjoining landowner and left the meeting at 5.24pm.

Cr Crosby took the Chair.

Summary: Council is to consider an application for antennae for private use on Lot 3970 Tambellup Gnowangerup Road, Tambellup.

The application was considered at the August Council meeting and was generally supported as a ‘use not listed’.

The application has been advertised for public comment and no submissions have been received.

It is recommended that the application be granted conditional approval.

Background: The subject property is zoned ‘Farming’ under the Shire of Tambellup Town Planning Scheme No 2 (‘the Scheme’). The objectives for the ‘Farming’ zone are outlined in Clause 6.1.1 of the Scheme.

One of the zone objectives is ‘*to ensure the continuation of broad hectare farming as the principle landuse in the District and encouraging where appropriate the retention and expansion of agricultural activities*’.

Comment: Description of Application

The applicant has provided a location plan and advised that the antennae will be located approximately 2.5 kilometres from Tambellup Gnowangerup Road boundary and 1.25 kilometres from Jam Creek Road boundary.

The applicant also advises that the antennae is 100 feet (equating to approximately 30 metres), will be supported by guide wires and a small shed used to house solar batteries and solar roof panels. The shed will be located adjacent to the antennae and measures 1.51m x 0.78m x 1.93m.

Aerial photographs of the lot show that the antennae will be located in a bush / vegetated area of the lot which is not utilised for agriculture. The applicant has advised that the antennae is approximately 200 metres from an Optus tower, 300 metres from a Telstra tower and 400 metres from a Shire television / internet tower.

Note: The applicant has provided photographs of the antennae and site which are available to Councillors on request.

Landuse Definition

The Shires Scheme only has a definition for ‘telecommunications infrastructure’ which is defined as ‘*means land used to accommodate any part of the infrastructure of a telecommunications network and includes any line, equipment, apparatus, tower, antennae, tunnel, duct, hole, pit or other structure used, or for use in or in connection with, a telecommunications network*’. Telecommunications Infrastructure is a ‘Use Not Listed’ under Table 1 (Zoning Table) of the Scheme.

It is not considered that this definition strictly applies to this development as the proposed antennae is for private use and not associated with a ‘telecommunications network’ such as Optus or Telstra.

Gray & Lewis understands that the antennae provides an accurate reference point (through satellite) and can be used in connection with agricultural activities (such as automatic programming for steering machinery).

A report on the application was referred to Council on the 19 August 2010 (refer Item 10.8) and it was determined to process the development as a ‘private antennae’ which is a ‘Use Not Listed’ under the Scheme, and to advertise the application.

Recommendation

It is considered that the proposed antennae is consistent with the objectives of the Farming zone as existing agricultural uses will continue, it is being located in a vegetated area not used for agriculture, and its prime purpose is to assist with the farming activities on the site.

Consultation:	The application was advertised for 21 days and no submissions were received.
Statutory Environment:	Shire of Tambellup Town Planning Scheme No 2.
Policy Implications:	Nil
Financial Implications:	The Shire pays planning fees to Gray & Lewis for planning advice.
Strategic Implications:	Nil
Voting Requirements:	Simple Majority

Council Resolution: 101014

Moved Cr Sadler, seconded Cr Turner

“That Council;

- 1. Determine that the ‘Private Antennae’ use is consistent with the objectives of the particular (Farming) zone and is therefore supported.*
- 2. Approve the application for a ‘Private Antennae’ on Lot 3970 Tambellup Gnowangerup Road, Tambellup subject to the following condition;*
 - (i) The information and plans lodged by Farmers Centre Pty Ltd on behalf of the owner, Kevin Taylor, shall form part of the planning approval issue. All development shall be in accordance with the plans lodged to the Shire of Broomehill Tambellup.”*

CARRIED 7/0

Reason For Change to Recommendation:

Cr Webster returned to the meeting at 5.25pm and resumed the Chair.
Cr Bowman left the meeting at 5.25pm and returned at 5.27pm.

10.13 SUBDIVISION OF LOT 111 TAMBELLUP WEST ROAD, TAMBELLUP (WAPC: 142777)

Program: Planning
Attachment: Copy of Subdivision Plan
File Ref: A168
Author: Gray & Lewis Landuse Planners
Date: 14th October 2010
Disclosure of Interest: Gray & Lewis receive planning fees for advice to the Shire therefore declare a Financial Interest – Section 5.65 of *Local Government Act 1995*

Summary: An application has been lodged with the Western Australian Planning Commission (WAPC) to subdivide Lot 111 Tambellup West Road into two green title lots of 1.36 hectares and 1.4 hectares respectively.

The WAPC has referred the application to the Shire for recommendation and comment.

This report recommends that the Shire recommend that the application be conditionally approved by the WAPC.

Background: The lots are zoned ‘Special Rural’ under the Shire of Tambellup Town Planning Scheme No 2 (‘the Scheme’).

The objectives of the Special Rural zone are;

- To select areas wherein closer subdivision will be permitted to provide for such uses as hobby farms, horse breeding, rural residential retreats.
- To make provision for retention of the rural landscape and amenity in a manner consistent with the orderly and proper planning of such areas.

Comment: Scheme Provisions

Clause 6.5.2 (d) of the Shire’s Scheme state that ‘*the provisions for controlling subdivision and development in specific Special Rural zones shall be as laid down in Schedule 3 and future subdivision will generally accord with the plan of subdivision for the specified area certified by the Chief Executive officer and approved by the Commission*’.

This land is listed in schedule 3 of the Scheme which states that ‘*Council will not recommend lot sizes less than 1 hectare where reticulated water is to be provided. The Council may recommend that the Commission approve minor variations. The Council will require drainage and on site effluent disposal to be provided to its satisfaction*’.

A difficulty lies in assessing this application as ;

1. It could be argued that the existing lot pattern represents the ‘plan of subdivision’ approved for the area, and Council may not consider the subdivision to be a ‘minor variation’ from the existing approved subdivision plan.

2. Gray & Lewis liaised with WAPC to ascertain if any overall ‘plan of subdivision’ had been approved (similar to a structure plan or subdivision guide plan) and none exists. Given the lack of ‘plan of subdivision’ endorsed by the Shire and WAPC, Council could simply assess the application based on its individual merit.

The wording of Schedule 3 seems to indicate that Council has discretion to support lot sizes above 1 hectare without reticulated water.

Options Available to Council

Council therefore has two options available including;

1. Recommend that the application be approved subject to conditions.
2. Recommend refusal of the application.

Issues for consideration

The issues to take into consideration include;

- There are a range of lot sizes in the surrounding special rural zone ranging from 1.11 hectares to 2.02 hectares. There is also one large undeveloped lot with an area of 11.7 hectares (Lot 282 Castlemaine Street / Temby Street).
- Approval of the subdivision will set a precedent for similar subdivisions in the area (potential for 1 hectare lots). Out of the 59 surrounding lots approximately 21 are over 2 hectares.
- There are already some lots of 1.11 hectares in the vicinity, mainly near Oriana Street.
- Additional subdivision may create potential for increased runoff / drainage and water management.

In regards to drainage and water management, Gray & Lewis liaised informally with the Department of Water as there is a drainage line / watercourse located to the north of the subdivision. This minor waterway is outside of the Tambellup Flood Study however it drains all the small lots to the east, and eventually enters the Gordon River just south of town.

The Department of Water mapping indicates that this is a minor, non-perennial waterway – presumably just running after rainfall (mostly winter).

Approval of the subdivision (and any subsequent 1 hectare subdivisions in the area) may result in increased risk of flooding downstream. As the proposed lot sizes exceed 1 hectare drainage should not be a major issue and the Department of Water has not raised any major objections to the subdivision.

Reticulated Water / Services

The services required for 1 hectare lots would be the same as those for the existing surrounding Special Rural area.

The proposed lots will be required to be provided with a potable water

supply.

Gray & Lewis liaised with the WAPC who advised that the Water Corporation has commented on the application, indicated that water is available and have recommended that a condition be placed on subdivision requiring reticulated water supply. The cost may be high due to the lot sizes proposed, and the need for infrastructure to be extended. The WAPC will determine whether to include a condition that the lots be serviced with reticulated water, and can have regards for the costs involved.

In the event that the WAPC supports rainwater tanks to service the lots, it is recommended that a condition be imposed requiring a notification on the Certificate of Title to alert prospective purchasers that they will have to provide their own potable water supply.

Conclusion

Having regard to the lack of overall approved plan of subdivision, that there are some smaller lots (1.10 / 1.11 hectares) in the area which do not appear to have caused any adverse impact, and that there does not appear to be any major constraints to further subdivision, it is recommended that the application be supported.

Gray & Lewis is not aware as to whether there was any land capability assessment undertaken as part of the original subdivision that created the existing lot. As there is a minor watercourse to the north, it is recommended that the applicant demonstrate that the proposed lot sizes are suitable for development and can support on site effluent disposal.

Consultation:	The WAPC has referred the application to Water Corporation, Western Power and Department for Industry and Resources.
Statutory Environment:	Shire of Tambellup Town Planning Scheme No 2.
Policy Implications:	Nil
Financial Implications:	Nil
Strategic Implications:	The Shire of Tambellup Strategic Plan does not impact on this application.
Voting Requirements:	Simple Majority

Council Resolution: 101015

Moved Cr Turner, seconded Cr Kempin

“That;

- 1. Council advise the Western Australian Planning Commission that the Shire recommends approval of the application (WAPC 142777) for Lot 111 Tambellup West Road, Tambellup subject to the following conditions;*
 - (i) The applicant/owner is to provide a land capability report certifying that the land is physically capable of development and can sustain on site effluent disposal.*
 - (ii) The land being filled and/or drained at the subdivider's cost and any easements and/or reserves necessary for the implementation thereof, being granted free of cost.*
 - (iii) Street corners within the subdivision (Diprose Avenue / Temby Road) to be truncated to the satisfaction of Council.*
 - (iv) The owner to provide a written undertaken to the Shire that prospective purchasers will be advised that the lots are zoned ‘Special Rural’ and that in addition to a building licence, Council approval is required for all development including a single house (in accordance with Clause 6.5.4.1a of the Shire of Tambellup Town Planning Scheme No 2.*
- 2. That the Commission also be advised that;*
 - There is an existing minor watercourse to the north of the subdivision so the Shire has liaised directly with the Department of Water. The WAPC should note that there may some risk of increased water runoff as approval of the subdivision will set a precedent for similar subdivisions in the immediate surrounding area. However, the lot sizes should allow for sufficient on site drainage.*
 - Due to nearby minor courses it is recommended that the applicant provide a report to demonstrate that the land is capable of supporting the proposed lot size, and can sustain on site effluent disposal. Any soil testing should occur in winter and reports approved by the Department of Health WA.*
 - In the event that the WAPC supports rainwater tanks to service the lots, it is recommended that a condition be imposed requiring a notification on the Certificate of Title(s) to alert prospective purchasers that they will have to provide their own potable water supply.*
- 3. That a copy of this report item / minutes be provided to the WAPC as a record of the assessment of the application.”*

CARRIED 8/0

Reason For Change to Recommendation:

10.14 MEMORANDUM OF UNDERSTANDING – TAMBELLUP VOLUNTEER EMERGENCY SERVICE UNIT

Program: Law, Order and Public Safety
Attachment: Copy of proposed MOU
File Ref: CLAF, ADM0329
Author: JM Trezona Chief Executive Officer
Date: 7 October 2010
Disclosure of Interest: As the author of this report I wish to declare an impartiality interest as the OIC of the Tambellup VESU is my husband.

Summary: Council to review the Tambellup Volunteer Emergency Service Unit Memorandum of Understanding.

Background: In November 2005, Council entered into a Memorandum of Understanding (MOU) with FESA and the Tambellup Volunteer Emergency Service Unit (VES) which was intended to identify roles and responsibilities of each agency in maintaining and supporting the newly formed VES Unit. The MOU was to remain in force for an initial five year period.

The MOU is now due for review, and FESA have forwarded a revised document for Councils consideration. The document essentially reflects the arrangements as originally agreed to, with the following amendments:

- Shire name changed to reflect the current status
- Removal of the term ‘establishment’ from the title of the original MOU, with the purpose subsequently being for ‘the maintenance and support of the Tambellup Volunteer Emergency Service Unit’.

FESA require that Council reviews the arrangements and the proposed document, and provide either:

- Endorsement of the existing arrangements as documented for a further five year period; or
- Comments and reasoning for any proposed or required amendments to the original document.

A copy of the proposed agreement is attached for information.

Comment: The arrangements implemented in 2005 have worked well, with a clear benefit to the community. The VES Unit is well run, with a stable core of volunteers who have received appropriate training to enable an efficient and effective response to fire or road crash incidents. Council provides administrative support to the Unit as required, with staff members able to attend incidents in working hours. Council also provides premises to the Unit, which allows for housing of vehicles and Unit activities. The premises are well maintained, and have been upgraded by the Unit through grant funding since 2005. The venue is also used by the volunteer fire brigades for meetings and training as required. The Tambellup VES was provided the opportunity to comment on the proposed document, and have indicated they require no changes to be made.

Consultation: Bryan Trezona, Officer in Charge Tambellup VES Unit.

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: *101016*

Moved Cr Thompson, seconded Cr Crosby

“That Council endorses the proposed Memorandum of Understanding as presented, between FESA, the Tambellup Volunteer Emergency Service Unit and the Shire of Broomehill-Tambellup for the maintenance and support of the Tambellup Volunteer Emergency Service Unit for a further five year period from 2010-2015.”

CARRIED 8/0

Reason For Change to Recommendation:

10.15 TAMBELLUP COMMUNITY RESOURCE CENTRE – MOU FOR THE USE OF THE BUILDING

Program:	Recreation & Culture		
Attachment:	Draft Memorandum of Understanding (MOU)		
File Ref:	ADM0111		
Author:	VN Webster	Acting Manager of Administration & Customer Services	
Date:	14th October 2010		
Disclosure of Interest:	Nil		

Summary: The Tambellup Community Resource Centre Management Committee have requested Council to consider formalising the agreement for the use of the building.

Background: Council has received a letter from the Management Committee of the Tambellup Community Resource Centre requesting that the agreement to use the building for the resource centre and library be formalised.

The Community Resource Centre (formerly the Tambellup Telecentre) have occupied the building for the past twelve years and in that time considerable refurbishment of equipment and improvements within the building have been undertaken through applications for grant funding after approval has been granted by Council.

Recent changes to the Committees funding arrangement through Royalties for Regions and the Department of Regional Development and Lands have proven beneficial to the Community Resource Centre in that more funding opportunities will occur but with more stringent guidelines.

The Management Committee are concerned that as they are not listed as owners of the premises it could hinder future funding applications and are therefore requesting Council to consider entering into an Memorandum of Understanding (MOU) for the use of the building.

Comment: A draft copy of a MOU for use of the building was provided to the Management Committee in September 2010 asking for any comments they wished to provide on the document by Wednesday 13th October 2010. No comments have been received by Council staff at the time of writing this report.

A copy of the MOU is attached.

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: *101017*

Moved Cr Sheridan, seconded Cr Turner

“That Council enters into a Memorandum of Understanding with the Tambellup Community Resource Centre Management Committee for the use of the building situated at 34 Norrish Street Tambellup used for the purpose of a community resource centre and library. The agreement to be reviewed in October 2011.”

CARRIED 8/0

Reason For Change to Recommendation:

10.16 APPLICATION FOR PLANNING CONSENT TO ERECT ADVERTISING SIGN

Program: Economic Services
Attachment: Advertising Sign
File Ref: RES42634
Author: JM Trezona Chief Executive Officer
Date: 19th October 2010
Disclosure of Interest: Nil

Summary: Council to consider an application for planning consent to erect an advertising sign on Lot 360 (Reserve 42634) Tambellup West Road.

Background: Landmark Tambellup have recently relocated their premises to Bridge Street Tambellup and are utilising the building previously occupied by CDEP. To assist customers locate the new premises Landmark have erected an advertising/directional sign on the corner of Tambellup West Road and Donald Street on Lot 360.

Lot 360 (Reserve 42634) is a vacant block which is vested in the Council for the purposes of “Park & Recreation”.

Comment: Currently the sign is located just inside the boundary of Reserve 42634. The sign does not interrupt vision for traffic on Donald Street. In considering the request Council has the following options

- Refuse the application and request Landmark to remove the sign
- Approve the application retrospectively
- Council reserving the right to request that the sign be removed if in the future it determines to develop the area for the purpose of a park and recreation
- Request that the sign be moved into the Donald Street Road reserve however the road reserve is narrow in that location and relocating the sign would need to have it sited close to the boundary of Lot 360 (Reserve 42634)
- Sign to be maintained in good order at all times

Consultation: Nil

Statutory Environment: Nil

Policy Implications: Nil

Financial Implications: Planning application fees have been paid.

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

Voting Requirements: Simple Majority

Council Resolution: 101018

Moved Cr Bowman, seconded Cr Sadler

“That Council grants retrospective planning approval to Landmark Tambellup for the erection of an advertising/ directional sign on Lot 360 (Reserve 42634) subject to the following

- The sign to be maintained in good order at all times*
- Council reserves the right to withdraw the approval should it determine in the future to develop the site for the purpose of ‘Park and Recreation’.”*

CARRIED 8/0

Reason For Change to Recommendation:

10.17 SALE OF PLANT EQUIPMENT – TOWED ROLLERS

Program:	Transport
Attachment:	Nil
File Ref:	Plant File TA2296 & BH813
Author:	GC Brigg Works Manager
Date:	15th October 2010
Disclosure of Interest:	Nil

Summary: Council to consider selling its 2 x 1960 towed multi tyred rollers which are surplus to requirements.

Background: As stated the two rollers are surplus to Council's fleet requirements. They are both 1960 models and may not necessarily have been purchased new.

One of the rollers is in going condition but the other is not as it is being used for parts.

Comment: The towed rollers are 1960 models and parts are no longer available. One of these rollers has been stripped to provide parts to keep the other roller operational. The rollers no longer meet the road traffic requirements therefore have not been used during the last 12 months.

Council has two SP rubber tyred rollers in its fleet that are adequate to meet the Councils requirements.

The Shire of Kondinin is looking to purchase the two tow along rollers for parts (they would only be suitable for parts). The Kondinin Shire has made an offer of \$2,000 plus GST for both rollers.

Consultation: Chief Executive Officer

Statutory Environment: Nil

Policy Implications: Nil

Financial Implications: Councils asset register records that both rollers were purchased for \$2,000 each. The purchase dates are recorded as 1964 and 1986 however staff are of the view that the latter date coincides with the take up of assets into a computerized asset register so may not be correct. Both rollers have a written down value of \$0. Council will record a profit on the sale of the asset.

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

Voting Requirements: Absolute Majority

Council Resolution: **101019**

Moved Cr Thompson, seconded Cr Turner

“That Council accepts the offer of \$2000 + GST from the Shire of Kondinin for the sale of its two Collins tow along rollers - TA2296 and BH813. Council recognizes the sale of the equipment as unbudgeted.”

CARRIED 8/0

By Absolute Majority

**Reason For Change to
Recommendation:**

10.18 BRIDGE 5229 REPAIRS – FLAT ROCKS ROAD, BROOMEHILL

Program:	Transport	
Attachment:	Copy of Bridge Report	
File Ref:	BR5229	
Author:	JM Trezona	Chief Executive Officer
Date:	18th October 2010	
Disclosure of Interest:	Nil	

Summary: Council to approve unbudgeted expenditure on Bridge 5229 on Flat Rocks Road.

Background: Council has received a maintenance report for Bridge 5229 from the bridge section of Main Roads WA. The report advises that the bridge which is on the Flat Rocks Road and crosses the Wadjekanup River requires the replacement of two stringers. If the repairs are not undertaken a 19 tonne gross load limit will be placed on the bridge.

Comment: Council has received a quotation from Roadswest Engineering Group WA Pty Ltd which includes all costs and charges relating to the supply and installation of 2 replacement 460UB67 stringers to replace stringer 1 and stringer 6 in span 1, all to MRWA standards. The estimated cost of repair is \$27,818.00.

The bridge crew are in the area at the moment and can commence the works immediately.

For Council discussion and approval.

Consultation: Glen Brigg – Works Manager

Statutory Environment: *Local Government Act 1995*

Policy Implications: Nil

Financial Implications: Provision for the repairs to bridge 5229 is not included in the 2010-2011 budget therefore the expenditure will need to be recognized as unbudgeted. The repairs will be funded from Councils road maintenance budget.

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

Voting Requirements: Absolute Majority required

Council Resolution: **101020**

Moved Cr Kempin, seconded Cr Sheridan

“That Council accepts the quotation from Roadswest Engineering Group WA Pty Ltd to undertake the repairs to two stringers on Bridge 5229 Flat Rocks Road and further recognizes the expenditure as unbudgeted.”

CARRIED 8/0
By Absolute Majority

**Reason For Change to
Recommendation:**

12.1 PLANT REPORT FOR SEPTEMBER 2010

Program: Transport
Attachment: Nil
File Ref: Nil
Author: GC Brigg Manager of Works
Date: 12th October 2010
Disclosure of Interest: Nil

Reg No.	Description	Kms/Hrs	Year of Manufacture	Year of Purchase	Changeover	Comments
BH000	Nissan Murano		2010	2010		Replaced
BH00	Ford Ranger Dual Cab	24864	2010	2010		OK
BH002	ISUZU 6 Wheel Tipper	42769	2008	2008	7 yrs / 250,000km	OK
BH003	ISUZU NPR300 crew cab truck	18330	2009		5 yrs / 100,000km	OK
BH004	CAT 12M	603	2009	2009		OK
BH005	Bomag Multi-Tyred Roller	4735	2002	2002	7 yrs / 8,000 hrs	OK
BH006	Volvo 710	4960	2004	2004	7 yrs / 8,000 hrs	Diff failure
BH007	John Deere Ride on Mower	107	2003	2003	5 yrs / 5,000 hrs	OK
BH008	VOLVO L70D Loader	5613	2001	2001	7 yrs / 8,000 hrs	OK
BH009	Toyota Hilux	10540	2009			OK
BH010	6x4 Fuel Trailer		1981	1981		OK
BH012	Isuzu Fire Truck	5000	1995	2004		Damage to drivers door
BH013	John Deere 315SG Backhoe	2248	2003	2003	10 yrs / 8,000 hrs	OK
BH813	Multi Tyre Roller		1960	1980	8 yrs / 8,000 hrs	OK

0TA	Holden Statesman		2010			OK
TA052	Toyota Hilux 4x4	12912	2009			Tailshaft recall
TA001	Ford Ranger Dual Cab	24759	2009			Cracked windscreen
1TA	Ford Territory		2009	2009	1 yr / 40,000km	
TA1880	Isuzu Gigamax Truck	43260	2008	2008	5 yrs / 250,000 km	OK
TA092	Isuzu Gigamax Truck	63135	2007	2007	5 yrs / 250,000 km	OK
TA386	Mitsubishi Fuso Truck	64202	2007	2007	5 yrs / 250,000 km	OK
TA18	12H Grader	3958	2006	2006	7 yrs / 8,000 hrs	Shims replaced on blade
BH014	Ford Ranger Single Cab	5213	2010			OK
TA281	930G Loader	2829	2007	2007	7 yrs / 8,000 hrs	250hr service done
TA392	Tractor Mower	1987			5 yrs / 5,000 hrs	2000hr service done
TA417	John Deere Gator	115	2009			100hr Service done
BH001	CAT vibe Roller	517	2009			OK
TA017	ISUZU Tipper	38101	2009			OK
TA219	Multipac Multi-tyred Roller	7507		2004	7 yrs / 8,000 hrs	TO BE SOLD
TA1196	Large Roller					
TA2015	Vibrating Roller			1977	7 yrs / 8,000 hrs	OK
	Slasher				10 yrs	OK
XTR579	Road Broom				10 yrs	New brooms fitted
TA2558	Jet Patcher Isuzu	78252	2007	2010		OK
IDCF535	TORO 3500D	180	2009	2009		OK
TA005	John Deere Tractor 6330	830	2008	2008	10 yrs / 8,000 hrs	OK

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12.2 WORKS AND MAINTENANCE REPORT FOR SEPTEMBER 2010

Program:	Transport	
Attachment:	Nil	
File Ref:	Nil	
Author:	GC Brigg	Manager of Works
Date:	12th October 2010	
Disclosure of Interest:	Nil	

Broomehill

- Tree lopping is almost complete with only Latham Street trees left. These will be done in conjunction with Western Power as they have to loop the line while trees are being removed.
- Gazebo in Holland Park is almost complete. The concrete slab has been poured and the garden is to be completed on the outside.
- Some concrete footpaths in Holland Park have been repaired. There are other sections that need work.
- Difficulties have been experienced with the reticulation. Surge protectors are being fitted to the controllers.
- All dams are full and Council should be able to get through the summer with current water reserves.
- Trees have been lopped around the house at Janus Street. This should stop the build up of leaves causing the roof to leak.
- The oval at the Broomehill Recreational Complex will be sprayed for black beetle this month.
- An audit of Street lights will be undertaken as some are not working and need to be identified for repair.
- Rubbish Refuse Site fence line has been cleared and contract fencer will be on site next week.
- A new hole will be needed at the Rubbish Refuse Site before the end of the year.

➤ Tambellup

- Water reserves are low in our existing dams. Currently there is only about one month of water supply in the number 2 dam. Jam Creek dam should carry us through to the end of this year before we need to use number 1 dam.
- Thinkwater have commissioned the pump at number 1 dam and the Primary School is online.
- Vandals are continuing to pull plants out of the gardens and leaving them to dry out before being found. They usually remove them over the weekend.
- Plants are being dug up and stolen from the rail reserve.
- Tree loppers have finished trimming trees under power lines.
- The oval will be sprayed for black beetle this month.
- Diprose Park lawn will be sprayed for black beetle and grubs this month.
- Issues from the reticulation controllers will hopefully be fixed by the end of the week.

Roads

- Wandoo Road is still on hold. Further negotiations with the landholder are being undertaken.
- Jetpatcher has been working across the shire and operators are starting to get more confident with the machine.
- Maintenance graders are working in the eastern part of Broomehill area.
- Construction crew have finished widening Pallinup South Road and are now completing shoulder work before gravel hauling starts.
- John Davis has stockpiled gravel for this job.
- Heron Road intersection seal will take place this month. Council staff need to final trim this job before seal can take place.
- Supply of bitumen will be tendered this month as Tieline Road alone exceeds 100,000 lts.
- Pootenup / Hassell Road intersection is still waiting for land resumption to be finalized.
- Shortage of rain is holding the final trim work on Broomehill-Kojonup Road. Water from the standpipe will need to be utilised to complete this job before the Christmas break.

Plant

- Volvo grader differential has failed. This machine is just over 6 years old and totals just over 5,000 hours. The machine has been out of warranty for 12 months. The machine will be floated to CJD in Perth so they can quote on the repairs. CJD currently have no mechanics that can carry out the repairs in the field.
- Toyota Hilux has been away for repairs resulting from a recall.
- CEO's Holden Caprice has been ordered and is due at the end of November.
- All Isuzu trucks have been to Albany as the result of a recall.
- Both Ford Ranger twin Cabs are being replaced as the factory is going off production for 4 months. We are doing the changeovers about 6 weeks early, as no new Rangers will be available until Easter 2011.
- Nissan Murano has been replaced.
- Jetpatcher has a few teething problems. We are currently working with Austroads to sort these issues.

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12.3 BUILDING SURVEYORS REPORT FOR SEPTEMBER 2010

Program:	Economic Services
Attachment:	BSR Report and Activity Statement
File Ref:	ADM0076
Author:	D Baxter Building Surveyor
Date:	1 October 2010
Disclosure of Interest:	Nil

Summary: Attached are the BSR Report and the Activity Statement for the month of September 2010 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 September 2010.

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 – SEPTEMBER 2010

Program: Recreation and Culture
Attachment: Library Report – September 2010
File Ref: ADM0097
Author: JM Trezona Chief Executive Officer
Date: 6 October 2010
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 September 2010.

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:

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

Nil

14. DATE OF NEXT MEETING

Thursday 18th November 2010

15. CLOSURE

There being no further business the President thanked Councillors and staff for their attendance and declared the meeting closed at 6.13pm.

