

# SHIRE OF BROOMEHILL - TAMBELLUP

Minutes of the Ordinary Meeting of Council of the Shire of Broomehill-Tambellup held in the Broomehill Council Chambers on Thursday 27<sup>th</sup> August 2009 commencing at 4.10pm.

## 1. RECORD OF ATTENDANCE / APOLOGIES / LEAVE OF ABSENCE

<b><u>Present:</u></b>	Cr BG Webster	President
	Cr KW Crosby	Deputy President
	Cr GM Sheridan	
	Cr MR Turner	
	Cr M Sadler	
	Cr SJF Thompson	
	Cr EK Schlueter	
	Cr DCN Kempin	
	JM Trezona	Chief Executive Officer
	JP Bentley	Manager Administrative and Customer Services
	VN Webster	Executive Officer
	GC Brigg	Manager of Works

### **Members of the Public:**

**Apologies:** Nil

**Leave of Absence:**  
Nil

## 2. DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

The Shire President welcomed Councillors, staff and members of the public and declared the meeting open at 4.10pm.

## 3. RESPONSE TO PREVIOUS QUESTIONS TAKEN ON NOTICE

Nil

## 4. PUBLIC QUESTION TIME

The Shire President invited the members of the public to raise their questions.

Mr Peter Carey asked Council if Gnowangerup had been invited to join in with discussions regarding the reform strategy process and if Council would defer voting on Item 10.14 – amalgamation of the Southern Link VROC until after the community meeting to be held on Tuesday 1<sup>st</sup> September 2009.

The Shire President advised Mr Carey that discussions had taken place with the Shire of Gnowangerup when the issue of amalgamations were first raised by the Minister and the Shire of Gnowangerup indicated that they were not interested in forming any alliance with any other Council, but did indicate that if the alliance with the other members of the Southern Link VROC did not progress, they may consider exploring an amalgamation

between the two Councils. The Shire of Gnowangerup have not formally contacted Council to indicate their position since the recent announcements made at Local Government Week.

The Shire President advised Mr Carey that he could not pre-empt the discussion or decision on Item 10.14 before the item was presented to Council, but also advised that the recommendation was to investigate the possibility of amalgamating the members of the Southern Link VROC, so that the submission to the Minister could proceed and that it was only the first step in the long process. As always the community would be kept informed of all Councils decisions and welcomed any feedback and discussion with members of the community.

Mr Bignell thanked Council for nominating him for a Long and Loyal Service Award which was presented at the Local Government Convention.

Mr Bignell asked about the state of the refuse site in Broomehill and whether there was a maintenance grading program that was being followed.

The Shire President acknowledged that the refuse site was a continuing problem for the community and advised that Council was discussing the state of both refuse sites later in the meeting. He also advised that as per previous years, Council did have a maintenance grading program which was being hampered this season by the continual rain. He advised that the Manager of Works would follow up on this matter.

Mr Paganoni asked whether there would be any boundary adjustments made due to the reform process being proposed. The Shire President advised that Council would not be considering any boundary adjustments, but could not guarantee what the Minister would decide on the matter.

The Shire President thanked all visitors for their attendance and invited them to stay for the rest of the Council meeting.

## **5. APPLICATION FOR LEAVE OF ABSENCE**

Cr Bowman has requested a Leave of Absence for this meeting

**090801**

*Moved Cr Crosby, seconded Cr Sheridan*

*“That Cr Bowman be granted a leave of absence for the August Ordinary Meeting of Council.”*

**CARRIED 8/0**

Cr Crosby requested a leave of absence for the September Ordinary meeting of Council.

**090802**

*Moved Cr Sheridan, seconded Cr Thompson*

*“That Cr Crosby be granted a Leave of Absence for the September Ordinary Meeting of Council.”*

**CARRIED 8/0**

**6. DECLARATION OF INTEREST**

Cr Webster declared a Financial Interest in Item 10.8

**7. PETITIONS / DEPUTATIONS / PRSENTATIONS / SUBMISSIONS**

Nil

**8. CONFIRMATION OF PREVIOUS MEETING MINUTES**

8.1 Minutes of Ordinary Meeting of Council held 16<sup>th</sup> July 2009

**090803**

*Moved Cr Turner, seconded Cr Kempin*

*“That the minutes of the Ordinary Meeting of Council held on 16<sup>th</sup> July 2009 be confirmed as a true and accurate record of proceedings.”*

**CARRIED 8/0**

**9. ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION**

Cr Webster thanked the Councillors who attended the Local Government Convention in early August.

**10. MATTERS FOR DECISION**

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**10.1 FINANCIAL STATEMENTS FOR JULY 2009**

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**Program:** Other Property and Services  
**Attachment:** Monthly Financial Statements for July 2009  
**File Ref:** Nil  
**Author:** KP O’Neill Finance Officer  
**Date:** 14<sup>th</sup> August 2009  
**Disclosure of Interest:** Nil

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**Summary:** Attached are the monthly financial statements for July 2009

**Background:**

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

**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:** *090804*

*Moved Cr Sadler, seconded Cr Schlueter*

*“That the Financial report for the period ending 31<sup>st</sup> July 2009 be received.”*

**CARRIED 8/0**

**Reason For Change to  
Recommendation:**

**10.2 CREDITORS ACCOUNTS PAID – JULY 2009**


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<b>Program:</b>	<b>Other Property and Services</b>	
<b>Attachment:</b>	<b>List of Payments for July 2009</b>	
<b>File Ref:</b>	<b>Nil</b>	
<b>Author:</b>	<b>KP O’Neill</b>	<b>Finance Officer</b>
<b>Date:</b>	<b>14<sup>th</sup> August 2009</b>	
<b>Disclosure of Interest:</b>	<b>Nil</b>	

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

**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 Council at the next ordinary meeting after the list is prepared.

**Comment:** SUMMARY

Municipal Fund	\$419,647.69
Trust Fund	\$789.40
Credit Cards	\$3,596.56
<u>TOTAL</u>	<u>\$424,033.65</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:** *090805*

*Moved Cr Turner, seconded Cr Sheridan*

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

- Municipal Fund cheques numbered 594 to 624 inclusive, electronic payments numbered EFT525 to EFT583 inclusive and totalling \$419,647.69;*
- Trust fund cheques numbered 81 to 82 inclusive and totalling \$789.40; and*
- Credit card expenses totalling \$3,596.56;*

*be adopted.”*

**CARRIED 8/0**

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**Reason For Change to  
Recommendation:**

### 10.3 COMMUNITY SPORTING RECREATION FACILITIES FUND GRANTS – FUNDING APPLICATIONS

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<b>Program:</b>	<b>Recreation and Culture</b>	
<b>Attachment:</b>	<b>Copy of Application from Broomehill Golf Club</b>	
<b>File Ref:</b>	<b>ADM0027</b>	
<b>Author:</b>	<b>JM Trezona</b>	<b>Chief Executive Officer</b>
<b>Date:</b>	<b>14<sup>th</sup> August 2009</b>	
<b>Disclosure of Interest:</b>	<b>Nil</b>	

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**Summary:** Applications to the next round of funding through the Community Sporting Recreation Facilities Fund (CSRFF) closed on 31<sup>st</sup> July 2009.

**Background:** The Department of Sport and Recreation (DSR) has restructured the annual CSRFF program and now offers two small grants rounds (winter and summer) for projects with a value between \$5,000 and \$150,000 in addition to their Annual Grants for larger projects.

As in previous years, applications are to be received and prioritised by the Local Government before forwarding to DSR for assessment. The closing date for submission of applications to the Shire for this round of Small Grants was 31<sup>st</sup> July 2009. Following consideration by Council, applications must be with DSR by the last working day in August.

**Comment:** Council has received one application for this funding round. All the cost listed are exclusive of GST.

- **Broomehill Recreation Complex on behalf of the Broomehill Golf Club – purchase materials and install 34 (3m x 1.8m) synthetic tee boxes on the Broomehill Golf Course.**

The total cost of the project is \$19,500. The Broomehill Golf Club will contribute \$6,500 cash and \$6,500 in voluntary labour and donated materials. They are seeking a grant of \$6,500 to complete the project.

As this was the only application received, no further action is required by Council prior to forwarding to DSR for assessment.

**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:**      **090806**

*Moved Cr Turner, seconded Cr Sadler*

*“That Council supports the application from the Broomehill Recreation Complex on behalf of the Broomehill Golf Club, for submission to the Department for Sport and Recreation, for assessment under the Community Sport and Recreation Facilities Fund Small Grants Program.”*

**CARRIED 8/0**

**Reason For Change to  
Recommendation:**



**10.4 FOOTPATH – LATHOM STREET, BROOMEHILL**


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<b>Program:</b>	<b>Transport</b>	
<b>Attachment:</b>	<b>Photos of Footpath</b>	
<b>File Ref:</b>	<b>RD32</b>	
<b>Author:</b>	<b>JM Trezona</b>	<b>Chief Executive Officer</b>
<b>Date:</b>	<b>14<sup>th</sup> August 2009</b>	
<b>Disclosure of Interest:</b>	<b>Nil</b>	

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**Summary:** Council to consider the removal of the concrete path along the eastern side of Lathom Street between Lavator and Lavarock Street.

**Background:** It has been brought to Councils attention that the concrete footpath on the eastern side of Lathom Street, Broomehill between Lavator and Lavarock Streets have been significantly damaged over time by vehicles and it now poses a significant risk to Council.

The footpath was laid some fifteen years ago, is in situ concrete and approximately 130m in length. For whatever reason, the path has no reinforcing mesh in it and is only 50mm thick.

There are also issues with an open table drain running on the eastern side of the path.

**Comment:** An inspection of the site shows that the path is badly damaged in a number of places and is a risk to pedestrians. To repair the path would be a significant cost and the repairs would be undertaken on more than half the path and on a structure that has not been constructed to Councils specification level.

In order to deal with the immediate risk it is recommended that the path be removed and compacted gravel be installed in its place until such time as Council makes budget provision to install a new one.

Council will need to advise the residents on the street of its decision.

**Consultation:** Nil

**Statutory Environment:** Nil

**Policy Implications:** Nil

**Financial Implications:** The current cost to install concrete footpaths is \$90 - \$100 m<sup>2</sup>. To replace the path which has a length of 130m x 2m in width will cost approximately \$23,400 to \$26,000.

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

**Voting Requirements:** Simple Majority

**Council Resolution:**      **090807**

*Moved Cr Thompson, seconded Cr Kempin*

*“That Council takes up the damaged footpath on Lathom Street, Broomehill between Lavater and Lavarock Streets and replaces it with a compacted gravel path. Detailed estimates for a replacement path be undertaken and included for consideration in the 2010-2011 budget.”*

**CARRIED 8/0**

**Reason For Change to  
Recommendation:**

**10.5 PLANT REPLACEMENT PROGRAM**


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<b>Program:</b>	<b>Transport</b>
<b>Attachment:</b>	<b>Plant Replacement Program</b>
<b>File Ref:</b>	<b>ADM0303</b>
<b>Author:</b>	<b>JM Trezona                      Chief Executive Officer</b>
<b>Date:</b>	<b>14<sup>th</sup> August 2009</b>
<b>Disclosure of Interest:</b>	<b>Nil</b>

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**Summary:** Council to consider amending the plant replacement program for the 2009-2010 financial year to retain the JD4610.

**Background:** The Plant Replacement Program for 2009-2010 (attached) makes provision for the trade in of the John Deere 4610 compact tractor and the purchase of a new machine.

Councils Manager of Works has further reviewed the use and effectiveness of Councils fleet of mowers. As a result of that review it is proposed to amend the plant replacement program.

**Comment:** Council also owns a John Deere 595 tractor mower that is domiciled in Broomehill and a John Deere ride-on-mower. Both mowers are under utilised.

Council has recently purchased a new Toro Groundmaster 3500D sidewinder plus trailer for transporting. This will be used to maintain the sporting ovals in both towns. It is proposed to retain the JD4610 which has recently been fitted with a new deck and dispose of the two underutilised mowers (JD595 and the ride-on mower). Along with the usual push mowers this will leave Council with the following:

- Toro Groundmaster – sporting ovals
- John Deere 4610 – parks
- John Deere tractor and slasher

**Consultation:** Nil

**Statutory Environment:** Nil

**Policy Implications:** Nil

**Financial Implications:** The John Deere 595 and John Deere ride-on-mower will be advertised for outright sale. Council may wish to consider placing any additional funds above the estimated sale price for the JD4610 into the Plant Replacement Reserve.

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

**Voting Requirements:** Simple Majority

**Council Resolution:**      **090808**

*Moved Cr Kempin, seconded Cr Sheridan*

*“That Council amends the Plant Replacement Program in the following manner:*

- Retain John Deere 4610 compact tractor until the 2012-2013 financial year;*
- Dispose of the John Deere 595; and*
- Dispose of the John Deere ride-on-mower.”*

**CARRIED 8/0**

**Reason For Change to  
Recommendation:**

**10.6 TAMBELLUP AGRICULTURAL SOCIETY**


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<b>Program:</b>	<b>Recreation and Culture</b>	
<b>Attachment:</b>	<b>Nil</b>	
<b>File Ref:</b>	<b>ADM0142</b>	
<b>Author:</b>	<b>JM Trezona</b>	<b>Chief Executive Officer</b>
<b>Date:</b>	<b>14<sup>th</sup> August 2009</b>	
<b>Disclosure of Interest:</b>	<b>Nil</b>	

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**Summary:** The Tambellup Agricultural Society is seeking permission to again hold the annual Show in the town centre.

**Background:** The Agricultural Society will be holding the Annual Tambellup Show on Saturday 10<sup>th</sup> October 2009. For the past few years the show has been held in the townsite which has enhanced the overall success of the show.

The Agricultural Society is again seeking Councils assistance with the closure of Norrish Street between Gnowangerup Road and Henry Street to accommodate the Show.

Permission is also sought to waive the Hall hire cost for the event and the use of the Administration building as the Show Day office.

**Comment:** In previous years Council has supported the event by organising the road closure, providing the use of the administration building and waiving the hall hire costs.

Council may wish to consider including the Tambellup Agricultural Society's request for the Show to be held in the town centre in Councils Management Practices Manual, which would alleviate this being presented to Council every year for consideration.

For Council discussion and decision.

**Consultation:** Nil

**Statutory Environment:** Nil

**Policy Implications:** Nil

**Financial Implications:** The cost of the road closure application is \$63 and the loss of hall hire fee is \$154.

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

**Voting Requirements:** Simple Majority

- Officer Resolution:**        *“That Council agrees to the Tambellup Agricultural Society Inc holding the Annual Show in the town centre and:*
- *Make application for the closure of Norrish Street between Gnowangerup Road and Henry Street on Saturday 10<sup>th</sup> October 2009;*
  - *That the hall hire fees for the event be waived; and*
  - *Permission is granted to use the Tambellup Administration building as the Show day office at the Chief Executive Officer’s discretion.”*

**Council Resolution:**        **090809**

*Moved Cr Kempin, seconded Cr Turner*

- “That Council agrees to the Tambellup Agricultural Society Inc holding the Annual Show in the town centre and:*
- *Make application for the closure of Norrish Street between Gnowangerup Road and Henry Street on Saturday 10<sup>th</sup> October 2009;*
  - *That the hall hire fees for the event be waived;*
  - *Permission is granted to use the Tambellup Administration building as the Show day office at the Chief Executive Officer’s discretion; and*
  - *That the request from the Tambellup Agricultural Society Inc be included in the Shire of Broomehill-Tambellup’s Management Practices Manual.”*

**CARRIED 8/0**

**Reason For Change to Recommendation:**

**10.7 ORDINARY COUNCIL MEETING ARRANGEMENTS**

<b>Program:</b>	<b>Governance</b>	
<b>Attachment:</b>	<b>Nil</b>	
<b>File Ref:</b>	<b>ADM0112</b>	
<b>Author:</b>	<b>JM Trezona</b>	<b>Chief Executive Officer</b>
<b>Date:</b>	<b>14<sup>th</sup> August 2009</b>	
<b>Disclosure of Interest:</b>	<b>Nil</b>	

**Summary:** Council to determine the ordinary meeting dates for the next twelve months.

**Background:** The *Local Government Administration Regulations 1996 reg 12(1)* requires that at least once each year a local government is to give local public notice of the date on which and the time and place at which the ordinary council meetings are to be held in the next twelve months.

**Comment:** Council currently holds its meetings on the third Thursday of each month except for January where there is no meeting. Meeting dates to the end of December 2010 are:

17 <sup>th</sup> September 2009	17 <sup>th</sup> June 2010
15 <sup>th</sup> October 2009	15 <sup>th</sup> July 2010
19 <sup>th</sup> November 2009	19 <sup>th</sup> August 2010
17 <sup>th</sup> December 2009	16 <sup>th</sup> September 2010
18 <sup>th</sup> February 2010	21 <sup>st</sup> October 2010
18 <sup>th</sup> March 2010	18 <sup>th</sup> November 2010
15 <sup>th</sup> April 2010	16 <sup>th</sup> December 2010
20 <sup>th</sup> May 2010	

The Chief Executive Officer will be on leave in November 2009. Council may wish to determine that no ordinary meeting of Council will be held in this month as it will be the first meeting of Council after the October 2009 elections.

Under the *Local Government Administration Regulations 1996 reg 12(1)* Council needs to determine where the ordinary meeting of Council will be held. At the moment the meetings are rotated between the Broomehill and Tambellup offices.

For Council discussion and decision.

**Consultation:** Nil

**Statutory Environment:** Local Government Administration Regulations 1996 reg 12(1)

**Policy Implications:** Nil

**Financial Implications:** This issue has no financial implications for Council

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

**Voting Requirements:** Simple Majority

**Officer Resolution:** “That the Shire of Broomehill-Tambellup Ordinary Council meeting dates be endorsed as follows:

17 <sup>th</sup> September 2009	17 <sup>th</sup> June 2010
15 <sup>th</sup> October 2009	15 <sup>th</sup> July 2010
17 <sup>th</sup> December 2009	19 <sup>th</sup> August 2010
18 <sup>th</sup> February 2010	16 <sup>th</sup> September 2010
18 <sup>th</sup> March 2010	21 <sup>st</sup> October 2010
15 <sup>th</sup> April 2010	18 <sup>th</sup> November 2010
20 <sup>th</sup> May 2010	16 <sup>th</sup> December 2010.”

**Officer Resolution:** “That the Ordinary Meetings of Council be held at .....

**Council Resolution:** 090810

*Moved Cr Sheridan, seconded Cr Thompson*

“That the Shire of Broomehill-Tambellup Ordinary Council meeting dates be endorsed as follows:

17 <sup>th</sup> September 2009	17 <sup>th</sup> June 2010
15 <sup>th</sup> October 2009	15 <sup>th</sup> July 2010
17 <sup>th</sup> December 2009	19 <sup>th</sup> August 2010
18 <sup>th</sup> February 2010	16 <sup>th</sup> September 2010
18 <sup>th</sup> March 2010	21 <sup>st</sup> October 2010
15 <sup>th</sup> April 2010	18 <sup>th</sup> November 2010
20 <sup>th</sup> May 2010	16 <sup>th</sup> December 2010

*And the Ordinary Meetings of Council be held alternately at Broomehill and Tambellup.”*

MOTION LOST  
2/6

**Council Resolution:** 090811

*Moved Cr Kempin, seconded Cr Sadler*

“That the Shire of Broomehill-Tambellup Ordinary Council meeting dates be endorsed as follows:

17 <sup>th</sup> September 2009	17 <sup>th</sup> June 2010
15 <sup>th</sup> October 2009	15 <sup>th</sup> July 2010
17 <sup>th</sup> December 2009	19 <sup>th</sup> August 2010
18 <sup>th</sup> February 2010	16 <sup>th</sup> September 2010
18 <sup>th</sup> March 2010	21 <sup>st</sup> October 2010
15 <sup>th</sup> April 2010	18 <sup>th</sup> November 2010
20 <sup>th</sup> May 2010	16 <sup>th</sup> December 2010

*And the Ordinary Meetings of Council be held at Tambellup.”*

CARRIED 6/2

**Reason For Change to Recommendation:**



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**10.8 PROPOSED 60 METRE GUYED MAST / TELECOMMUNICATION INFRASTRUCTURE ON LOT 1245 JAM CREEK ROAD, TAMBELLUP**

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**Program:** Planning  
**Attachment:** Location Plan and Elevation  
**File Ref:** ADM0205 / A298  
**Author:** Gray & Lewis Landuse Planners  
**Date:** 14<sup>th</sup> August 2009  
**Disclosure of Interest:** Gray & Lewis receive planning fees for advice to the Shire, therefore declare a Financial Interest – Section 5.65 of the *Local Government Act 1995*

**Cr BG Webster declared a Financial Interest in this matter as he is the owner of the property and he left the meeting at 4.48pm.**

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Cr Crosby took the Chair.

**Summary:** An application has been lodged for a telecommunications facility at Lot 1245 Jam Creek Road, Tambellup by Optus.

Telecommunications Infrastructure is defined under the Shire of Tambellup Town Planning Scheme No 2, however is not listed in the zoning table.

This report recommends that the application be advertised for public comment.

**Background:** The subject is zoned 'Farming' under the Shires scheme.

**Comment:** **Description of proposed development**  
 The development will include installation of a 60 metre guyed mast to accommodate three current panelled antennas, six future panelled antennas, two parabolic antennas and one ground based equipment shelter.

The installation will be located in a cleared area on the southern side of Jam Creek Road approximately 5.8 kilometres north east of the Tambellup town site. The subject lot has an area of 16.076 hectares and contains an existing Telstra tower.

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

**Scheme Provisions**

Council has three options when dealing with a 'Use Not Listed' under the Scheme in accordance;

- a) *Determine that the use is consistent with the objectives of the particular zone and is therefore permitted;*
- b) *Determine that the use may be consistent with the objectives of the particular zone and thereafter follow the advertising procedures of Clause 8.3 in considering an application for planning approval; or*
- c) *Determine that the use is not consistent with the objectives of a particular zone and is therefore not permitted.*

Under the Scheme the objectives for the farming zone include ‘... to ensure the continuation of broad hectare farming as the principle to land use in the District...’ and ‘... to consider non rural uses where they can be shown to be of benefit to the district...’

Optus has advised that the infrastructure is part of a digital upgrade to Optus digital mobile telephone coverage in the Tambellup region. The service will allow improved coverage for Optus customers therefore it could be argued that there is some wider benefit to the district as a result of the application.

It is recommended that Council pursue option (b) and determine that the use may be consistent with the objectives of the particular zone and thereafter follow the advertising procedures of Clause 8.3 in considering an application for planning approval.

### **WAPC Statement of Planning Policy No 5.2 – Telecommunications Infrastructure**

The Western Australian Planning Commission (WAPC) Statement of Planning Policy provides broad guiding principles for the location of telecommunications infrastructure.

The applicant proposes the facility on a Rural lot to minimise disturbance to the environment and in an area that is screened with vegetation (to minimise visual impact).

#### **Consultation:**

Under Clause 8.3 of the Scheme advertising is to be for a minimum of twenty one days and may be in one or more of the following forms;

- 1) Letters to surrounding owners and occupiers and/or
- 2) Advertisement in a local newspaper and/or
- 3) An advertisement sign or signs to be erected on site.

In this case it is recommended that the development be referred to surrounding owners/occupiers for specific comment.

#### **Statutory**

##### **Environment:**

Shire of Tambellup Town Planning Scheme No 2

##### **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: 090812**

*Moved Cr Schlueter, seconded Cr Kempin*

**“That Council:**

- 1) Determine that the ‘Telecommunications Infrastructure’ use may be consistent with the objectives of the particular (Farming) zone and thereafter follow the advertising procedures of Clause 8.3 in considering an application for planning approval.*
- 2) Advertise the development for a minimum of twenty one days by writing to surrounding occupiers and landowners.”*

**CARRIED 7/0**

**Reason For Change to Recommendation:**

Cr Webster returned to the meeting at 4.50pm and resumed the position of Chair.

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<b>10.9</b>	<b>PROPOSED PLANTATION ON LOTS 1212, 1323, 1324, 1484, 5735, AND 6934 JOHNSON ROAD, TAMBELLUP</b>
<b>Program:</b>	<b>Planning</b>
<b>Attachment:</b>	<b>Two Site Plans</b>
<b>File Ref:</b>	<b>ADM0279</b>
<b>Author:</b>	<b>Gray &amp; Lewis                      Landuse Planners</b>
<b>Date:</b>	<b>14<sup>th</sup> August 2009</b>
<b>Disclosure of Interest:</b>	<b>Gray &amp; Lewis receive planning fees for advice to the Shire, therefore declare a Financial Interest – Section 5.65 of the <i>Local Government Act 1995</i></b>

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**Summary:** Council is to determine an application for a plantation on Lots 1212, 1323, 1324, 1484, 5735 and 6934 Johnson Road, Tambellup.

The application has been advertised for public comment and referred to the Department of Water for advice.

This report recommends that the application be conditionally approved.

**Background:** The subject properties are zoned 'Farming' under the Shire of Tambellup Town Planning Scheme No 2 ('the Scheme').

The objectives of the Farming zone include:

- To ensure the continuation of broad hectare farming as the principal landuse in the District and encouraging where appropriate the retention and expansion of agricultural activities.
- To consider non rural uses where they can be shown to be of benefit to the District and not detrimental to the natural resources or the environment.
- To allow for facilities for tourists and travellers and for recreation uses.

**Comment:** *Description of Application*

The plantation includes trees for commercial farming / harvesting and for carbon sequestration. The applicant has lodged two plans – one for each planting type.

The application is summarised below:

- 48.1 hectares of carbon sequestration planting is proposed on Lots 5735, 1324, 1212 and 1484. Carbon sequestration trees generally have to be retained for approximately seventy years however if carbon rules change there may be future opportunities for harvesting.
- 70.6 hectares of share tree farming planting is proposed on Lots 5735, 1323 and 6934. Share tree farming crops are under a Profit a Prendre with the Forest Products Commission. A Profit a Prendre simply means that Forest Products Commission has an interest in the land and a right to resources on the land (ie. timber).
- The combined planting area is 118.7 hectares equating to approximately 14% of the total combined lot areas.
- The planting compartments range from one to thirty hectares and

will consist of *Eucalyptus Cladocalyx* (sugar gum), *Eucalyptus Occidentalis* (Flat topped Yate) and *Casuarina Obesa* (Swamp She-oak).

### **Landuse Classification**

There is no specific ‘plantation’ definition under the Scheme therefore the definition under the Model Scheme Text has been used. The MST defines ‘plantation’ as ‘*has the same meaning as in the Code of Practice for Timber Plantations in Western Australia (1997) published by the Department of Conservation and Land Management and the Australian Forest Growers*’.

Council has three options when dealing with a ‘Use Not Listed’ under the Scheme and previously determined that ‘*the use may be consistent with the objectives of the particular zone and thereafter follow the advertising procedures of Clause 8.3 in considering an application for planning approval.*’

### **Assessment**

- *Code of Practice for Timber Plantations in Western Australia (as amended)*

The Timber Code of Practice requires a management plan including a plantation establishment plan, plantation tending plan, harvesting plan and fire management plan. All of these documents have been provided by the applicant.

- *Buffers to waterways*

Any buffers / separation between plantation areas and watercourses is to the discretion of Council however regard should be given to the Department of Water (DoW) Water Quality Protection Note on ‘*Vegetation buffers to sensitive water resources*’.

The applicant was referred to the Department of Water who advised that;

1. The Department of Water has a preference for thirty metre buffers to all waterways.
2. *Eucalyptus cladocalyx* (sugar gum) is an eastern states species that has potential to become an invasive weed. Advice should be sought from DEC on the potential biodiversity risk. The DoW would prefer a thirty metre to sugar gum plantations unless the proponent can demonstrate that the risk is low.

Gray & Lewis has liaised with the applicant and they have advised that all planting areas meet the Department of Water requirement and are thirty metres away from the high water mark.

The Forest Products Commission has also liaised with the Department of Agriculture and Food and advised that *Eucalyptus cladocalyx* (sugar gum) does not appear on the list of environmental weeds.

### **Consultation:**

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

### **Statutory**

**Environment:** Shire of Tambellup Town Planning Scheme No 2

**Policy Implications:** There has been an increase in plantation applications in many Shires, particularly for carbon sequestration. Some Councils support any form of plantation in recognition of its environmental benefits and others have raised concern over plantations taking over whole farms (eg Shire of Jerramungup). There is general concern in the Shire of Jerramungup that whole farm plantations have potential to cause population loss, therefore have developed a local planning policy aimed at supporting plantations which are integrated with continuing agricultural uses.

**Financial Implications:** This issue has no financial implications for Council

**Strategic Implications:** Explained in Policy section

**Voting Requirements:** Simple Majority

**Council Resolution:** *090813*

*Moved Cr Thompson, seconded Cr Turner*

*“That Council:*

- A. Approve the proposed plantation on Lots 1212, 1323, 1324, 1484, 5735 and 6934 Johnson Road Tambellup subject to the following conditions;*
- 1. Any harvesting shall be in accordance with a harvesting plan approved in writing by the Shire and subject to any further conditions specified by the Shire.*
  - 2. All works are to be conducted in accordance with the Plantation Management Plan submitted with the application including measures such as weed management, spraying and retention of existing pockets of remnant vegetation along the creek line.*
  - 3. The applicant is to provide written notification to surrounding landowners and the Shire prior to any harvesting haulage.*
  - 4. Internal roads / access tracks are to adequately sign posted to provide clear directions to water points (for fire emergencies) and exit points.*
  - 5. The owner to ensure that there are trafficable connections from Johnson Road to all water points / permanent dams required for fire management for access by emergency fire vehicles and suitable turnaround areas.*
  - 6. No aerial spraying is approved as part of this application.*
  - 7. All plantation areas are to be thirty metres from any waterway unless otherwise approved in writing by the Department of Water.*
- B. Include a footnote advice on the approval stating;*
- i. The plantation is to operate in compliance with the Code of Practice for Timber Plantations and FESA ‘Guidelines for Plantation Fire Protection’ as demonstrated in the application.”*

*CARRIED 8/0*

**Reason For Change to Recommendation:**

**10.10 HIDDEN TREASURES – OFFICE SPACE**


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<b>Program:</b>	<b>Governance</b>
<b>Attachment:</b>	<b>Nil</b>
<b>File Ref:</b>	<b>ADM0136</b>
<b>Author:</b>	<b>JM Trezona                      Chief Executive Officer</b>
<b>Date:</b>	<b>18<sup>th</sup> August 2009</b>
<b>Disclosure of Interest:</b>	<b>Nil</b>

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**Summary:** Council to consider making available office space at the Broomehill Administration building for the Hidden Treasures Group.

**Background:** The Hidden Treasures Group has written to Council asking to consider making some space in the Broomehill office available for their use.

Since the establishment of the group they have accumulated a considerable number of records that are currently stored in private homes. With the ongoing success of the group they are now looking for space that is dedicated to Hidden Treasures.

As Broomehill is central to the region covered by Hidden Treasures the group has requested if they are able to utilise space in the Broomehill office.

**Comment:** At present Council is more than able to accommodate the request. The office that was formerly utilised by the Finance Officer is separate and would suit the purpose that the Hidden Treasures Group has indicated that they want the space for.

Council can draw up a single agreement allowing them to utilise the space at this time, at no cost. The agreement can be reviewed on a regular basis.

For Council discussion.

**Consultation:** Nil

**Statutory Environment:** Nil

**Policy Implications:** Nil

**Financial Implications:** Does Council wish to consider a small fee to cover costs such as power?

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

**Voting Requirements:** Simple Majority

**Council Resolution:**      **090814**

*Moved Cr Schlueter, seconded Cr Crosby*

*“That Council agrees to draw up a simple agreement to allocate office space at the Broomehill Office to the Hidden Treasures Group.”*

**CARRIED 8/0**

**Reason For Change to  
Recommendation:**



**10.11 TAMBELLUP SCHOOL OVAL – WATER SUPPLY**


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<b>Program:</b>	<b>Recreation</b>	
<b>Attachment:</b>	<b>Nil</b>	
<b>File Ref:</b>	<b>ADM0072</b>	
<b>Author:</b>	<b>JM Trezona</b>	<b>Chief Executive Officer</b>
<b>Date:</b>	<b>18<sup>th</sup> August 2009</b>	
<b>Disclosure of Interest:</b>	<b>Nil</b>	

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**Summary:****Background:**

A meeting was held on 2<sup>nd</sup> July 2009 with representatives from the Water Corporation, Tambellup P & C Association, the Shire President, Chief Executive Officer and Manager of Works to discuss access to water from the Water Corporation installation on Jam Creek Road, Tambellup (No 1 Dam).

The meeting was called as a direct result of a presentation to Council from the P&C for assistance in obtaining a regular water supply for the newly developed school oval. The school is currently purchasing water from the scheme so they are keen to gain access to an alternative supply as soon as possible.

The Water Corporation advised that:

- They will allow usage of water from the dam for the School oval and Council oval, parks and gardens
- At this time the Water Corporation is not prepared to divest its interest in the land to the Council
- Infrastructure will need to be installed to deliver the water from the dam. The distance is approximately 2.5kms
- Water Corporation is seeking Council commitment that once the water from the waste water treatment plant comes on line this will be utilised in preference to the water from the No 1 dam
- The Water Corporation has estimated that there will be six megalitres of reuse water per annum
- It is estimated that there is another two years before the reuse water will be available for use
- At this time the Water Corporation favour a water supply agreement over a licence to occupy their premises
- The initial agreement would be for a minimum of five years with the option of a further five to provide some surety
- It is likely that there will be a charge for the water – this will need to be negotiated.

The Tambellup P & C Association are seeking a water supply urgently to maintain their oval over the coming summer months.

Any agreement for the use of the water will be between the Water Corporation and the Council. Council will need to supply and install the pipe and a pump to deliver the water from the dam.

- Comment:** There are a number of issues here that Council will need to consider:
- The cost of the infrastructure to deliver the water to the school and the oval
  - Enquiries have been made with the Water Corporation on what issues there may be concerning the installation of our infrastructure on their site – we are awaiting a response
  - Council will need to negotiate with the land owners to gain access to lay the infrastructure across their property
  - Considering the cost of the infrastructure investment by Council, determine what is an acceptable timeframe for continued access to the water at the No 1 dam
  - Water charges
  - Reuse water

At this stage it appears unlikely that the agreement will be in place and the infrastructure installed to meet the requirements of the school for the coming summer.

For Council discussion and consideration.

**Consultation:** Nil

**Statutory Environment:** Nil

**Policy Implications:** Nil

**Financial Implications:** Council has not made any budget provision for the installation of the infrastructure to deliver the water from the No 1 dam. Planning and accurate costing will need to be done. If the project proceeds, Council in discussions with the Tambellup P & C will then need to determine how to fund the project.

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

**Voting Requirements:** Simple Majority

**Council Resolution:** *090815*

*Moved Cr Sheridan, seconded Cr Turner*

*“That Council continues to negotiate with the Water Corporation to obtain access to the water from the No 1 Dam on Jam Creek Road for utilisation by the Shire and the Tambellup Primary School.”*

*CARRIED 8/0*

**Reason For Change to Recommendation:**

## 10.12 EXPRESSION OF INTEREST – EXECUTIVE STYLE HOUSE CONSTRUCTION

<b>Program:</b>	<b>Housing</b>	
<b>Attachment:</b>	<b>Two submissions (under separate cover)</b>	
<b>File Ref:</b>	<b>ADM0215</b>	
<b>Author:</b>	<b>JP Bentley</b>	<b>Manager of Administrative and Customer Services</b>
<b>Date:</b>	<b>18<sup>th</sup> August 2009</b>	
<b>Disclosure of Interest:</b>	<b>Nil</b>	

**Summary:** To consider submissions received for the construction of the executive style house at Lot 104 Henry Street, Tambellup.

**Background:** Council previously called for expressions of interest for the construction of an executive style house for a future Chief Executive Officer at Lot 104 Henry Street, Tambellup. The EOI closing date was 22<sup>nd</sup> May 2009 and four submissions were received.

Council discussed the submission at its June 2009 Ordinary Meeting of Council and determined the following:

***“That Council:***

- 1. Advise all proponents that their submissions do not wholly comply with the requirements of the Expression of Interest and advise them where they did not do so,***
- 2. Re-advertise for Expressions of Interest for the construction of an executive style home in Tambellup for a period of three weeks.”***

The second expressions of interest process closed on Friday 7<sup>th</sup> August 2009 and at the close two EOI's from Countryside Homes, Broomehill and KMC Group of Perth were received.

The two submissions both complied with the original specification for the EOI with several differences in the pricing of the submission.

Below is a table which compares both submissions against the specifications of the EOI:

<b>Compliance with original Specification</b>	<b>KMC</b>	<b>C/Side</b>
Four Bedrooms and a study near the main bedroom,	Yes	Yes
Double brick and Iron, single storey insulated construction,	Yes	Yes
Two car fully enclosed garage,	Yes	Yes
Two living areas (at least), dining room and outdoor/alfresco area	Yes	Yes
Activity room/Computer nook,	Room	Nook
All bedrooms to have built in or walk in robes,	Yes	Yes
Large walk in linen/storage or at least large cupboard areas,	Yes	Yes
Gas hotplates with fan forced electric oven & solar HWS,	Yes	Yes
Built in provision for TV and internet access,	Yes	Yes
The residence is to be fully paved and landscaped,	Yes	Yes

Ducted reverse cycle air conditioning.	Yes	Yes
Garden shed (storage for lawn mowers etc)	Yes	Yes
A total living area of 250 square metres or more not including alfresco area, garage or verandahs.	Yes	Yes

**Comment:**

Both builders provided designs that are acceptable as executive style housing and have provided adequate information to make a decision as to which proposal will be the Councils preferred option.

Countryside Homes of 6 Janitor Street, Broomehill submitted an EOI price of \$498,000. The KMC Group of 21 Yampi Way, Willetton provided an EOI price of \$465,850.

The Countryside Homes EOI included skirting boards, architraves and sills, tiling and floor coverings, heat fans to bathrooms, window treatments and multi-zone reverse cycle air conditioning.

The KMC Group did not include these items into the EOI and would be contract variations as the contract progressed.

The following table highlights where differences in the inclusions in the estimated cost by the two builders. It should be noted that the Countryside Homes Builders price was inclusive of more features that the KMC bid and these differences have been approximately costed to provide a comparison of the value for money of each submission.

Inclusion	KMC	Country	Variance
Site Fencing Included	Yes	Yes	
Ceilings to Carport	Yes	Yes	
Door Frames	Steel	Steel	
Doors	HC Moulded	HC Moulded	
Skirtings, Architraves & Sills	No	Yes	2500
Vanity Material	China	Porcelain	
Extent of Tiling	Wet Areas	Complete	5000
Laundry Trough	S/S	S/S	
Tapware	Mixer	Mixer	
Range Hood	Yes	Yes	
Shower Screens	Glass	Glass	
Fans/Heat Lamps to Bathrooms	Exhaust	x 2	1000
Insulation	Yes	Yes	
Multizone Air Conditioning	No	Yes	2500
Carpet	No	Yes	8500
Tiling	Wet Areas	Yes	
Kitchen Cupboards	HMR Lam	PF Lam	
Oven Size	900	900mm	
Type of Gas Hob			
Clothes Line	Yes	6m Extenda	
2 x 1500 Litre Water Tanks	No	Yes	2500
LPG Regulator & Pigtails	Yes	Yes	
Painting Etc	Yes	Yes	
Window Treatments	No	\$5K	5000

Power points	2 x 2		2 x 2	
Light Fittings Internal	No		Yes	3500
Light Fittings external	No		Yes	600
<b>TOTAL VARIANCE</b>				<b>31100</b>

This being the case there is little difference in the respective prices of these two houses although the KMC group home is approximately 16 square metres larger in area of the house, 7 square metres larger in the garage and approximately the same size in the alfresco area.

When costed at say \$1,100 per square metre (the current construction costs for the area would be around \$1,100 to \$1,400 per square metre) this equates to a \$25,000 difference in building costs. Both submissions state that they cover full landscaping and paving so I would not expect wild differences in those costs.

At face value the submission from KMC Group represents better value for money, given the extra floor space, however the Council may have other issues it wishes to take into consideration when evaluating these EOI's.

For Council discussion and consideration.

**Consultation:**

Chief Executive Officer  
Countryside Homes  
KMC Group

**Statutory**

**Environment:**

Nil

**Policy Implications:**

Nil

**Financial**

**Implications:**

Council has budgeted \$455,700 for the construction of this house and will need to vary this amount and identify where funding will come from the difference.

**Strategic**

**Implications:**

**Local Government Reform**

Recently Council has announced that it will be investigating the prospect of amalgamating with the Shires of Cranbrook, Kojonup and Plantagenet through the current Local Government Reform process and accordingly this could have an impact on the requirement for housing if amalgamation does occur.

The structure of the new prospective organisation is as yet unclear and while there may not be a Chief Executive Officer residing and working in Tambellup, there may be a requirement for a senior level manager to reside here.

A high standard of housing would still be a requirement for such an officer and while some of the extra's provided in this home may then become optional extras, the house would still be a welcome addition to

Councils ageing housing stocks.

It would still be prudent to continue with the Housing Upgrade Program that has already commenced with the sale of the Ivy Street property in Broomehill and the upcoming listing of the Howard Street residence.

Council may also wish to defer the process for a short period of time to ascertain the likely success of the VROC proposal and the nature of the staffing structures that may follow.

Alternatively, Council may halt the process altogether for the same reasons and revisit the housing issue in twelve to eighteen months when final decisions and structures regarding amalgamation will have been resolved.

**Voting Requirements:** Simple Majority

**Officer Resolution:** *“That Council determine what action to consider in relation to the Expressions of Interest for the executive house construction.”*

**Council Resolution:** *090816*

*Moved Cr Sadler, seconded Cr Turner*

*“That Council accepts the Expression of Interest from Countryside Homes for the executive house construction.”*

**CARRIED 5/3**

**Reason For Change to Recommendation:**

## 10.13 EXPRESSIONS OF INTEREST – SHIRE OF BROOMEHILL-TAMBELLUP PLANNING DOCUMENTS REVIEW AND CONSOLIDATION

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<b>Program:</b>	<b>Planning</b>
<b>Attachment:</b>	<b>Nil</b>
<b>File Ref:</b>	<b>ADM0272</b>
<b>Author:</b>	<b>JM Trezona                      Chief Executive Officer</b>
<b>Date:</b>	<b>18<sup>th</sup> August 2009</b>
<b>Disclosure of Interest:</b>	<b>Nil</b>

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**Summary:** Council to consider the Expressions of Interest for the review and consolidation of Broomehill's and Tambellup's Town Planning Schemes.

**Background:** In July 2009, expressions of interest were called to undertake a review of the planning documents of the former Shires of Broomehill and Tambellup and to consolidate these documents into one.

The following nine consultants replied to the expressions of interest:

- Plan West, MT LAWLEY
- Edge Planning and Property, BRIDGETOWN
- Land Insights, MT LAWLEY
- Thompson McRobert Edgeloe, BUNBURY
- TPG, PERTH
- RPS Environment, BUSSELTON
- Whelans, MOUNT HAWTHORN
- Cardno, BUSSELTON
- Urbis, WEST PERTH

All of the above consultants complied with the expressions of interest documentation.

**Comment:** Council may wish to defer undertaking a review of the Town Planning Schemes in light of the Local Government Reform Strategies announced by the Minister.

For Council discussion and consideration.

**Consultation:** Nil

**Statutory Environment:** **Local Government Reform**  
 Due to the announcement of the Minister's Local Government Reform Strategies, Council has announced that it will be investigating the prospect of amalgamating with the members of the Southern Link VROC – Cranbrook, Kojonup and Plantagenet. One of the many areas that will be addressed is the Town Planning Schemes of each Shire. It may be prudent to defer at this time the review and consolidation of both the town planning schemes.

**Policy Implications:** Nil

**Financial**

**Implications:** This issue has no financial implications for Council at this time.

**Strategic**

**Implications:**

**Voting Requirements:** Simple Majority

**Council Resolution:** *090817*

*Moved Cr Schlueter, seconded Cr Sheridan*

*“That Council defers the review and consolidation of the Town Planning Schemes at this time due to the current Local Government Reform process and advise all consultants of its deferral decision.”*

*CARRIED 8/0*

**Reason For Change to Recommendation:**



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**10.14 AMALGAMATION OF THE SOUTHERN LINK VROC**

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<b>Program:</b>	<b>Governance</b>
<b>Attachment:</b>	<b>Nil</b>
<b>File Ref:</b>	<b>ADM0112</b>
<b>Author:</b>	<b>JM Trezona</b> <b>Chief Executive Officer</b>
<b>Date:</b>	<b>20<sup>th</sup> August 2009</b>
<b>Disclosure of Interest:</b>	<b>Nil</b>

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**Summary:** Council to endorse the recommendations from the Southern Link VROC meeting.

**Background:** In February 2009 the Minister for Local Government announced his wide ranging Local Government Reform Strategies. A part of this he has encouraged Local Government to embrace the opportunity to voluntarily amalgamate to achieve structural reform across Western Australia.

Council has embraced the process by meeting with its neighbours, consulting with the community and considering options that are available to the Shire of Broomehill-Tambellup. A number of options have been considered and without a doubt the preferred option of the community is for the status quo to be retained.

The public meetings have highlighted the issues that the community have in considering a further amalgamation. The main concerns have centred on representation, loss of population in both the Broomehill and Tambellup communities and the knock on effect this has on local business, volunteering, schools and other services as well as the perceived depersonalisation of local government.

Council considered all these issues and was preparing its submission on the basis of no change.

Addresses at the Local Government Week Convention in early August by the Premier Hon. Colin Barnett MLA, Minister for Regional Development, Hon. Brendon Grylls MLA and Minister for Local Government Hon. John Castrilli, made their positions abundantly clear. Each indicated that amalgamations are necessary and will progress. Although each said that forced amalgamations would not occur, it was also clearly communicated that those Councils choosing to take no action on amalgamations would risk losing future funding. The politicians specifically referred to Councils with smaller populations being most at risk. The Ministers also indicated that voluntary grouping of Councils, such as the existing VROC, would not be acceptable in tis reform process.

The Premier indicated that he wants ‘significantly’ less that 100 Councils in WA and has invited all councils to reform voluntarily or risk the proves being taken out of their hands.

**Comment:** Council has previously in its discussion agreed to include a proposed amalgamation of the members of the Southern Link VROC as the preferred option in tis reform submission if the status quo was not able to be maintained.

An amalgamation between the Shires of Broomehill-Tambellup, Cranbrook, Kojonup and Plantagenet brings four likeminded Councils together who have been working together for the betterment of their communities.

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:** *090818*

*Moved Cr Thompson, seconded Cr Turner*

*“That Council endorses the recommendation of the Southern Link VROC and agrees it is willing to investigate amalgamating the member Councils, being Broomehill-Tambellup, Cranbrook, Kojonup and Plantagenet and forming one local government.”*

**CARRIED 8/0**

**Reason For Change to Recommendation:**

The meeting adjourned at 5.30pm and reconvened at 5.46pm.

**10.15 STRUCTURAL REFORM – SHIRE OF KATANNING**


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<b>Program:</b>	<b>Governance</b>
<b>Attachment:</b>	<b>Copy of Shire of Katanning's draft submission</b>
<b>File Ref:</b>	<b>ADM0112</b>
<b>Author:</b>	<b>JM Trezona                      Chief Executive Officer</b>
<b>Date:</b>	<b>18<sup>th</sup> August 2009</b>
<b>Disclosure of Interest:</b>	<b>Nil</b>

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**Summary:** The Shire of Katanning has presented Council with a draft copy of their Structural Reform Submission.

**Background:** The Minister for Local Government announced in February 2009 his wide ranging Local Government Reform Strategies. As part of this the Minister encouraged each Local Government within Western Australia to embrace the opportunity for voluntary amalgamation to achieve structural reform in this State.

The Local Government Reform Steering Committee Structural Reform Guidelines includes a requirement for each Council to prepare a Reform Submission by 31<sup>st</sup> August 2009. This deadline has been extended to 30<sup>th</sup> September 2009. The guidelines state that the Reform Submission to be circulated to all affected local governments prior to it being submitted to the Minister.

The Shire of Katanning's submission includes four proposals:

1. Amalgamation of eight Shires centred around a seventy five km radius of Katanning and another amalgamation in an arc around Albany. This proposal also includes a recommendation to the Minister that all local government boundaries be removed and new large local governments be formed based around the regional centres of Albany, Katanning, Narrogin, Northam, Merredin etc.
2. Reduce the number of local governments in the Great Southern to four made up of the following:-
  - a) Northern District – Woodanilling, Katanning, Kojonup, Broomehill-Tambellup
  - b) Western District – Cranbrook, Plantagenet, Denmark
  - c) Southern District – Albany
  - d) Eastern District – Kent, Gnowangerup, Jerramungup
3. Amalgamation of all eleven Shires in the Great Southern Region
4. Do nothing – Katanning stands alone and requires that all grant funding recognise Katanning as providing service to the area and provides compensation accordingly

Katanning's preferred solution is to amalgamate the area within a seventy five km radius around Katanning. This will take in all of Katanning, Woodanilling, Wagin, Broomehill-Tambellup and part of Dumbleyung, Kent and Gnowangerup.

**Comment:** The Shire of Broomehill-Tambellup has previously identified its alliance with the members of the Southern Link VROC – Cranbrook, Kojonup and Plantagenet.

For Council consideration

**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:** *090819*

*Moved Cr Crosby, seconded Cr Kempin*

*“That Council receives the Shire of Katanning’s draft Structural Reform Submission and advises the Katanning Council that it does not support the amalgamation options as listed in their reform submission.”*

**CARRIED 8/0**

**Reason For Change to Recommendation:**

**10.16 STRUCTURAL REFORM – SHIRE OF KATANNING**


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<b>Program:</b>	<b>Governance</b>
<b>Attachment:</b>	<b>Copy of letter from Shire of Katanning</b>
<b>File Ref:</b>	<b>ADM0112</b>
<b>Author:</b>	<b>JM Trezona                      Chief Executive Officer</b>
<b>Date:</b>	<b>19<sup>th</sup> August 2009</b>
<b>Disclosure of Interest:</b>	<b>Nil</b>

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**Summary:** Council position required on a request from the Shire of Katanning to become a member of the Southern Link VROC and also to amalgamate into the proposed new local government.

**Background:** The Shire of Katanning has written to the Southern Link VROC congratulating the member Councils on their announcement indicating their willingness to amalgamate and form one local government.

Included in their letter of congratulations is a proposal to become a partner in the Southern Link VROC and *‘also to amalgamate into the proposed new Local Government on the same terms and conditions as the other amalgamation partners.’*

**Comment:** It is appropriate for Council to provide a view on this proposal so that its delegates to the VROC can put forward the Shire of Broomehill-Tambellup’s position on the proposal.

In reaching its decision Council may wish to consider:

- Will the inclusion of Katanning into either the VROC or the amalgamation process add value/benefit
- What impact would their inclusion have on our proposed amalgamation
- What about the community view
- Why now

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:**      **090820**

*Moved Cr Kempin, seconded Cr Sheridan*

*“That, at this time, the Shire of Broomehill-Tambellup does not support the inclusion of the Shire of Katanning as a member of the Southern Link VROC or as a potential partner for the proposed amalgamation on the current Southern Link VROC members.”*

**CARRIED 8/0**

**Reason For Change to  
Recommendation:**

**10.17 SHIRE OF GNOWANGERUP**


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<b>Program:</b>	<b>Governance</b>
<b>Attachment:</b>	<b>Copy of Letter (Under Separate Cover)</b>
<b>File Ref:</b>	<b>ADM0112</b>
<b>Author:</b>	<b>JM Trezona                      Chief Executive Officer</b>
<b>Date:</b>	<b>19<sup>th</sup> August 2009</b>
<b>Disclosure of Interest:</b>	<b>Nil</b>

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**Summary:** Council to respond to a letter from the Shire of Gnowangerup relating to Local Government Reform and Amalgamations.

**Background:** The Shire President and Chief Executive Officer (CEO) met with the President and CEO from the Shire of Gnowangerup in the latter part of July to discuss Local Government Reform issues and the direction that both Councils were considering at the time.

The Gnowangerup Council recognised that Broomehill-Tambellup was investigating reform issues with other members of the Southern Link VROC. Gnowangerup that if Council did not progress with members of the VROC they were interested in exploring an amalgamation between the two Councils.

The Gnowangerup Council have also asked Council to consider a boundary adjustment by moving the existing boundary between us approximately 10 – 15kms west.

**Comment:** The Shire of Gnowangerup's letter was received on 29<sup>th</sup> July 2009, but since then, the Local Government Week Convention has been held and some direction on Local Government Reform has been gleaned from the Premier and the Minister.

**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:**      **090821**

*Moved Cr Kempin, seconded Cr Turner*

*“That Council replies in writing to the Shire of Gnowangerup advising them of Councils proposal to explore structural reform with the members of the Southern Link Voluntary Regional Organisation of Councils.”*

**CARRIED 8/0**

**Reason For Change to  
Recommendation:**



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**10.18 LOCAL GOVERNMENT CASE STUDY OF SMALL RURAL AMALGAMATION – BROOMEHILL-TAMBELLUP**


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**Program:** Governance  
**Attachment:** Nil  
**File Ref:** ADM0112  
**Author:** JM Trezona Chief Executive Officer  
**Date:** 19<sup>th</sup> August 2009  
**Disclosure of Interest:** Nil

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**Summary:** Council to consider participating in a case study about the amalgamation of small rural Councils.

**Background:** Council has been contacted by the Deputy Chief Executive Officer of the Western Australian Local Government Association (WALGA) to ascertain Council's willingness to participate in a case study about amalgamations of small rural local Councils.

WALGA have advised that they will fund the project which will explore and document the process and outcomes of the amalgamation of the former Shires of Broomehill and Tambellup.

**Comment:** This presents a wonderful opportunity to obtain an objective view of the amalgamation of the two Councils and identify if the anticipated outcomes have been realised or not and what benefits or not, have been realised. The study has the potential to become a valuable tool for other Councils when considering structural reform.

**Consultation:** Nil

**Statutory Environment:** Nil

**Policy Implications:** Nil

**Financial Implications:** There will be no monetary cost to Council, however some staff time may be required to provide information.

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

**Voting Requirements:** Simple Majority

**Council Resolution:** 090822

*Moved Cr Kempin, seconded Cr Schlueter*

*“That Council advises the Western Australian Local Government Association that it endorses the proposal to participate in a case study about the amalgamation of small rural Councils.”*

**CARRIED 8/0**

**Reason For Change to Recommendation:**

**10.19****WASTE MANAGEMENT – LANDFILL FACILITIES**


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<b>Program:</b>	<b>Community Amenities</b>		
<b>Attachment:</b>	<b>Maps of the Landfill Facilities</b>		
<b>File Ref:</b>	<b>ADM0240</b>		
<b>Author:</b>	<b>JP Bentley</b>	<b>Manager</b>	<b>Administrative and Customer Services</b>
<b>Date:</b>	<b>19<sup>th</sup> August 2009</b>		
<b>Disclosure of Interest:</b>	<b>Nil</b>		

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**Summary:** To consider actions for the ongoing management of Councils landfill sites.

**Background:** The Council has two landfill sites within its boundaries, one at the Broomehill townsite (Reserve 10285) and the other near the Tambellup townsite (Reserve 18011). For the last two years, domestic rubbish collected at Tambellup has been dumped at the Broomehill site as has the Broomehill domestic collection.

This practice has reduced the lifespan of the Broomehill landfill site which suffers from a number of other problems.

**Broomehill**

Currently the actual face of the Broomehill landfill is outside of the refuse reserve and is progressing parallel to the actual reserve abutting its edge in Reserve 10431. The current licence is for Reserve 10285 only. It is unclear as to whether the landfill has outgrown its boundaries or has been set up in the wrong place. Council staff suspect the landfill has progressed past its boundaries through growth as the reserve is approximately 5ha in size and has been gazetted as 'sanitary purposes' since 1907.

The current trenching regime commenced many years ago and is unclear as to why it is sited outside of the existing refuse reserve.

In addition the landfill suffers from significant problems with fly-away litter from, paper and wrappers which has posed problems for neighbouring properties. This indicates that fencing needs to be upgraded to catch such litter so it does not escape the site.

There has been dumping of green waste from verge clearing and tree lopping at the adjacent Reserve 10431 which Council must address. This green waste is now quite dry and should be disposed of to rehabilitate Reserve 10431.

Further problems are quite evident from external sources, both Katanning and Kojonup have either restricted dumping times or imposed fees for dumping and this has created further problems at the site. Often people from these districts are seen driving away from the Broomehill site with empty trailers and bins which suggests that they have used the Broomehill landfill. This then leads to consideration of restrictions on dumping and charges for doing so at the site which would require the site to be manned.

**Tambellup**

The Tambellup site, while much larger is also limited in the usable space within the reserve. Reserve 18011 has significant lake coverage and low lying areas within its boundaries and while there is still available space for further pits, the lifespan is limited significantly by the water affected areas.

This site is more comprehensively fenced, however the type of fencing is more suitable for paddocks than refuse sites. The fencing does stop much of the fly away litter and delineates the landfill in a much better way. It is unclear as to the levels of external access to the site from other council districts.

This site has also suffered from indiscriminate dumping of material in the domestic waste pit.

**Comment:**

There are several like problems at these sites which Council will need to make some hard decisions over.

**Broomehill**

1. The landfill tip face is currently outside the refuse reserve and is progressing parallel to the reserve. Council needs to deal with this issue as a matter of the highest importance. Council is currently awaiting advice from both the Department of Environment and Conservation and the Department for Planning and Infrastructure regarding the best course of action.
2. An alternative facility or plan may need to be brought on stream to deal with waste from Broomehill.

**Broomehill and Tambellup**

3. Both sites suffer from external source dumping and to ensure that this practice ceases Council will need to invest heavily in fencing and move to a manned tip facility.
4. Each site requires a management plan identifying the scope for further or each site, identification of a regional solution for landfill into the future and progression to transfer stations for the disposal of waste and recyclables to a future regional facility.
5. Both reserves require clean up and reorganisation and a move to more contemporary management practices.

With the advent of amalgamation with other members of the Southern Link VROC, there will undoubtedly be a move to a regional landfill solution and the management of our existing landfills will need to cater for Councils requirements until that time.

This item was to be put to Council for decisions relating to several issues, however as advice is pending from both the Department of Environment and Conservation and the Department for Planning and Infrastructure a decision should be deferred until the information from these two State departments has been received.

**Consultation:**

Department of Environment and Conservation  
Department for Planning and Infrastructure  
Chief Executive Officer

**Statutory****Environment:** Nil**Policy Implications:** Nil**Financial****Implications:** This issue has significant financial implications for Council**Strategic****Implications:** Council has put in place a Strategic Waste Management Plan which contains a number of planned actions to reduce the waste delivered to landfill and to more effectively manage our waste facilities. It should be accepted that the first recommendation is unlikely to proceed given the current state of the Local Government Reform process.

Key recommendations within the plan were:

- The Shires of Kent, Broomehill-Tambellup and Gnowangerup should seek an agreement with the Shire of Katanning for the disposal of waste in the Katanning landfill site. The Shire of Jerramungup should plan to close existing landfill sites and develop a new complying site to accept waste from within that Shire.
- There are eleven landfill sites and one transfer station currently in use within the boundaries of the Stirling Group of Local Governments. Apart from the transfer station none of the facilities are manned. In most instances compliance with the Environmental Protection (Rural Landfill) Regulations 2002 is minimal.
- Landfill sites should be closed over a five year period and in some areas replaced with staffed transfer stations.
- Member Councils should work with the Department of Environment and Conservation and adopt appropriate, standardised waste data collection processes. This action should be taken immediately. Data collection will achieve accurate reporting and will assist in the planning of waste management initiatives.
- The Stirling Group of Local Governments should establish a working group to advise member Councils on waste management issues. One of the group's tasks should be to develop a regional education and awareness program focused on minimising the amount of waste to landfill. The program should be developed with the assistance of the Department of Environment and Conservation.

**Voting Requirements:** Simple Majority

**Council Resolution:**      **090823**

*Moved Cr Kempin, seconded Cr Thompson*

*“That Council continues to investigate options for better management of its Landfill sites taking into consideration the advice from the Department of Environment and Conservation and the Department for Planning and Infrastructure when it is received.”*

**CARRIED 8/0**

**Reason For Change to  
Recommendation:**

**10.20 TENDER 2 OF 2009-2010 SALE OF SURPLUS EQUIPMENT**


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<b>Program:</b>	<b>Transport</b>
<b>Attachment:</b>	<b>Analysis Sheet of Tenders Received</b>
<b>File Ref:</b>	
<b>Author:</b>	<b>JM Trezona                      Chief Executive Officer</b>
<b>Date:</b>	<b>26<sup>th</sup> August 2009</b>
<b>Disclosure of Interest:</b>	<b>Nil</b>

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**Summary:** Council to consider the tenders received for the sale of surplus equipment.

**Background:** As part of the process in merging the Shires of Broomehill and Tambellup a review of Councils plant has been undertaken. Part of that review identified some items that were surplus to requirements.

Tenders were invited and closed on Friday 21<sup>st</sup> August 2009. The items advertised for sale were:

- Volvo LD70 Loader
- John Deere 670B Grader
- John Deere 2040S tractor and slasher
- Multipac VP200 Roller
- John Deere 595 Ride on Mower
- Isuzu Truck

Council has received offers from eight interested parties.

**Comment:** The attached analysis sheet shows that the majority of the prices tendered for the equipment are well below the estimated income. It is recommended that Council considers disposing of the John Deere 2040S tractor and slasher.

Council needs to determine if it will accept any of the tenders.

**Consultation:** Nil

**Statutory Environment:** Nil

**Policy Implications:** Nil

**Financial Implications:** Council will receive an increase in revenue from the sale of the surplus equipment.

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

**Voting Requirements:** Simple Majority

**Council Resolution:**     **090824**

*Moved Cr Kempin, seconded Cr Crosby*

*“That Council*

- accepts the tender from WA Allied Machinery Brokers Pty Ltd for the outright sale of its John Deere 2040S tractor and slasher for the tendered price of \$15,400; and*
- does not accept any other tenders for the sale of its surplus machinery.”*

**CARRIED 8/0**

**Council Resolution:**     **090825**

*Moved Cr Crosby, seconded Cr Thompson*

*“That Councils surplus equipment be advertised for sale.”*

**CARRIED 8/0**

**Reason For Change to  
Recommendation:**

10.21	PROPOSED ACCOMMODATION	AGED	INDEPENDENT	LIVING
<b>Program:</b>	Education and Welfare			
<b>Attachment:</b>	Map of Proposed accommodation			
<b>File Ref:</b>	R42055			
<b>Author:</b>	JM Trezona	Chief Executive Officer		
<b>Date:</b>	26 <sup>th</sup> August 2009			
<b>Disclosure of Interest:</b>	Nil			

**Summary:** Council to consider purchasing Lot 295, corner of Gnowangerup - Tambellup Road and Taylor Street, Tambellup.

**Background:** The former Shire of Tambellup had been investigating the possibility of building independent living accommodation at the above address for many years.

Reserve No 42055 (Lot 295) was vested in the former Shire of Tambellup, on 31<sup>st</sup> March 1992 and now the current Council for the designated purpose of “Aged Persons Homes”.

Surveys have been sent to the residents (over 55) of Tambellup to ascertain if there was a need for units to be built and whether it would be preferable to rent or ‘lease’ the units. The results have indicated that both options are needed.

Discussions with State Land Services have indicated that it would be beneficial to Council to purchase Lot 295 as this would ensure that the project was controlled by Council especially if the proposed units were to comply with certain conditions of the Retirement Villages Scheme Act.

**Comment:** Council would need to write to State Land Services asking for the Ministers approval to purchase Lot 295 under conditional freehold title and to develop the property for Aged Independent Living Accommodation under Section 75 of the Land Administration Act.

State Land Services would then seek advice and the value of the land from the Valuer Generals’ Office. Once this information was obtained, State Land Services then seeks the Ministers Approval for this proposal. This process can take up to six months or more for approval.

For Council discussion and consideration.

**Consultation:** State Land Services  
Adrian Pagett, Barrister and Solicitor

**Statutory Environment:** State Land Services advised that part of Section 75 of the Land Administration Act 1997 is the legislation that allows for the transfer of the land to Council:

***Minister may transfer Crown Land in fee simple subject to conditions:***

1. the Minister may transfer Crown Land in fee simple subject to such conditions concerning the use of the land (‘the specified



- use’) as the Minister determines
2. for the purpose of this section, the unimproved value of conditional tenure must be calculated as if the use of the land were not subject to any conditions
  3. the fee simple of conditional tenure land may be transferred under subsection (1) for a nominal price or a discounted price because of the community benefit to be provided by the proposed development of the conditional tenure land for the specified use.

**Policy Implications:** Nil

**Financial Implications:** Council has made provision in the 2009-2010 for this project.

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

**Voting Requirements:** Simple Majority

**Council Resolution:** *090826*

*Moved Cr Kempin, seconded Cr Turner*

*“That Council investigates purchasing Lot 295, Taylor Street, Tambellup under Section 75 of the Land Administration Act 1997 for the proposed development of Aged Independent Living Accommodation.”*

*CARRIED 8/0*

**Reason For Change to Recommendation:**

**12.1 PLANT REPORT FOR JULY 2009**

**Program:** Transport  
**Attachment:** Nil  
**File Ref:** Nil  
**Author:** GC Brigg Manager of Works  
**Date:** 14<sup>th</sup> August 2009  
**Disclosure of Interest:** Nil

Reg No.	Description	Kms/Hrs	Year of Manufacture	Year of Purchase	Changeover	Comments
BH000	Nissan Murano		2009	2009		OK
BH00	Ford Ranger Dual Cab	34000	2008	2008	2 yrs / 40,000km	30k service done
BH001	ISUZU 6 Wheel Tipper	33000	2007	2007	7 yrs / 250,000km	OK
BH002	ISUZU 6 Wheel Tipper	15800	2008	2008	7 yrs / 250,000km	Repair oil leaks
BH003	Mitsubishi Canter Crew Cab	101900	2004	2004	5 yrs / 100,000km	OK
BH004	JD 670B Grader	9951	1996	1996	10 yrs / 10,000 hrs	OK
BH005	Bomag Multi-Tyred Roller	3917	2002	2002	7 yrs / 8,000 hrs	Replace broken window
BH006	Volvo 710	3719	2004	2004	7 yrs / 8,000 hrs	OK
BH007	John Deere Ride on Mower	33	2003	2003	5 yrs / 5,000 hrs	OK
BH008	VOLVO L70D Loader	4845	2001	2001	7 yrs / 8,000 hrs	Replace windscreen
BH009	Holden Rodeo	40000	2004	2004	5 yrs / 100,000kms	40k service done
BH010	6x4 Fuel Trailer		1981	1981		OK
BH012	Isuzu Fire Truck		1995	2004		Due for service
BH013	John Deere 315SG Backhoe	1863	2003	2003	10 yrs / 8,000 hrs	OK
BH813	Multi Tyre Roller		1960	1980	8 yrs / 8,000 hrs	OK

0TA	Holden Statesman		2009	2009		OK
TA052	Toyota Hilux 4x4	40500	2007	2007	5 yrs / 80,000km	40k service done new rear tyres
TA001	Ford Ranger Dual Cab	27000	2008	2008	2 yrs / 40,000km	OK
ITA	Nissan Navaro	22800	2008	2008	1 yr / 40,000km	OK
TA1880	Isuzu Gigamax Truck	14000	2008	2008	5 yrs / 250,000km	Damage to bumper
TA092	Isuzu Gigamax Truck	35815	2007	2007	5 yrs / 250,000km	OK
TA1855	Mitsubishi 4.5 Ton Truck	110371		2000	5 yrs / 250,000km	Sold
TA386	Mitsubishi Fuso Truck	44935	2007	2007	5 yrs / 250,000km	OK
TA18	12H Grader	2586	2006	2006	7 yrs / 8,000 hrs	Service. Warranty injector replacement
TA1835	12H Grader	3402	2002	2003	7 yrs / 8,000 hrs	Transmission repair, new batteries
TA281	930G Loader	1600	2007	2007	7 yrs / 8,000 hrs	1500 service due
TA392	Tractor Mower	1678			5 yrs / 5,000 hrs	OK
TA1221	John Deere Tractor			1987	10 yrs / 10,000 hrs	OK
TA2180	Evertrans Trailer		2000	2000	15 yrs	Sold
TA017	Isuzu Tipper	4027	2009			OK
TA219	Multipac Multi-tyred Roller			2004	7 yrs / 8,000 hrs	Air conditioner needs service
TA1196	Large Roller					OK
TA2015	Vibrating Roller			1977	7 yrs / 8,000 hrs	OK
	Slasher				10 yrs	OK
XTR579	Road Broom				10 yrs	OK
	Mobile Fuel Tanker				10 yrs	OK
IAZJ510	Bomag Vibrating Roller			2001	7 yrs / 8,000 hrs	Sold
TA005	John Deere Tractor	240	2008	2008	10 yrs / 8,000 hrs	OK

RECEIVED

**12.2 WORKS AND MAINTENANCE REPORT FOR JULY 2009**


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<b>Program:</b>	<b>Transport</b>	
<b>Attachment:</b>	<b>Nil</b>	
<b>File Ref:</b>	<b>Nil</b>	
<b>Author:</b>	<b>GC Brigg</b>	<b>Manager of Works</b>
<b>Date:</b>	<b>14<sup>th</sup> August 2009</b>	
<b>Disclosure of Interest:</b>	<b>Nil</b>	

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**Broomehill**

- Gardeners have carried out work at the administration office gardens. Planning is underway for other plantings around town.
- Pavers at front of the administration building are still to be laid. Shortage of staff due to illness has delayed the completion of this job.
- Community workers have been cleaning up Holland Park and one rock garden is ready for planting.
- Quotations are being obtained for tree removal in the Holland Park playground and will be completed by the end of the month as the playground equipment will be ready to install.
- The rubbish tip has continually been on fire. Crews have had to be diverted from other projects on a regular basis to extinguish the fires.
- Vandals have been removing plants in the parking / information bay. These plants have been replaced.
- Water from the town dam has been pumped during wet weather to the recreational dam which is filled up to the inlet pipes. Pumping between the two dams will continue if wet weather sets in.
- Footpath along Lathom Street is in disrepair and needs to be replaced. The concrete is badly broken and poses a safety risk to all users.
- Street sweeper has been and swept all town streets.
- Fertiliser has arrived for the oval and will spread during the next couple of weeks.

**Tambellup**

- Gardeners have been working regularly in Broomehill due to the absence of a gardener for the Broomehill Recreation Complex
- Gardeners have carried out work at the administration gardens.
- Community workers have installed rails around the half basketball court in Crawford Street and will paint the concrete court and mark the lines on the court.
- Crews have removed part of the fencing around the beach volley ball courts at the sports oval. The sand has been removed and the area will be ready for the skate park equipment when it arrives.
- Formwork will be installed so that concreting can commence around the shade, barbeque, hard stand area and under gym equipment at Diprose Park. Community works will help with the completion of this area.
- Fertiliser will be spread on the oval ready for spring growth.

**Roads**

- Construction crew have been clearing trees and widening Tambellup West Road. Some of the larger trees will need to be removed using an excavator.
- After the recent wet weather, the shoulders on the Tambellup West Road are too soft to carry out gravel work required for widening.
- The construction crew has moved onto the Broomehill Kojonup Road and started widening. An excavator will be required on this job as well to remove the larger trees. While here, the excavator will be utilised to stockpile gravel.
- The grader maintenance crew are working in the north east area of the shire for the coming month. Gravel carting will be required to repair some rough areas on these roads.

- The maintenance crew has carried out signage works in all areas of the shire. They will be focusing on bitumen repairs over the next month. Some Ez Street, cold asphalt from Pioneer bitumen has arrived for wet weather pot hole patching.

### **Plant**

- Surplus equipment has been advertised for sale and tenders close on 21<sup>st</sup> August 2009. The equipment advertised are the John Deere grader, Isuzu Gigamax tipper, Multipac roller, John Deere tractor and slasher and Volvo loader. There has been some interest shown in all equipment.
- The new finishing mower has arrived and is in use. This mower is for sporting ovals and comes with its own tilting trailer for easy loading, unloading and transporting.
- The new Caterpillar CS56 vibrating roller has arrived.
- The new float has been in service for a few weeks and is working well with no complaints from the operators.
- A new mowing deck has been ordered for the 4610 mower (larger ride-on). The last mowing deck failed leaving no mower to carry out routine maintenance on the Tambellup oval. This deck has been on order for five weeks.

**RECEIVED**

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**12.3 BUILDING SURVEYORS REPORT FOR JULY 2009**

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<b>Program:</b>	<b>Economic Services</b>
<b>Attachment:</b>	<b>Nil</b>
<b>File Ref:</b>	<b>ADM0076</b>
<b>Author:</b>	<b>D Baxter</b> <b>Building Surveyor</b>
<b>Date:</b>	<b>10<sup>th</sup> August 2009</b>
<b>Disclosure of Interest:</b>	<b>Nil</b>

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

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

**Comment:**

**Consultation:** Nil

**Statutory Environment:** Nil

**Policy Implications:** Nil

**Financial Implications:** This issue has no financial implications for Council

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

**Voting Requirements:** Simple Majority

**Officer Resolution:** *Council discussed the Officers Report*

**Reason For Change to Recommendation:**

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**12.4 BUILDING MAINTENANCE PROGRAM**

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<b>Program:</b>	<b>Various</b>
<b>Attachment:</b>	<b>Building Maintenance Program for July 2009</b>
<b>File Ref:</b>	<b>Nil</b>
<b>Author:</b>	<b>JP Bentley</b> <b>Manager Administrative and Customer Service</b>
<b>Date:</b>	<b>14<sup>th</sup> August 2009</b>
<b>Disclosure of Interest:</b>	<b>Nil</b>

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**Summary:** Update of the Building Maintenance Program For 2009-2010

**Background:**

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

**Consultation:** Nil

**Statutory Environment:** Nil

**Policy Implications:** Nil

**Financial Implications:** Provision has been made in the 2009-2010 budget to meet the building maintenance program costs.

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

**Voting Requirements:** Simple Majority

**Officer Resolution:** *Council discussed the Officers Report.*

**Reason For Change to Recommendation:**

**12.5****LIBRARY REPORT**

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<b>Program:</b>	<b>Recreation and Culture</b>
<b>Attachment:</b>	<b>Library Report – July 2009</b>
<b>File Ref:</b>	<b>ADM0097</b>
<b>Author:</b>	<b>JM Trezona</b> <b>Chief Executive Officer</b>
<b>Date:</b>	<b>19<sup>th</sup> August 2009</b>
<b>Disclosure of Interest:</b>	<b>Nil</b>

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**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 to activities of both Broomehill and Tambellup libraries for the month of July 2009.

**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

**Officer 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 17<sup>th</sup> September 2009

**15. CLOSURE**

There being no further business, Cr Webster thanked Councillors and staff for their attendance and declared the meeting closed at 6.40pm.