

Minutes

ORDINARY MEETING OF COUNCIL
19 AUGUST 2015
COUNCIL CHAMBERS
WICKEPIN



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**Minutes of an Ordinary Meeting of Council held in Council Chambers, Wickepin
Wednesday 19 August 2015**

The President declared the meeting open at 1.35pm.

1. Attendance, Apologies and Leave of Absence (Previously Approved)

Shire President	Cr SJ Martin
Deputy Shire President	Cr JA Russell
Councillors	Cr FA Allan
	Cr AG Lansdell
	Cr WA Astbury
	Cr RE Easton
	Cr GCL Hinkley
Chief Executive Officer	Mr MJ Hook
Executive Support Officer	Ms LG Pearson (Minute Taker)

Leave of Absence (Previously Approved)

Cr MG Lang

Apologies

2. Public Question Time

3. Applications for Leave of Absence/Apologies

Resolution No 190815-01

Moved Cr Astbury / Seconded Cr Hinkley

That Council grant a leave of absence for the Ordinary Council meeting on 16 September for the following Councillor;

Cr AG Lansdell

Carried 6/0

4. Petitions, Memorials and Deputations

5. Declarations of Councillor's and Officer's Interest

Item	Item Title	Councillor/Officer	Interest	Reason
10.2.05	Proposed Storage Shed – Lot 3 McDougall Street, Tincurrin	Cr RE Easton	Proximity	Lives near the proposed location for the Storage Shed.

6. Confirmation of Minutes

6.1 Ordinary Meeting of Council – 22 July 2015

Resolution No 190815-02**Moved Cr Russell / Seconded Cr Allan**

That the minutes of the Ordinary Council meeting held on Wednesday 22 July 2015 be confirmed as a true and correct record.

Carried 7/0

6.2 2015/2016 Budget Meeting – 12 August 2015

Resolution No 190815-03**Moved Cr Allan / Seconded Cr Lansdell**

That the minutes of the 2015/2016 Budget Meeting held on Wednesday 12 August 2015 be confirmed as a true and correct record.

Carried 7/0

7. Receival of Minutes

Receival of Minutes

7.1 Albert Facey Homestead Management Committee Meeting

Submission To:	Ordinary Council
Location / Address:	Whole Shire
Name of Applicant:	Leah Pearson, Executive Support Officer
File Reference:	208
Author:	Leah Pearson, Executive Support Officer
Disclosure of any Interest:	Nil
Date of Report:	4 August 2015

Enclosure / Attachment:

Minutes of the Albert Facey Homestead Management Committee Meeting held on Tuesday 4 August 2015.

Background:

The Albert Facey Homestead Management Committee Meeting was held on Tuesday 4 August 2015.

Comment:

Section 5.22 of the Local Government Act 1995 provides that minutes of all meetings are to be kept and submitted to the next ordinary meeting of the council or the committee, as the case requires, for confirmation.

Statutory Environment:

Section 5.22 of the Local Government Act 1995

Policy Implications: Not applicable.

Financial Implications: Not applicable.

Strategic Implications: Not applicable.

Recommendation:

That the minutes of the Albert Facey Homestead Management Committee Meeting held on Tuesday 4 August 2015 be received.

Voting Requirements: Simple majority.

Resolution No 190815-04

Moved Cr Hinkley / Seconded Cr Astbury

That the minutes of the Albert Facey Homestead Management Committee Meeting held on Tuesday 4 August 2015 be received.

Carried 7/0

8. Status Report

Where a resolution is formal, procedural or lost it has not been recorded (e.g. confirmation of minutes, meeting behind closed doors, lapsed, etc).

Item	Subject/Action	Officer/ File	Progress	Status	Comment
559-150415-16	Dryandra Country Visitor Centre 2015/216 Budget Allocation	CEO	That Council request the Chief Executive officer to prepare a proposal for the 2015/2016 Budget Deliberations on the full costs and methods of achieving a dedicated Tourism person for the Shire of Wickepin.	✓	Not in 2015/2016 budget.
563-200515-06	Technical Services Committee Meeting Recommendations	CEO	That Council request the CEO to look at suitable signage and community education to deal with the issue of the pedestrian crossing on the Wickepin Main Street.	○	Roadwise preparing report.
593-220715-05	2016/2017 National and State Blackspot funding	CEO	That Council submit the following roads to the State and National Blackspot programs for the 2016/2017 Financial Year: 1. Line Road from SLK 0.00 to SLK 15.45 \$16,756 2. Line Road from SLK 15.45 to SLK 25.27 \$16,756 3. Junction of Malyalling Road and Mutton Road \$40,370 By the following dates: Federal Black Spot closing date 31 July 2015 State Black Spot closing date 28 August 2015	✓	Proposals submitted.
594-220715-06	Closure Thomson Road	CEO	That this matter lay on the table.	○	Matter laying on table.
595-220715-07	Disposal Reserve 18106 Lot 17 Tincurrin Primary School	CEO	1. That Council objects to the premature disposal of Reserve 18106 – Lot 17 Tincurrin Road deposited plan 147055 Tincurrin WA being the Tincurrin Primary School proceeding prior to closure of the Tincurrin Primary School on 31 December 2015. 2. That Council advise the Department of Lands that if they are to proceed with the disposal of Reserve 18106 – Lot 17 Tincurrin Road deposited plan 147055 Tincurrin WA being the Tincurrin Primary School, Council would like to be considered in acquiring the land.	✓	Letter sent 30/07/2015.
596-220715-11	Disability Access and Inclusion Plan 2015 - 2020	CEO	That Council adopts the Shire of Wickepin Disability Access and Inclusion Plan 2015 - 2020.	✓	Adopted. EHO has been notified.
597-220715-12	Bush Fire Control 2015/2016	CEO	1. That Dave Stacey be appointed as the Chief Bush Fire Control Officer of the Shire of Wickepin for the 2015/2016 bush fire season; 2. That Roger Butler be appointed as the Deputy Chief Bush Fire Control Officer of the Shire of Wickepin for the 2015/2016 bush fire season;	✓	No further action required.

Item	Subject/Action	Officer/ File	Progress	Status	Comment
			<p>3. That the following persons are appointed as Fire Control Officers/Bush Fire Radio Operators and Fire Weather Instrument Officers of the Shire of Wickepin for the 2015/2016 bush fire season:</p> <ul style="list-style-type: none"> - Wes Astbury - Tim Heffernan - Lachlan White - Daniel White - Steve Rose - Keith Parnell - Rex Bergin - Philip Russell - Roger Butler - Peter Stacey - Colin Coxon - David Stacey - Gordon McDougall - Jimmy Hamilton - Trevor Leeson - Mark Hook <p>4. That the following persons be appointed as Clover Permit Issuing Officers for the 2015/2016 fire season:</p> <ul style="list-style-type: none"> - Steve Rose - Wes Astbury <p>5. That the following persons be appointed as Dual Fire Control Officers for the 2015/2016 fire season:</p> <ul style="list-style-type: none"> - David Stacey, Peter Stacey & Colin Coxon Shire of Corrigin - Rex Bergin, Lachlan White & Phillip Russell Shire of Narrogin - Steve Rose, Rex Bergin & Roger Butler Shire of Cuballing - Gordon McDougal & Wes Astbury Shire of Dumbleyung - Lachlan White & Daniel White Shire of Wagin - Roger Butler, Colin Coxon, & Steve Rose Shire of Pingelly - Wes Astbury, Colin Coxon & David Stacey Shire of Kulin <p>6. That the following fire break order and burning periods be endorsed for the 2015/2016 season:</p> <p>Bush Fires Act 1954 Shire of Wickepin Annual Firebreak Notice 2015/2016 Action is required by owners and/or occupiers of all land in the Shire of Wickepin. Please read this notice carefully. Any queries should be directed to the Shire of Wickepin Administration Centre of Local Shire Bush Fire Control Officer. Pursuant to the powers contained in Section 33 of the Bush Fires Act 1954, owners and occupiers of property within the Shire of Wickepin are hereby required on or before 1 October 2015 and thereafter to 28 April 2016 to plough,</p>		

Item	Subject/Action	Officer/ File	Progress	Status	Comment
			<p>scarify or otherwise provide and maintain firebreaks clear of all inflammable material at least 2.5 metres wide as follows:</p> <p>Rural Land Inside the boundary of all land held by each owner or occupier, their firebreaks need not follow the perimeter of any paddock but will be acceptable following land contours in an endeavour to overcome water erosion; To subdivide each holding into lots of no greater than 200 hectares; and To surround the homestead, out buildings and fuel storages on any such land.</p> <p>Townsite Land All lots within the townsites of Harrismith, Tincurrin, Toolibin, Wickepin and Yealering are required to be cleared and maintained free of all debris or inflammable material. Failure to comply with these requirements renders the owner or occupier liable to a penalty not more than \$400.</p> <p>Clearing of Fence Lines When clearing for new fence lines, landholders are asked to consider locating the fence three (3) metres inside their boundary to avoid any clearing on road reserves. Old fences should first be removed. If landholders wish to place their fence on the boundary, they may clear no more than one (1) metre beyond their boundary. This may be varied in special circumstances at the discretion of the CEO and Manager Works & Services. Any timber removed from the road reserve is to be pushed onto the owner's property.</p> <p>Fencing of Road Reserves Council encourages farmers to fence off road reserves running through their properties to protect trees on these reserves and to allow new growth of vegetation.</p> <p>Burning on Roadsides Should property owners wish to carry out burning of the road reserve adjacent to their property, it is necessary to obtain council approval prior to any burning taking place.</p> <p>Burning Periods Restricted Burning – 1 October 2015 to 13 November 2015; Prohibited Burning – 14 November 2015 to 7 February 2016; Restricted Burning – 8 February 2016 to 28 April 2016</p> <p>Harvest and Fire Ban 2014/2015 Season Harvesting is banned on Christmas Day and New Years Day Lighting of fires are banned on Good Friday and Easter Sunday</p>		
598-220715-13	Blackwood Basin Group Elections	CEO	That Council forwards the correspondence onto the Facey Group for the nomination of a person to the Blackwood Basin Group Committee for a two year period.	✓	Letter sent 30/07/2015
599-220715-14	CSRFF Small Grant Application 15/16 – Lake Yealering Bowling Club	CEO	That the Shire of Wickepin Fund the replacement of the grass green at the Lake Yealering Bowling Club with a suitable synthetic surface in the 2015/2016 budget under OPTION ONE - Re apply to the Department of Sport and Recreation for the CSRFF July 2015 Small Grants Round.	✓	Grant application submitted.
600-220715-15	CSRFF 2016/2017 Funding Round	CEO	<ol style="list-style-type: none"> 1. That Council supports the Wickepin Cricket Club and Lake Yealering Bowling Club CSRFF Small grant applications on a third by third basis. 2. That Council forwards the CSRFF Small grant application to the Department of Sport and 	✓	Grant application submitted.

Item	Subject/Action	Officer/ File	Progress	Status	Comment
			Recreation by the end of August 2015 under the Shire of Wickepin. 3. That Council priorities the two grants in the following order: 1. Lake Yealering Bowling Club 2. Wickepin Cricket Club.		
601-220715-16	Lake Yealering Progress Association	CEO	That the Chief Executive Officer formulate and present a business case to the Wheatbelt Development Commission for the funding of a concept plan for the Lake Yealering Area.	○	In progress.
602-220715-17	WA Kaolin Pty Ltd – Miscellaneous Licence L70/156	CEO	That Council extends the planning approval granted to WA Kaolin Pty Ltd on the 17 th July 2013 to bury the pipelines under Councils road in the manner similar to the Water Corporation Pipelines road crossings for a two year period to the 17 th July 2017 with all previous conditions being imposed. • The design of the pipeline within any Shire of Wickepin Road Reserves to be carried out in conjunction with the Shire of Wickepin. • No works to be commenced within the Shire of Wickepin Road Reserves until the Shire of Wickepin has approved the method and design of the proposed Pipeline along with the timing of the construction works.	✓	Letter sent 30/07/2015.
603-220715-18	WALGA Governance Review Discussion Paper	CEO	That this matter be forwarded to the WALGA Central Country Zone for discussion.	✓	Matter forwarded to Central Country Zone.
604-220715-19	Acceptance Tender 01– 15/16 Provision Refuse Recycling Collection	CEO	That Council accept the tender RFT 01 – 2015/2016 from Great Southern Waste Disposal commencing on the 1 st September 2015 for the services outlined in resolution no. 220715-19.	✓	Letter sent to Great Southern Waste 30/07/2015.
605-220715-20	Request for alfresco dining	CEO	That Balcarres Pty Ltd of the Wickepin Hotel be permitted to provide alfresco dining outside and adjacent to the Wickepin Hotel on the condition that there is no obstruction to the main part of the Wogolin Street footpath and that pedestrians have clear access to the Hotel and surrounding businesses.	✓	Letter sent to Balcarres Pty Ltd of the Wickepin Hotel on 30/07/2015
606-220715-21	Shire of Wickepin Halls Report	CEO	That Council note the responses to the Shire of Wickepin Halls questionnaire.	✓	No further action required.
607-220715-22	Shire of Wickepin Halls Report	CEO	That items 2, 3 and 4 from the Officers recommendation be discussed at a future Forum Session.	○	To be placed in forum session.

If not noted, please insert numbers of items once attended to and return sheet to CEO.

○ = in progress ✓ = completed ✕ = superseded

9. Notice of Motions of Which Notice Has Been Given

10. Receipt of Reports & Consideration of Recommendations

1.42pm – MWS Peter Vlahov entered the Chambers.

Infrastructure and Engineering Services

10.1.01 – Manager Works and Services Report

Submission To:	Ordinary Council
Location / Address:	Whole Shire
Name of Applicant:	Peter Vlahov, Manager Works & Services
File Reference:	2610
Author:	Peter Vlahov, Manager Works & Services
Disclosure of any Interest:	Nil
Date of Report:	11 August 2015

Enclosure / Attachment: Ongoing Maintenance List

Background: Monthly report submitted from Manager of Works & Services, Mr Peter Vlahov.

Comment: Not applicable.

Programmed Construction Works

- Townsendale Road. Culverts have been widened and gravel sheeting has been completed. Signage and guide posts have been installed. Some minor grading and corrective work will complete this project.
- Leeson Road. Clearing, Pruning and Culvert Widening has been completed. Gravel sheeting is under way.
- Wickepin Pingelly Road - Regional Road Group Project. Culvert upgrades and clearing are planned to commence during the first week of September.
- WALGA Preferred Supplier E Tenders have been drawn up for the supply and spray of bitumen sealing works for the 2015/16 works program.
- Regional Waste Transfer Stations are now in use.
- Traffic counters have been deployed.

Plant Replacement

- WALGA Preferred Supplier E Tenders have been drawn up for the replacement of the following items of plant.
- One Dual Tip 6x4 Truck.
- One 10-12 ton Steel Drum Vibrating Roller.

Maintenance Works

- Various building maintenance issues
- Wash sports floor.
- Various signage repairs and replacements.
- Pot hole patching.
- Grading various roads such as Yealering South East Road, Kirk Rock Road, Woodward Road, Tincurrin North Road and others as required.
- Refuse sites maintenance.
- Dog and cat control.
- Various tree issues and other general maintenance.
- Drainage issues in main street
- Clean gutters various
- Tree roots ripped between Wickepin Town Hall and Medical Centre.
- Various assistance with CDO projects.

Please see ongoing list attached

Occupational Health and Safety

- There have been no incidents to report.

Workshop

- Replace compressor on CAT Grader
- Assist with other building and maintenance issues.
- Assist with Transfer Stations construction.
- General ongoing services and repairs.

Parks and Gardens

- Roadside verge spraying
- Wickepin oval mowing and maintenance
- Hockey oval maintenance.
- Upgrade various gardens.
- Weed spraying various areas.
- General ongoing maintenance
- Tree planting.
- Replace rosemary hedge at Yealering.

Statutory Environment: Local Government Act 1995.

Policy Implications: Not applicable.

Financial Implications: Not applicable.

Strategic Implications: Not applicable.

Summary: Not applicable.

Recommendation:

That council notes the report from the Manager of Works and Services dated 11 August 2015.

Resolution No 190815-05

Moved Cr Allan / Seconded Cr Lansdell

That council notes the report from the Manager of Works and Services dated 11 August 2015.

Carried 7/0

1.46pm – MWS Peter Vlahov departed the Chambers.

MWS Action Request Register 2015

	Date	Area	Action	Requested by	Complete Y/N	Date Complete	Notes
2014	30/09/2014	Wickepin	Wogolin Reserve History Board Signs – Parking and Heritage signs.	Council	○		To be placed.
	15/10/2014	Wickepin	Private Works: 54 Campbell Street.	Tony Smith	○		
	11/12/2014	Wickepin	Street sign for Collins Street – Wogolin Intersection.	Lauren Osborne	✓		Main Road have been notified
January	14/01/2015	Harrismith	Tree down over road near cricket oval.	Leah Pearson	✓	15/01/2015	
	14/01/2015	Harrismith	Tree down blocking Baker Road.	Cheryl Groom	✓	15/01/2015	
	20/01/2015	Wickepin	Finish end path ramp at Admin office.	Judy Bransby	✓	21/01/2015	
	23/01/2015	Wickepin	Caravan Park – men’s urinal been turned off 3 weeks ago, cannot flush.		✓	06/02/2015	
	27/01/2015	Wickepin	Knocked over branches 14 Johnston Street.	Rob Loveridge	✓	18/02/2015	
	30/01/2015	Wickepin	Unit 1 Yarling Court – Washing machine top washers need replacing	Jody Dunn	✓		
	30/01/2015	Wickepin	Unit 1 Yarling Court – TV Aerial not working.	Jody Dunn	✓		
February	04/02/2015	Yealering	Lomus Road bitumen is lifting and dangerous.	Lynda Coxon	✓		Temporary fix.
	06/02/2015	Harrismith	Place Children crossing signs on Wickepin Harrismith Road loc 7390.	Carmen Bayley	✓	19/03/2015	
	11/02/2015	Wickepin	White rail at admin office needs repainting.	Townscape	✓	18/02/2015	Repainted.
	11/02/2015	Yealering	Attention needed to Yealering Gardens and dead plants need removing.	Townscape	✓		
	11/02/2015	Wickepin	Mark posts in lawn where war memorial posts will be placed.	Townscape	✓		
	11/02/2015	Harrismith	Tree fallen down in Harrismith Playground	Townscape	✓		
	11/02/2015	Yealering	Cowthrop on Corner of Roberts and Smith Street.	P. McKormick	✓		Private property
	11/02/2015	Wickepin	Facey Group – PowerPoint needs checking.	Facey Group	✓		
	24/02/2015	Harrismith	Caravan Park Dongas – Stove not working.	Tanya Sands	✓		Complete.
	26/02/2015	Wickepin	Yarling Court Unit 1 – Air-conditioning leaking.	Jody Dunn	✓		
March	04/03/2015	Wickepin	War Memorial – Water drainage running down to pub.	Allan Lansdell	✓		Gardener is monitoring.
	04/03/2015	Harrismith	Bin on the Wickepin-Harrismith Road requires a lid.	Tech services	✓		
	04/03/2015	Harrismith	Wind sock to be replaced at the air strip.	Tech services	○		Ordered.
	04/03/2015	Wickepin	Clean all gutters in Council buildings.	Governance	✓		Complete.
	09/03/2015	Wickepin	Yarling Court Unit 3 – tidy up gardens.	Leah	✓	10/03/2015	Complete.
	10/03/2015	Harrismith	Tidy up at cricket ground for grand final.	Leah	✓		
	11/03/2015	Yealering	Yealering Hall – globe needs replacing.	Townscape	✓		
	11/03/2015	Harrismith	Harrismith air strip – slashing is needed rather than grading.	Townscape	✓		Complete.
	11/03/2015	Harrismith	Wind sock on Harrismith air strip – needs clearing before it is replaced.	Townscape	✓		
	12/03/2015	Wickepin	Gillimanning Road sign needs replacing.	Tina Simpson	✓		
	16/03/2015	Wickepin	Brand down at Unit A Collins Street – needs removing.	Anika Mullan	✓	18/03/2015	
	16/03/2015	Wickepin	Caravan Park – Door frame broken and long light bulb needs changing.	Tony Rigby	✓		
	18/03/2015	Yealering	Opposite Coxon’s Garage – pine tree full of termites needs removing.	Wayne Rushton	✓		
	19/03/2015	Wickepin	CRC – Assistance to change light bulb.	A. Heaney	✓		
23/03/2015	Yealering	Mow lawn at CWA building.	Progress	✓			
23/03/2015	Yealering	Dalton Road needs grading.	Progress	✓			
23/03/2015	Yealering	Replace plants at the front and back of hall.	Progress	✓			

	24/03/2015	Yealering	Remove trees from the hall.	Kim Smith	✓		
	30/03/2015	Wickepin	Unit 3 Yarling Court – light filled with water and TV Aerial needs fixing.	Luke Hatchman	✓		TV Aerial fixed. All complete.
April	02/04/2015	Toolibin	Sign for Cemetery Road.	Lorinda Knox	✓		Ordered.
	02/04/2015	Wickepin	Have oval ready for first game of footy.	WFC	✓		
	08/04/2015	Wickepin	Place garden competition signs.	Townscape	✓		Complete.
	08/04/2015	Wickepin	Cemeteries to be tidied before ANZAC Day.	Townscape	✓		Complete.
	08/04/2015	Various	Place RV signs.	Townscape	✓		
	08/04/2015	Wickepin	Facey Group - Outside tap is dripping.	Facey Group	✓		
	08/04/2015	Wickepin	Facey Group – Men’s toilets runs all day and night.	Facey Group	✓		
	08/04/2015	Wickepin	Facey Group – Kitchen tap is loose.	Facey Group	✓		
	08/04/2015	Wickepin	Facey Group – Flouro light tube needs replacing.	Facey Group	✓	05/05/15	
	08/04/2015	Wickepin	Facey Group – Cold water tap is leaking – washing machine.	Facey Group	✓		
	13/04/2015	Wickepin	Community Centre – Get rid of dead mouse smell and spider webs.	Amanda	✓		
	15/04/2015	Wickepin	Prune bushes to same level for ANZAC Day.	Council	✓		Can’t be done – the bushes are too different.
	15/04/2015	Harrismith	Harrismith South Road, Gray Road and Ward Road need grading.	Bruce Ward	✓	06/05/15	
	16/04/2015	Harrismith	T Junction of the Line Road/Stock Route Road – bush area needs clearing.	Council	✓		
	20/04/2015	Wickepin	Cold showers in Community Centre change rooms.	WFC	✓		
	20/04/2015	Wickepin	Various jobs for ANZAC Day.	Leah	✓		
	20/04/2015	Wickepin	Mark the Hockey Oval.	Hockey Club	✓		
	22/04/2015	Wickepin	Clean all gutters for housing.	Inspections	✓		
	22/04/2015	Wickepin	Yarling Court - Unit 2 - Front light globe outside needs replacing.	Inspections	✓		
	22/04/2015	Wickepin	Yarling Court - Unit 3 - Broken fly screen window.	Inspections	✓		
	22/04/2015	Wickepin	Cottage Homes - Unit 3 - Move front blind cord.	Inspections	✓		
	22/04/2015	Wickepin	Unit 3 – Cut back creeper over the car port.	Inspections	✓		
	22/04/2015	Wickepin	Unit 4 - Change light in kitchen (doesn’t always work).	Inspections	✓		
	22/04/2015	Wickepin	Unit 4 - Fix hand rail (ask Amy what exactly she needs)	Inspections	✓		
	22/04/2015	Wickepin	7 Fisher Street - Stove top was in budget last year and needs to be fitted.	Inspections	○		
	22/04/2015	Wickepin	5 Smith Street - Arm chair needs removing (back outside area).	Inspections	✓		
	22/04/2015	Wickepin	5 Smith Street - Curtain rail on sliding door to back garden needs fixing.	Inspections	✓		
	22/04/2015	Wickepin	34 Henry Street – Branch over footpath.	Luci Sartori	✓		
	28/04/2015	Wickepin	Mouse poo in Community Centre.	W. Meddings	✓		
	29/04/2015	Wickepin	Unit 2 Yarling Court – Glass damaged in bedroom opposite main road.	Violet Holmes	✓		
29/04/2015	Wickepin	Unit 2 Yarling Court – Hot water system is only warm – needs checking.	Violet Holmes	✓			
May	01/05/2015	Wickepin	Private Works Request – 2 large trees need removing in yard.	Julie Auld	✓		
	01/05/2015	Wickepin	Chair trolley needs collecting.	Leah	✓	05/05/2015	
	01/05/2015	Wickepin	Community Centre – next to pie warmer in kitchen – plug needs removing	Mark	✓	06/05/2015	Completed by electrician.
	01/05/2015	Wickepin	Wickepin Public Toilets – light stuck on. Handles need tightening.	Leah	✓	05/05/2015	
	04/05/2015	Wickepin	Wickepin Caravan Park – light globe needs replacing in laundry.	A. Ramsay	✓	05/05/2015	
	04/05/2015	Wickepin	Recycling Shed – Fire extinguisher needs to be locked.	A. Ramsay	✓		
	04/05/2015	Wickepin	Facey Group – Light in kitchen needs an electrician.	Facey Group	✓		
04/05/2015	Wickepin	Facey Group – Plumber for downpipe.	Facey Group	○			

	04/05/2015	Wickepin	Old Railway Building – Tree at the back of building needs to be trimmed.	A. Ramsay	✓	06/05/2015	
	04/05/2015	Harrismith	Dongas – globe outside needs replacing.	A. Ramsay	✓		
	04/05/2015	Harrismith	Dongas – Exhaust fan not working may need an electrician.	A. Ramsay	✓		
	04/05/2015	Harrismith	Dongas – Change batteries in smoke alarms.	A. Ramsay	✓		
	04/05/2015	Wickepin	Henry Street – Part of pavement has lifted up footpath.	P. Gardener	○		
	05/05/2015	Wickepin	Whiteboards back to community Centre.	Glenn Leeson	✓	06/05/2015	
	05/05/2015	Wickepin	Netball Courts to be cleaned for 9 th May.	Amanda	✓		
	06/05/2015	Wickepin	Weeds need seeing to at Facey Group building.	Facey Group	✓		
	07/05/2015	Wickepin	Wickepin War Memorial – Loose brick on steps.	Governance	✓		
	07/05/2015	Wickepin	Campbell Street – Blue metal dust needs shoveling.	Governance	✓		
	11/05/2015	Yealering	Tidy up Yealering Cemetery.	Wayne Rushton	✓		
	13/05/2015	Wickepin	10 Smith Street – wood back door in garage lock not working.	Stacey Halstead	○		
	13/05/2015	Yealering	Corner of Congreve and Connor Street – sand/gravel needs removing.	Les Robinson	✓	15/05/2015	
	13/05/2015	Wickepin	Tree pruning – 34 Henry Street – side of tree needs pruning.	Luci Sartori	✓		
	14/05/2015	Yealering	Clean between graves, under trees and Shipley Road fence.	Wayne Rushton	✓	15/05/15	
	18/05/2015	Wickepin	Unit 1 Yarling Court – Place rat baits in roof.	Jody Dunn	✓		
	19/05/2015	Wickepin	Shire office – replace 1 light globe.	Mark Hook	✓		
	19/05/2015	Wickepin	Unit 3 Cottage Homes – replace double PowerPoint in kitchen.	Colin Fleay	✓	29/05/2015	
	19/05/2015	Wickepin	Unit 3 Cottage Homes – Hinge in laundry.	Colin Fleay	✓	29/05/2015	
	19/05/2015	Wickepin	Unit 3 Yarling Court – TV Arial not working.	Tim Rushton	✓		
	20/05/2015	Wickepin	Wickepin Caravan Park – Lock in disabled shower broken.	Kirsten Rigby	✓		
	20/05/2015	Wickepin	Wickepin Caravan Park – Refillable, fitted soap dispenser.	Kirsten Rigby	✓		
	21/05/2015	Wickepin	Unit 2 Cottage Homes – Move leave and dirt at the back.	Doug Gardener	✓	26/05/2015	
	21/05/2015	Wickepin	Cottage Homes – Trim bush over electricity meter.	Nat Manton	✓	25/05/2015	
	25/05/2015	Yealering	Plaque and ashes into niche wall.	Amanda	✓	28/05/2015	
	25/05/2015	Wickepin	5 Smith Street – Tidy up front and back garden.	Leah	✓	27/05/2015	
	27/05/2015	Wickepin	Community Centre – lights over doors to mezzanine not working.	Beth Thompson	✓	29/05/2015	
	27/05/2015	Wickepin	Community Centre – Exit light over stairwell blinks.	Beth Thompson	○		
	28/05/2015	Wickepin	Office – fix flag poles.	Mark	✓	28/05/2015	
June	02/06/2015	Wickepin	Unit 3 Yarling Court – Tidy front and back garden.	Leah Pearson	✓	05/06/2015	
	02/06/2015	Wickepin	Unit 4 Cottage Homes – Toilet needs fixing.	Amy Read	✓	02/06/2015	
	03/06/2015	Wickepin	Community Centre – leaking tap oval side of mezzanine.	Tony Smith	✓		
	03/06/2015	Wickepin	Old floor sweeper needs maintenance.	Tony Smith	✓		
	04/06/2015	Wickepin	5 Smith Street – Arial for TV not working.	Luke Hatchman	✓		
	06/06/2015	Wickepin	5 Smith Street – Power socket in kitchen needs seeing to.	Luke Hatchman	✓		
	10/06/2015	Wickepin	Unit 2 Yarling Court – Window needs fixing.	Violet Holmes	✓		
	11/06/2015	Wickepin	Fix sports ground fence at Campbell Street side of oval.	Mark Hook	✓		
	12/06/2015	Wickepin	Community Centre – Stack trolley needs wheels fixed.	WFC	✓	12/06/2015	
	12/06/2015	Wickepin	Unit 1 Yarling Court – Tiles lifting at back of shower from ants nest.	Jody Dunn	○		
	16/06/2015	Wickepin	Unit 4 Yarling Court – Sliding door handle not working in laundry.	Tim Rushton	✓		
	16/06/2015	Wickepin	Community Centre – Require light switch and power socket in ladies.	Anthea Hill	✓		

	18/06/2015	Wickepin	Admin office – Women’s toilet light needs changing.	Leah	✓		
	19/06/2015	Wickepin	Unit 1 Cottage Homes – Tap not working.	John Gardener	✓		
	26/06/2015	Wickepin	Downpipe has come away at back of Police Station.	Helen Warrilow	✓		
July	06/07/2015	Yealering	Sand delivery for Yealering Primary School.	Dani Sims	✓		
	07/07/2015	Wickepin	Holes near graves need filling at Cemetery.		✓		
	07/07/2015	Wickepin	Check sewer line at Jeanette Penders House.	Jeanette Pender	✓		
	08/07/2015	Yealering	Bollard lights not working.	Colin Coxon	✓		
	08/07/2015	Wickepin	Community Centre Mezzanine blinds derailed, chain broken	Hazel Green	○		
	09/07/2015	Wickepin	Health Centre – Roots are lifting paving.	Kelly Miller	✓		
	10/07/2015	Wickepin	Replace cistern in Unit 4 Cottage Homes.	W. Meddings	✓		
	14/7/2015	Wickepin	Cemetery – Holes near graves	Resident	✓	29/07/2015	
	15/07/2015	Wickepin	Unit 1 Yarling Court – Replace globe at front door.	Jody Dunn	✓		
	15/07/2015	Wickepin	Cottage Homes – Empty rubbish bins	Doug Gardener	✓		
	16/07/2015	Harrismith	Caravan Park – Showers are cold.	Tanya Sands	✓		
	22/07/2015	Wickepin	Town Hall – Repetitive sound from security cupboard.	Des Pauley	○		Will be serviced.
	22/07/2015	Tincurrin	Place more bins at Tincurrin Tip.	Council	✓	30/07/2015	
	22/07/2015	Wickepin	Graves – holes near them need filling.	C. Thompson	✓		
	23/07/2015	Harrismith	Maintenance on Wildflower Trail – late August.	Sue Astbury	○		
	30/07/2015	Yealering	Hall – Broken Floor Board and lights in car park – only one working.	Mark Hook	✓		
31/07/2015	Wickepin	Trees on verge – 98 Wogolin Road – one needs replacing.	Kelly Steere	○			
31/07/2015	Wickepin	Facey Group – Leak in office.	Sarah Hyde	○			
August	03/08/2015	Wickepin	Cottage Homes – Remove old furniture from shed.	Mark Hook	✓		
	03/08/2015	Wickepin	Cottage Homes – Replace White Lattice.	Mark Hook	✓		
	04/08/2015	Wickepin	Unit 1 Cottage Homes – Ensure front and back gardens are tidy.	ESO	✓		
	10/08/2015	Wickepin	Large branch down on Dorakin Road.	Daphne Tetlow	✓		
	11/08/2015	Wickepin	Caravan Park – Showerhead/hose in ladies disabled toilets need replacing and hot water for sinks keep disconnecting.	Kirsten Rigby	○		

10.1.02 – Re-vesting of Reserve 30154, Lot 133 Sewell Street, Yealering

Submission To:	Ordinary Council
Location / Address:	Reserve 30154, Lot 133 Sewell Street Yealering
Name of Applicant:	Water Corporation
File Reference:	3007
Author:	Mark J Hook, Chief Executive Officer
Disclosure of any Interest:	Nil
Date of Report:	28 July 2015

Enclosure / Attachment: Nil

Background:

Council has received the following letter from the Water Corporation regarding the surrendering of Reserve 30154 Lot 133 Sewell Street Yealering to the Water Corporation to enable the Water Corporation to construct a pump station and associated water tanks to enhance the supply of water to the Yealering Town and surrounding areas.

Dear Sir/Madam,

SUBJECT: Re-vesting of Reserve 30154, Lot 133 Sewell Street, Yealering

I understand that earlier this year there was a conversation between the CEO of the Shire and Ken Pearce, the Capability Manager in our regional office in Albany and an agreement in principle was reached regarding the re-vesting of Reserve 30154.

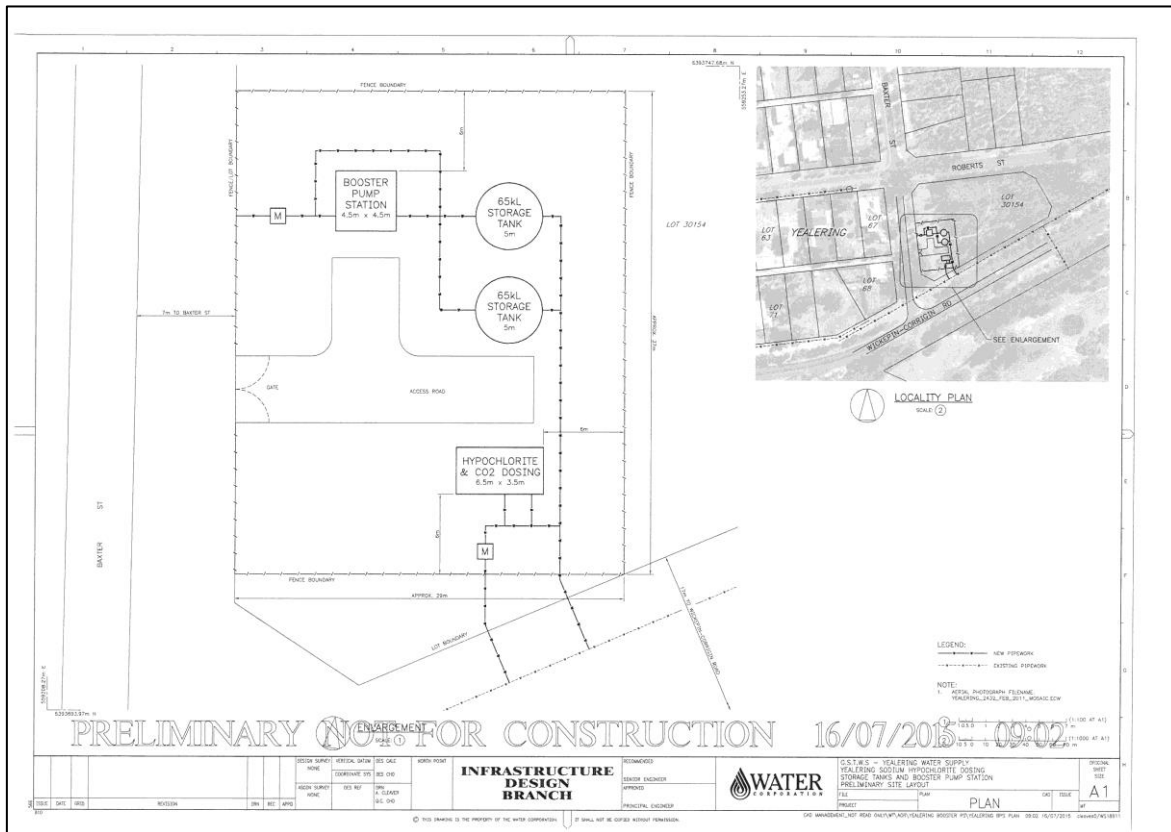
The site is required to accommodate a booster pump station and associated water tanks in order to maintain and enhance the supply of water to the Shire and surrounding areas.

I have enclosed a diagram to show the proposed layout of the facility but it must be noted that the exact positioning of the various components is likely to be fine tuned as the design drawings are completed.

A letter of consent is required by Lands Dept. from the authority which currently holds the Management Order (the Shire) before they will re-vest the Reserve to the Water Corporation and the purpose of this letter is to request such a letter.

All costs associated with this proposal will be borne by the Water Corporation, please do not hesitate to contact me should you require any further information.

I look forward to your reply.



Comment:

The area has been vested with the Shire of Wickepin since 1969 as a Park under the following Vesting Order:

5 194c

LAND ACT, 1933

Corr. No...3179/69.....

I, Major-General Sir Douglas Anthony Kendrew, Knight Commander of the Most Distinguished Order of Saint Michael and Saint George, Companion of the Most Honourable Order of the Bath, Commander of the Most Excellent Order of the British Empire, Companion of the Distinguished Service Order, Governor in and over the State of Western Australia and its Dependencies in the Commonwealth of Australia, do hereby, in pursuance of the powers enabling me in that behalf, and under and by virtue of the provisions of section 33 of the Land Act, 1933, direct that Reserve No.30154.....

..... shall vest in and be held by..... the Shire of Wickepin.....

..... in trust for the following objects and purposes (that is to say).....

Park

..... or other the purposes for which the land is reserved, subject nevertheless to the powers reserved to me by section 37 of the said Act.

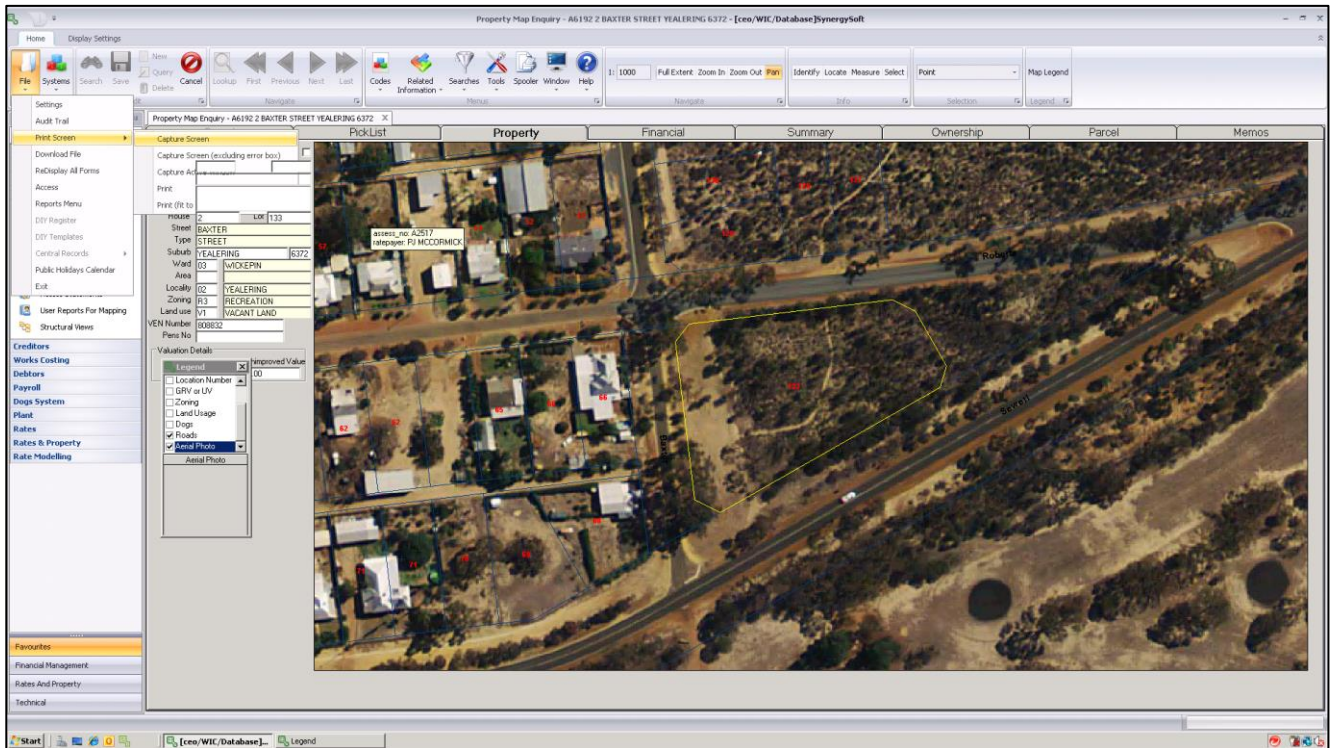
Given under my hand, at Perth, this..... 17th..... day of..... December..... 1969.....

Douglas Kendrew
Governor.

FRAN 2/8/65-1100-0/0

The area of land is zoned as recreational and is currently undeveloped with a walk track through the area and in its current state it is unlikely to be developed by the Shire of Wickepin into a Park.

This may allow for the land to be utilised by the Water Corporation for the improvement of the water supply to Yealering and the surrounding areas.



The Chief Executive Officer raised this issue at the Lake Yealering Progress Meeting on the 28th July 2015 and they advised the Chief Executive Officer that they are in support of the area being transferred to the Water Corporation.

Statutory Environment: *Land Administration Act 1997*

11. Minister may acquire land in the public interest
 - (1) Subject to subsection (2), the Minister may, in the name and on behalf of the State, acquire an estate, interest or other right in or to land in the public interest from any person —
 - (a) by purchase; or
 - (b) by exchange, and may make or receive any payment that is necessary because of any difference in value between the pieces of land exchanged; or
 - (c) by accepting the surrender of land held in fee simple or a less estate or interest; or
 - (d) by taking it in the manner provided by Part 9; or
 - (e) by forfeiture to the State under section 35; or
 - (f) by acquiring it in any other manner provided for by this Act.

Policy Implications: Nil

Financial Implications: Nil

Strategic Implications: Nil

Summary:

Council is being requested to surrender Reserve 30154, Lot 133 Sewell Street Yealering to the Water Corporation to enable the Water Corporation to construct a pump station and associated water tanks to enhance the supply of water to the Yealering Town and surrounding areas.

Recommendation:

That Council surrender Reserve 30154, Lot 133 Sewell Street Yealering to the Water Corporation for the construction of a pump station and associated water tanks.

Voting Requirements: Simple majority

Resolution No 190815-06**Moved Cr Lansdell / Seconded Cr Easton**

That Council surrender Reserve 30154, Lot 133 Sewell Street Yealering to the Water Corporation for the construction of a pump station and associated water tanks.

Carried 7/0

Governance, Audit and Community Services

10.2.01 – Financial Report

Submission To:	Ordinary Council
Location / Address:	Whole Shire
Name of Applicant:	Natalie Manton - Finance Manager
File Reference:	
Author:	Natalie Manton – Finance Manager
Disclosure of any Interest:	Nil
Date of Report:	3 August 2015

Enclosure / Attachment: Listed below & attached (monthly report).

Background: In accordance with Section 6.4(2) of the Local Government Act 1995 and Regulation 35 of the Local Government (Financial Management) Regulations 1996, attached are the monthly/triannual financial reports.

1. Operating Statement by Function and Activity
2. Bank Balances and Investments
3. Outstanding Debtors

Comment: Council is required to prepare the Statement of Financial Activity as per Local Government (FM) Reg. 36, but can resolve to have supplementary information included as required.

Statutory Environment: Section 6.4(2) of the Local Government Act 1995

Local Government (Financial Management) Regulations 1996

34. Financial reports to be prepared s. 6.4

- (1) A local government is to prepare each month a statement of financial activity reporting on the sources and applications of funds, as set out in the annual budget under regulation 22(1)(d), for that month in the following detail -
 - (a) Annual budget estimates, taking into account any expenditure incurred for an additional purpose under section 6.8(1) (b) or (c);
 - (b) Budget estimates to the end of the month to which the statement relates;
 - (c) Actual amounts of expenditure, revenue and income to the end of the month to which the statement relates;
 - (d) Material variances between the comparable amounts referred to in paragraphs (b) and (c); and
 - (e) The net current assets at the end of the month to which the statement relates.
- (2) Each statement of financial activity is to be accompanied by documents containing -
 - (a) An explanation of the composition of the net current assets of the month to which the statement relates, less committed assets and restricted assets;
 - (b) An explanation of each of the material variances referred to in sub regulation (1) (d); and
 - (c) Such other supporting information as is considered relevant by the local government.

- (3) The information in a statement of financial activity may be shown -
 - (a) According to nature and type classification;
 - (b) By program; or
 - (c) By business unit.

- (4) A statement of financial activity, and the accompanying documents referred to in sub regulation (2), is to be -
 - (a) Presented to the council -
 - (i) At the next ordinary meeting of the council following the end of the month to which the statement relates; or
 - (ii) if the statement is not prepared in time to present it to the meeting referred to in subparagraph (i), to the next ordinary meeting of the council after that meeting; and
 - (b) Recorded in the minutes of the meeting at which it is presented.

- (5) Each financial year, a local government is to adopt a percentage or value, calculated in accordance with AAS 5, to be used in statements of financial activity for reporting material variances.

Policy Implications: Not applicable

Financial Implications: Not applicable

Strategic Implications: Not applicable

Recommendation: That the financial statements tabled for the period ending 31 July 2015 as presented be received.

Voting Requirements: Simple majority

Resolution No 190815-07

Moved Cr Easton / Seconded Cr Allan

That the financial statements tabled for the period ending 31 July 2015 as presented be received.

Carried 7/0

Bank Balances

As at 31/07/2015

	Bank Statement
Municipal Fund	488,031.07
Municipal ANZ Term Deposit	500,000.00
Municipal OCDF	289,227.42
Petty Cash	700.00
Reserves	1,058,936.13
Total	\$2,336,894.62
Trust Fund	\$46,972.73
Transport Account	37.70

Debtors

Rates as at 31/07/2015

Account 7461	Rates	24,552.03
Account 6051	Sewerage	2,886.54
Account 7451	Excess Receipts	-6,148.37
Account 1092	ESL	1,196.00
Account 7481	Domestic Rubbish	639.90
Account 7491	Commercial Rubbish	0.00
Account 7201	Refuse Site Levy	275.35
Account 1052	ESL Penalty	187.54
Total		\$23,588.99

Sundry Debtors as at 31/07/2015

Current	108,605.00
1 Month	938.50
2 Months	
3 Months	205.00
Total	\$109,748.50

Governance, Audit and Community Services

10.2.02 – List of Accounts

Submission To: Ordinary Council
Location / Address: Whole Shire
Name of Applicant: Natalie Manton - Finance Manager
File Reference:
Author: Natalie Manton - Finance Manager
Disclosure of any Interest: Nil
Date of Report: 3 August 2015

Enclosure / Attachment: List of Accounts

Background: List of Accounts remitted during the period from 1– 31 July 2015

	<u>Vouchers</u>	<u>Amounts</u>
Municipal Account		
Cheques	15192 - 15202	13,373.71
EFT	5687-5649	249,802.66
Superannuation	June	8,587.18
Other Transfers	Payroll July	76,385.30
Trust		
EFT	5586	100.00
Cheques	1257	37,900
	TOTAL	<u>\$386,148.85</u>

Financial Management Regulation 13 (4) also requires that a listing of all other outstanding accounts be presented to Council at the meeting. This information will be provided on the day of the meeting for inclusion in the recommendation.

Certificate of Chief Executive Officer:

The schedule of accounts, covering vouchers as listed above, have been checked and are fully supported by vouchers and invoices which are submitted herewith and which have been duly certified as to the receipt of goods and the rendition of services and as to prices computation, and costings and the amounts shown have been remitted.

Comment: Detailed answers to queries can be obtained for presentation at council meeting.

Statutory Environment: Local Government (Financial Management) Regulations 1996 – Regulations 13 (2), (3) & (4)

Policy Implications: Policy F3.7 - Cheque Issue
Not applicable

Strategic Implications:

Recommendation: That Council acknowledges that payments totaling **\$386,148.85** have been made in accordance with the list included in these minutes, and scrutiny of the list has found that the payments are satisfactory.

Voting Requirements: Simple majority

Resolution No 190815-08**Moved Cr Russell / Seconded Cr Astbury**

That Council acknowledges that payments totaling **\$386,148.85** have been made in accordance with the list included in these minutes, and scrutiny of the list has found that the payments are satisfactory.

Carried 7/0

List of Accounts Due & Submitted to Committee

July 2015.					
Chq/EFT	Date	Name	Description	Muni	Trust
1257	07/07/2015	ANZ BANK	INVEST WDCS FUNDS IN TERM DEPOSIT		\$ 37,900.00
EFT5586	07/07/2015	WICKEPIN NETBALL CLUB	REFUND OF BUS BOND		\$ 100.00
EFT5587	09/07/2015	AUSTRALIA POST	FREIGHT AND POSTAGE JUNE ACCOUNT	\$ 302.05	
EFT5588	09/07/2015	ALLWORK CIVIL	LINEMARKING COMMUNITY CENTRE CAR PARK	\$ 500.00	
EFT5589	09/07/2015	YEALERING APARTS & REPAIRS	GAS CARAVAN PARK	\$ 137.50	
EFT5590	09/07/2015	KELLY COCHRANE	CLEANING	\$ 325.00	
EFT5591	09/07/2015	LANDGATE	MINIMUM CHARGE	\$ 36.55	
EFT5592	09/07/2015	EWEN RURAL SUPPLIES	JUNE ACCOUNT	\$ 1,529.55	
EFT5593	09/07/2015	GREAT SOUTHERN FUEL SUPPLIES	JUNE ACCOUNT	\$ 16,701.16	
EFT5594	09/07/2015	JASON SIGNMAKERS	SIGNS	\$ 7,503.10	
EFT5595	09/07/2015	LANDMARK ENGR & DESIGN	BENCHES	\$ 3,649.80	
EFT5596	09/07/2015	MAJOR MOTORS PTY LTD	REPLACE FUEL SENSOR	\$ 3,452.21	
EFT5597	09/07/2015	GREAT SOUTHERN WASTE DISPOSAL	JUNE ACCOUNT	\$ 4,938.90	
EFT5598	09/07/2015	NARROGIN HARDWARE MAKIT	MAINTENANCE	\$ 208.40	
EFT5599	09/07/2015	NARROGIN TOYOTA	AUGER	\$ 436.76	
EFT5600	09/07/2015	OFFICEWORKS SUPERSTORES PTY LTD	STATIONERY	\$ 282.09	
EFT5601	09/07/2015	SIGMA CHEMICALS	CADDY ADAPTOR	\$ 8.59	
EFT5602	09/07/2015	TINCURRIN RURAL SERVICES	BATTERY CAT GRADER	\$ 286.00	
EFT5603	09/07/2015	TALIS	PROVISION OF CONSULTANCY SERVICES	\$ 5,280.00	
EFT5604	09/07/2015	WESTERN AUSTRALIAN TREASURY CORP	GFEЕ JUN15	\$ 27.97	
EFT5605	09/07/2015	WICKEPIN NEWSAGENCY	STATIONERY, MILK AND PAPERS	\$ 233.85	
EFT5606	13/07/2015	LIONEL ANTHONY RIGBY	WICKEPIN CARAVAN PARK MANAGEMENT FEE JULY	\$ 2,075.00	
EFT5607	20/07/2015	AUSTRALIAN TAXATION OFFICE	JUNE BAS	\$ 2,788.00	
EFT5608	20/07/2015	YVONNE BOWEY CONSULTING	CONSULTING	\$ 1,305.00	
EFT5609	20/07/2015	BALLARDS OF NARROGIN	SOIL CONDITIONERS	\$ 784.00	
EFT5610	20/07/2015	CENTRAL COUNTRY ZONE WALGA	ANNUAL SUBSCRIPTION	\$ 3,960.00	
EFT5611	20/07/2015	COURIER AUSTRALIA	WATER EXAMINATION	\$ 8.82	
EFT5612	20/07/2015	COVS PARTS PTY LTD	PARTS AND TOOLS	\$ 49.97	
EFT5613	20/07/2015	AC & EJ FULLFORD & CO	PUSHING GRAVEL	\$ 4,800.00	

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EFT5614	20/07/2015	HANCOCKS HOME HARDWARE	LAMPS	\$	63.60
EFT5615	20/07/2015	IT VISION	ANNUAL LICENCE FEES	\$	21,849.30
EFT5616	20/07/2015	KEL'S TYRES	TYRES	\$	3,652.00
EFT5617	20/07/2015	LOCAL GOVERNMENT ASSOCIATION OF WA	COUNCILS SUBSCRIPTIONS	\$	9,112.61
EFT5618	20/07/2015	LOCAL GOVT SUPERVISORS ASSN	WA WORKS AND PARKS CONFERENCE	\$	1,003.50
EFT5619	20/07/2015	CR STEVEN JOHN MARTIN	REIMBURSE TAXI FARES AT NATIONAL CONFERENCE	\$	92.47
EFT5620	20/07/2015	MICHAEL LEWIS AND ASSOCIATES	MAINTENANCE	\$	360.00
EFT5621	20/07/2015	KOMATSU AUSTRALIA PTY LTD	REPLACE BELT	\$	2,309.12
EFT5622	20/07/2015	NARROGIN RETRAVISION	REPAIRS ON ARIAL	\$	314.00
EFT5623	20/07/2015	NARROGIN PUMPS, SOLAR AND SPRAYING	REPAIRS TO PRESSURE CLEANER	\$	837.77
EFT5624	20/07/2015	NARROGIN AGRICULTURAL REPAIRS	SPLITTING AXE	\$	99.95
EFT5625	20/07/2015	STAR TRACK EXPRESS	PARTS WK813	\$	56.37
EFT5626	20/07/2015	NICHOLLS BUS SERVICE	BUS INSPECTION	\$	147.85
EFT5627	20/07/2015	NARROGIN TOYOTA	P123011789 P123011788	\$	60.00
EFT5628	20/07/2015	PCS	COMPUTER SUPPORT	\$	680.00
EFT5629	20/07/2015	MAUREEN PREEDY	CLEANING	\$	295.00
EFT5630	20/07/2015	ANTONY SMITH	SWIMMING POOL MAINTENANCE	\$	120.00
EFT5631	20/07/2015	WESTRAC EQUIPMENT	PARTS	\$	594.37
EFT5632	20/07/2015	WESTERN AUSTRALIAN TREASURY CORP	Loan No. 102 Interest payment -	\$	5,792.79
EFT5633	20/07/2015	WICKEPIN HOTEL AND HARVEST CAFE	CATERING	\$	1,316.40
EFT5634	22/07/2015	LGIS INSURANCE BROKING SERVICE	MOTOR VEHICLE INSURANCE	\$	46,455.69
EFT5635	27/07/2015	AUSTRALIA DAY COUNCIL OF WA	MEMBERSHIP 2015/16	\$	200.00
EFT5636	27/07/2015	BURGESS RAWSON (WA) PTY LTD	FUEL FACILITY RENT AND MANAGEMENT FEES	\$	2,354.00
EFT5637	27/07/2015	COURIER AUSTRALIA	FREIGHT, PARTS, LIBRARY KEYTAGS	\$	60.23
EFT5638	27/07/2015	CEMETERIES & CREMATORIA ASSN OF WA	MEMBERSHIP RENEWAL 2015/16	\$	110.00
EFT5639	27/07/2015	DEWS EXCAVATIONS	SUPPLY 3 LOADS OF SAND TOWNSENDAL RD	\$	1,303.50
EFT5640	27/07/2015	EASIFLEET	LEASE TRITON FACEY GROUP	\$	827.79
EFT5641	27/07/2015	GREAT SOUTHERN DISTRICT DISPLAY	GT SOUTHERN DISTRICT DISPLAY ANNUAL CONTRIBUTION	\$	200.00
EFT5642	27/07/2015	HOST CATERING SUPPLIES	KITCHEN EQUIPMENT - COMMUNITY CENTRE	\$	116.38
EFT5643	27/07/2015	LOCAL GOVERNMENT ASSOCIATION OF WA	WALGA SUBSCRIPTION 2015-16	\$	7,648.54
EFT5644	27/07/2015	LIMITLESS PROMOTIONS	DOG AND CAT REGISTRATION TAGS	\$	80.00
EFT5645	27/07/2015	LGIS INSURANCE BROKING SERVICE	LGIS PROPERTY 2015-16	\$	75,729.48

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EFT5646	27/07/2015	M & K MONAGHAN SUPER PTY LTD	SUPPLY GRAVEL LEESON RD	\$	4,090.00
EFT5647	27/07/2015	NARROGIN GLASS	REGLAZE BROKEN WINDOW- UNIT 2 YARLING CT	\$	158.17
EFT5648	27/07/2015	STAR TRACK EXPRESS	FREIGHT ON GRADER PARTS	\$	31.97
EFT5649	27/07/2015	WESTRAC EQUIPMENT	PARTS 12H GRADER	\$	69.54
15192	09/07/2015	SHIRE OF WICKEPIN	12 MONTHS REGISTRATION	\$	305.10
15193	09/07/2015	NARELLE THORNTON	FITNESS CLASSES	\$	468.00
15194	09/07/2015	SYNERGY	5 SMITH STREET	\$	164.85
15195	09/07/2015	WATER CORPORATION	WATER ACCOUNTS	\$	1,077.35
15196	20/07/2015	BLACKWOODS	GOGGLES	\$	515.86
15197	20/07/2015	TELSTRA	PETER VLAHOV PHONE	\$	195.57
15198	20/07/2015	SYNERGY	GROUPED ACCOUNT	\$	8,460.40
15199	20/07/2015	WATER CORPORATION	WATER USAGE	\$	38.29
15200	20/07/2015	WICKEPIN RURAL SERVICES	RATCHET STRAPS	\$	110.00
15201	27/07/2015	CENTRAL AGCARE	AGCARE ANNUAL CONTRIBUTION	\$	2,000.00
15202	27/07/2015	WATER CORPORATION	WATER STORAGE TANK- RABBIT PROOF FENCE RD	\$	38.29
DD8798.1	08/07/2015	WA LOCAL GOVERNMENT SUPER PLAN	Payroll deductions	\$	3,403.87
DD8798.2	08/07/2015	PRIME SUPER	Superannuation contributions	\$	171.32
DD8798.3	08/07/2015	ING CUSTODIANS PTY LTD	Superannuation contributions	\$	183.85
DD8798.4	08/07/2015	MTAA SUPER FUND	Superannuation contributions	\$	348.49
DD8798.5	08/07/2015	ANZ SUPER - ALLAN HEMLEY	Superannuation contributions	\$	57.86
DD8798.6	08/07/2015	TREMAYNE SUPERANNUATION FUND	Superannuation contributions	\$	60.96
DD8809.1	22/07/2015	WA LOCAL GOVERNMENT SUPER PLAN	Payroll deductions	\$	3,386.45
DD8809.2	22/07/2015	RAMSAY SUPERANNUATION FUND	Superannuation contributions	\$	89.97
DD8809.3	22/07/2015	PRIME SUPER	Superannuation contributions	\$	172.46
DD8809.4	22/07/2015	ING CUSTODIANS PTY LTD	Superannuation contributions	\$	183.85
DD8809.5	22/07/2015	MTAA SUPER FUND	Superannuation contributions	\$	348.49
DD8809.6	22/07/2015	ANZ SUPER - ALLAN HEMLEY	Superannuation contributions	\$	114.59
DD8809.7	22/07/2015	TREMAYNE SUPERANNUATION FUND	Superannuation contributions	\$	65.02
				\$	271,763.55
				\$	38,000.00

Attachment- Item 10.2.02

1.57pm – CDO Lee Parker entered the Chambers.

Governance, Audit and Community Service

10.2.03 – Community Development Officer's Report

Submission To:	Ordinary Council
Location / Address:	Whole Shire
Name of Applicant:	Lee Parker, Community Development Officer
File Reference:	206
Author:	Lee Parker, Community Development Officer
Disclosure of any Interest:	Nil
Date of Report:	12 August 2015

Enclosure / Attachment: Nil

Arts and Cultural	<p>Dryandra Country Art Food and Wine Event</p> <ul style="list-style-type: none"> Correspondence with committee and interested parties for 2016 event <p>Other</p> <ul style="list-style-type: none"> Meeting with She Shed/He Shed sculpture group with regards gateway statement to Heritage Walk trail in Wickepin Correspondence with Western Power and Thiess with regards repurposing the power poles from Wickepin into an art installation Supported ARtS Narrogin in promoting their projects Discussions around possible future art project
Community Development	<p>Townscape</p> <ul style="list-style-type: none"> Liaison with builders re Railway yard gates and fence Site meeting and correspondence with Yealering Progress committee re the Lake walkways and Heritage Trail signs for the town itself <p>War Memorial Upgrade</p> <ul style="list-style-type: none"> Liaison re seating at the memorial Correspondence with Jason Signs and Albany Library re memorial fence <p>Wickepin Cemetery</p> <ul style="list-style-type: none"> Correspondence with Everlon re cemetery Maintained in-depth correspondence with the families Liaison with builders and works with regards build and clearing area Site meetings Coordinated Granite Memorial Wall arrival in Wickepin (at works depot) Final order for plaques completed <p>Other</p> <ul style="list-style-type: none"> Provided notes for Facebook page and mail out Follow up grant opportunities for Shire of Wickepin projects. Assisted community members on grant opportunities and events. Responded to queries from CDO Network
Economic Development	<p>Facey Carriage Drive</p> <ul style="list-style-type: none"> Meetings/conversations/correspondence to ensure project moves forward

Tourism, Marketing and Promotion	<ul style="list-style-type: none"> • Site meeting and correspondence with photographer for mini-series • Liaison with Market Creations and Leah Pearson, ESO, re brochure • Brochure sent to print • Discussions with tourism operators • Correspondence with ABC Radio Albany
Special Needs Groups including Youth, Disabled and Older People.	<p>Johnston Park</p> <ul style="list-style-type: none"> • Requested expressions of interest from builders with regards the gazebo build in park • Site meeting with HACC and Manager of Works re build • Correspondence with suppliers of equipment and solar lighting <p>Other</p> <ul style="list-style-type: none"> • Provided information for groups to access grants. • Correspondence with Health Centre and HACC
Heritage	<p>Railway Restoration</p> <ul style="list-style-type: none"> • Site meetings with builder • Correspondence with Heritage Consultant and Lotterywest • Requested quotes and authorised work for brickwork • electrical work on dangerous consumer pole sorted <p>Other</p> <ul style="list-style-type: none"> • Maintenance of Old Police Station: discussions with builder
Governance Other	<ul style="list-style-type: none"> • Staff support as needed • Budget discussions and meetings

Projects Currently On CDO Desk for 2015

War Memorial	<ul style="list-style-type: none"> ✓ Due for completion Mid-April ✓ ANZAC grant and Shire funded • <i>Seating to be finalised</i>
Railway Building Restoration	<ul style="list-style-type: none"> • Due for completion end of July. <i>Running late</i> • Lotterywest and Shire funded • Work underway. Roof finished.
Facey Carriage Drive	<ul style="list-style-type: none"> • Annual event to occur last weekend in August • Shire support in-kind
Wickepin Cemetery	<ul style="list-style-type: none"> • To be completed by October/November • Royalties for Regions, Country Local Governments Fund • Work to begin this month
Walk Trails Signage	<ul style="list-style-type: none"> • To be completed by early November (hopefully earlier) • Funded by Lotterywest and Shire
Campfire Country Hall Crawl	<ul style="list-style-type: none"> • Possible annual event to be held over last weekend in October • Shire support in-kind

Lotterywest grants	<ul style="list-style-type: none"> • Grants to be submitted: Signage for Yealering and Harrismith • Due October • Possible CANWA grant: Due September
---------------------------	--

Funding Applications Status Report

Project Name	Funding Organisation	Amount Requested exc Gst	Status
Heritage Walk Trail Signage	Lotterywest	\$19,071	Approved. \$19,071 Council contribution cash \$7000
Restoration of Old Railway Station building	Lotterywest	\$56,350	Approved. \$30,000 from Lotterywest Council contribution \$20,000
Johnston Park Development	Wheatbelt Regional Grants SVG	\$51,260	Approved. \$51,260 Council contribution (Labour and Materials) \$7,458

Statutory Environment: Local Government Act 1995.

Policy Implications: Not applicable.

Financial Implications: Not applicable.

Strategic Implications:

(1) To Develop and Maintain Quality Services and Infrastructure:

A sustainable and extensive transport system that allows for efficient travel within the local government and to other rural and metropolitan areas.

(2) To Ensure the Protection and Improvement of the Environment:

A protected and enhanced environment that is aesthetically beautiful and provides benefits for generations to come.

(3) To Promote the Development of a Viable and Diversified Local Economy:

A strong, diversified economic and industrial base that provides new and varied employment opportunities for all age groups.

(4) To Provide and Encourage the use of a Variety of Recreational, Educational and Cultural Facilities:

A healthy, strong and connected community that is actively engaged and involved.

(5) To Provide Efficient, Effective and Accountable Governance:

Availability of council services, personal development opportunities and adequate resident and staff accommodation to attract and retain quality resources.

(6) To Promote the Shire as a Focal Point in the Development of the Greater Region:

A council actively involved in promoting regional facilities and activities to its community and neighbouring regions.

Recommendation:

That council notes the report from the Community Development Officer dated 12 August 2015

Voting Requirements: Simple majority.

Resolution No 190815-09**Moved Cr Allan / Seconded Cr Hinkley**

That council notes the report from the Community Development Officer dated 12 August 2015.

Carried 7/0

2.08pm – CDO Lee Parker departed the Chambers.

Governance, Audit and Community Services

10.2.04 – Tender for Sale of 10 Smith Street

Submission To:	Ordinary Council
Location / Address:	Whole Shire
Name of Applicant:	Mark J Hook, Chief Executive Officer
File Reference:	523
Author:	Mark J Hook, Chief Executive Officer
Disclosure of any Interest:	Nil
Date of Report:	12 August 2015

Enclosure / Attachment: Nil


Background:

The Chief executive Officer has received a request from a Wickepin resident to see if Council would be interested in selling the residence at 10 Smith Street Wickepin.

Comment:

10 Smith Street within the Shire of Wickepin Strategic Staff Housing Plan 2014/2024 is listed as follows:

OTHER HOUSING – 10 SMITH STREET

Asset Register Number P308	
Title Number 34	
Description of Asset Brick and metal clad 4-bedroom dwelling on concrete footings and slab with evaporative air conditioning	
Current Use	Group 3 Other Housing – Housing reserved for other than staff housing Leased to Brendon and Stacey Halstead
Purchase/ Construction Date	
Purchase Price	
Depreciated Value	
Fair Value 22/10/2012	Building \$180,000 Land \$18,000
Reinstatement costs	\$440,000
Condition	Overall Rating 3
Estimated Remaining Life Years	33
RECOMMENDATION	That Council retains this property for the next ten years

The property is listed to be retained for the next ten years under the Strategic Staff Housing Plan 2014/2024 as the house and land are still quite suitable for staff housing.

The property is currently privately rented and is not currently required for staff housing as all staff are being accommodated in either their own housing or Council provided subsidised housing.

At the current time it is the feeling of the Chief Executive Officer that this house is not required for staff housing and will not be required in the near future for staff housing so the property should be listed for sale by public tender.

If Council lists this property for sale by public tender any funds from the sale should be put into the building reserve for future housing requirements.

Council, under the *Local Government Act 1995 Section 3.58 Disposing of property* may dispose of the property by the highest bidder at public auction; or to the person who at public tender called by the local government makes what is, in the opinion of the local government, the most acceptable tender, whether or not it is the highest tender.

By selling the residence and placing the monies into the building reserve would allow Council to fully discuss required housing issues over the next twelve months and possibly budget for the construction or purchase of a new staff house in the 2016/2017 budget deliberations.

Statutory Environment: *Local Government Act 1995*

1.4. Terms used

In this Act, unless the contrary intention appears —

absolute majority —

- (a) in relation to a council, means a majority comprising enough of the members for the time being of the council for their number to be more than 50% of the number of offices (whether vacant or not) of member of the council;
- (b) in relation to any other body, means a majority comprising enough of the persons for the time being constituting the body for their number to be more than 50% of the number of offices (whether vacant or not) on the body;

1.9. Decisions by absolute majority

The footnote ***Absolute majority required***, applying to a power conferred in this Act, means that —

- (a) if the power is conferred on a local government, it can only be exercised by or in accordance with, a decision of an absolute majority of the council; or
- (b) if the power is conferred on any other body, it can only be exercised by or in accordance with, a decision of an absolute majority of that body.

3.58. Disposing of property

(1) In this section —

dispose includes to sell, lease, or otherwise dispose of, whether absolutely or not;

property includes the whole or any part of the interest of a local government in property, but does not include money.

(2) Except as stated in this section, a local government can only dispose of property to —

- (a) the highest bidder at public auction; or

- (b) the person who at public tender called by the local government makes what is, in the opinion of the local government, the most acceptable tender, whether or not it is the highest tender.
- (3) A local government can dispose of property other than under subsection (2) if, before agreeing to dispose of the property —
- (a) it gives local public notice of the proposed disposition —
 - (i) describing the property concerned; and
 - (ii) giving details of the proposed disposition; and
 - (iii) inviting submissions to be made to the local government before a date to be specified in the notice, being a date not less than 2 weeks after the notice is first given;
 - and
 - (b) it considers any submissions made to it before the date specified in the notice and, if its decision is made by the council or a committee, the decision and the reasons for it are recorded in the minutes of the meeting at which the decision was made.
- (4) The details of a proposed disposition that are required by subsection (3)(a)(ii) include —
- (a) the names of all other parties concerned; and
 - (b) the consideration to be received by the local government for the disposition; and
 - (c) the market value of the disposition —
 - (i) as ascertained by a valuation carried out not more than 6 months before the proposed disposition; or
 - (ii) as declared by a resolution of the local government on the basis of a valuation carried out more than 6 months before the proposed disposition that the local government believes to be a true indication of the value at the time of the proposed disposition.
- (5) This section does not apply to —
- (a) a disposition of an interest in land under the *Land Administration Act 1997* section 189 or 190; or
 - (b) a disposition of property in the course of carrying on a trading undertaking as defined in section 3.59; or
 - (c) anything that the local government provides to a particular person, for a fee or otherwise, in the performance of a function that it has under any written law; or
 - (d) any other disposition that is excluded by regulations from the application of this section.
- [Section 3.58 amended by No. 49 of 2004 s. 27; No. 17 of 2009 s. 10.]

6.8. Expenditure from municipal fund not included in annual budget

- (1) A local government is not to incur expenditure from its municipal fund for an additional purpose except where the expenditure —
- (a) is incurred in a financial year before the adoption of the annual budget by the local government;
 - (b) is authorised in advance by resolution*; or
 - (c) is authorised in advance by the mayor or president in an emergency.

* *Absolute majority required.*

Financial Implications:

Additional income from the sale of the residence.

Reduction in Maintenance cost allowed in the 2015/2016 adopted budget for this residence \$4,577

Policy Implications: No policy

Strategic Implications:

(1) *To Develop and Maintain Quality Services and Infrastructure:*

A sustainable and extensive transport system that allows for efficient travel within the local government and to other rural and metropolitan areas

Theme 1 – To Develop and Maintain Quality Services and Infrastructure

Outcome: A sustainable and extensive transport system that allows for efficient travel within the local government and to other rural and metropolitan areas.

Goal	Action	Measure
<p>1.1 Develop effective assets replacement and maintenance programs</p>	<ul style="list-style-type: none"> • Develop and fund a five year program for the provision of footpaths. • Develop and fund a ten year plan that will ensure the timely maintenance of Council assets. • Provide for the replacement of existing and provision for new community assets as the need arises. 	<ul style="list-style-type: none"> • Review, at least annually, the five-year road program for the district. • Maintain and review annually an adequately funded reserve fund for the replacement of plant as necessary
<p>1.2 Creation of new community assets</p>	<ul style="list-style-type: none"> • Progressively implement the Townscape plans. • Provide strategically placed Public Conveniences. • Provide housing for low-income earners, young singles and aged persons in conjunction with other authorities. 	<ul style="list-style-type: none"> • We have a clear, published townscape plan that addresses the community's needs.
<p>1.3 Actively pursue funding from external Sources</p>	<ul style="list-style-type: none"> • Employment of grants officer responsible for securing funding for the community of Wickepin. 	<ul style="list-style-type: none"> • Grants Officer employed.

(5) *To Provide Efficient, Effective and Accountable Governance:*

Availability of council services, personal development opportunities and adequate resident and staff accommodation to attract and retain quality resources.

Theme 5 – To Provide Efficient, Effective and Accountable Governance		
Availability of council services, personal development opportunities adequate resident and staff accommodation to attract and retain quality resources.		
Goal	Action	Measure
5.1 Promote the availability of Council services.	<ul style="list-style-type: none"> Continue dissemination of information via the “Watershed News”. Regular release of information through various media outlets and by Council publications. 	<ul style="list-style-type: none"> Release information monthly through various media outlets and council publications.
5.2 Provide personal development opportunities for elected members and staff.	<ul style="list-style-type: none"> Identify the need and provide training opportunities for all staff. Provide necessary resources annually and offer the opportunity for elected members to take part in development programmes. Ensure that efficient use of elected member’s time by the regular review of the meeting process. 	<ul style="list-style-type: none"> We have a clear, published workforce development plan document that supports the shire staff.
5.3 Provide for adequate office accommodation and equipment for the Council and its staff.	<ul style="list-style-type: none"> Provide a regular allocation of funds for the purpose of replacing office furniture and equipment as required. Investigate the requirement for improvements and modifications to the Administrative Centre and plan for such works when they are shown to be necessary. 	<ul style="list-style-type: none"> A clear, documented engagement process with set activities that are tracked and reported against on a quarterly basis.
5.4 Provide and maintain adequate residential accommodation to attract and retain quality staff.	<ul style="list-style-type: none"> Prepare a schedule, which would include timelines, to ensure the timely maintenance of staff housing and improvements as they become necessary. Provide funding for additional staff housing. Investigate the possible sale and replacement of aging housing stock. 	<ul style="list-style-type: none"> We have a staff housing strategy developed.
5.5 Provide sound governance of council operations	<ul style="list-style-type: none"> Develop IPR framework 	<ul style="list-style-type: none"> IPR Framework developed

(6) *To Promote the Shire as a Focal Point in the Development of the Greater Region*

A council actively involved in promoting regional facilities and activities to its community and neighbouring regions.

Theme 6 – To Promote the Shire as the Focal Point in the Development of the Greater Region

A council actively involved in promoting regional facilities and activities to its community and neighbouring regions.

Goal	Action	Measure
<p>6.1 Promote the expansion of regional facilities and activities already established and targeted within the shire.</p>	<ul style="list-style-type: none"> • Actively lobby for the expedient Support for expansion of grain handling facilities and the provision of infrastructure relating to expansion of the CBH Strategic Grain Receiver Bin. • Support efforts to achieve additional funding from sponsorship and other sources for the regional concept of the Facey Group. • Maintain support for the continued development of the Albert Facey Homestead and precincts as a regionally significant tourist attraction • Develop a plan that recognises that there may be opportunities to provide housing to attract people who work in the Narrogin Region and who may be encouraged to become residents in the Wickepin Shire and for employees in industry at the Kaolin Mine should it be established • Maintain support for Lake Yealering care group in the development of eco/camp and Lake surrounds as a regionally significant tourist attraction. 	<ul style="list-style-type: none"> • The Shire has developed an economic development strategy that facilitates and promotes current and future expansionary projects

Summary:

Council is being requested to request a market value for 10 Smith Street Wickepin and sell the property by public tender.

Recommendation:

1. That the Chief Executive request a market value for 10 Smith Street Wickepin
2. That the Chief executive offer 10 Smith Street Wickepin for sale by Public Tender

Voting Requirements: Absolute majority

Resolution No 190815-10**Moved Cr Russell / Seconded Cr Lansdell**

That this matter be referred back to the Governance, Audit and Community Services Committee for thorough analysis of Councils housing stocks and future requirements in collaboration with Councils Strategic Plan, to determine and prioritise Councils current housing needs.

Carried 7/0

The resolution differed from the Officers recommendation as Council felt that this matter should be referred back to the Governance, Audit and Community Services committee.

2.22pm – Cr Easton departed the Chambers due to declaring a Proximity interest; owns property next to the proposed sight for the storage shed.

Governance, Audit and Community Services

10.2.05 – Proposed Storage Shed - Lot 3 McDougall Street, Tincurrin

Submission To:	Ordinary Council
Location / Address:	Whole Shire
Name of Applicant:	Scott Bayley, Tincurrin Rural Services
File Reference:	704
Author:	Allan Ramsay, Environmental Health Officer/Building Surveyor
Disclosure of any Interest:	Nil
Date of Report:	13 August 2015

Enclosure / Attachment:

No objections by neighbours

Background:

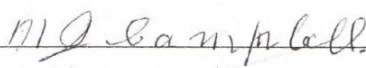
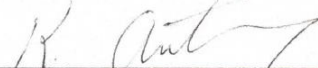

Council received an application for the construction of a 187m² storage shed on Lot 3 McDougall Street, Tincurrin from Scott Bayley.

The proposed shed will be used to store vehicles. The shed is proposed to be built on a vacant block located in the Town Centre.

In accordance with the Shire of Wickepin Town Planning Scheme the use of the shed is classified as "A" which means that the use is not permitted unless the local government has exercised its discretion by granting approval after giving special notice. There are several ways of giving special notice. In this instance the nearby neighbours signed a form expressing that they did not have any objections to the shed being built on the vacant lot.

Comment:

Nearby neighbour's signed a form indicating that they did not have any objections to the shed being built on the vacant lot within the Town Centre.

Shire of Wickepin	
We the undersigned have no objections to Tincurrin Rural Services building proposed shed on Lots 3 & 4 in Tincurrin Township.	
John Campbell	
Kevin Anthony	
Ross Easton	

Implications: Not applicable

Financial Implications: Not applicable

Strategic Implications: Not applicable

Enabling Legislation: Shire of Wickepin Local Town Planning Scheme No. 4.

Council Policy: Nil

Recommendation:

That Council approve the application for the construction of a storage shed on Lot 3 McDougall Street, Tincurrin under the following conditions:

- A Building Permit to be issued by the Shire of Wickepin prior to construction of the storage shed; and
- The shed to be only used for the storage of vehicles and equipment.

Voting Requirements: Absolute majority

Resolution No 190815-11

Moved Cr Hinkley / Seconded Cr Astbury

That Council approve the application for the construction of a storage shed on Lot 3 McDougall Street, Tincurrin under the following conditions:

- A Building Permit to be issued by the Shire of Wickepin prior to construction of the storage shed; and
- The shed to be only used for the storage of vehicles and equipment.

Carried 6/0

2.23pm – Cr Easton returned to the Chambers.

Infrastructure and Engineering Services

10.2.06 – Zincalume Roof Lot 34 Plover Street, Wickepin

Submission To: Ordinary Council
Location / Address: Lot 34 Plover Street Wickepin
Name of Applicant: Quality Builders
File Reference: A6550
Author: Mark J Hook, Chief Executive Officer
Disclosure of any Interest: Nil
Date of Report: 13 August 2015

Enclosure / Attachment:

1. Letter from Quality Builders
2. Letter from Glen and Paige Leeson



QUALITY BUILDERS PTY LTD

Excellence in commercial
transportable construction

13 August 2015

Shire of Wickepin
P O Box 19
Wickepin, WA 6370

To Whom It Concerns,

Please find attached a completed Application for Planning Approval for our clients:

Glenn Leeson and Paige Rae
Lot 34 Plover Street, Wickepin.

On behalf of our clients we would like to request the change from a Colourbond roof to a Zincalume roof.

We look forward to your future correspondence.

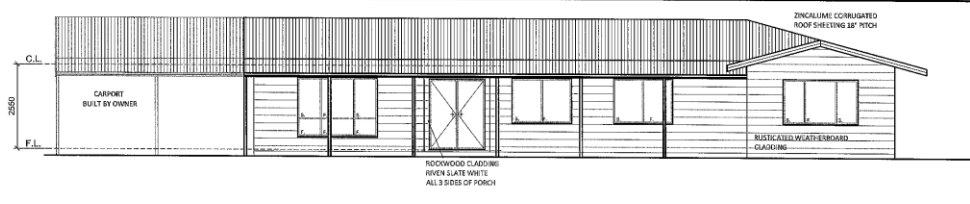
Regards

Kelly Taylor

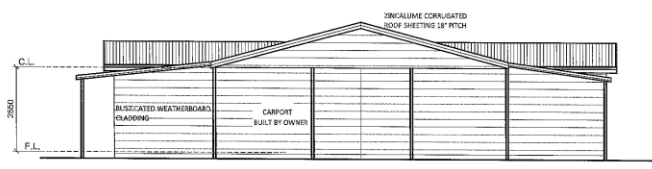
20 Walters Way Forreestfield WA 6058
PO Box 303 Kalamunda WA 6926
Ph: 9454 9700 Fax: 9454 9711
www.qualitybuilders.com.au

ABN 51 881 383 907

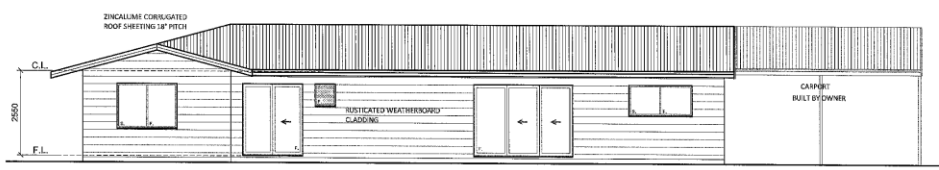
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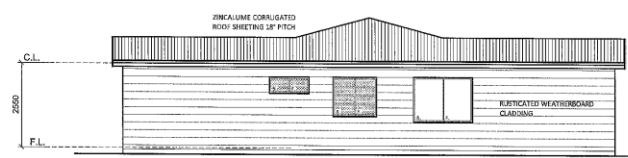
2 Elevation 2
1 : 100



3 Elevation 3
1 : 100



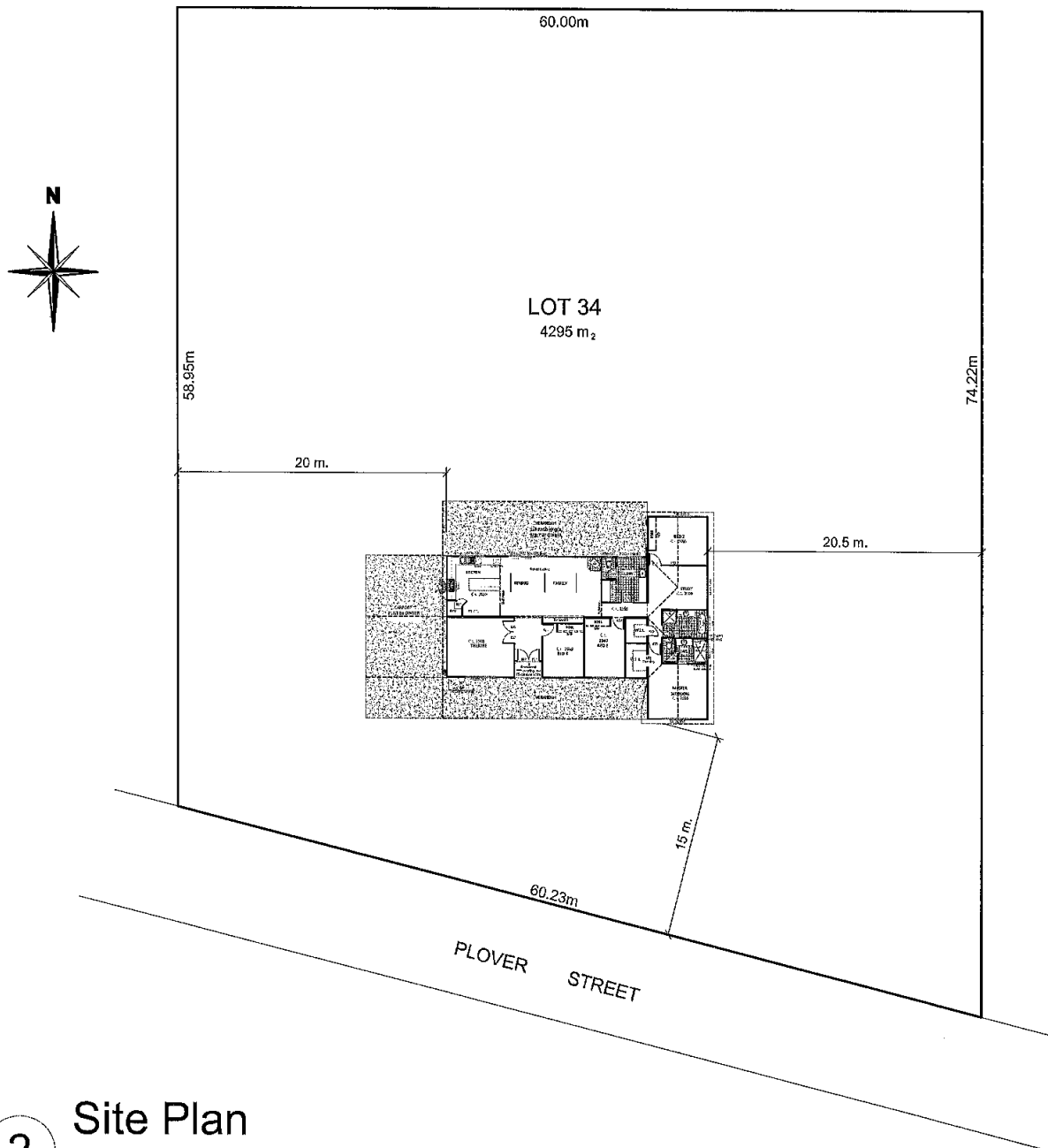
4 Elevation 4
1 : 100



DATE	DESCRIPTION	REV	DESIGN	CHECKER
4-5-2015	ORIGINAL ISSUE	A	CMC	

TRANS HOMES
 A Division Of Quality Builders
 PO Box 303, Kalamunda WA 6126
 (08) 9454 9122
www.qualitybuilders.com.au

Proposed Residence for G. & P. LEESON at WICKEPIN		
JOB N°	DWG	REV
TR273	A2	A
SCALE: 1 : 100		2014



2 Site Plan
1:1000

DESCRIPTION	REV	DRAWN	Copyright: This document is and shall remain the property of Quality Builders PTY LTD ©	 TRANS HOMES A Division Of Quality Builders PO Box 303, Kalamunda WA 6926 (08) 9454 9622 www.qualitybuilders.com.au	Proposed Residence for G. & P. LEESON at WICKEPIN		
ORIGINAL ISSUE	A	CMC			JOB N ^o	DWG	REV
		CHECKED	TR273	A6	A		
		PB	SCALE: 1 : 100		2014		

Glenn & Paige Leeson
34 Plover Street
WICKEPIN WA 6370
Mob: 0429 884 052

CEO
Shire of Wickepin
PO Box 19
WICKEPIN WA 6370

Dear Mark and Councillors,

RE: Construction of a NEW Residence at 34 Plover Street, WICKEPIN

We write to ask that you consider our current application to build a residential property with a Zinalume roof at the address shown above. We have recently been advised by our builder that a Zinalume roof is not normally permitted by the shire in line with the rural-residential building code. We are advised this is due to Zinalume being a reflective surface.

As we have already pre-selected our colour choices for our new home based on the roof being of Zinalume construction, we kindly ask that you consider our application based on its current merits.

To support our application, we have considered the orientation, roof pitch and topography of our home and the effect the reflection of the sun would have on our neighbours. Please refer to the Appendices for diagrams to assist with explanations:

- With the our block being at the northern end of the development, majority of the reflection during the day (high sun points) will be focused toward Plover Street. Given the topography, with the hill sloping up to the south, this reflection would not carry beyond the road into neighbouring properties
- There is a slight risk of reflection for our neighbours (Hemley's) to the west in the late afternoon's, though this I feel is mitigated given our home roof layout with gables facing predominantly to the north and south.

In addition to the above, we also draw your attention to a Technical Bulletin put out by Bluescope dated August 2013 - TB-28 (refer to appendices for a copy), advising that all building material are reflective to an extent and that careful planning can negate reflection when considering property construction.

To substantiate our application, we also draw your attention to various properties located on Curlew Way in the same housing zone that have been constructed with Zinalume roof's. We ask that if other residences have been given the opportunity to build the house they desire, that you afford us the same opportunities.

In summary, based on the location of our house, our roof pitch and the fact that other existing houses in the area have Zinalume roof's, we kindly request the council consider our application.

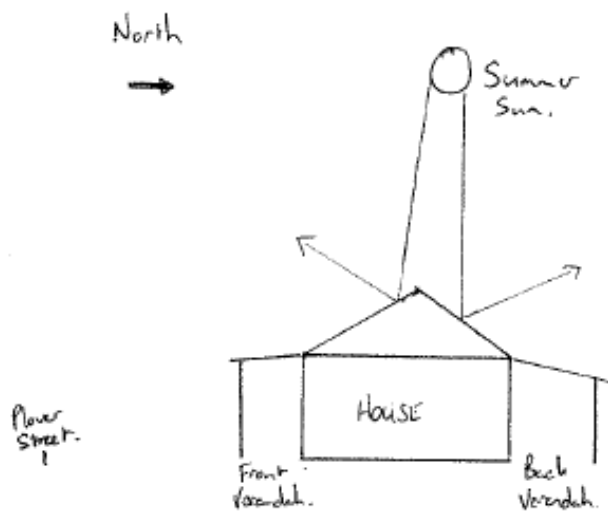
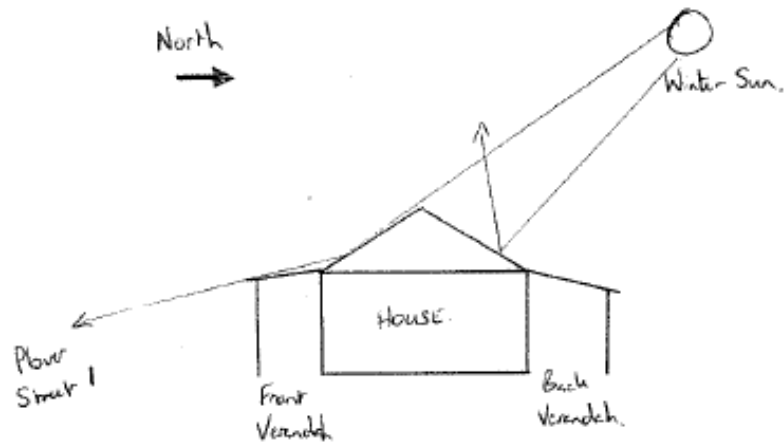
Kind Regards,



Glenn & Paige Leeson


APPENDICES

Reflection: Winter/Summer.



TECHNICAL BULLETIN 28

AUGUST 2013 | Rev. 4



This Issue supersedes all previous issues

Building materials, thermal efficiency and reflectivity

INTRODUCTION

Good building design requires some thought in the selection and use of materials. Reflective building materials benefit the occupants and the environment. However, in limited instances highly reflective materials or surfaces, if not properly used, can cause some annoyance to immediate neighbours. Therefore, the challenge is to develop an understanding of the key issues to allow a balanced assessment of material choice in the interests of the occupants, the neighbours and the environment. The purpose of this Technical Bulletin is to provide insight on some of these issues.

INEFFECTIVE POLICIES

All building materials reflect sunlight. Occasionally policies or guidelines are developed with wording such as 'all building materials must be non-reflective'. One implication of such a statement would be that nothing could be built, as all materials are reflective to some extent.

There are several inadequacies in attempting to control the use of building materials based on reflectivity alone. One problem with this approach is that it is well known that, in most Australian climate zones, materials with high solar reflectivity can offer better thermal performance than materials with lower reflectivity by way of lower energy costs and/or improved comfort. Placing limits on reflectivity therefore precludes energy efficient design, to the detriment of the occupants and the environment.

Many other problems are introduced with reflectivity limits. For example, it is inappropriate to have such limits if they are not equally applied to all materials. Materials such as glass may have difficulty in meeting any reflectivity limit if assessed for all lighting angles and not just at normal incidence. While this would mean that some materials could not be used in any building application, they may not pose a problem if they do not cause sunlight to be reflected directly back to the observer.

CASE-BY-CASE ASSESSMENT

The most effective method of determining which building materials are appropriate is to conduct a case-by-case assessment. Arbitrary approaches that do not account for site conditions will always be to the detriment of the applicants, the neighbours or the broader environment. A case-by-case assessment can be a reasonably simple process.

Important factors to be considered in appraising a building include:

- Orientation:** A simple sketch of the house in question, the typical position of the sun and the position of any neighbouring dwellings (see Figure 1) can be a great help in determining whether any neighbours could be affected by directly reflected sunlight.

For typical roofing pitches in the southern hemisphere, if a roof is viewed from the north, it is unlikely that it will cause glare. If viewed from the west, it is unlikely that glare would occur other than for a short period in the morning. If viewed from the east, it is unlikely that glare would occur other than for a short period in the afternoon. However, if viewed mainly from the south, roofs can result in glare for extended periods of the day. Furthermore, due to the sun's ever changing path, glare will typically only be present during particular seasons representing a minority of the year.

- Roof Pitch and Topography:** Issues such as roof pitch and the slope of the ground (topography) need to be considered in drawing a sketch such as that in Figure 1. Any vegetation or other screening that is present or could be used to shield the view of the roof should also be considered (see Figure 2).

Figure 1. Direction tendency of mirrored sunlight to the North and to the South.

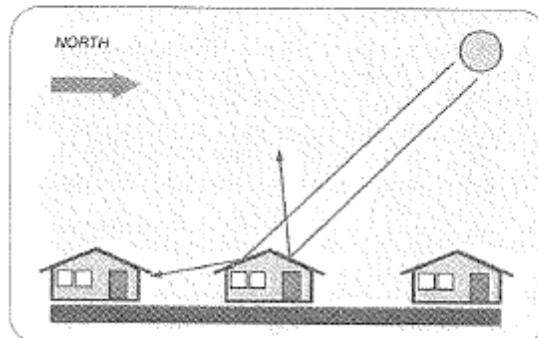
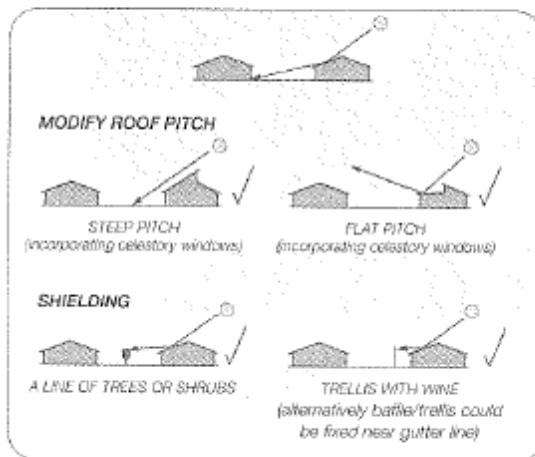


Figure 2. Modifying roof pitch or shielding to avoid directly reflected sunlight.



THERMAL EFFICIENCY OF BUILDING MATERIALS: IMPACTS OF GLARE AND VISUAL COMFORT

3. **Seasons and Weathering:** The effects of glare will often be worse in summer when the sun is at its most intense. New roofs built during summer that have not undergone any weathering have the potential to cause the most glare regardless of roofing colours and materials used. As the seasons change, so does the orientation of the sun in the sky and the observer may no longer receive direct reflection. Furthermore, in the case of roofing made from COLORBOND® prepainted steel, some weathering will occur over time and the amount of reflected light will be reduced. While this weathering process reduces glare, it occurs in a manner that does not substantially affect the thermal performance of the roofing system. It is important to consider the effects of weathering, since the tendency for some materials to cause glare will reduce with time (e.g. COLORBOND® steel), while others may continue to cause glare at a consistent level over time (e.g. terracotta tiles, many types of glazing and swimming pools).
4. **Choice of Colour:** Choosing a darker colour over a lighter colour may not have the desired effect of reducing glare. Problem glare is commonly associated with directly reflected sunlight, which is primarily affected by material gloss level. Colour has a much smaller secondary impact on direct reflection. It is typical for all colours of a standard material range (COLORBOND® steel, tiles etc.) to have similar gloss levels and to reflect similar levels of direct sunlight.

THERMAL EFFICIENCY

Many building materials are designed to be highly reflective. The main benefits being that highly reflective materials do not absorb as much heat as less reflective materials and therefore stay cooler. Generally, the use of highly reflective materials will result in a building with greater thermal efficiency (which can improve occupant comfort and improve effectiveness of cooling systems).

The most exposed element of a building is its roof. Therefore it is an extremely important element in designing an energy efficient building. During hot sunny weather, the temperature of a light coloured roof can be up to 35°C cooler than a dark coloured roof. This results in a significantly lower cooling load from the roof. In warm and temperate climates, this can translate into energy savings and improved thermal comfort for no additional cost. The benefit of light colours in warm climates has been well established through research and through monitoring of real buildings. Numerous experiments in several residential and commercial buildings in California and Florida in the USA show that white roofs can reduce air-conditioning energy use by between 10% and 50%. The energy efficiency benefits of high solar reflectance roofs are recognised in both the Building Code of Australia and BASIX (NSW), and concessions are provided where appropriate to encourage their use.

COLORBOND® steel with Thermatech® solar reflectance technology is a low maintenance and durable roofing material that can be used to improve building energy efficiency. Whilst the potential for reflective visual problems reduces with weathering, outdoor exposure testing has shown that the heat reflective properties of COLORBOND® steel are maintained.

In addition to this, on hot summer nights a roof made from COLORBOND® steel will radiate less heat into your home. This is due to steel's low thermal mass, which enables it to cool down fast once the sun has set. As with all roofing products, the use of light solar reflective colours is preferable for thermal efficiency.

ENVIRONMENTAL BENEFITS

The thermal efficiency features of a light coloured roof can offer benefits to the environment by reducing energy use and greenhouse gas emissions through improved efficiency of building air-conditioning systems. This also helps to moderate our cities' increasing problems with meeting peak electrical summer loads, due largely to the huge increase of residential air-conditioner use. Further benefits to the environment result from light coloured roofs because they are cooler helping to mitigate Urban Heat Islands (UHI). The use of dark building materials (particularly high mass materials) in built-up areas contributes to increased local temperatures causing UHI. Elevated temperature from UHI, particularly during summer, can affect a community's environment and quality of life.

According to the US Environment Protection Agency, impacts of UHI include increased energy consumption, elevated emissions of air pollutants and greenhouse gases, as well as impaired water quality. For more information on UHI and their effects visit <http://www.epa.gov/heatisland/about/index.htm>.

COMMERCIAL/INDUSTRIAL BUILDINGS

Whilst most of the preceding comments are equally applicable to commercial/industrial buildings, these types of buildings tend not to cause glare disturbance as commercial/industrial roofs are usually of very low pitch and typically elevated beyond line of sight.

COLORBOND® Coolmax® steel has been designed to achieve the maximum solar reflectance for a prepainted steel product whilst maintaining all the quality and durability of COLORBOND® steel. Higher solar reflectance may raise concern that roofing made from COLORBOND® Coolmax® steel has increased potential for creating glare. It should be noted that the mirrored reflection of the sun from COLORBOND® Coolmax® steel in the colour Whitehaven® is similar to COLORBOND® steel in the colour Surfmist®. Therefore, the performance of COLORBOND® Coolmax® steel with respect to potential glare arising from mirrored reflection of the sun is also expected to be similar to COLORBOND® steel in Surfmist®. On this basis, if it was deemed appropriate to use COLORBOND® steel in Surfmist® for roofing, as would be the case for the large majority of commercial and industrial roofs, then COLORBOND® Coolmax® steel in Whitehaven® should also be suitable.

Commercial/industrial walls do not typically cause glare problems, as direct reflection often goes straight to the ground and is not received by people around the building. The main instance where reflection from walls may cause glare issues is multi-storey buildings. In this case, if the observer can see direct reflection from a wall, glare from windows would also be a significant problem as the sun would hit the windows at a low angle and most of the light will be reflected.

CONCLUSION

Key Points to Remember:

1. All materials are reflective.
2. A case-by-case assessment is the most effective means of managing reflectivity and thermal efficiency concerns with appropriate choice of building materials.
3. Reference to reflectivity limits alone tend to restrict the opportunity to use thermally efficient light colours, which have inherent environmental benefits including reduced energy use, reduced greenhouse gas emissions, and mitigation of UHI.

Given the benefits of choosing reflective building material and the effective ways to manage glare issues, it is suggested that building owners should be encouraged, rather than discouraged, in the use of products such as COLORBOND[®] Coolmax[®] steel and standard COLORBOND[®] steel with Thermatech[®] solar reflectance technology.

REFERENCES

1. Akbari H, Konopacki S and Parker D, Updates on revision to ASHRAE Standard 90.2: Including roof reflectivity for residential buildings. Proceedings of the ACEEE summer study on energy efficiency in buildings, 2000.

Background:

Council has received a request from Quality Builders and also from Glenn and Paige Leeson who are the owners of Lot 34 Plover Street to vary Councils Policy 10.3.2 Local Planning Policy Design Guidelines for Residences in Rural Residential Zones. This is to allow for a Zinalume roof instead of the colorbond roof stipulated in Councils Policy 10.3.2 on a proposed new transportable residence on Lot 34 Plover Street Wickepin.

Picture showing Lot 34 Plover Street Wickepin:



Comment:

Council Policy 10.3.2 Local Planning Policy Design Guidelines for Residences in Rural Residential Zone states:

“All buildings to be constructed in the Rural Residential zone are to be of a material approved by Council and all roof and wall cladding to be finished in a non-reflective colour (preferably Colourbond)”.

The owners are requesting Council allow for the residence to be constructed on Lot 34 Plover Street to have a Zinalume Roof instead of a Colourbond roof. The owners feel that Colourbond fades over the years and the Zinalume roof will also fade to a non-reflective surface.

On inspection of the current houses in the Plover Street area the following houses appear to have Zinalume Roofs.





This house has a Colorbond roof called shale grey, the roof appears to be very similar in colour to Zinalume.

Item 10.2 in Councils Town Planning Scheme number 4 outlines the matters Council must consider when it receives a planning application.

10.2 Matters to be considered by local government

The local government in considering an application for planning approval is to have due regard to such of the following matters as are in the opinion of the local government relevant to the use or development the subject of the application –

- (a) the aims and provisions of the Scheme and any other relevant local planning schemes operating within the Scheme area;*
- (b) the requirements of orderly and proper planning including any relevant proposed new local planning scheme or amendment, or region scheme or amendment, which has been granted consent for public submissions to be sought;*
- (c) any approved statement of planning policy of the Commission;*
- (d) any approved environmental protection policy under the Environmental Protection Act 1986;*
- (e) any relevant policy or strategy of the Commission and any relevant policy adopted by the Government of the State;*

- (f) *any Local Planning Policy adopted by the local government under clause 2.4, any heritage policy statement for a designated heritage area adopted under clause 7.2.2, and any other plan or guideline adopted by the local government under the Scheme;*
- (g) *in the case of land reserved under the Scheme, the ultimate purpose intended for the reserve;*
- (h) *the conservation of any place that has been entered in the Register within the meaning of the Heritage of Western Australia Act 1990, or which is included in the Heritage list under clause 7.1, and the effect of the proposal on the character or appearance of a heritage area;*
- (i) *the compatibility of a use or development with its setting;*
- (j) *any social issues that have an effect on the amenity of the locality;*
- (k) *the cultural significance of any place or area affected by the development;*
- (l) *the likely effect of the proposal on the natural environment and any means that are proposed to protect or to mitigate impacts on the natural environment;*
- (m) *whether the land to which the application relates is unsuitable for the proposal by reason of it being, or being likely to be, subject to flooding, tidal inundation, subsidence, landslip, bush fire or any other risk;*
- (n) *the preservation of the amenity of the locality;*
- (o) *the relationship of the proposal to development on adjoining land or on other land in the locality including but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the proposal;*
- (p) *whether the proposed means of access to and egress from the site are adequate and whether adequate provision has been made for the loading, unloading, manoeuvring and parking of vehicles;*
- (q) *the amount of traffic likely to be generated by the proposal, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety;*
- (r) *whether public transport services are necessary and, if so, whether they are available and adequate for the proposal;*
- (s) *whether public utility services are available and adequate for the proposal;*
- (t) *whether adequate provision has been made for access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities);*
- (u) *whether adequate provision has been made for access by disabled persons;*

whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved;

- (w) whether the proposal is likely to cause soil erosion or land degradation;*
- (x) the potential loss of any community service or benefit resulting from the planning approval;*
- (y) any relevant submissions received on the application;*
- (z) the comments or submissions received from any authority consulted under clause 10.1.1;*
- (za) any other planning consideration the local government considers relevant.*

On inspection of the area, it appears there are a number of residences in the Plover Street development area with Zinalume roofs.

The Zinalume Roof requested for Lot 34 Plover Street is compatible with its surroundings and will not affect the current amenity of the Plover Street locality.

The Chief Executive Officer recommends approval of a Zinalume roof for the proposed residence on Lot 34 Plover Street as the CEO believes it will not affect the amenity of the Plover Street area.

Statutory Environment: Shire of Wickepin Town Planning Scheme Number 4
Planning and Development Act 2005

Policy Implications:

10.3.2. LOCAL PLANNING POLICY DESIGN GUIDELINES FOR RESIDENCES IN RURAL RESIDENTIAL ZONE

OBJECTIVE: Ensure that the standard of a building to be built in the Shire of Wickepin's Rural Residential Zone is consistent with the existing amenity of the area and is to Council's satisfaction.

The Policy has been adopted by Council in accordance with the provisions of Part 2 of the Town Planning Scheme. Under Sub-Clause 2.3.2 of the Scheme, Council shall have due regard to the provisions of this policy when determining an application for planning approval in addition to the relevant provisions of the Scheme.

10.3.2.1 RELEVANT SCHEME PROVISIONS

All development in the Rural Residential Zone requires an application for planning approval to be made to Council.

Proposals for Rural Residential zones shall have regard to Council's Local Planning Policy – Rural Residential Development.

Outbuildings in the Rural Residential Zone need to have regard to Council's Local Planning Policy – Outbuildings.

10.3.2.2 POLICY PROVISIONS

All buildings to be constructed in the Rural Residential zone are to be of a material approved by Council and all roof and wall cladding to be finished in a non-reflective colour (preferably Colourbond).

In addition:

- No second hand dwelling will be permitted.
- No outbuildings over 65m² in area will be permitted unless a residence already exists on the block or the outbuilding is part of a residential approval and in any case outbuildings will not be permitted in front of the residential setback for the lot.
- Houses must have a floor area minimum of 150m².
- Building materials are to be primarily brick, tile, timber or colorbond or other materials satisfactory to the Council.
- Housing style is to be consistent with the prevailing housing style of the area.

RESOLUTION:	DATE OF REVIEW:
170615-12	17/06/2015

Financial Implications: Nil

Strategic Implications: Nil

Summary:

Council is being requested to allow for a variation to Policy 10.3.2 to allow for a Zinalume roof on Lot 34 Plover Street Wickepin.

Recommendation:

That approval is granted to Glenn and Paige Leeson to place a Zinalume Roof on the proposed 202.5m² Transportable Home including a 3m wide veranda being constructed by Quality Builders Pty Ltd on Lot 34 Plover Street Wickepin.

Voting Requirements: Simple majority

Resolution No 190815-12

Moved Cr Hinkley / Seconded Cr Easton

That approval is granted to Glenn and Paige Leeson to place a Zinalume Roof on the proposed 202.5m² Transportable Home including a 3m wide veranda being constructed by Quality Builders Pty Ltd on Lot 34 Plover Street Wickepin.

Carried 7/0

11. President's Report

The President Steve Martin advised Council of his attendance at Local Government week along with Cr Lansdell and the CEO Mark Hook. The President thanked Council for the opportunity to attend and noted the great speakers and interesting presentations.

The President also encouraged Councillors to attend the WALGA Forum in Narrogin on Thursday 3 September 2015.

Council

12. – Chief Executive Officer's Report

Submission To:	Ordinary Council
Location / Address:	Whole Shire
Name of Applicant:	Mark J Hook, Chief Executive Officer
File Reference:	
Author:	Mark J Hook, Chief Executive Officer
Disclosure of Any Interest:	Nil
Date of Report:	12 August 2015

Lake Yealering Bowling Club

The Chief Executive Officer has resubmitted CSRFF grant application for the conversion of the grass to Synthetic Greens at the Lake Yealering Bowling Club to the Department of Sport and Recreation Narrogin Offices.

The Application was submitted along the following funding as placed in the 2015/2016 Budget.

Lake Yealering Bowling Club	LYBC		\$52,313
CSRFF Small Grant	DSR		\$56,298
Shire of Wickepin	MUNI		\$60,285
TOTAL			\$168,896

The Lake Yealering Bowling Club was given priority One.

Wickepin Cricket Club

The Chief Executive Officer has submitted CSRFF grant application for a new synthetic cricket wicket at the Wickepin Sports Ground to the Department of Sport and Recreation Narrogin Offices.

The Application was submitted along the following funding as placed in the 2015/2016 Budget.

Wickepin Cricket Club	WCC		\$3,125
CSRFF Small Grant	DSR		\$3,200
Shire of Wickepin	MUNI		\$3,125
	In kind		\$750
TOTAL			\$10,200

The Wickepin Cricket Club was given priority Two.

Local Government Week

The 2015 WA Local Government Convention & Trade Exhibition was held from Wednesday, 5 August to Friday, 7 August 2015 at the Perth Convention & Exhibition Centre (PCEC). This year's theme was Local Government "Switched On". The opening Keynote Speaker was former world chess champion and current Chairman of the Human Rights Foundation International Council, Garry Kasparov; this was followed by the 'Ethics Guy', Dr Bruce Weinstein; and Nebraskan agriculture advocate, Trent Loos. Flying across the ditch to be with us is Sir Bob Parker KNZM, former Mayor of Christchurch and from the east coast of Australia, Tony Mowbray, sailor and Antarctic adventurer. The Convention also had concurrent presentations covering the matters of biodiversity, contemporary country health issues, natural disaster preparedness and building stronger relationships - all designed for further information gathering and to encourage replication of leading practice in the Local Government sector.

Meetings Attended

July 2015	
23 rd	Steven McDonald DFES
28 th	Tincurrin School Closure Implementation Committee
	Lake Yealering Progress Association
August 2015	
4 th	Jean Chalmers to discuss drainage issue at shop

Delegations

No.	Delegation Name	Delegation To	Delegation Exercised	When Exercised	Persons Affected
A1	Cheque Signing and Account Authorisation	CEO	Signing Cheques	July 2015	Nil
A2	Septic Tank Application Approvals	EHO			
A3	Building Approvals	BO			
A4	Road Side Advertising	CEO			
A5	Application for Planning Consent	CEO			
A6	Appointment and Termination of Staff	CEO			
A7	Rates Recovery – Instalment Payments	CEO	Payment Plans		Rate Payers
A8	Issue of Orders	CEO			
A9	Legal Advice	CEO			
A10	Permits to Use Explosives	CEO			
A11	Street Stalls	CEO	Wickepin Markets	29 August	Community Resource Centre
A12	Liquor Consumption on Shire Owned Property	CEO	Leo Graham Medal Count Evening	24 August	Wickepin Football Club
A13	Hire of Community Halls / Community Centre	CEO			

Recommendations:

That Council endorses the Chief Executive Officer's Report dated 12 August 2015.

Voting Requirements: Simple majority

Resolution No 190815-13**Moved Cr Russell / Seconded Cr Allan**

That Council endorses the Chief Executive Officer's Report dated 12 August 2015.

Carried 7/0

13. Notice of Motions for the Following Meeting**14. Reports & Information**

Cr Russell congratulated the President Steve Martin on his Eminent Service Award which was presented to the President at Local Government Week 2015.

Cr Russell and Cr Hinkley gave an update on the Tincurrin Primary School meeting held on Thursday 13 August 2015.

15. Urgent Business**16. Closure**

There being no further business the Presiding Officer declared the meeting closed at 2.50pm.