

CONTENTS

1.	DECLARATION OF OPENING/ANNOUNCEMENT OF VISITORS.....	3
2.	RECORD OF ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE.....	3
3.	DISCLOSURE OF INTERESTS	3
4.	PUBLIC QUESTION TIME.....	3
5.	PETITIONS/DEPUTATIONS/PRESENTATIONS/SUBMISSIONS.....	3
6.	NOTICE OF ITEMS TO BE DISCUSSED BEHIND CLOSED DOORS	4
7.	APPLICATIONS FOR LEAVE OF ABSENCE	4
	C2008-1001 Leave of Absence.....	4
8.	ANNOUNCEMENTS CONCERNING MEETINGS ATTENDED.....	4
8.1	PRESIDENT	4
8.2	COUNCILLORS	4
9.	CONFIRMATION OF MINUTES.....	4
9.1	ORDINARY COUNCIL MEETING – 25 September 2008.....	4
	C2008-1002 Confirmation of Minutes.....	4
10.	MINUTES OF COMMITTEE MEETINGS	4
11.	REPORTS OF OFFICERS	5
11.1	WORKS.....	5
11.1.1	WORKS REPORT.....	5
	C2008-1003 Works Foreman’s Report.....	6
5.1	DEPUTATION – Mid West Health Region	7
	ADJOURNMENT	7
11.1.2	ANNUAL SUPPLY TENDERS	8
	C2008-1004 Annual Supply Tenders	9
11.2	DEVELOPMENT	10
11.2.1	EHO – ACTIVITY REPORT Sept –Oct 2008	10
	C2008-1005 EHO ACTIVITY REPORT	11
11.2.2	SHIRE OF YALGOO LOCAL PLANNING SCHEME No.2.....	12
	C2008-1006 Shire of Yalgoo Local Planning Scheme No.2	13
11.2.3	UNITS – Cnr Shamrock and Stanley Streets.....	14
	C2008-1007 Construction and relocation of Housing - program	18
	C2008-1008 Relocation of Units 18A and 19A to Lot 68 Gibbons Street.....	18
	C2008-1009 Close of the rights of way adjoining Lot 68 Gibbons Street.....	18
	C2008-1010 Tenders – relocation of Units or provision of new residence	19
11.2.4	COMMUNITY DEVELOPMENT OFFICER’S REPORT.....	20
	C2008-1011 Community Development Officer’s Report	20
11.3	FINANCE.....	21
11.3.1	FINANCIAL ACTIVITY STATEMENTS – SEPTEMBER 2008.....	21
	C2008-1012 Financial Activity Statements	22
11.3.2	ACCOUNTS PAID DURING THE MONTH OF SEPTMEBR 2008.....	23
	C2008-1013 Accounts Paid During the Month	23
11.3.3	DEPRECIATION RATE TO BE SET FOR INFRASTRUCTURE OTHER	24
	C2008-1014 Depreciation Rate for Infrastructure	24
11.3.4	FOOTPATH GRANT – Matching funding requirement	25
	C2008-1015 Footpath Grant	25
11.3.5	RURAL HEALTH WEST – Membership invitation	26
	C2008-1016 Rural Health West.....	26
11.4	ADMINISTRATION.....	27
11.4.1	CEO – ACTIVITY REPORT – October 2008	27
	C2008-1017 CEOs Report	28
11.4.2	MURCHISON COUNTRY ZONE – November Meeting.....	29
	C2008-1018 Murchison Country Zone Meeting	30
11.4.3	END OF YEAR ARRANGEMENTS – Meeting, Function, Shut Down.....	31
	C2008-1019 End of the Year Arrangements	32

ADJOURNMENT	32
11.4.4 YALGOO NURSING POST (referred).....	33
C2008-1020 Accommodation – Yalgoo Nursing Post.....	34
12. NOTICE OF MOTIONS.....	35
12.1 PREVIOUS NOTICE RECEIVED.....	35
12.2 FOR CONSIDERATION AT THE FOLOWING MEETING.....	35
C2008-1021 Nursing Post - Options	35
13. URGENT BUSINESS.....	35
C2008-1022 Admission of Urgent Business.....	35
13.1 MURCHISON COUNTRY ZONE – Local Government Act amendment	36
C2008-1023 Local Government Act.....	37
13.2 CROSSLANDS RESOURCES – Liaison Group	38
C2008-1024 Crosslands Resources Committee Meeting.....	39
13.3 MEEKATHARRA ZONE CONTROL AUTHROITY – Nominations	40
C2008-1025 Nomination for the Meekatharra ZCA.....	40
13.4 WRITE OFF – SUNDRY DEBTORS.....	41
C2008-1026 Write Off – Sundry Debtors	42
13.5 RECREATION FACILITIES – Architectural Services	43
C2008-1027 Recreational facilities	46
13.6 YALGOO ST JOHN AMBULANCE SUB-CENTRE.....	47
C2008-1028 Yalgoo St John Ambulance.....	48
13.7 NORTHERN WHEATBELT HEALTH SCHEME	49
C2008-1029 Future of the Northern Wheatbelt Health Scheme.....	51
C2008-1030 Future Environmental Health, Building Services etc	51
14. MATTERS FOR WHICH THE MEETING MAY BE CLOSED.....	52
15. NEXT MEETING	52
16. MEETING CLOSURE	52



Minutes of the Ordinary Meeting of the Yalgoo Shire Council,
held in the Council Chambers, 37 Gibbons Street, Yalgoo,
on Thursday 23 October 2008, commencing at 11.08 am.

1. DECLARATION OF OPENING/ANNOUNCEMENT OF VISITORS

The President declared the Ordinary Meeting of Council open at 11:08am.

2. RECORD OF ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE

MEMBERS	Cr D E Anderson, Shire President Cr L J O' Connor Cr D J Grey Cr T K Iturbide Cr D P Morrissey (from 1.16pm)
STAFF	Mr N Mitchell, Chief Executive Officer
APOLOGIES	Cr E Rowe Cr L Hodder Ms V Rowe, Deputy CEO

3. DISCLOSURE OF INTERESTS

None

4. PUBLIC QUESTION TIME

None

5. PETITIONS/DEPUTATIONS/PRESENTATIONS/SUBMISSIONS

11.30 Representatives of the Mid West Health Region
Mr Shane Matthews, Regional Manager
Ms Victoria Thomas, Community Nurse

Refer notes following Item 11.1.1

6. NOTICE OF ITEMS TO BE DISCUSSED BEHIND CLOSED DOORS

None

7. APPLICATIONS FOR LEAVE OF ABSENCE

Cr D Grey asked for leave of absence on the next Council meeting due to be held on 20 November 2008.

C2008-1001 Leave of Absence

Moved Cr LJ O'Connor, Seconded Cr TK Iturbide

That Cr D Grey be granted leave of absence from the 20 November 2008 Council Meeting
Motion put and carried 4/0

8. ANNOUNCEMENTS CONCERNING MEETINGS ATTENDED

8.1 PRESIDENT

15-16 October The President advised having attended the Local Government Managers Association Conference, and noted that it was well worth while.

8.2 COUNCILLORS

None

9. CONFIRMATION OF MINUTES

9.1 ORDINARY COUNCIL MEETING – 25 September 2008

BACKGROUND

Minutes of the Ordinary Meeting of Council have previously been circulated to all Councillors.

VOTING REQUIREMENTS

Simple majority

OFFICER RECOMMENDATION/Council Decision

C2008-1002 Confirmation of Minutes

Moved Cr TK Iturbide, Seconded Cr DJ Grey

That the Minutes of the Ordinary Council Meeting of 25 September 2008 be confirmed.
Motion put and carried 4/0

10. MINUTES OF COMMITTEE MEETINGS

None

11. REPORTS OF OFFICERS

11.1 WORKS

11.1.1 WORKS REPORT

File: N/A
Author: Cliff Hodder, Works Foreman
Niel Mitchell, CEO
Interest Declared: No interest to disclose
Date: 14 October 2008
Attachments: None

MATTER FOR CONSIDERATION

Works Report for the past month

BACKGROUND

Overview of works for the past month

STATUTORY ENVIRONMENT

None

STRATEGIC IMPLICATIONS

None

POLICY IMPLICATIONS

None

FINANCIAL IMPLICATIONS

None

CONSULTATION

None

COMMENT

- a) Construction –
- Yalgoo Ninghan Road – construction to commence after general maintenance in the Paynes Find area
 - o 1.5 km near Thundelarra to connect with next overtaking opportunity, and
 - o 3.7 km at the lakes crossing.
 - Morawa Road – to commence after the Yalgoo-Ninghan Rd construction, 3 km to be constructed once maintenance completed, and will then be allowed to settle until sealing
 - Tenders for pavement repair, reseal and 2 coat seals being co-ordinated by Greenfield Technical Services
- b) Maintenance –
- flood damage works now effectively completed on all roads, and second inspection done. Final works estimated at \$20,000 to be done on Paynes Find-Thundelarra Rd, Old Warriedar Rd and Yalgoo-Ninghan Rd in conjunction with construction and maintenance in the area.
 - potholes filled – particularly on Yalgoo-Ninghan Road
 - maintenance grading done –
 - o Yalgoo-Ninghan Road – various sections
 - o Ninghan Homestead Roads and airstrip, together with some private works
 - o around Paynes Find
 - o Maranalgo Road
 - o Patterson's Curse near town on the North Road, graded, collected and buried.
 - maintenance work due –
 - o Yalgoo-Ninghan Road – edges of bitumen
 - o Morawa Road – bitumen edges
 - o town – road shoulders

- c) Plant
 - Volvo – hydraulic tank burnt out and being replaced (previous water and contaminant damage)
 - Iveco – repair tail lights
 - o after discussion with the Works Foreman, it is felt that the best option for the Iveco is to replace it as soon as possible. Accordingly it is intended not to carry out the conversion to prime mover, but to list it for changeover in the 2009-10 Budget.
 - water tanker – wiring and lights repaired
 - ride-on mower – main drive spindle in deck seized, being replaced under warranty
 - backhoe – still trouble with electrics in the forward/reverse gear selection. A replacement switch box improved, but has not solved the problems with selection

- d) Other
 - 2 new houses – house in place, final outside work being completed, after some problems for the contractors.
 - o Fencing, sheds, window treatments, phone connections, final plumbing and wiring organised or underway.
 - o Materials for retaining walls under house, verandah edges etc to be ordered and installed prior to concreting work being done.
 - o Concrete will be ordered from Cemex Geraldton (Readymix), and back loaded by trucks returning to Golden Grove after servicing.
 - Community Park – plants ordered. Work will slow until all costs up to date are in, prior to any further work being undertaken

VOTING REQUIREMENTS

Simple majority

OFFICER RECOMMENDATION/COUNCIL DECISION

C2008-1003 Works Foreman's Report

Moved Cr DJ Grey, Seconded Cr LJ O'Connor

That the Works Report to 14 October 2008 be received.

Motion put and carried 4/0

5.1 DEPUTATION – Mid West Health Region

Note: Mr Shane Matthews entered the meeting at 11.31am.

Discussion centred on the future of the current Yalgoo Nursing Post, its usage and limitations, and also options for construction of a new Nursing Post, and possible refurbishment of the existing building as a residence.

Mr Matthews noted –

- that the situation is currently fluid due to the recent change of State Government, so any comments need to be considered as reflective of the current situation, which may change
- the Royalties for Regions program is likely to have some impact, not necessarily directly on Yalgoo, but within the Region, which may assist Yalgoo through flow on effects. In particular, improved accommodation for Government employees in rural areas has been proposed as a priority
- emphasised that the effect of Royalties for Regions is not yet known
- a new Nursing Post for Yalgoo is listed as the No.5 priority for the WA Country Health Service (WACHS) Midwest –
 - o No.1 priority for the WACHS, is a new Nursing Post for Mt Magnet
 - o Yalgoo priority is not the whole of organisation ranking, only for the Region
 - o once the priorities for the rest of the State are taken into account, it is highly unlikely that Yalgoo will be listed for a new Nursing Post in the foreseeable future, as there will always be higher or more urgent priorities
- the WACHS has had talks with Morawa regarding the possibility of the Shire providing new staff accommodation (est. \$300,000 over 20 years) on a cost recovery/cost neutral basis, however, as there are less funds for accommodation than for a Nursing Post, talks at this stage, have fallen through
- however, an arrangement for a new Nursing Post may be possible, as funds may be able to be committed
- emphasised that the WACHS is not able to commit to capital funding (ie: construction at their initiative), but have much more flexibility with operational expenditure to fund refurbishment of buildings, to lease or rent etc –
 - o capital expenditure has to be approved through the Health Dept, then be put into the forward estimates for assessment by Treasury, and approval of the Minister
 - o operational expenditure falls within the budget allocation provided to each Region for use within their general remit

It was agreed between Council and Mr Matthews that a tentative way forward may be –

1. construction of a new Nursing Post by the Shire, leased to the WACHS –
 - location to be discussed / determined jointly by the Shire and the WACHS
 - design by the WACHS in consultation with the Community Nurse to meet Dept of Health standards
 - construction by the Shire, leased to the WACHS, with ownership transferred to the WACHS, but must be cost neutral to the Shire
 - any arrangement to be agreed in writing prior to commencement of any action incurring cost
2. refurbishment of the existing Nursing Post as accommodation – would be at the discretion and cost of the WACHS
3. in the interim, as previously discussed, and to be further considered by Council later in this meeting, lease of Lot 27 Stanley St by the WACHS

No commitment was given by either Mr Matthews on behalf of the WACHS Midwest, or by Council other than to continue to explore options, and maintain the discussion.

ADJOURNMENT

The meeting adjourned at 12.25pm and resumed at 1.16pm with all in attendance before the adjournment present except Mr Shane Matthews.

Cr DP Morrissey entered the meeting at 1.16pm.

11.1.2 ANNUAL SUPPLY TENDERS

File: T5 (T2008-02 to 04)
Author: Niel Mitchell, CEO
Interest Declared: No interest to disclose
Date: 13 October 2008
Attachments: none

MATTER FOR CONSIDERATION

To authorise acceptance of annual supply tenders for –

- repair of pavement
- supply, spray and cover of bitumen
- supply and delivery of aggregates.

BACKGROUND

The repair of pavement is required on the Yalgoo-Ninghan Road, and bitumen and aggregates are required for both that road, and the Yalgoo-Morawa Road.

STATUTORY ENVIRONMENT

Local Government Act 1995 –

- s.3.57 – calling of tenders
- 5.42 – delegations to CEO
- 5.43 (b) – limits on delegations to CEO, delegation of acceptance of tenders above an amount otherwise determined by Council

Functions and General Regulations –

- s.11 and following – requirements to call tenders where value is over \$100,000

STRATEGIC IMPLICATIONS

Nil

POLICY IMPLICATIONS

Purchasing Policy adopted February 2007 relating to purchase of items less than \$100,000

Delegation 2.2 – Tenders: CEO authorised to call tenders where the intended transaction is disclosed in the Budget

FINANCIAL IMPLICATIONS

None

CONSULTATION

None

COMMENT

Greenfield Technical Services have been requested to prepare specifications and schedules of work for–

- pavement repairs (Yalgoo-Ninghan Road)
- supply, spray and cover seal (Yalgoo-Ninghan and Yalgoo-Morawa Roads)
- supply and delivery of sealing aggregates (Yalgoo-Ninghan and Yalgoo-Morawa Roads)

The bitumen and aggregate tenders will apply to –

- reseal works on the Yalgoo-Ninghan Road
- 2 coat seal extension on the Yalgoo-Ninghan Road (two sections)
- 2 coat seal extension on the Yalgoo-Ninghan Road

In accordance with Delegation 2.2, tenders have been called for Tenders T2008-02 to 04 by GTS on behalf of Council and closing with them. GTS will then summarise the information received and provide a recommendation. . So that orders may be placed and timetables arranged, Council is requested to delegate authority for the acceptance of tenders to the CEO, in consultation with the DCEO and Works Foreman.

One difficulty is that with the current volatility of financial markets, oil and therefore bitumen prices, the tenders could vary quite a bit from that provided for in the Budget. The total cost of each tender will also vary dependent on the amount of pavement repair work required by T2008-02. As approved by Council last

meeting, the reseat will be adjusted to suit the Budget adopted, based on the amount of pavement repair to be done.

VOTING REQUIREMENTS

Absolute majority

OFFICER RECOMMENDATION/COUNCIL DECISION

C2008-1004 Annual Supply Tenders

Moved Cr DJ Grey, Seconded Cr DP Morrissey

That –

- under the Local Government Act s.5.42, and
- following report by Greenfield Technical Services, and in consultation with the DCEO and Works Foreman,

the CEO be authorised to accept the most advantageous tender or panel of tenderers as appropriate, for each of –

- **Tender 2008-02 – pavement repairs (Yalgoo-Ningham Road)**
- **Tender 2008-03 – supply, spray and cover seal (Yalgoo-Ningham and Yalgoo-Morawa Roads)**
- **Tender 2008-04 – supply and delivery of sealing aggregates (Yalgoo-Ningham and Yalgoo-Morawa Roads)**

on the basis of –

- **price**
- **quality of work**
- **availability.**

Motion put and carried by absolute majority 5/0

11.2 DEVELOPMENT

11.2.1 EHO – ACTIVITY REPORT Sept –Oct 2008

File: E9
 Author: Dave Williams EHO
 Interest Declared: No interest to disclose
 Date: 13 October 2008

Date	Activity	Details/Comment
23-Sep 2008	Environmental Health	Returned from leave 22-09-08. Follow-up on progress of ZWMP with consultant. Follow up on site visit with Mt Gibson mine (legend). Notify Shire of Cue of progress with SWMP Waste survey complete
	Building Control	Follow up on new housing preliminary inspection. Worksafe stats sent. ABS stats completed and sent. Notify Nomadic plumbing on change of plumber at 6 Henty and 54 Campbell Streets.
25-Sep 2008	Environmental Health	Letter to Department of Health regarding Paynes Find.
	Local Planning	Council meeting. Discuss Local Planning Scheme progress with Council. Discussions held with Peter Jones Asian Iron regarding operational water pipe.
	Building Control	Info to Mt Gibson Mining regarding Extension Hill.
1 Oct 2008	Environmental Health	Acting CEO for Morawa.
7-Oct 2008	Environmental Health	Review draft to Department of Health for response regarding Environmental Health officers. Information required by DEC for waste management.
	Building Control	Forward completed building licence to Beamer Nominees. Site visit to new housing blocks for shed locations.
	Local Planning	Discuss Local Planning Scheme (LPS) with WAPC. Commence agenda for Council LPS in November as waiting for comments from Department of Water and Heritage Council
13-Oct 2008	Environmental Health	Activity report to Council Away for LGMA rest of week Information to waste management Consultant
	Local Planning	Finalise agenda for Local planning Strategy Discuss Local Planning Strategy with Heritage Council Discuss Local Planning Strategy with Department of Water
	Building Control	Forward application for upgrade of Mine camp at Oz metals(Oxiana) Discuss site location for St John Ambulance building

VOTING REQUIREMENTS
 Simple majority

OFFICER RECOMMENDATION/COUNCIL DECISION

C2008-1005 EHO ACTIVITY REPORT

Moved Cr DP Morrissey, Seconded Cr TK Iturbide

That the EHO's Activity Report to 13 October-2008 be received.

Motion put and carried 5/0

11.2.2 SHIRE OF YALGOO LOCAL PLANNING SCHEME No.2

File: P1-1
Author: David Williams, EHO
Interest Declared: No interest to disclose
Date: 13 October 2008
Attachments: Copies of submissions and correspondence received from – Yellow
- Department of Water
- Heritage Council of Western Australia

MATTER FOR CONSIDERATION

To consider submissions received regarding the proposed Shire of Yalgoo Local Planning Scheme No.2 and Strategy.

BACKGROUND

The Shire of Yalgoo in accordance with the Planning and Development Act 2005 is required to revise the Shire of Yalgoo Local Planning Scheme every 5 years. The previous Shire of Yalgoo Town Planning Scheme No.1 was gazetted in 1990. At the February 2006 meeting of Council, Council resolved 'To proceed with the modified Shire of Yalgoo Local Planning Scheme as presented'.

The Scheme was advertised in the Government Gazette and Western Australian Newspaper inviting interested persons to comment on the Scheme by means of a submission. The closing date for the submissions as defined by the Act is 90 days.

The public advertising period closed on 1 September 2008 with 6 submissions received from the authorities notified and several modifications as a submission from the Shire of Yalgoo requesting modification to the scheme documents. Acknowledgement of notification was received from one authority however no submissions were made on their behalf.

The notifications have been included in the attachments and at the September 2008 meeting of Council. A schedule of the submissions has been prepared with a staff recommendation for council to consider.

STATUTORY ENVIRONMENT

Planning and Development Act 2005.
Town Planning Regulations 1967.

STRATEGIC IMPLICATIONS

Approval of the Scheme will provide Council with a means to meet the objectives of the Principal Activities Plan for development within the Shire in a timely manner.

The approved scheme will also provide the Shire of Yalgoo with a current document from which informed development decisions can be made.

POLICY IMPLICATIONS

Final approval of the Scheme will provide Council with the means to consider development applications in an informed manner that meets with the Scheme objectives.

FINANCIAL IMPLICATIONS

Cost of advertising Council's resolution in the Government gazette.
Cost of final modifications to text and planning strategy
Cost for map re-production.
Cost of advertising the Local Planning Scheme No.2 text in the Government Gazette.

These costs have been estimated to be \$8,000 and have been included in the 2008/2009 budget.

CONSULTATION

Dept of Planning and Infrastructure
Niel Mitchell, CEO

COMMENT

Council resolving to endorse the submissions as presented will allow to Scheme to advance to the next stage of finalisation. The Scheme documentation can then be forwarded to the Minister of Planning and Infrastructure for consideration and final approval. When approved the documents are returned to Council modified and sent for final gazettal.

Further comments have been received from –

1. The Department of Water for the incorporation of the Yalgoo Water Reserve as a special control area into the Shire of Yalgoo Local Planning Scheme for it to be consistent with the State Planning Policy 2.7 *Public Drinking Water Source Policy*. This policy has already been included but will need to be modified to reflect comments for the Department of Water.
2. The Heritage Commissions comments are as follows –

DRAFT TOWN PLANNING SCHEME NO. 2

The Draft TPS includes the standard heritage provisions from the Model Scheme Text, which we support.

THE DRAFT LOCAL PLANNING STRATEGY

Section 3.2 contains a list of heritage places in the Shire, and section 4.7 contains a list of "Community Facilities and Attractions". However there isn't a clear statement in the Strategy that Yalgoo's historic heritage places comprise a social, economic and environmental asset for the Shire. Section 4.7 for instance contains a concluding statement that "the major attraction is the wildflowers in the area", with no mention made for instance of the complementary attractions promoted in the Gascoyne-Murchison Outback Pathway (of which Yalgoo is an important part).

Both section 3.2 and 4.7 could be strengthened by inclusion of a statement on this theme. Also section 3.2 would benefit from:

- (a) clarifying the opening sentence which implies that 38 places are listed in the State Register (there are only 4; 38 places are in our database);*
- (b) affirming the Yalgoo Council's intention to protect all the places in the Municipal Inventory by entering them in a Heritage List pursuant to the scheme.*

We would encourage the creation of a Heritage List at the earliest opportunity, after the new scheme is gazetted. The current TPS No. 1 includes older-style heritage protection provisions, and a schedule of heritage places with only 8 places in it. Of course, these places will effectively be left without any protection during the period in which your new Heritage List remains empty.

VOTING REQUIREMENTS

Simple majority

OFFICER RECOMMENDATION/COUNCIL DECISION

C2008-1006 Shire of Yalgoo Local Planning Scheme No.2

Moved Cr D Morrissey, Seconded Cr L O'Connor

That Council resolves –

- i) To adopt the documentation relating to the Shire of Yalgoo Local Planning Scheme No.2 submissions as presented at the Shire of Yalgoo September and October 2008 Council meetings.**
- ii) To forward the appropriate copies of the scheme documentation and submissions lodged during the advertising period for consideration and final approval by the Minister of Planning and Infrastructure.**
- iii) That the Local Planning Scheme No 2 be adopted with modifications.**
- iv) Council authorise Council's officer Mr David Williams to act on Council's behalf to clarify any further points related to approval of the Scheme if and when they arise.**

Motion put and carried 5/0

11.2.3 UNITS – Cnr Shamrock and Stanley Streets

File:
Author: Niel Mitchell, CEO
Interest Declared: No interest to disclose
Date: 13 October 2008
Attachments: Floor plan of units Blue
Site plan of units
Townsite map

MATTER FOR CONSIDERATION

Consideration of relocation of 1, 2 or 3 units to alternate lots in the town, and alternatives.

BACKGROUND

The possibilities for relocation of several units on the corner of Shamrock and Stanley Streets, and housing options for the future has been discussed on a number of occasions. Council has previously requested that a report be prepared for consideration of possibilities.

STATUTORY ENVIRONMENT

Local Government Act 1995 –

- s.3.1 – Provides that the general function of the local government is to provide for the good government of persons in its district.

STRATEGIC IMPLICATIONS

Provision of staff housing

POLICY IMPLICATIONS

None

FINANCIAL IMPLICATIONS

Cost of relocation – construction and ancillary works

Budget allocation for relocation of units is \$200,000

Budget allocation for conversion of ATUs at units to septic tanks and new leach drains is \$25,000

CONSULTATION

Dave Williams, Environmental Health Officer

Martin Wheeler, Fleetwood Pty Ltd

Kinetic Transport

COMMENT

The possibility of separating the 6 units on the corner of Shamrock and Stanley Streets has been discussed informally from time to time, and in December 2007 it was also resolved to consider the construction of a caretaker's residence at the caravan park (C2007-1211).

The 6 units are all two bedrooms, and have minimal yard space. At the moment they are occupied by –

- 1 outside staff member,
- 2 admin staff,
- the CDO,
- 1 temporary occupant and
- 1 vacancy (outside staff member).

Comments from various staff, past and present, are that –

- the units are generally OK for one or two people, with a single child
- if more than one child is resident or visitors are staying over, the unit becomes very cramped
- they don't mind small yards, but because they are so small it does create some privacy issues, and noise problems with music or if there's a group
- too many Shire staff all in one area, particularly taking into account the two Shire houses opposite, near the Hall
- problems with smell and operation of the ATUs

There have been major problems with the Aerobic Treatment Units used instead of septic tanks due to the lack of space for leach drains. ATUs rely on mechanical assistance, and are not simply gravity fed, and therefore required periodic and general maintenance, and repairs are quite expensive. If no relocation of units is done, it is suggested that the ATUs be converted to septic tanks, and a small inexpensive and easy to replace submersible installed to pump the effluent water to new leach drains to be constructed in the adjoining park.

The discussions so far have been around the possibility of relocating one unit to the caravan park as a caretaker’s residence, and possibly two units to a different location, thereby spreading staff out from the concentration on one corner, resulting in more yard space for each unit remaining as well as those that are relocated. Relocation of three units, would also mean that option of extending all 6 units to 3 bedroom residences in time, subject to health and town planning restrictions.

Should additional units be considered for relocation, the most suitable site may be to Lot 68 Stanley Street, opposite the Deputy CEOs residence. If the rights of way between Lot 68 and lots 39-41 on the north side towards Selwyn St (WA Police Service), and over the back towards Campbell St (Lot 43 owned by the Mardu Corporation) were closed and incorporated into Lot 68 resulting in several benefits –

- slightly increased area for Lot 68, if a duplex is to go onto the Lot
- improved security and privacy for Lot 68 and the Police residences and Station

The units to be relocated will need disconnection from services, siteworks such as removal of concrete, and building works such as removal of verandahs for reinstallation later, before they can be lifted.

If the units are occupied, provision will need to be made for at least 4-6 weeks alternate accommodation for the resident, and storage of their furniture and household goods.

If 3 units are to be shifted, it is suggested that the units to relocate would be –

- 18A (corner) – as there has been issues with the pad and slab
- 18B (middle, front)
- 19B (middle, back)

This would allow the option of 2 bedroom extensions to each of the three remaining units in time, each with more yard than now, but still relatively compact.

However, if only two units are to be shifted, it is suggested that the units should be

- 18A (corner) – as there has been issues with the pad and slab
- 19A (Stanley St)

allowing an extension to each of 18B and 19B in time if desired, and leaving 18C and 18D as 2 bed units with very small yards.

Budget allocation are –

- relocation of units is \$200,000
- conversion of ATUs at units to septic tanks and new leach drains is \$25,000 (not factored into the estimates below)

PRELIMINARY Estimates for Relocation –	To Caravan Park	To Lot 68 Gibbons St	
	Unit 18A	Unit 18B	Unit 19B
Siteworks to lift and relocate - remove fences concrete etc	8,000	8,000	8,000
Building works prior to relocation - disconnect services etc	6,000	6,000	6,000
Alternate accommodation allowances – - 3 x \$300 x 6 weeks	5,500	5,500	5,500
Rehab, fencing, restoration after removal	4,000	3,000	3,000
Siteworks new locations	4,000	3,000	3,000

Power, water, phone connections - fees and contractors	2,500	4,000	4,000	
Septic tanks and leach drains and plumbing connections rock-breaking by Shire	8,000 5,000	10,000 5,000	10,000 5,000	C/Park – to join in existing line
Lift and relocate Mob/demob allowance	5,000 10,000	5,000	5,000	Lift alone – approx. \$2,000 each half unit mob/demob whether 1 or multiple units
Shed and floor	15,000 (2 bay)	4,000 (garden)	4,000 (garden)	C/Park – store c/park equip & materials etc also
Patio / verandah concrete / re-build - labour	5,000 3,000	5,000 3,000	5,000 3,000	\$400/m ³ .
Driveway - concrete - labour	2,000 1,500	2,000 1,500	2,000 1,500	\$400/m ³ .
Boundary fencing and gates - labour	3,000 1,500	3,000 2,000	3,000 2,000	
Landscaping and reticulation - labour	3,000 2,000	3,000 2,000	3,000 2,000	
Electrical connections	3,000	4,000	4,000	
Termite treatments	3,000	3,000	3,000	
Sub-total	100,000	82,000	82,000	

PRELIMINARY Estimates for Extension – Additional	To Caravan Park		To Lot 68 Gibbons St		
	Unit 18A	Unit 18B	Unit 18B	Unit 19b	
Additional siteworks	3,000	3,000	3,000	3,000	
Extension for bedrooms/offices - rough estimate only by Fleetwood	85,000	85,000	85,000	85,000	
Transport – guess	15,000	15,000	15,000	15,000	
Air-con units (3)	10,000	10,000	10,000	10,000	8 kW + 2.6 kW units
Window treatments	2,000	2,000	2,000	2,000	
BCITF - est	300	300	300	300	0.02% of cost
Sub-total	120,300	120,300	120,300	120,300	

ESTIMATED TOTAL	220,300	202,300	202,300
-----------------	---------	---------	---------

Exclusions (per unit to be relocated) –

- Rain-water tanks 2,000
- Contingency 25,000

Given the cost of relocating a unit to the Caravan Park, and extending, it is suggested that Council would be better served by either –

- making provision for a new 3 bed residence to be built in the 2009-10 Budget.
- re-allocating the funds in this years Budget, and calling tenders for the provision of a 3 bedroom home at the Caravan Park

A new residence may cost more than to relocate and extend a unit, but has the advantage of increasing Council’s staff housing stock by an additional residence, but as a 2 load rather than 3 load as the houses currently being completed are, I would expect the cost to be of a similar order of magnitude. However, as

noted in discussion with the EHO below, once possible sale of a unit is factored in, it may end up a cheaper option.

Depending on the option chosen, relocation and possible extension of two units (18A and 19A), and possible extension of 2 units (18B and 19B) remaining on the current site could be considered in various stages either this year, 2009-10 or the following years. Units 18C and 18D would remain as is, essentially as one or two person units.

Possible options for a new residence, relocation, and extension of units could be as follows –

Relocation –

	Option 1		Option 2		Option 3	
Purpose built C/Park Caretaker residence	1	2008-09	2	2009-10	3	2010-11
Relocate 18A and 19A	2	2009-10	1	2008-09	1	2008-09
Extensions 18A and 19A in new location	3	2010-11	3	2010-11	2	2009-10
Extensions 18B and 19B in current locations	4	2011-12	4	2011-12	4	2011-12

As there are firms which specialise in the relocation of houses, and their re-establishment, tenders could be called for this work.

After discussion with the EHO, he noted that he considers the estimates given above, are probably high.

The EHO also commented that that with the cost of the two new 4 bedroom houses being \$222,000 approx. delivered to site (excluding siteworks, finishing etc), that a two load three bedroom residence would probably be in the order of \$170,000 to \$180,000, plus siteworks and finishing etc of approx. \$50,000 to \$60,000. If a unit was sold as is where is, to be relocated by the purchaser, it may bring in about \$50,000.

This may therefore be a cheaper option than relocating a unit, and would allow the resident to remain where they are until the new house was ready for occupancy. It also has the benefit that the residences are designed as 3 bed houses, rather than a two bedroom unit with an extension.

Rough estimates for this possibility are –

Provision of new three bedroom residence to site	\$180,000
Siteworks, plumbing, finishing etc	60,000
LESS sale of a unit	<u>(40,000)</u>
Net estimated cost	\$200,000

As the works crew has limited time availability, if separate tenders were to be called for both the following options, Council can then compare the costs, and accept or decline any or all tenders –

- relocation of 2 units, and
- the provision of a 3 bed residence at the caravan park,

The questions Council needs to consider include –

- i) should units be relocated, and if so, which ones to where?
- ii) should a residence, either relocated or new, be located at the Caravan Park?
- iii) would the more advantageous option be to construct new houses/duplex at the preferred locations and sell the units as is, where is?
- iv) Improvements/increase to staff housing stock over coming years

Improvements to housing stock, and increasing the size of houses is no guarantee of bringing families to town, however, it does provide better opportunity for those with families to consider Yalgoo.

VOTING REQUIREMENTS

Simple majority

OFFICER RECOMMENDATION 1/COUNCIL DECISION

C2008-1007 Construction and relocation of Housing - program

Moved Cr DP Morrissey, Seconded Cr DJ Grey

That the following program for construction and relocation of housing be adopted, and reviewed during each Budget process –

- | | |
|----------------|---|
| 2008-09 | either – (a) new residence at Caravan Park or (b) relocate Units 18A and 19A |
| 2009-10 | option not taken up in 2008-09 |
| 2010-11 | extend and modify 2 units to be 3 bedrooms |
| 2011-12 | extend and modify other 2 units to be 3 bedrooms |

Motion put and carried 4/1

VOTING REQUIREMENTS

Simple majority

OFFICER RECOMMENDATION 2/COUNCIL DECISION

C2008-1008 Relocation of Units 18A and 19A to Lot 68 Gibbons Street

Moved DJ Grey, Seconded DP Morrissey

That Lot 68 Gibbons Street be the preferred site for the relocation of units 18A and 19A, or construction of new 3 bedroom duplexes.

Motion put and carried 4/1

VOTING REQUIREMENTS

Simple majority

OFFICER RECOMMENDATION 3

That –

- action commence to close the right of way between Lot 68 Gibbons Street and Lots 38 to 40 (WA Police Service), and
- subject to the agreement of the Police Service, the closed portion be incorporated into Lot 68.

COUNCIL DECISION

C2008-1009 Close of the rights of way adjoining Lot 68 Gibbons Street

Moved DP Morrissey, Seconded TK Iturbide

That –

- **action commence to close the right of way between Lot 68 Gibbons Street and Lots 38 to 40 (WA Police Service), and**
- **subject to the agreement of the Police Service, the closed portion be incorporated into Lot 68.**
- **action commence to close the right of way between Lot 68 Gibbons Street and Lot 43 Campbell Street (Mardu Corporation), and**
- **subject to the agreement of the Mardu Corporation, the closed portion be incorporated into Lot 68.**

Motion put and carried 5/0

REASON FOR VARIATION

To include the closure of the right of way between Lot 68 and Lot 43.

VOTING REQUIREMENTS

Absolute majority

OFFICER RECOMMENDATION 4/COUNCIL DECISION

C2008-1010 Tenders – relocation of Units or provision of new residence

Moved TK Iturbide, Seconded D Morrissey

That tenders be called–

- i) to lift, relocate, re-establish units 18A and 19A to Lot 68 Gibbons St**
 - ii) for the provision of a new 3 bedroom residence at the caravan park**
- no tender necessarily accepted.**

Motion put and carried by absolute majority 5/0

11.2.4 COMMUNITY DEVELOPMENT OFFICER’S REPORT

File: n/a
 Author: Rebecca Cowell – CDO
 Interest Declared: No interest to disclose
 Date: 9 October 2008
 Attachments: Map

MATTER FOR CONSIDERATION
 Activity report 15 September to 13 October 2008

15th September – 13th October

Week 1	Met with Craig Turley from OZ Minerals, will continue to liaise with him on issues in the community that OZ Minerals can assist with. Started the organising of the Halloween Party to be held on the 31 st of October Started organising Girls Night In Even for women in the community.
Week 2	Restarted the community calendar, it will be included as an attachment in the Yalgoo Bulldust Produced several flyers for advertising in the Yalgoo Bulldust Emu Cup meeting Preparing for the school holiday program Shopping in Geraldton for equipment for activities for activities and events
Week 3	School Holiday Program Commenced Meeting with Sondra regarding the Emu Cup and the lack of attendance at the last Cup Committee Meeting
Week 4	School Holiday Program continues Meeting with Kerri Doyal from the Geraldton Combine Universities regarding running the Mental Health First Aid workshop in Yalgoo next month. Meeting with Brianna Higgens from FASCIA to discuss funding and reporting for Yalgoo. Healthy Community Meeting held at the Shire Hall.

Future Commitments/Events:

- 17th October – Movie Nights commence and will be run on a fortnightly basis
- 23rd October – Girls night In at to be held at the Hall, to raise money for cancer research.
- 31st October – Halloween Party at the Hall
- 8th November – Emu Cup

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION/COUNCIL DECISION

C2008-1011 Community Development Officer’s Report

Moved Cr DP Morrissey, Seconded Cr DJ Grey

That the Community Development Officer’s report to the 13th October be received.

Motion put and carried 5/0

11.3 FINANCE

11.3.1 FINANCIAL ACTIVITY STATEMENTS – SEPTEMBER 2008

File:
 Author: Violet Rowe, Deputy Chief Executive Officer
 Interest Declared: No interest to disclose
 Date: 13 October 2008
 Attachments: Financial Activity Statements for September 2008
 Balance Sheet
 Income Statement Detail
 Income Statement by Nature & Type
 Income Statement Summary
 Actual vs Budget
 Trust Balance Sheet (all green)

MATTER FOR CONSIDERATION

Council to consider adopting the monthly financial statements for September 2008.

BACKGROUND

Amendments to the Local Government (Financial Management) Regulations 1996 that were gazetted on 20 June 2008 and became effective from 1 July 2008 have resulted in regulations 34 and 35 relating to monthly financial reports and quarterly/triennial financial reports being repealed and substituted with a new regulation 34. The new regulation 34 requires that local government report on a monthly basis and prescribes what is required to be reported with the intention of establishing a minimum standard across the industry.

STATUTORY ENVIRONMENT

Local Government Act 1995

Section 6.4—Specifies that a local government is to prepare such other financial reports as are prescribed.

Local Government (Financial Management) Regulations 1996

Regulation 34 states:

(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 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);
- (e) the net current assets at the end of the month to which the statement relates.

Sub regulations 2, 3, 4, 5 and 6 prescribe further details of information to be included in the monthly statement of financial activity.

Changes to the Local Government(Financial Management) Regulations 1996 come into effect on 1 July

STRATEGIC IMPLICATIONS

None

POLICY IMPLICATIONS

Policy 4.9—Provides that as a base standard for preparation of monthly statements, staff are to prepare a Profit & Loss Vs Actual Report and make comment of items of a 10% variance or \$5,000 from the previous month.

FINANCIAL IMPLICATIONS

Reports showing year to date financial performance allow monitoring of actual expenditure, revenue and overall results against budget targets.

CONSULTATION

None

COMMENT

None

VOTING REQUIREMENTS

Simple majority

OFFICER RECOMMENDATION / COUNCIL DECISION

C2008-1012 Financial Activity Statements

Moved Cr LJ O'Connor, Seconded Cr TK Iturbide

That Council adopt the financial statements for the period ending 30 September 2008, as attached.

Motion put and carried 5 / 0

11.3.2 ACCOUNTS PAID DURING THE MONTH OF SEPTMEBR 2008

File: N/A
Author: Violet Rowe, Deputy Chief Executive Officer
Interest Declared: No interest to disclose
Date: 13 October 2008
Attachments: EFT & Cheque Detail for September 2008 (green)

MATTER FOR CONSIDERATION

Authorisation of accounts paid during the month of September 2008

BACKGROUND

Accounts paid are required to be submitted each month.

STATUTORY ENVIRONMENT

Local Government (Financial Management) Regulations 1996

Reg 13(1)–Requires that where the Chief Executive Officer has delegated power to make payments from the Municipal or Trust funds a list of accounts paid is to be prepared each month.

STRATEGIC IMPLICATIONS

None

POLICY IMPLICATIONS

None

FINANCIAL IMPLICATIONS

Payment from Council's Municipal Account

CONSULTATION

None

COMMENT

Payments made during the month of September 2008 as per attached schedule.

VOTING REQUIREMENTS

Simple majority

OFFICER RECOMMENDATION/COUNCIL DECISION

C2008-1013 Accounts Paid During the Month

Moved Cr LJ O'Connor, Seconded Cr DP Morrissey

That:

- 1. The Cheque Detail of payments covering vouchers EFT 1-47 \$ 253,906.60 paid during the month of September 2008, be received;**
- 2. Cheque payments covering cheque numbers 10872-10924 \$22,608.28 paid during the month of September 2008, be received; and**
- 3. Salaries and Wages totalling \$ 49,421.08 paid during the month of September 2008 be received.**

Motion put and carried 5 / 0

11.3.3 DEPRECIATION RATE TO BE SET FOR INFRASTRUCTURE OTHER

File:
Author: Violet Rowe, DCEO
Interest Declared: No interest to disclose
Date: 16 September 2008
Attachments: none

MATTER FOR CONSIDERATION
Depreciation rate adoption for other infrastructure

BACKGROUND
No depreciation rate has been adopted for Infrastructure Other in the 2008/2009 budget.

STATUTORY ENVIRONMENT
Local Government Act 1995 –
- Section 6.2–Requires that each year a local government prepare and adopt an annual budget.
Financial Management Regulations –
- r.4 and r.5A – Local governments to comply with Australian Accounting Standards
Aust Accounting Standard 116 'Property, Plant & Equipment' and depreciation is discussed at paragraphs 43 to 62.

STRATEGIC IMPLICATIONS
Nil

POLICY IMPLICATIONS
None

FINANCIAL IMPLICATIONS
No cash impact, but required for compliance for accounting standards.

CONSULTATION
Caroline Craig, Accountant, Haines Norton

COMMENT
Under the Local Government Act and associated regulations, compliance with the Australia Accounting Standards is mandatory. There is currently no depreciation rate set for Infrastructure - Other. Haines Norton recommends the mid-point depreciation rate for the Mid West of 2%.

VOTING REQUIREMENTS
Simple majority

OFFICER RECOMMENDATION/COUNCIL DECISION

C2008-1014 Depreciation Rate for Infrastructure

Moved Cr DP Morrissey, Seconded Cr DJ Grey

**That the depreciation rate of 2% be adopted for the asset class of Infrastructure – Other
Motion put and carried 5/0**

11.3.4 FOOTPATH GRANT – Matching funding requirement

File:
Author: Niel Mitchell, CEO
Interest Declared: No interest to disclose
Date: 14 October 2008
Attachments: none

MATTER FOR CONSIDERATION

To consider the additional funding required for construction of footpaths.

BACKGROUND

For some years, the Shire has sought funding for the construction of footpaths in the town. Grant funding of \$39,000 was approved and included in the 2008-09 Budget.

STATUTORY ENVIRONMENT

Local Government Act 1995 –

- s.6.8 – authorisation required for amounts not included in Budget

STRATEGIC IMPLICATIONS

Nil

POLICY IMPLICATIONS

None

FINANCIAL IMPLICATIONS

Transfer of allocation of \$38,000 from one Budget provision to another.

CONSULTATION

None

COMMENT

Following notification of approval of a grant of \$39,000 in June 2008, the funding was included in the 2008-09 Budget.

However, the funding is on the basis of \$ for \$, requiring Council to also contribute at least \$39,000, in order to gain the maximum grant. Provision was made for capital expenditure of \$40,000, a shortfall of \$38,000 in required funding from the Shire's own resources.

The Budget makes provision of \$50,000 for the purchase of Lot 217 from Main Roads WA, however, MRWA have advised that they now wish to retain the property for the time being. This funding is from Council's own resources and is not from Reserve Funds.

Accordingly it is suggested that a portion of this allocation be used to fund the shortfall required for the construction of the footpaths.

VOTING REQUIREMENTS

Absolute majority

OFFICER RECOMMENDATION/COUNCIL DECISION

C2008-1015 Footpath Grant

Moved Cr LJ O'Connor, Seconded Cr TK Iturbide

That the provision for the purchase of Lot 217 from Main Roads WA be reduced by \$38,000 and the allocation transferred to the provision for construction of footpaths, increasing the budget expenditure for that project to \$78,000.

Motion put and carried by absolute majority 5/0

11.3.5 RURAL HEALTH WEST – Membership invitation

File:
Author: Niel Mitchell, CEO
Interest Declared: No interest to disclose
Date: 14 October 2008
Attachments: copy of brochure Sand

MATTER FOR CONSIDERATION

To consider invitation to ordinary corporate membership of Rural Health West

BACKGROUND

Rural Health West was previously known as WA Centre for Rural and Remote Medicine, and was essentially a division of University of WA

STATUTORY ENVIRONMENT

Local Government Act 1995 –

- s.3.1 – Provides that the general function of the local government is to provide for the good government of persons in its district.

STRATEGIC IMPLICATIONS

Nil

POLICY IMPLICATIONS

None

FINANCIAL IMPLICATIONS

Membership fee of \$1,000.

CONSULTATION

None

COMMENT

As WACRRM, the organisation had been established by the University of WA, and was closely linked to their School of Medicine.

Curtin and Edith Cowan Universities had a role in WACRRM due to the Nursing courses run by each of them, as did Notre Dame University, since they were also running a medical degree course. Funding was largely Federal and State Governments and UWA, with other contributions from local government, industry and interested people.

As a result of this, and the involvement of other agencies such as WALGA, a review was conducted by State Parliament. One of the findings of the review was that WACRRM should be independent from UWA, so as to fairly include the other tertiary institutions.

Consequently, WACRRM became Rural Health West, an independent private company, with a Board elected by the membership. RHW has the same basic aims as WACRRM, as noted on the attachment. A large part of their role is advocacy for rural health issues, in the main, as they relate to general practice.

There is a budget provision of \$1500 in the 2008/2009 budget for member's donations to be made, of which only minor amounts have been used to date. This allowance is at the discretion of members of Council.

VOTING REQUIREMENTS

Simple majority

OFFICER RECOMMENDATION / COUNCIL DECISION

C2008-1016 Rural Health West

Moved Cr LJ O'Connor, Seconded Cr DJ Grey

That Council does not take up the offer of membership with Rural Health West.

Motion put and carried 5/0

11.4 ADMINISTRATION

11.4.1 CEO – ACTIVITY REPORT – October 2008

File: N/A
 Author: Niel Mitchell, CEO
 Interest Declared: No interest to disclose
 Date: 13 October 2008
 Attachments: None

Use of Common Seal

10 October Purchase of Lots 217 and 49 as previously authorised by Council

Use of Delegated Authority not elsewhere reported

6 October Delegation 2.2 – Tenders
 Approved Greenfield Technical Services to call tenders –

- Pavement repairs (Yalgoo-Ningham Road)
- Supply, spray and cover seal (Ningham and Morawa Roads)
- Supply and deliver sealing aggregates (Ningham and Morawa Roads)

Murchison Executive Group

On 23 September, the CEOs from 5 of the 6 Murchison Shires met to discuss issues common to the Shires. Invitations will in future also be extended to the CEOs of Mullewa and Wiluna to attend. Matters raised included –

- CASA airport security requirements
- WALGA SSS Report
- Zero Waste Management, and possibilities for cooperation or joint services
- law and order issues, particularly under resourcing of Mt Magnet
- nominee of a Zone CEO to the Mid West Gascoyne Human Service Regional Managers Group to change from Bill Atkinson of Sandstone to Niel Mitchell, CEO Yalgoo
- Royalties for Regions and Murchison priorities

The purpose of the Group is to focus on the administrative and operational, not lobbying or political as this is seen to be a function of the individual Shires and of the Murchison Country Zone.

Paynes Find

From two different sources recently, I have heard that Paynes Find may (I stress, may) have quite significant exploration and mining activity in the area within the next 5-6 years. This will clearly be subject to much consideration by the various companies and Federal and State Governments. However, Council needs to be aware that there could be a large increase in population and expectations from that part of the Shire, and therefore demand on services.

Perhaps one of the most important things to consider in the near to middle future, is the creation of a formal townsite of Paynes Find, and then implement a Local Planning Scheme amendment. This would enable Council to control development in the area better, perhaps requiring companies to establish their camps in Paynes Find itself, so as to better manage and develop facilities.

Mt Gibson Mining – Extension Hill

Documents for the Road Access Agreement and Public Benefit Agreement have been signed by Mt Gibson, and a copy returned for our records.

Meetings

23 September With other Murchison CEOs re MRWA Term Network Contracts, and regional matters, in Mt Magnet
 30 Sep-3 Oct Annual leave
 2 October John Phillips and Simon White, Workplace Solutions, WA Local Government Assoc.
 10 October Brianna Higgins, Dept of Families, Housing, Children’s Services and Indigenous Affairs and Geraldton Indigenous Co-ordination Centre re HCP with Rebecca Cowell
 13 October Wayne McDonald, Mid West Development Commission re Arts in the region

13 October Emma Solberg, Office of Crime Prevention re Yalgoo Crime Prevention Plan
13 October HCP Meeting

Future meetings –

15-17 October LGMA Conference
22 October Mid West Gascoyne Human Service Regional Managers Group in Geraldton, deputy for Bill Atkinson, CEO Sandstone
TBC With other Mid West CEOs, meeting with DPI regarding capturing social benefit from mining – following on from 1 August meeting (to be confirmed)
3-5 November with DCEO and Rates Officer, Bush Fire training courses
14 November Murchison Country Zone WALGA – Cue
17 November Northern Wheatbelt Health Scheme Mtg in Morawa

VOTING REQUIREMENTS

Simple majority

OFFICER RECOMMENDATION / COUNCIL DECISION

C2008-1017 CEOs Report

Moved Cr DE Anderson, Seconded Cr DP Morrissey

That the CEO's Activity Report to 14 October 2008 be received.

Motion put and carried 5/0

11.4.2 MURCHISON COUNTRY ZONE – November Meeting

File:
Author: Niel Mitchell, CEO
Interest Declared: No interest to disclose
Date: 14 October 2008
Attachments: none

MATTER FOR CONSIDERATION

To consider a recommendation to be made to the Zone

BACKGROUND

The MCZ meets in Cue every six months, with policies and government agencies in attendance. The next meeting is due to be held on Friday 14 November.

STATUTORY ENVIRONMENT

Local Government Act 1995 –

- s.3.1 – Provides that the general function of the local government is to provide for the good government of persons in its district.

STRATEGIC IMPLICATIONS

None

POLICY IMPLICATIONS

None

FINANCIAL IMPLICATIONS

None

CONSULTATION

None

COMMENT

Over the past several years, there has been a noticeable increase in cooperation between the Zones, supporting each other in matters such as the Grain Freight Infrastructure Study, etc.

This is also evident within the MCZ, through links with the Great Eastern Country Zone, and requesting adjoining Shires to raise issues within their respective Zones. An example of this is the request to Morawa to raise the matter of local governments being able to charge a fee for approval to use roads by permit vehicles. There are often issues of inter-regional interest, where the Zones currently work in isolation.

It is apparent that some sort of facility that would enable the various Zones and interested Councils to be informed of what is going on in other areas would be highly desirable. The best quickest and easiest way for this to occur would be for WALGA to provide space on their website for each Zone to post their Agendas/Minutes, should they desire to do so. Zones already send their minutes to WALGA, so there is no extra work involved for the Zones, and minor effort on the part of the IT personnel in WALGA. In this way, they can be accessed at any time by any interested person. Support of important initiatives, and information as to concerns and directions would be greatly enhanced.

Such an initiative also ties in with the SSS Report which strongly encourages regional and inter-regional cooperation.

VOTING REQUIREMENTS

Simple majority

OFFICER RECOMMENDATION / COUNCIL DECISION

C2008-1018 Murchison Country Zone Meeting

Moved Cr TK Iturbide, Seconde Cr LJ O'Connor

**That the following recommendation be submitted to the Murchison Country Zone of WALGA –
*That the Murchison Country Zone request WA Local Government Association to make available facilities on their website for Zones to have their Agendas and/or Minutes posted, so that regional cooperation is enhanced and information, particularly between Zones, can be shared and accessed more readily.***

Motion put and carried 5/0

11.4.3 END OF YEAR ARRANGEMENTS – Meeting, Function, Shut Down

File:

Author: Niel Mitchell, CEO

Date: 6 October 2008

Interest Declared: Staff member benefitting from any function held

Attachment: Nil

MATTER FOR CONSIDERATION

To confirm date for the last Council Meeting of 2008, consider arrangements for Christmas Function and Shire shutdown over Christmas.

BACKGROUND

In previous years, Council has chosen to hold the December ordinary meeting earlier than usual, to accommodate the Christmas break and allow staff to travel in an off peak period.

Council has often coincided its last meeting in December with a function for members, staff and their associated families at the conclusion of the last Council Meeting.

The Shire has a shut down period over the Christmas New Year break, and staff use a combination of public holidays, RDOs and annual leave during this period.

STATUTORY ENVIRONMENT

None

STRATEGIC IMPLICATIONS

None

POLICY IMPLICATIONS

None

FINANCIAL IMPLICATIONS

There is an allowance in the 2008–09 Budget for receptions. This allowance is at the discretion of members of Council.

CONSULTATION

None

COMMENT

In 2007 –

- the last Council meeting for the year was on Tuesday, 18 December 2007
- the function held that night following Council Meeting, at the Old Railway Station –
 - o commencing at 6.30pm.
 - o Councillors, staff, members of committees, their spouse/partner and immediate family under the age of 12 were invited
 - o cost – catering limited to \$1,200, refreshments to \$800
 - o invitations to immediate past councillors
- the shutdown was from finish of work on Thursday 20 December 2007, being the last day of school, recommencing Monday 7 January

The most appropriate date for finishing work for the break is the final day of School, which is Thursday 18 December 2008.

At this time the December Meeting of Council is also due to be held on Thursday, 18 December 2008. However, if the function is to be held on the same night that work is due to finish for the break, some staff may prefer to get away early on the break. In view of this, it may be appropriate to hold the Meeting and function on the Tuesday, 16 December, or Wednesday, 17 December 2008. Regardless, of date chosen, it makes sense for both the Meeting and function to be held the same day.

Some staff will be rostered on during the shutdown period to attend to rubbish, general repairs and maintenance in town. In January 2008, return to work was staggered somewhat, as several staff took additional days leave, and at least one, did not return to work, having found alternate employment.

I do have some concerns with leaving the office unattended for 2½ weeks, although it is actually only 7 working days. While nothing overly urgent occurred during the shutdown 12 months ago, there is always the possibility.

I will be discussing with office staff the possibility of one or two working for at least part of this period to the 23 December 2008, so that at minimum, the phones are attended and anything urgent can be dealt with, or a senior officer contacted if necessary.

VOTING REQUIREMENTS

Simple majority

OFFICER RECOMMENDATION

That –

- a) the Ordinary meeting of Council be held on Tuesday, 16 December 2008,
- b) a Shire end of year function held that night following Council Meeting, at the Old Railway Station –
 - commencing at 6.30pm,
 - current Councillors and those retired or resigned in the past 12 months, staff, members of committees, their spouse/partner and immediate family under the age of 12, be invited,
 - invitations to councillors, and,
- c) the Shire shutdown for all staff, be from the finish of work on Thursday 18 December 2008, recommencing Monday, 5 January 2009,
- d) subject to the availability of staff, the CEO to arrange for the office to be open to 23 December 2008.

COUNCIL DECISION

C2008-1019 End of the Year Arrangements

Moved Cr DP Morrissey, Seconded Cr LJ O'Connor

That –

- a) **the Ordinary meeting of Council be held on Tuesday, 16 December 2008,**
- b) **a Shire end of year function held that night following Council Meeting, at the Old Railway Station –**
 - **commencing at 6.30pm,**
 - **current Councillors and those retired or resigned in the past 12 months, staff, members of committees, their spouse/partner and immediate family under the age of 12, be invited,**
 - **costs estimated at \$ 1,300 for catering and refreshments at \$ 900,**
- c) **the Shire shutdown for all staff, be from the finish of work on Thursday 18 December 2008, recommencing Monday, 5 January 2009,**
- d) **subject to the availability of staff, the CEO to arrange for the office to be open to 23 December 2008.**

Motion put and carried 5/0

REASON FOR VARIATION

Correction to 3rd dot point of (b) and to stipulate estimated costs

ADJOURNMENT

The meeting adjourned at 2.36pm and resumed at 2.52pm with all in attendance before the adjournment being present.

11.4.4 YALGOO NURSING POST (referred)

Requested by: Cr Don Anderson
File: M2-3 and R10-112
Author: Niel Mitchell, CEO
Interest Declared: No interest to disclose
Date: 19 September 2008
Attachments: none

MATTER FOR CONSIDERATION

This matter was deferred to the October Council meeting by decision of Council.

Cr Anderson has requested that the possible rental of Lot 27 Stanley Street to the Health Department be re-considered.

BACKGROUND

The matter was previously put before Council at the August 2008 and September 2008 Meetings.

STATUTORY ENVIRONMENT

Local Government Act 1995 –

- s.3.1 – Provides that the general function of the local government is to provide for the good government of persons in its district.

STRATEGIC IMPLICATIONS

None

POLICY IMPLICATIONS

None

FINANCIAL IMPLICATIONS

Rental income if approved.

CONSULTATION

None

COMMENT 1 (from September Council Meeting)

Cr Anderson has requested that this matter be considered by Council again. At the August 2008 Council Meeting it was reported –

In considering rental of the house to the MWHR, Council needs to be aware of several matters –

- *although two new houses are due in the very near future, the only unoccupied accommodation is now one of the six units, which will be required for the PA,*
- *the unit that Greg Daniel is occupying will not become available until January 2009,*
- *several staff have enquired about availability of the house.*

The MWHR are keen to explore possibilities for the development and improvement of facilities in Yalgoo, but are unable to commit to construction or a long term arrangement without definite proposals. These options will take time to prepare, but in the meantime, they do wish to improve the arrangements for the Community Nurse.

Following discussion and negotiation with the Mid West Health Region, it has been agreed (subject to final confirmation by Council), that –

- *the house would be rented from the Shire for an initial period of 2 years,*
- *rent amount is \$155 per week, being the market rental as assessed by Ray White Real Estate Geraldton*
- *the rent would be fixed for the initial 12 months of the rental, to be reviewed at the end of this time for the concluding 12 months*
- *rental agreement as per the Residential Tenancies Act*
- *the Health Dept to be responsible for the maintenance of the grounds and out-goings (power, water, phone etc)*

During this 2 year period, the Shire and the MWHR have the opportunity to discuss –

- *future of the current Nursing Post to be determined by Health Dept,*

- refurbishment of the existing Nursing Post or development of a new Nursing Post and/or accommodation, to be negotiated between Health Dept and Shire, if identified,
- long term lease/rent of the house to be considered, based on outcomes of the above points.

In regards to a long term arrangement (say 15-20 years), the main issue identified at this time to be addressed, is that the Health Department does not end up paying for a Shire asset. That is, any lease or rental will need to take into account that if a capital component is included in the agreement, then the Health Dept would require equity in the asset in their favour, to be recognised and provided for.

Subject to this, they are very interested in pursuing possibilities for a partnership, and accept the principle of cost neutrality to the Shire as outline in Point 2 of the April 2008 resolution.

The recommendation and subsequent amendments at the August 2008 meeting, was lost when put to the vote. The effective motion that was lost was –

That –

- Lot 27 Stanley Street be rented to the Health Department for an initial period of one year,
- the commencing rent amount be \$300 per week,
- the rent be fixed for the initial 6 months of the period, to be reviewed at that time for the concluding 6 months
- the rental agreement be as per the Residential Tenancies Act
- the Health Dept to be responsible for the maintenance of the grounds and out-goings (power, water, phone etc)

Reference was made to the Department of Local Government as to whether further consideration of this matter constitutes a revocation of a resolution of Council made at the August Meeting. DLGRD advised that as the previous motion was defeated, rather than carried, that there is not a resolution to be revoked. It constitutes withholding approval for the lease, rather than directing that a lease not be considered. DLGRD did suggest that revocation requirements be followed as possible.

The only variation of note to the previous report is that all accommodation is now occupied, as Mrs Christine Massage has been appointed to PA / Executive Support Officer. She and her family will be taking up residence at Unit 18B Shamrock Street on or about 24 September 2008.

The new houses on Henty and Campbell Sts should be ready for occupancy within the next couple of weeks.

COMMENT 2

This matter was deferred to the October Council meeting by decision of Council. The procedural motion *that the matter lie on the table* takes precedence over discussion of the matter before Council at that time.

Mr Shane Matthews and Ms Victoria Thomas are to meet with Council early in the meeting to discuss this matter and possible option for a future Nursing Post and/or residence.

As the Members Recommendation was moved and seconded, it remains before Council for consideration.

VOTING REQUIREMENTS

Simple majority

MEMBER RECOMMENDATION/COUNCIL DECISION

C2008-1020 Accommodation – Yalgoo Nursing Post

Moved Cr DE Anderson, Seconded Cr LJ O'Connor

That –

- **Lot 27 Stanley Street be rented to the Health Department for a period of 1 year,**
- **the rent amount be \$200 per week,**
- **the rental agreement be as per the Residential Tenancies Act,**
- **the Health Dept to be responsible for the maintenance of the grounds and out-goings (power, water, phone etc).**

Motion put and carried 4/1

12. NOTICE OF MOTIONS

12.1 PREVIOUS NOTICE RECEIVED

None

12.2 FOR CONSIDERATION AT THE FOLOWING MEETING

C2008-1021 Nursing Post - Options

Moved Cr TK Iturbide, Seconded Cr DE Anderson

That CEO to investigate possibility of construction of a Nursing Post in co-operation with the Mid West Health Region, and report to Council as soon as possible.

Motion put and carried 5/0

13. URGENT BUSINESS

As permitted by resolution of the Meeting

C2008-1022 Admission of Urgent Business

Moved Cr LJ O'Connor, Seconded Cr DJ Grey

That the following matters be admitted for consideration –

- 13.1 Murchison Country Zone – Local Government Act Amendment**
- 13.2 Crosslands Resources – Liaison Group**
- 13.3 Meekatharra Zone Control Authority – Nominations**
- 13.4 Write Off – Sundry debtors**
- 13.5 Recreation Facilities – Architectural Services**
- 13.6 Yalgoo St Johns Ambulance Sub-Centre**
- 13.7 Northern Wheatbelt Health Scheme**

Motion put and carried 5/0

13.1 MURCHISON COUNTRY ZONE – Local Government Act amendment

File:
Author: Niel Mitchell, CEO
Interest Declared: No interest to disclose
Date: 21 October 2008
Attachments: none

MATTER FOR CONSIDERATION

To consider a recommendation to be made to the Murchison Country Zone

BACKGROUND

The MCZ meets in Cue every six months, with parliamentarians and government agencies in attendance. The next meeting is due to be held on Friday 14 November.

STATUTORY ENVIRONMENT

Local Government Act 1995 –

- s.5.38 – Requires all staff employed for a term of more than 1 year to be reviewed for each year of employment.

STRATEGIC IMPLICATIONS

None

POLICY IMPLICATIONS

None

FINANCIAL IMPLICATIONS

None

CONSULTATION

None

COMMENT

At the recent LGMA Conference, the Minister for Local Government, Hon. John Castrilli MLA, noted that a review of the Local Government Act is being commenced.

Currently, the Local Government Act s.5.38 stipulates –

The performance of each employee who is employed for a term of more than one year, including the CEO and each senior employee, is to be reviewed at least once in relation to every year of the employment.

This means that a formal appraisal has to be carried out, whether the task is useful or not, and regardless of whether or not the employee has any desire to seek greater opportunities.

For most employees, their performance is monitored and closely overseen on a day to day basis. The adequate performance of their work is immediately assessable, and any corrective action taken on the spot. For instance, an outside worker either carries out their given tasks properly each day, or not, in the same way that an office member either finishes what is required of them that day or not. Their performance is the responsibility of their immediate supervisor, acting under delegated authority from the CEO.

The Equal Opportunity Act requires that employees be trained, be given opportunities for advancement, etc. and in order to do this, there has to be frequent assessment of their performance, any issues corrected, and encouragement given. A formal appraisal is not required, and should not therefore be mandated, but be optional. In many organisations, a formal appraisal system may appropriate, and a needed management tool, but in small Shires, it is just yet another compliance factor that serves no purpose.

In order to advance the employee, identify needed or desired training, the assessment and performance review process is automatic and on-going, and although informal, it is probably far more effective than a formal annual appraisal.

However, at senior levels, day to day review is much harder, and generally, the person's effectiveness can only be judged over time. Often, the assessment is not able to be as simple as whether or not a task is completed. The provisions of the Act should therefore be directed to these staff.

VOTING REQUIREMENTS

Simple majority

OFFICER RECOMMENDATION/COUNCIL DECISION

C2008-1023 Local Government Act

Moved Cr DP Morrissey, Seconded Cr LJ O'Connor

That the following recommendation be submitted to the Murchison Country Zone of WALGA –

That the Murchison Country Zone request WA Local Government Association to lobby the State Government to amend the Local Government Act s.5.38 Annual Review of certain employees, so that –

- ***formal annual review of performance is required only for employees employed under a contract (CEO, senior employees as designated under LG Act s.5.37, other senior employees) and***
- ***formal annual review of performance of all other employees, be at the direction of the CEO***

Motion put and carried 5/0

13.2 CROSSLANDS RESOURCES – Liaison Group

File:
 Author: Niel Mitchell, CEO
 Interest Declared: No interest to disclose
 Date: 21 October 2008
 Attachments: none

MATTER FOR CONSIDERATION

Nomination of a community and Shire representative to a Liaison Committee

BACKGROUND

Crosslands Resources wish to establish a Liaison Group to meet in the various towns of the region on a rotating basis, perhaps 3 times a year.

STATUTORY ENVIRONMENT

Local Government Act 1995 –

- s.3.1 – Provides that the general function of the local government is to provide for the good government of persons in its district.

STRATEGIC IMPLICATIONS

None

POLICY IMPLICATIONS

None

FINANCIAL IMPLICATIONS

None

CONSULTATION

None

COMMENT

Crosslands Resources Ltd operates the Jack Hills Mine north west of Cue. Currently, the ore is hauled to Geraldton by road through Cue, Mt Magnet, Yalgoo and Mullewa. Production is currently in the order of 1.45 mtpa, with a target of 1.8 mtpa.

Nominees from various Shires is sought as follows –

Geraldton-Greenough –	2 community reps
Cue	2 community reps
Murchison	2 community reps
Yalgoo	1 community, 1 shire rep
Mullewa	1 community, 1 shire rep
Mt Magnet	1 community, 1 shire rep
Mid West Regional Council	2 community reps

Meetings to the end of 2009 are proposed as follows –

Mullewa	Thursday, 4 December 2008
Yalgoo	Thursday, 9 April 2009
Mt Magnet	Thursday, 20 August 2009
Geraldton	Thursday, 12 November 2009

Unfortunately, at this time, I am not available for the meeting on 4 December 2008, having another commitment in Sandstone.

Purposes are –

- to encourage dialogue
- provide information for dissemination
- to provide updates of the project
- seek contributions for environmental, economic and social matters
- identify emerging matters of interest

- identify opportunities for local benefits

Crosslands Resources are also supporting the proposal for a rail line to run north east from Mullewa to Jack Hills, which seems to be essentially a single purpose line, that fails to support opportunities in Yalgoo, Mt Magnet, Sandstone and Cue.

The proposal for this rail line may affect Tardie Station, does traverse part of Jingemarra Station, and also goes through part of Meka Station.

The intent of the Liaison Committee does not appear to focus on the rail option/route, but on all aspects of the project.

VOTING REQUIREMENTS

Simple majority

OFFICER RECOMMENDATION

That _____, representing the community, and the CEO, be Council's nominees to the Crosslands Resources Liaison Group.

COUNCIL DECISION

C2008-1024 Crosslands Resources Committee Meeting

Moved Cr LJ O'Connor, Seconded Cr DP Morrissey

That Cr TK Iturbide, representing the community, and the CEO, be Council's nominees to the Crosslands Resources Liaison Group.

Motion put and carried 5/0

REASON FOR VARIATION

To specify Cr Iturbide as a nominee.

13.3 MEEKATHARRA ZONE CONTROL AUTHORITY – Nominations

File:
Author: Niel Mitchell, CEO
Interest Declared: No interest to disclose
Date: 21 October 2008
Attachments: none

MATTER FOR CONSIDERATION

Nomination representative to the Meekatharra Zone Control Authority

BACKGROUND

The Agriculture Protection Board has managed the Zone Control Authorities and is in the process of implementing the provisions of the *Biosecurity and Agriculture Management Act 2007*.

STATUTORY ENVIRONMENT

Local Government Act 1995 –

- s.3.1 – Provides that the general function of the local government is to provide for the good government of persons in its district.

Biosecurity and Agriculture Management Act 2007

STRATEGIC IMPLICATIONS

None

POLICY IMPLICATIONS

None

FINANCIAL IMPLICATIONS

None

CONSULTATION

None

COMMENT

The *Biosecurity and Agriculture Management Act 2007* came into effect in October 2007. Regulations under the new Act, which replaces the Agriculture and Related Resource Protection Act, are being developed and should be in place for 1 July 2009.

Under the BAM Act, the old Zone Control Authorities will cease to exist and a new framework of autonomous incorporated associations, Recognised Biosecurity Groups, will be established.

Nominations are sought for the Meekatharra ZCA until such time as it is abolished and the RBG is established. This is expected to be only until 30 June 2009. It is a requirement that nominations be sought from every Local Government within the ZCA's area of responsibility.

Accordingly, appointment will be for only a short period. There is no certainty of appointment to the RBG once it is established.

VOTING REQUIREMENTS

Simple majority

OFFICER RECOMMENDATION/COUNCIL DECISION

C2008-1025 Nomination for the Meekatharra ZCA

Moved Cr DP Morrissey, Seconded Cr TK Iturbide

That no nomination to the Meekatharra Zone Control Authority be made at this time.

Motion put and carried 5/0

13.4 WRITE OFF – SUNDRY DEBTORS

File:
Author: Niel Mitchell, CEO
Interest Declared: No interest to disclose
Date: 21 October 2008
Attachments: none

MATTER FOR CONSIDERATION
Write off of sundry debtors

BACKGROUND
Several debtors currently exist considered unrecoverable or incorrectly raised.

STATUTORY ENVIRONMENT
Local Government Act 1995 –
- s.6.12 (1)(c) – a Local Government may write off monies due to them.

STRATEGIC IMPLICATIONS
None

POLICY IMPLICATIONS
None

FINANCIAL IMPLICATIONS
Write off of \$536.65 excl GST.

CONSULTATION
None

COMMENT
Council has delegated authority to the CEO to write off minor fees, charges and interest in relation to rates, but not for sundry debtors.

Two amounts are recommended for write-off –

1. AM (Jelly) McSporrان - \$472.00 excl GST
 - In October 2005, Mr McSporrان purchased some surplus aggregate for his driveway, and was charged a total of \$572.00. He has paid \$100 off the account.
 - As far as I can ascertain, the quantity was 5 bobcat bucket loads or about 2.5 m³, equating to a charge of nearly \$230 per cubic metre or \$163/tonne. At the time, aggregate was being delivered to the Shire (Morawa Road stockpile) by Winchesters for \$49.50/tonne.
 - Correct charge should have been 2.5 m³ x 1.4 t/m³ at \$49.50 per tonne = \$173.25
 - Overcharge therefore = \$398.75 (\$572.00 less \$173.25)
 - Amount therefore owing = \$73.25 (\$173.25 less \$100.00 paid)
 - Mr McSporrان has also supplied mulch for parks and gardens in town.
2. Jessee McSporrان - \$64.65 excl GST
 - Office stationery at cost – part payment made but balance considered unrecoverable

VOTING REQUIREMENTS
Absolute majority

OFFICER RECOMMENDATION/COUNCIL DECISION

C2008-1026 Write Off – Sundry Debtors

Moved Cr DP Morrissey, Seconded Cr DJ Grey

That the following amounts be written off –

- **AM McSporran - \$472.00 being overcharged and supply of materials in kind**
- **J McSporran - \$71.11 as unrecoverable**

Motion put and carried by absolute majority 5/0

13.5 RECREATION FACILITIES – Architectural Services

File:
Author: Niel Mitchell, CEO
Interest Declared: No interest to disclose
Date: 21 October 2008
Attachments: copy of invoice from EIW for services to date
preliminary sketches from EIW
email from EIW of 14 October 2008

MATTER FOR CONSIDERATION

Provision of architectural services for the design and development of the proposed recreation facilities in Gibbons Street

BACKGROUND

The proposed recreation facilities have been under discussion for quite some time, with quotes being obtained earlier in 2008 for the provision of sketch design.

Edgar Idle Wade, Architects, have now requested that a contract be signed engaging them as architects for the project before continuing with any further work. They have been advised that this must be referred to Council for decision.

STATUTORY ENVIRONMENT

Local Government Act 1995 –

- s.3.57 – calling of tenders

Functions and General Regulations –

- s.11 and following – requirements to call tenders where value is over \$100,000

STRATEGIC IMPLICATIONS

Continued development of proposals for a recreation facility

POLICY IMPLICATIONS

None

FINANCIAL IMPLICATIONS

Possible cost of calling of tenders

CONSULTATION

Jeff Rees, Edgar Idle Wade

COMMENT

Process to date

Quotes were sought in early 2008 for the provision of sketch plans, not for full architectural drawings and services, but for preliminary sketches etc. Three quotes were sought by the then DCEO, Ron Adams, with only one response, so the proposal of Edgar Idle Wade, Architects was therefore accepted.

The quotes were called and the preliminary sketches made in order to –

- ascertain if the proposed location had sufficient space
- get a rough idea of cost for the total project
- be able to make some decisions regarding the specific facilities to be included into the complex

and generally have some firm information on which to base the next steps.

Work on various parts of the project has been continuing for quite some time with –

- preliminary sketch plans and a visit by EIW
- feature survey by Quantum Surveys
- geo-technical survey by Structerre

EIW's invoice for services to date was \$25,974.25 excl GST, and included a trip to Yalgoo and associated expenses. Their estimate of fees for full architectural service through to completion of the project is \$360,000, based on 6% of the estimated project cost of \$6 million.

Clearly, the total cost of architectural services will exceed the \$100,000 tender threshold limit imposed by the Regulations, and tenders or expressions of interest must therefore be called. An exemption is available under the Regulations if WALGA has previously called tenders for the services.

As no previous tender has been called or expressions of interest invited, it is now necessary to do so.

Considerations

While Council has delegated to the CEO the authority to call tenders, but not to determine a tender, for services in excess of \$100,000, in this instance, it is considered that Council needs to provide some guidance prior to proceeding. Until recently, there has been no reasonable estimate of cost of fees and for the total project.

a) Is it the intention of Council to build a facility?

Economically, construction of such a facility will be a financial disaster. It will cost the Council and therefore the community a great deal of money to construct, and then to maintain (more importantly). This cost is either directly through rates or indirectly through grants income having to be spent maintaining the facility, rather than directed to roads, or other facilities.

Construction funding –

- may be available from developers in the area, and although no commitments have been given, preliminary discussions appear supportive
- the Shire is eligible for a 43% grant through the Community Sporting and Recreation Facilities Fund, but as it is a competitive process there is no guarantee of funding. Typically, CSRFF is able to fund only one third of the value of bids made, i.e grants of \$9 million in response to bids totalling \$27 million or so
- grants may still be available through DITRDLG (previously DOTARS) however, they are tied to population, and from memory, Yalgoo would be eligible for about \$180-\$200,000. All funding through DITRDLG is currently on hold, pending the establishment of Regional Development Australia (replacing the Area Consultative Committees) and the development of new funding programs by the Federal Government through DITRDLG, if any.

Without very large contributions from private industry, Council would need to fund an estimated \$3.3 million for the proposed project as is.

It will not generate much at all in the way of income. It is strongly recommended that entry to the pool is not free, but that an appropriate fee for the community be charged. Many pools charge \$3 +/- for entry, however, for Yalgoo, entry fees of 50 cents for children or \$1 for adults may be more appropriate.

A rough estimate of income –

\$ 4,125	Pool – 25 children at 50c, 15 adults at \$1 per day, 5 days a week for 30 weeks
4,125	Court – very optimistically, same as for pool
2,000	Ancillary (meeting room, gym, crèche etc) – (a blue sky guess)
<u>3,000</u>	Government swimming pool subsidy for one year
13,250	
10,000	through the HCP program
?	subsidies from mining companies etc

Despite the large improvements in fitness, ability to concentrate, general health, behaviour etc, both the Health Department and Education Department have advised that they will no longer assist with construction costs, or subsidise maintenance expenses for remote pools.

However, the decision cannot be solely a pragmatic economic rationalist one, as the social benefits of a facility are enormous. The various benefits have been outlined on numerous occasions, and include –

- no school no pool
- significant verifiable health outcomes, particularly for children if a pool is built
- improved fitness for children and adults
- reduced boredom through improved recreational opportunities etc.

The time is fast approaching when Council needs to make a commitment to the proposal or to abandon it. At the moment, many people seem to be unclear as to how committed Council is to the proposal.

There is significant demand in the town for a pool; however, this is actually a very small population base for a very large investment. Use of any facilities by patrons from outside of town, is likely to have negligible impact on numbers, income or expenditure.

Council can continue to hold off on committing to the project, awaiting future certainty of an influx of population to the town from mining, but such a commitment may still be some years away. The options appear to be –

- continue in a holding pattern until mining village development in town is certain
- proceed without that certainty, but make provision in the plans for such a development
- cancel the project

Although an expensive process, development of architectural drawings for the project is a way of continuing on hold, and will be needed if the project proceeds. However, it does loudly imply to the community, that Council is committed to the project going ahead. If the project is not to proceed, it would be kinder, and much cheaper to put it to rest now.

Although it would not be beneficial to Yalgoo community, it would actually be much cheaper to employ a bus driver, and do two trips each day to and from Mullewa swimming pool, and subsidise the entry of Yalgoo people into the bargain. This is not a recommended option.

b) If the project does go ahead, will it be staged, and if so, which section is the priority?

Whatever design or staged development that may be decided on, the administration offices, first aid room and any other requirements that could possibly be shared, need to be, and planned accordingly. The current preliminary sketch design does not provide for this. Essentially, the complex can be divided into three components –

- swimming facilities
- indoor court facilities
- support areas (meeting room, gym, crèche etc)

While not an urgent decision at this time, some indication from Council as to priority of stages for development would be useful. Given that the constant request for facilities is for a pool, and that court facilities do exist, although outside and not in top condition, it is suggested that priority should be given to the development of a 6 lane, 25 metre pool. Provision should also be made for it to be roofed so as to become an indoor pool at some future date, should the demand/need arise.

As noted, there are existing court facilities that can be used. The experience of a number of towns is that a swimming pool is one of the major contributors to improvements in child health, school attendance and therefore educational improvements and behavioural improvement generally. Passive and active recreation activities are possible. Refer to the research done by Dr Fiona Stanley, Health Dept and others for communities such as Wiluna and Jigalong.

The difficulties of operating a pool should not be underestimated –

- as a rough guess, a pool alone will cost in the order of \$150-\$200,000 per year to operate
- this does not include funds being set aside for future maintenance, upgrade or replacement
- compliance with some fairly onerous and tough Guidelines (which are mandatory by Regulation)
- attracting and retaining qualified pool staff, and the inevitable backlash that will occur when the manager leaves and the pool has to be closed due to lack of qualified staff

Despite these issues, it is considered that the pool should be the priority over an indoor court area.

Next steps

The point we are at now, is –

- firstly, to finally go to public consultation on the sketch plans, and
- secondly, consider the appointment of an architect to see the project, or specific stages, through to conclusion.

VOTING REQUIREMENTS

Simple majority

OFFICER RECOMMENDATION/COUNCIL DECISION

C2008-1027 Recreational facilities

Moved Cr LJ O'Connor, Seconded Cr TK Iturbide

That Edgar Idle Wade be advised that this matter is deferred to the November 2008 meeting of Council for further discussion and consideration.

Motion put and carried 5/0

13.6 YALGOO ST JOHN AMBULANCE SUB-CENTRE

File:
Author: Niel Mitchell, CEO
Interest Declared: No interest to disclose
Date: 22 October 2008
Attachments: Site plan

MATTER FOR CONSIDERATION

Assistance for the construction of the Yalgoo St John Ambulance Sub-Centre depot

BACKGROUND

The Yalgoo Sub-Centre was successful in gaining a Lotteries West grant for the construction of a shed to re-house the Ambulance.

STATUTORY ENVIRONMENT

Local Government Act 1995 –

- s.3.1 – Provides that the general function of the local government is to provide for the good government of persons in its district.

STRATEGIC IMPLICATIONS

None

POLICY IMPLICATIONS

None

FINANCIAL IMPLICATIONS

Cost to provide a pad for the construction of the shed, installation of a low fence, and provision of surplus aggregate for driveways.

CONSULTATION

None

COMMENT

The shed is a substantial size (9 x 12 m) to allow for meeting/training space and storage. A short low fence (approx 5m x 1m) will be installed from the front of the fire brigade shed, so that people on foot are required to walk around it, to avoid a potential accident when the ambulance is driving out.

After recent discussions with Mr Michael Jack, SJAA Regional Manager, and the EHO, the new shed will be sited immediately behind the fire shed. A driveway will be put in from the street, on the northern side of the two sheds, around to the back of the ambulance shed, so that the vehicle can drive straight through, and no reversing is required. The driveway also has the effect of reducing the area of the block that needs to be maintained.

Much of the work can be done as trucks and plant return to town in the afternoons – bringing in fill for the pad, aggregate for driveways – so very little expense is involved. The pad will need to be levelled and compacted, as will the aggregate in driveways. Some additional assistance may be required from time to time, such as a trench for power, water and phone lines, possibly some machine time for drilling postholes for the shed etc.

I have been advised that OZ Minerals has agreed to assist the Sub-Centre with supply of concrete and grando workers.

VOTING REQUIREMENTS

Simple majority

OFFICER RECOMMENDATION/COUNCIL DECISION

C2008-1028 Yalgoo St John Ambulance

Moved DJ Grey, Seconded TK Iturbide

That the Shire support the Yalgoo St John Ambulance Sub-Centre by constructing the pad for the shed, provision and spreading of aggregate in the driveways, and other minor assistance as required.

Motion put and carried 5/0

13.7 NORTHERN WHEATBELT HEALTH SCHEME

File:
Author: Niel Mitchell, CEO
Interest Declared: No interest to disclose
Date: 22 October 2008
Attachments: none

MATTER FOR CONSIDERATION

Future operations and services of the Northern Wheatbelt Health Scheme

BACKGROUND

The NWHS has been in operation for some years, and has been very successful in providing quality environmental health, building and statutory planning services to the Shire.

STATUTORY ENVIRONMENT

Local Government Act 1995 –

- s.3.1 – Provides that the general function of the local government is to provide for the good government of persons in its district.

Health Act 1911 –

- s.26 – a Council must carry out the requirements of the Act, and may employ an EHO to do so
- s.27 (1) – Executive Director of Public Health may require a local government to appoint an EHO if the local government does not do so
- s.28 – appointments must be approved by Executive Director of Public Health

STRATEGIC IMPLICATIONS

Future of the Scheme

Future services to the Shire of Yalgoo

POLICY IMPLICATIONS

None

FINANCIAL IMPLICATIONS

None

CONSULTATION

Dave Williams, EHO

Gavin Treasure, CEO Shire of Morawa

Ian Fitzgerald, CEO Shires of Mingenew and Three Springs

COMMENT

In May 2008, the Shire of Morawa indicated to the Scheme members (Yalgoo and Mingenew) that they required additional time from the EHO due to development within the Shire.

At about the same time, the Shires of Mingenew and Three Springs decided to appoint a joint CEO, and as the result of this and changes to the EHO services provided to Three Springs at about the same time, Dave Williams was requested to provide services to that Shire as well. Until then, Mingenew and Yalgoo each had EHO services 3 days per fortnight. Due to the pressures being experienced in Morawa, Mingenew and Yalgoo agreed to surrender the third day each fortnight so that Three Springs could be included.

It quickly became apparent that four Shires for one person is too much, and Mingenew initiated enquiries to find another EHO. From the latest discussions, most recently on Tuesday 21 October 2008 with Dave Williams, they appear to have been successful with a person is due to commence in February 2009.

The impacts, and possibilities for the future on Yalgoo and the other member Shires have been discussed at length with Dave Williams, and to a lesser extent, with both Gavin Treasure and Ian Fitzgerald. Within the past few days, greater clarity has been possible with a likely starting date for a new EHO based in Mingenew, and more detailed discussion of options.

A complicating factor is that with the introduction of the new Building Act, a building surveyor must have formal qualifications, unless continuing in a role held prior to 1 July 2008. Until the new person becomes

qualified, or other arrangements made, Dave Williams will need to continue as Building Surveyor for Mingenew and Three Springs, until the new EHO can obtain the appropriate qualifications, or they engage an alternate qualified person.

The options and possibilities now before Council are –

1. attempt to continue the NWHS with the inclusion of an additional EHO and Shire –
 - benefits –
 - o continuity of Scheme and service
 - o automatic relief for the EHOs should one or the other go on leave, be unavailable, or be overloaded
 - issues –
 - o potential for differences to arise as differing Councils are the employers of record
 - o new MOU between 4 Shires would be required, and need to ensure that provisions, requirements and obligations are consistent
2. wind up the NWHS, and make alternative arrangements for EHO services –
 - benefits –
 - o opportunity to clarify and simplify administrative, employment and financial arrangements
 - o clear separation of roles, functions and responsibilities
 - issues –
 - o relief / overload arrangements would need to be clarified
 - o Yalgoo potentially left unserved

In discussions with Gavin Treasure and Dave Williams, it would seem that the most straight forward way ahead, and also the simplest operationally and administratively, would be for the current Scheme to dissolve as of 31 December 2008 or other agreed date. Mingenew and Three Springs would then be able to make their own arrangements and agreements without need to be consistent with Morawa and Yalgoo. Dave Williams would continue to service Mingenew and Three Springs in a caretaker capacity, until the new EHO commences.

With the additional EHO in the region, Morawa Shire seem very happy to continue to provide EHO services to Yalgoo, but may seek a guaranteed minimum commitment from Yalgoo. The simplest arrangement for the two Shires is for Morawa to be responsible for all employment, equipment, training etc, so that Yalgoo would contract with them for an agreed all-inclusive hourly rate, plus mileage, removing the issues of apportionment of ownership of assets (vehicle, equipment etc), liabilities (long service leave, sick leave etc), operational expenses (training, conferences), employment conditions (house, allowances) and so on.

As noted, Morawa may request that a minimum service contract be agreed, perhaps one day per week as at the moment. This is less time than had previously been committed for (3 days per fortnight), but is considered to be adequate by the EHO. Provision would need to be made in any agreement that periods of peak load by either Shire can be met with the other flexing their entitlement a little. The purpose of the guaranteed minimum is that should the EHO's workload fall below that required for full time effort (very highly unlikely), that the costs would be equitably shared.

Although this direction would wind-up the current Scheme, if either of the EHO's were unavailable for a short period, the other Shires would be able to contract directly with the employing Shire for the immediate services required.

On the surface, the biggest issue with wind-up of the Scheme is that Yalgoo could potentially be left without EHO services. However, this is a possibility that exists already under the current MOU. If an agreement with Morawa was not able to be reached, there are several avenues that could be explored –

- contract a consultant EHO, such as Bill Atyeo who currently looks after Meekatharra, Wiluna, Sandstone, Mt Magnet and others in the south west
- contract with Geraldton-Greenough, as per Mullewa
- contract Dalwallinu for the south eastern portion of the Shire as a minimum
- contract with a Perth local government for EHO services, such as Canning (who do Cue and others). Travel could potentially be an issue; however, OZ Minerals (Oxiana) have been extremely co-operative, with allowing consultants for the Shire to fly in and out with their crews without charge.

I would also like to record my appreciation for the efforts of Dave Williams as EHO to this Shire, and to Gavin Treasure and the Shire of Morawa for their consideration of the needs of the Shire of Yalgoo.

A meeting of the NWHS is due to be held on Monday 17 November 2008, prior to the next Council meeting. Cr Anderson and Cr Iturbide are Council's delegates to the Scheme. Council's directions are requested for the meeting.

It should be noted that the Shire can be required to employ an EHO, and must advise the Executive Director of the Health Dept of any change of employment status. Council cannot appoint or dismiss an EHO without the consent of the Executive Director.

VOTING REQUIREMENTS

Simple majority

OFFICER RECOMMENDATION 1/ COUNCIL DECISION

C2008-1029 Future of the Northern Wheatbelt Health Scheme

Moved Cr TK Iturbide, Seconded Cr DP Morrissey

That Council express a preference for the current Northern Wheatbelt Health Scheme to be wound-up, but should this not be favoured by the other member Shires, support the expansion of the existing Scheme to include an additional EHO and the Shire of Three Springs.

Motion put and carried 5/0

VOTING REQUIREMENTS

Simple majority

OFFICER RECOMMENDATION 2/COUNCIL DECISION

C2008-1030 Future Environmental Health, Building Services etc

Moved Cr TK Iturbide, Seconded Cr DJ Grey

That, if the current Northern Wheatbelt Health Scheme is to be wound up, the Shire of Morawa be approached to continue with provision of EHO services to Yalgoo, under contract.

Motion put and carried 5/0

Cr L O'Connor left the meeting at 4.11pm and returned at 4.13pm

14. MATTERS FOR WHICH THE MEETING MAY BE CLOSED

None

15. NEXT MEETING

The next Ordinary Meeting of Council is due to be held on Thursday, 20 November 2008, commencing at 11.00am.

16. MEETING CLOSURE

The Shire President drew the winner of the rates prize from those who had paid their rates in full by the due date. The winner was Assessment No. 1267.

Mr. Mitchell left the meeting at 4.19pm and returned at 4.20pm, and advised that Assessment No. 1267 is in the name of Coral Gem Pty Ltd.

There being no further business, the President declared the meeting closed at 4.25pm.

DECLARATION

These minutes were confirmed by council at the Ordinary meeting held on _____

Signed: _____
Person presiding at the meeting at which these minutes were confirmed