

SHIRE OF WILLIAMS

MINUTES OF THE ORDINARY MEETING HELD IN THE COUNCIL CHAMBERS ON WEDNESDAY
21ST JUNE 2006

1.0 OPENING

1.1 DECLARATION OF OPENING

The President declared the meeting open at 1:00pm

1.2 ANNOUNCEMENT OF VISITORS

Bill Mitchell, President and Ricky Burgess, Chief Executive Officer, WA local Government Association will be attending the meeting at 4.00pm to discuss the Association's services.

2.0 RECORD OF ATTENDANCE

2.1 PRESENT

Cr John Cowcher	President
Cr Ashley Stone	Deputy President
Cr Gary Cowcher	
Cr Greg Cavanagh	
Cr Robert Bowden	
Cr Richard Johnstone	
Cr Moya Carne	
Cr David Earnshaw	
Cr Graham Prowse	

V Epiro	Chief Executive Officer
IR Ball	Deputy Chief Executive Officer
S Friend	Environmental Health Officer/Building Surveyor (3:25pm – 4:00pm)
MR Willcocks	Works Supervisor (5:30pm – 6:31pm)

2.2 APOLOGIES

Nil

3.0 PUBLIC QUESTION TIME

Nil

4.0 APPLICATIONS FOR LEAVE OF ABSENCE

Earnshaw/Johnstone

That Councillors Stone and Bowden be granted leave of absence for the July 2006 Ordinary meeting.

Carried 9/0
Resolution 277/06

5.0 PETITIONS/DEPUTATIONS/PRESENTATIONS

Nil

6.0 CONFIRMATION OF PREVIOUS MINUTES

6.1 ORDINARY MEETING MINUTES

Johnstone/Cavanagh

That the minutes of the Ordinary Meeting held in the Council Chambers on Wednesday 17th May 2006, as circulated, be confirmed as a true and correct record of proceedings.

**Carried
Resolution 278/06**

6.2 WORKS AND PLANT COMMITTEE MEETING MINUTES

Johnstone/Earnshaw

That the minutes of the Works and Plant Committee Meeting held on Thursday 1st June 2006, as circulated, be received.

**Carried
Resolution 279/06**

Roads to Recovery – Additional Funding

Cavanagh/Prowse

That additional Roads to Recovery funding of \$127,488 be allocated to:

1. Piesse Street drainage
2. Wangelling Gully Road widen and gravel sheet.

**Carried 9/0
Resolution 280/06**

Road Project Grant Program 2007/2008 – 2010/2011

Cr Stone declared a proximity interest in this item and left the meeting at 1.15pm

Prowse/Earnshaw

That application be made for Road Project Grant funds for the following:

Marradong Road – Widen and seal to 7m. (Grant \$80,000, Council \$40,000, **Total \$120,000**)

Quindanning-Darkan Road – Widen and seal to 7m. (Grant \$80,000, Council \$40,000, **Total \$120,000**)

**Carried 8/0
Resolution 281/06**

Cr Stone returned to the meeting at 1.17pm

Works Supervisor – Contracting Proposal

Johnstone/Bowden

That Council call tenders for the supply of a contact Grader and Operator for a minimum 1500 hours with specifications drawn up by the Works and Plant Committee.

**Motion Lost 2/7
Resolution 282/06**

Stone/Cavanagh

That the Works Supervisor's salary be increased by 3% from the first pay period commencing in 2006/2007.

**Carried 9/0
Resolution 283/06**

7.0 ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION

Nil

8.0 REPORTS OF COMMITTEES/OFFICERS AND COUNCILLORS

8.1 CHIEF EXECUTIVE OFFICER'S REPORT

8.1.1 THE LGMA NATIONAL CONGRESS AND BUSINESS EXPO

File Reference: 4.20.25
Author & Date: V. Epiro 1st June 2006

Background:

I recently attended the Local Government Managers National Congress which was held at the Perth Convention Centre from 21 – 24 May 2006. The Congress attracted some 500 delegates from Australia and New Zealand and featured high profile speakers from Australia and overseas. Some of the more notable speakers were;

- Martin Horton (Director of Services Improvement and Development Agency for Local Government, UK) spoke on the heavily regulated local government environment that currently exists in the UK, mainly because 80% of local government funding comes from the National Government.
- Professor Greg Craven (Executive Director of the John Curtin Institute of Public Policy, Curtin University) spoke on the current debate relating to structural reform and the emerging trend of the Federal Government in dealing direct with local government (eg; Roads to Recovery). Professor Craven is a member of the Independent Study Panel appointed by WALGA to conduct a Systemic Sustainability Study of Local Government in Western Australia.
- Graham Samson (Associate Professor Centre for Local Government, University of Technology Sydney NSW) spoke on strategic financial planning for the future. Considers that local government is still not rating enough to finance present and future needs, particularly on urban properties where values have increased significantly.
- Andrew Bennett (Group Head and Partner HR & IR Group, Minter Ellison WA) spoke on the Federal Governments Industrial Relations Legislation which will impact on all local governments as they are considered corporations. Considered that the state governments appeal to the High Court against the IR legislation would not succeed because of the precedent established in 1995.
- Bob O'Neill (Executive Officer of the International City / Country Management Association, USA) spoke of the role of local government in disaster management and recovery in relation to hurricane Katrina that hit New Orleans. He acknowledged that the USA has a lot to learn in coordinating the resources of local, state and federal governments as currently exists in Australia.
- Professor John Martin (Director for Sustainable Regional Communities, Latrobe University, Victoria) spoke on the need for Councillors and officers to understand their roles and the importance of trust and respect.
- Professor Fiona Wood AM presented the keynote closing address on leadership and how it can be thrust upon people who learn to adapt.

There were other speakers, however I have only mentioned the major ones. It was interesting to note the large number of Councillors from the eastern states with virtually only 5 or 6 Councillors from WA present. I consider the congress one of the best I have attended and thank Council for giving me the opportunity to participate.

Recommendation:

For Council information.

8.1.2 WA LOCAL GOVERNMENT ASSOCIATION

Annual General Meeting and Local Government Week 4 – 7 August 2006 (See Appendix 1)

File Reference: 4.12.00

Author & Date: V. Epiro 1 June 2006

Background:

Local Government Week is being held from Friday – Monday 4-7 August 2006, with the Annual General Meeting being held on Sunday 6th August 2006. Four double rooms have been booked at the Burswood Holiday Inn for 5/6 August in anticipation of Councillors attending. If Council is being represented the two delegates must be nominated for the Annual General Meeting and conference registrations forwarded prior to 5th July 2006.

Recommendation:

For Councils consideration.

Prowse/Cavanagh

That Crs Johnstone and Earnshaw be appointed as Council delegates for the Annual General Meeting.

**Carried 9/0
Resolution 284/06**

8.1.3 KELLY A FORD

Resignation as Administration Officer from 4th August 2006

File Reference: 4.20.15

Author & Date: V. Epiro 6 June 2006

Background:

After some 5 years employed in the position of Administration Officer Kelly Ford has tendered her resignation to take effect on the 4th August 2006. Advertising for the position will take place shortly and hopefully an appointment made late July / early August.

Recommendation:

That Kelly Ford's resignation be accepted with regret and appreciation be extended for her five (5) years service.

Stone/Johnstone

That Kelly Ford's resignation be accepted with regret and appreciation be extended for her five (5) years service.

**Carried 9/0
Resolution 285/06**

8.1.4 FIRE AND EMERGENCY SERVICES (FESA)

2006/07 Emergency Service Levy – Capital and Operating Grant

File Reference: 5.10.55
Author & Date: V. Epiro 6 June 2006

Background:

FESA have advised that Williams will receive an Operating Grant of \$18,100 for 2006/07 (\$24,000 received in 2005/06) which is \$11,000 less than had been applied for in the annual submission. The following items were excluded from the \$29,100 applied for;

West Culbin	1 radio, 2 standpipes	\$4,000
Narrakine	2 standpipes	\$2,500
Glenfield	2 radios	\$3,000
Tarwonga	1 radio	\$1,500
		\$11,000

Also the 2x4 rural tanker and shed has been deferred until a Resource to Risk submission is made (forwarded in May 2006) and because of higher priorities.

Council can appeal against the allocation, however it is doubtful that there are enough relevant factors to justify a submission.

Recommendation:

That the information be noted.

8.1.5 WATER CORPORATION

Seeking Tenureship of Reserve 31310 (lot 345)

File Reference:
Author & Date: V. Epiro 6 June 2006

Background:

Since taking over the Williams Sewerage Scheme on 1 July 2004 the Water Corporation needs to take over management of the land the pumping stations are located on. This crown reserve (31310) is located on Williams Street (opposite BP Roadhouse) and is currently vested in Council as a Park Reserve (1.7128ha). The whole of the reserve adjoins the Williams River and is generally water logged during winter.

Recommendation:

That there be no objection to the Water Corporation assuming tenureship of Reserve 31310 (lot 345) Williams Street, Williams.

Johnstone/Earnshaw

That there be no objection to the Water Corporation assuming tenureship of Reserve 31310 (lot 345) Williams Street, Williams.

**Carried 9/0
Resolution 286/06**

8.1.6 WA PLANNING COMMISSION

Application for Subdivision of Lots 5, 7256 and 7297 - RT Wilkie (See Appendix 2)

File Reference: 10.64.20
Author & Date: V. Epiro 6 June 2006

Background:

The proposal seeks to realign boundaries of three (3) existing locations and create 3 new lots as follows;

Current locations:	5 (63.4115ha)	Proposed lots:	21 (98.1249ha)
	7256 (38.7933ha)		22 (35.7603ha)
	7297 (78.7323ha)		23 (46.9691ha)

The Williams Town Planning Scheme No 2 states as follows;

Para 4.7(3) Rural Zone

(a) There shall be a general presumption by Council against subdivision in the rural zone.

Following a list of exceptions Clause (c) states;

“The Council will favourably consider application for adjustment of lot boundaries where the application, if approved, will not result in the creation of one or more additional lots.”

As this application fits the above criteria it should be supported.

Recommendation:

That the application for subdivision of locations 5, 7256 and 7297 be supported.

Cr Stone declared a proximity interest in this item and left the meeting at 2.05pm

Eanshaw/Prowse

That the application for subdivision of locations 5, 7256 and 7297 be supported.

**Carried 8/0
Resolution 287/06**

Cr Stone returned to the meeting at 2.09pm

8.1.7 DEPARTMENT FOR PLANNING AND INFRASTRUCTURE

Proposed River Stock Crossing – Lot 2630 Boraning (See Appendix 3)

File Reference: 12.21.00
Author & Date: V. Epiro 7 June 2006

Background:

Mr Des Lavender the owner of lots 2630 and 50 has applied to the Department for Planning and Infrastructure (DPI) to construct a river crossing as shown on the plan in the Appendix. The proposed river crossing (culvert) is required to move stock from lot 2630 to lot 50 during winter and DPI is seeking comment from Council on the proposal.

As the culvert must be constructed to DPI specifications there doesn't appear to be any reason for Council to object to the crossing.

Recommendation:

That there be no objection to a stock crossing being constructed between locations 2630 and 50 on the Williams River.

Cavanagh/Carne

That there be no objection to a stock crossing being constructed between locations 2630 and 50 on the Williams River.

**Carried 9/0
Resolution 288/06**

8.1.8 MAIN ROADS

Heavy Vehicle Access Project

File Reference: 12.50.10
Author & Date: V. Epiro 7 June 2006

Background:

Some 2 years ago Main Roads embarked on a project to have a uniform permit system for oversize vehicles throughout Western Australia. Initially Main Roads sought advice from local governments regarding the roads that would be allowed for heavy haulage use. The project seemed to stall for some time, however Main Roads is now going to hold a series of seminars to explain how the proposed system is intended to work. Main Roads also intend to further investigate where local governments have given blanket approval for all roads to be used by oversize vehicles.

A seminar is being held at the Main Roads Office, Mokine Road Narrogin at 3pm Tuesday 27 June 2006.

Recommendation:

That Council be represented at the above seminar.

Stone/Prowse

That Council Cr Earnshaw and the Chief Executive Officer be authorised to represent Council at the seminar.

**Carried 9/0
Resolution 289/06**

8.1.9 WA PLANNING COMMISSION

Application for Subdivision of lot 101 Pinjarra-Williams Road - G & D Warren (Appendix 4)

File Reference: 10.64.20
Author & Date: V. Epiro 9 June 2006

Background:

G & D Warren the owners of lot 101 (108.7ha) are proposing to create 4 lots as follows;

- Lot A 27.2ha
- Lot B 22.3ha
- Lot C 40.8ha
- Lot D 18.3ha

In the letter accompanying their application they state that there is a demand for the proposed smaller holdings which would be separated by the Williams River and the Pinjarra-Williams Road. The Williams Town Planning Scheme No 2 contains the following in regard to a Policy Statement on the rural zone;

4.7 Policy Statement

(3)(a) Rural Zone – There shall be a general presumption by Council against subdivision in the Rural Zone unless;

- 1) the lots have already been physically divided by significant natural or man made features which preclude the continued operation of a rural property as a single unit.

Both the Williams River and Pinjarra-Williams Roads are significant natural or man made features and the proposed subdivision is within 10km of the Williams townsite therefore the application is worthy of support.

Recommendation:

That the proposed subdivision of lot 101 Pinjarra-Williams Road be supported.

Stone/Prowse

That the proposed subdivision of lot 101 Pinjarra-Williams Road be supported.

**Carried 7/2
Resolution 290/06**

8.1.10 MARK WILLCOCKS

Contracting Proposal

File Reference: 14.30.10
Author & Date: V. Epiro 9 June 2006

Background:

Works Supervisor Mark Willcocks has put forward a contracting proposal for Council to consider. In brief the proposal would mean him resigning from the Works Supervisor position and providing a contract grading / advisory service to Council for an agreed contract term and remuneration. Consideration of the proposal must be taken in the context of advantages and disadvantages as followings;

- Advantages:
- 1) Council would not need two graders (an amount of \$235,000 has been budgeted for changeover in 2006/2007)
 - 2) The position of Construction Grader Operator would no longer be required.
 - 3) There would be no down time for operator and machine during bad weather.

- Disadvantages
- 1) There would be a total reliance on the contractor, particularly for construction work.
 - 2) A new Works Supervisor would need to be appointed, which at least in the short term, would impact on private works contracts.

As the contract would exceed \$50,000 per annum, tenders would need to be called for the proposal which may or may not result in Mark Willcocks being awarded the contract.

Notwithstanding the above, if Council resolves not to accept the proposal Mark may choose to resign which would mean the appointment of a new Works Supervisor which, as stated may impact on the construction (Council and private) part of Councils activities.

Should Council choose to accept Mark Willcocks' proposal then it is essential that the Works and Plant Committee be involved in developing a specification schedule prior to tenders being called. Another issue is the rental of the present Works Supervisors residence which, if Mark wished to continue occupancy of, would have to be at commercial rental rates.

In summing up the issue it is very difficult to determine the best course of action, however it would seem that Mark Willcocks, after being Supervisor for some 14 years, is looking for a change in direction, which has prompted this proposal.

Recommendation:

That Council consider inviting tenders for contract grading in accordance with specifications to be determined by the Works and Plant Committee.

This item was dealt in conjunction with confirmation of the minutes of the Works and Plant Committee.

8.1.11 PAVILION OUTSIDE BAR

Building of Bar

File Reference: 11.30.45
Author & Date: V. Epiro 12 June 2006

Background:

As Council may be aware the pine trees have been removed from the proposed outside bar site and soil tests are currently being done to determine footings required. I have had discussions with builder Jeff Dudley who is willing to undertake the building on the same basis as the office additions and conversion of the disabled toilets were done. That is, Council would be the owner builder, and pay sub-contractors (bricklayers, steelwork, electrician, plumber) direct and pay Jeff Dudley for the building work and paving. Architect Franco Carozzi has completed the final plans and it is hoped to commence building over the next 2/3 weeks.

Recommendation:

That Council endorse the building of the outside bar on an owner/builder arrangement with Jeff Dudley.

Carne/Prowse

That Council endorse the building of the outside bar on an owner/builder arrangement with Jeff Dudley.

**Carried 9/0
Resolution 291/06**

8.1.12 WA PLANTATION RESOURCES

Marradong Road

File Reference: 12.15.36
Author & Date: V. Epiro 12 June 2006

Background:

Mr Gary Stanger (Harvesting Manager) WA Plantation Resources had an onsite meeting with Works Supervisor Mark Willcocks regarding the current maintenance work being done on Marradong Road. WA Plantation Resources have agreed to make a contribution of \$2,000 towards the cost of maintenance work. They have also advised their proposed haulage schedule from Snaigow Farm as follows;

- Commencing late June there will be 12,000 tonnes @ 200 tonnes per day carted.
- Commencing January 2007, there will be 12,000 tonnes @ 200 tonnes a day carted.

Recommendation:

That the information be noted.

Prowse/Earnshaw

That the following late items be accepted as urgent items for discussion.

**Carried 9/0
Resolution 292/06**

8.1 CHIEF EXECUTIVE OFFICER'S REPORT – LATE ITEMS

8.1.13 WILLIAMS TOWN PLANNING SCHEME N^o 2

Local Planning Scheme Policy

File Reference: 14.25.26
Author & Date: V. Epiro 16th June 2006

Background:

Submissions for the proposed adoption of the “land use proposals” map and policy closed on 16th June 2006, with a concept plan being received from G. Atwell and a written submission from D. A. Carter (both are attached).

David Carter is seeking to have 5-6 ha adjoining Mrs R. Majors' land zoned for special residential (i.e. lot sizes from 2000 – 5000 m²) which would require reticulated water but not deep sewerage. He is also seeking a zoning of special rural for the balance of the area (25ha) in location 12070 to Old Soldiers Road. Mr Gordon Atwell's concept plan more or less fits in with the land use proposals map.

Council now needs to consider adoption of the “land use proposals” map with or without amendment. Following adoption the policy must be advertised and the WA Planning Commission, Water Corporation, Western Power and Main Roads notified.

SHIRE OF WILLIAMS

LOCAL PLANNING SCHEME 2

LOCAL PLANNING SCHEME POLICY

Preamble

The Williams Shire Council is concerned with land supply to meet increasing interests for development in the town of Williams.

The primary interest is for residential land but the Council also wants to ensure there is adequate land supply for civic and cultural uses, industry, and commerce.

This Local Planning Scheme Policy has been prepared to identify the main areas for the direction of growth of Williams.

Proposals

The proposals for expansion of Williams are summarised on the accompanying plan.

As a guiding principle, Council intends that the bulk of residential development (and the Williams community) is contained on the eastern side of the Albany Highway. The development adjacent to the highway should provide for setback from the highway frontage to protect the amenity of residents in those areas, and to maintain a relatively open aspect on major entries into the town.

A potential industrial development area is identified on the western side of the highway north of the town adjacent to existing fertilizer storage. The extent of this area is to be determined having regard to landform and site characteristics.

Residential development will generally require connection to reticulated sewerage. Special Residential is regarded as being for lot sizes in the range of 2,000m² – 5,000m² without reticulated sewerage, and Special Rural is generally for lots sizes in the range of 1 - 4 hectares with connection to reticulated water supply.

CBH has indicated a long-term intention to relocate grain receival facilities from within the town site. The land vacated by CBH may be suitable for Special Residential/Special Rural development, subject to environmental assessment to address any potential contamination issues. The density (Special Residential/Special Rural) is to have regard to existing adjacent uses.

The Council encourages infill development within the built-up area of the town where services and infrastructure are available. In some cases this may require access from an existing right-of-way subject to the right-of-way being at least 6.01 metres wide. The residential density code within much of the built-up area has been increased to facilitate infill development.

There is additional “greenfields” land available within the town site close to services and facilities, and established infrastructure. The Council will encourage development of those areas.

The principle areas for the expansion of Special Residential/Special Rural development is north of the town along Eddington Road and off the Albany Highway (subject to maintenance of a setback from the highway frontage). An additional area for this form of development is also identified off the Pinjarra-Williams Road/Albany Highway

Recommendation:

That Council adopt the “land use proposals” map and policy with zonings for special residential and special rural from the Albany Highway to Old Soldiers Road for Williams location 12070.

Earnshaw/Johnstone

That Council adopt the “land use proposals” map and policy with zonings for residential and special rural from the Albany Highway to Old Soldiers Road for Williams location 12070.

**Carried 9/0
Resolution 293/06**

8.1.14 ANNUAL ROAD INSPECTION JULY 2006

File Reference: 12.15.36
Author & Date: V. Epiro 16th June 2006

Background:

Council generally has a road inspection in July of each year. Notwithstanding current weather conditions, would Council please set a date for the annual road inspection.

Recommendation:

That a date be set for the annual road inspection.

A date is to be set for a road inspection later in the year.

8.1.15 WILLIAMS RECREATIONAL TRAIL COMMITTEE INC

Meeting with Council

File Reference: 11.30.70
Author & Date: V. Epiro 20 June 2006

Background:

The Williams Recreational Trail Committee Inc wish to meet with Council in early July to discuss development of the rail reserve from Darkan to Williams. They wish to show a short video and explain the benefits of making the rail reserve into a trail.

Recommendation:

That Council agree to a meeting with the Williams Recreational Trail Committee Inc.

Carne/Prowse

That Council invite the Williams recreational Trail Committee to the July 2006 meeting.

**Carried 9/0
Resolution 294/06**

8.1.16 WILLIAMS RURAL SUPPLIES

Proposed Entrance to Lot 14 Albany Highway Williams (See Attached Plan)

File Reference: 12.15.37
Author & Date: V. Epiro 20 June 2006

Background:

The proposal comprises construction of an additional entrance on Albany Highway (see plan) to facilitate heavy vehicle access and departure. This would leave the Brooking Street access available for light and passenger vehicle use. Main Roads are prepared to allow the access subject to Council supporting the proposal.

Recommendation:

That Williams Rural Supplies be granted approval for an additional access to lot 14 subject to them being responsible for the total cost of the construction.

Cavanagh/Prowse

That Williams Rural Supplies be granted approval for an additional access to lot 14 subject to them being responsible for the total cost of the construction.

**Carried 9/0
Resolution 295/06**

Afternoon Tea - Council adjourned for afternoon tea at 3.00pm and resumed the meeting at 3.25pm

Environmental Health Officer/Building Surveyor Steve Friend attended the meeting at 3.25pm to discuss his report.

8.4 ENVIRONMENTAL HEALTH OFFICER / BUILDING SURVEYOR’S REPORT

Building Permits

#165 A Bunch Lot 295 Channon Street, Williams Zinc carport

Building inspections are ongoing at properties issued with a building permit.

Food Premises Inspections

BP Roadhouse – Some small issues that the managers are working on.
Shell Roadhouse – Good condition.
Williams General Store – Follow up inspection to ascertain if work has been undertaken on repairing the damaged ceiling.
Caravan Park – Well maintained.

Notifiable Disease Follow Up

A follow up report into a notifiable disease has been conducted and forwarded to the Department of Health.

Order to Repair / Remove Verandah – Lot 212 Brooking Street

As reported at the last meeting the Order to remove/repair the verandah at lot 212 Brooking Street was served on the owners by post on 21 April 2006. The Local Government Act (Miscellaneous Provisions) allows the person/s on whom the Order has been served up to 35 days to appeal the order and 35 days in which to comply with the Order if there is no appeal.

If the person/s does not comply as mentioned above, and the local government wishes to pursue action, the local government may ‘complain’ to the Court of Petty Sessions which may order the person/s on whom the notice has been served to comply with the requisitions within a time to be fixed by the court. As the Order was dated 21 April the owners has until 26 May to either appeal to the State Administrative Tribunal or to comply with the Order. No appeal has been lodged, therefore the Order to remove/repair the verandah should have been complied with by 26 May 2006, this has not occurred.

I have spoken to Mr Klomp as to what he has done about it and he has told me that he has sought a quote from LR Sims to remove the verandah and replace it with another verandah. As of writing this report the quote has not been received (14 June 2006). I have asked Mr Klomp to have the quote by the day of the meeting. Assuming the advise from Mr Klomp is correct it is believed that the existing verandah will be removed and replaced with a ‘lean to’ type verandah (not a bullnose as is currently the case).

Council can request a development application be submitted showing the type of verandah and the materials to be used and then determine whether this appearance is the desired outcome, or it can waive this requirement and just accept a building application and, if structurally sound, accept that a building license to proceed will be issued.

I hope to be able to provide the quote as a minimum to the Council meeting. Council will need to determine;

1. If there is no evidence of the quote or Council believes there to be insufficient action to date, resolve to make a complaint to the local court for an order.
2. Whether the owners should submit a development application at which time Council could permit or refuse the proposed method of construction and materials to be used.
3. Whether a building application would be sufficient and providing the proposed verandah will be structurally sound, issue a building license.

Earnshaw/Carne

That the Environmental Health Officer/Building Surveyor's Report be received.

**Carried 9/0
Resolution 296/06**

G Cowcher/Cavanagh

That a decision on the order to repair/remove the verandah from Lot 212 Brooking Street be deferred to the July meeting and that other options, with the approval of the owners, be investigated to replace the verandah with a bullnose type.

**Carried 9/0
Resolution 297/06**

Mr Friend left the meeting at 4:00pm

Bill Mitchell, President and Ricky Burgess, Chief Executive Officer, WA local Government Association attended the meeting at 4:00pm

Mr Mitchell explained that they were endeavoring to visit all Councils in the State to deliver information on the Western Australian Local Government Association and to answer any questions that may arise.

In answer to a question on Councilors having to declare proximity interests when discussing road works Mr Mitchell advised that the 1995 Local Government Act was generally getting more unwieldy in that one size Council did not fit all circumstances, especially in regard to compliance issues. Application can be made to the Minister if the interest is considered to be in common with all Councilors. An amendment to the Act may prove to be difficult.

Mr Mitchell touched briefly on Town Planning issues including Native Title clearances and special residential/rural zoning.

In regard to structural reform and sustainability of Councils Mr Mitchell advised that the Minister will not force any amalgamations. WALGA is conducting an independent systemic sustainability report that will be released in August 2006. He considered that resource sharing should be explored more by Local Authorities.

Local Government Week 2006 has been changed. It will now only be over three days resulting in a 25% reduction in costs to Councils.

Mr Mitchell and Ms Burgess left the meeting at 4.32pm

8.1.4 FUTURE MANAGEMENT OF THE WILLIAMS REFUSE SITE

File Reference: 10.10.30
Author & Date: V. Epiro

Background:

The present Refuse Site on the Williams-Narrogin Road was established some ten years ago. A special reserve was created by the Department of Lands and vested in Council for a Refuse Site which is lot 40, comprising 11.695ha. It was obvious from the very beginning that we had underestimated the volume of refuse being deposited and the associated problems with constant maintenance, illegal fires and indiscriminate dumping of refuse. With the increasing development of properties north of the Refuse Site (mainly residential building) issues such as illegal fires and associated odour problems have become intolerable with the Department of the Environment now pressuring Council to take some corrective action.

At the May 2006 meeting Council resolved to proceed with an implementation plan for manning of the tip and reducing the opening hours. The Shire of Boddington established a manned tip in 2001 and the costs listed below have been provided by Health / Building Officer Steve Friend as a guide.

Establishment Costs

Facilities:	9x9m shed (for recycling and maintenance)	\$11,000
	Hut (office, toilet and handbasin)	\$15,000
	Septic tank and water tank	\$6,000
Equipment:	Traxcavator (used)	\$30,000 - \$50,000
	Traxcavator (new)	\$100,000
	Total	\$132,00 (new Traxcavator)

Operational Costs

Tip attendance	24hrs (3 x 8hrs) @ \$21/hr	\$504 /week
		\$26,208 /year
Machine running costs	8hrs/wk @ \$54/hr	\$21,632 /year
Construction	1 new cell per year	\$4,500
Total		\$52,340

Current Costs (05/06)

Avon Waste	Collection	\$15,500
	Recycling	\$3,500
Refuse Site Maintenance		\$11,000
Total		\$30,000

Current Revenue (05/06)

Domestic and commercial services (250 x 165)	\$41,250
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SUMMARY

Operational costs	\$52,340
Collection costs	\$15,500
	\$67,840
Rubbish charges revenue	\$41,250
	\$26,590 Deficit

The Shire of Boddington issues 4 annual passes per bin to townsite residents with rural residents and other users paying charges as below:

Charges:	\$3 for Sulobin
	\$11 per m3 (trailer load) general refuse
	\$33 for car body
	\$66 for large car body
	Asbestos dependant on volume

Conclusion:

Based on the above estimates there will be an operational deficit of around \$30,000 (\$26,590) in the first year. It is assumed that purchase of the Traxcavator will be funded from Reserve Funds.

Council will need to determine the following in connection with the proposed manning of the tip;

- 1) Purchase of a new or second hand Traxcavator from the Plant Reserve Fund.
- 2) Establishment of buildings and recycling areas at the site. Cost to be financed from Building Reserve or the Municipal Fund.
- 3) The issue of passes to town residents and / or rural rate payers.
- 4) The increase in the rubbish removal charge (the estimated annual operational cost \$67,480 would require a rubbish removal charge of \$271 for full cost recovery).

Notwithstanding the above no provision has been made for revenue from tip charges and sale of scrap.

It is suggested that the Health / Building Officer Steve Friend be present when Council discusses the report.

Stone/G Cowcher

That the following upgrades to the Williams Refuse Site be financed as follows:

- Purchase of second hand Traxcavator - \$35,000.00 – Plant Reserve
- Erection of Caretakers Hut - \$15,000.00 – Municipal Fund
- Installation of septic tank and water tank - \$6,000.00 – Municipal Fund

**Motion Lost 4/5
Resolution 298/06**

Johnstone/Prowse

That the following upgrades to the Williams Refuse Site be financed with loan funds:

- Purchase of a new Traxcavator - \$100,000.00
- Erection of Caretakers Hut - \$15,000.00
- Installation of septic tank and water tank - \$6,000.00
- Erection of recycling and maintenance shed (9mX9m) - \$11,000.00
- Total \$132,000.00**

**Motion Lost 4/5
Resolution 299/06**

Stone/G Cowcher

That the following upgrades to the Williams Refuse Site be considered for budget purposes:

- Purchase of second hand Traxcavator - \$35,000.00 – Plant Reserve
- Erection of Caretakers Hut - \$15,000.00 – Municipal Fund
- Installation of septic tank and water tank - \$6,000.00 – Municipal Fund

**Carried 7/2
Resolution 300/06**

Cr Cavanagh offered to investigate the availability and price of a second hand traxcavator.

8.2 DEPUTY CHIEF EXECUTIVE OFFICER’S REPORT

8.2.1 ACCOUNTS FOR PAYMENT

Stone/Bowden

That Municipal Fund cheques 2908 - 2920 totaling \$92,384.14 and Trust Fund cheques 1056 – 1057 totaling \$253.90 approved for payment by the Chief Executive Officer be endorsed and the Municipal Fund cheques 2921 - 3000, 10001 totaling \$148,291.29 be approved for payment.

**Carried 9/0
Resolution 301/06**

8.2.2 FINANCIAL STATEMENTS

Bowden/Johnstone

That the financial statements presented for the period ending 31st May 2006 be received.

**Carried 9/0
Resolution 302/06**

8.2.3 TRANSFER TO RESERVE FUNDS

Bowden/Eanshaw

That excess funds as at 30th June 2006 be transferred to Reserve Funds as follows:

Joint Venture Housing	\$ 13,000.00
Recreation Reserve	\$ 4,030.00
Long Service Leave reserve	\$ 25,000.00
Plant Reserve	\$300,000.00
Art Acquisition Reserve	\$ 1,900.00
Building Reserve	\$185,000.00

**Carried 9/0
Resolution 303/06**

Works Supervisor Mark Willocks attended the meeting at 5.30pm to discuss his report.

8.3 WORKS SUPERVISORS REPORT

Maintenance Grading

Bates Rd, Congelin/Narrogin Rd, Culbin/Borranning Rd, Dardadine Rd, Extracts Rd, Fawcett Rd, Fowler Rd, Glenfield Rd, Graham Rd, Hamon Rd, Hillman Rd, Hurley Rd, Mckenzie Rd, Marradong Rd, Martin Rd, Medlen Rd, Munday Rd, Narrakine Rd, Nash Rd, Petchell Rd, Playle Rd, Wangelling Gully Rd, York/Williams Rd.

Construction

Pavilion car park and Ram Breeders Shed.

Rubbish dump - cover old pit dig new hole.

Marradong Rd - minor pruning and scrub clearing

Bates Rd - replace wooden culvert and some gravel sheeting

Private Works

Main Roads

Pinjarra-Williams Rd - gravel shoulders at Collie intersection

Pinjarra-Williams Rd - maintenance grade shoulder

Darkan –Williams Rd - maintenance grade should

Cr Bowden left the meeting at 5.31pm during discussion on this item

Johnstone/Earnshaw

That the Works Supervisor's Report be received.

**Carried 9/0
Resolution 304/06**

Cr Bowden returned to the meeting at 5.3pm

Other Items Discussed

Standpipes

Cavanagh/Prowse

That application be made to FESA for Emergency Services Levy funding to alter all standpipes so that water tanks are filled from ground level.

**Carried 9/0
Resolution 305/06**

Collie Williams Road

The Works Supervisor advised that a section of headwall on a culvert pipe near Max Cowcher had cracked and caved in. This necessitated an extension of the culvert and installation of a new headwall.

Narrakine Road Realignment

Crs J Cowcher, Carne, Johnstone and Prowse declared a proximity interest in this item and left the meeting at 5.45pm.

Cr Stone assumed the chair and presided over the meeting

Cavanagh/Bowden

That Cr J Cowcher be granted permission to remain at the meeting during discussion on this item.

**Carried 5/0
Resolution 306/06**

The Works Supervisor explained that when Narrakine Road is to be upgraded and sealed under the Roads to Recovery program realignment of the section from Johnstone Road to Kennedy Road should be considered. This will eliminate several dangerous corners and reduce the length to be sealed by 600 meters.

Council perused a map of the area and discussed several issues. It was agreed that a costing of the proposed realignment be provided for further consideration.

Crs Prowse, Johnstone and Carne returned to the meeting at 6.15pm

8.5 COUNCILLORS

ANZAC Day Service

CR Prowse advised that the service was well attended and that the morning tea provided by Council was appreciated.

9.0 ELECTED MEMBERS MOTIONS OF WHICH NOTICE HAS BEEN GIVEN

Nil

10.0 NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF THE MEETING

10.1 ELECTED MEMBERS

Nil

10.2 STAFF

Nil

11.0 INFORMATION SESSION

Court Hearing – Darran Wilson

The Chief Executive Officer advised that together with Environmental Health Officer/Building Surveyor Steve Friend he would be attending a Court hearing on Wednesday 12th July 2006.

12.0 MEETING CLOSURE

There being no further business for discussion the President declared the meeting closed at 6:21pm