



SHIRE OF MT MARSHALL

MINUTES

Notice is hereby given that an Ordinary Meeting of Council was held on Tuesday 16 August 2016, in Council Chambers, 80 Monger Street, Bencubbin commencing at 3:02pm.

Cr RM Kirby

President

**This page has
been left blank
intentionally**

DISCLAIMER

MEMBERS OF THE PUBLIC ARE REQUESTED TO READ THROUGH AND FAMILIARISE THEMSELVES WITH THE DISCLAIMER

No responsibility whatsoever is implied or accepted by the Shire of Mt Marshall for any act, omission or statement or intimation occurring during Council or Committee meetings. The Shire of Mt Marshall disclaims any liability for any loss whatsoever and howsoever caused arising out of reliance by any person or legal entity on any such act, omission or statement or intimation occurring during Council or Committee meetings. Any person or legal entity who acts or fails to act in reliance upon any statement, act or omission made in a Council or Committee meeting does so at that person's or legal entity's own risk.

In particular and without derogating in any way from the broad disclaimer above, in any discussion regarding any planning application or application for a licence, any statement or intimation of approval made by a member or officer of the Shire of Mt Marshall during the course of any meeting is not intended to be and is not to be taken as notice of approval from the Shire of Mt Marshall. The Shire of Mt Marshall warns that anyone who has an application lodged with the Shire of Mt Marshall must obtain and should only rely on written confirmation of the outcome of the application, and any conditions attaching to the decision made by the Shire of Mt Marshall in respect of the application.

Stephen Tindale
Acting Chief Executive Officer

Chairman Initial

Minutes of the Ordinary Meeting of Council
held on Tuesday 16 August 2016

TABLE OF CONTENTS

1. Declaration of Opening / Announcement of Visitors
2. Record of Attendance / Apologies / Approved Leave of Absence
3. Standing Orders
4. Public Questions
 - 4.1 Response to Previous Public Questions Taken On Notice
 - 4.2 Public Question Time
5. Applications for Leave of Absence
6. Declarations of Interest
7. Confirmation of Minutes of Previous Meetings
 - 7.1 Minutes of the Ordinary Meeting held on Tuesday 19 July 2016
8. Announcements by Presiding Person Without Discussion
9. Presidents Report
10. Petitions / Deputations / Presentations / Submissions
11. Reports of Committees
12. Reports of Officers
 - 12.1 Environmental Health Officer/Building Surveyor
 - 12.2 Community Development Officer
 - 12.2.5 CSRFF Grant Application – Welbungin Tennis Courts
 - 12.3 Finance and Administration Manager
 - 12.3.25 Write off Outstanding Debt
 - 12.3.26 Accounts Paid
 - 12.4 Chief Executive Officer
 - 12.4.13 Central East Aged Care Alliance - Budget Commitment to Construct ILUs
 - 12.4.14 Bencubbin Recreation Complex – Specified Area Rate and Funding Options
 - 12.4.15 Audit of Shire Works, Services and Social Capital
 - 12.5 Executive Assistant
 - 12.5.9 Application of Shire Common Seal
 - 12.5.10 Status Report July 2016
 - 12.5.11 Representative on the Eastern Wheatbelt Biodiversity Group
 - 12.6 Regulatory Officer
 - 12.6.2 CBH Application for Planning Approval
13. Elected Members' Motions of Which Previous Notice Has Been Given
14. New Business of an Urgent Nature Introduced by Decision of the Meeting
15. Next Meeting – Tuesday 20 September 2016 commencing at 3:00pm in Council Chambers, 80 Monger St, Bencubbin

Minutes of the Ordinary Meeting of Council
held on Tuesday 16 August 2016

16. Closure of Meeting

Minutes of the Ordinary Meeting of Council
held on Tuesday 16 August 2016

1.0 Declaration of Opening / Announcement of Visitors

The Presiding Member declared the meeting open at 3:02 pm, and welcomed the members of the public present in the gallery.

2.0 Record of Attendance / Apologies / Approved Leave of Absence

In Attendance

Cr RM Kirby	President / Presiding Member
Cr SE Faulkner	Deputy President
Cr PA Gillett	Councillor
Cr ARC Sachse	Councillor
Cr WJ Beagley	Councillor
Cr HJ Shemeld	Councillor
Cr CT Lumsden	Councillor

Mr Stephen Tindale	Acting Chief Executive Officer
Ms Nadine Richmond	Executive Assistant
Mrs Tanya Gibson	Member of the public
Mrs Megan Beagley	Member of the public

Apologies

Nil

3.0 Standing Orders

2016/114 COUNCIL DECISION:

That Standing Order number 9.2 - Limitation of Number of Speeches be suspended for the duration of the meeting to allow for greater debate on items in the agenda.

Moved Cr SE Faulkner

Seconded Cr ARC Sachse

Carried 7/0

4.0 Public Questions

4.1 Response to Public Questions Taken on Notice

Nil

4.2 Public Question Time

Public Question Time opened at 3:03pm

Public Question time closed at 3:03pm

Minutes of the Ordinary Meeting of Council
held on Tuesday 16 August 2016

5.0	Applications for Leave Of Absence
------------	--

Nil

6.0	Declarations of Interest
------------	---------------------------------

Nil

7.0	Confirmation of Minutes of Previous Meetings
------------	---

7.1	Minutes of the Ordinary Meeting held on Tuesday 19 July 2016
------------	---

2016/115 COUNCIL DECISION / OFFICER RECOMMENDATION:
--

That the Minutes of the Ordinary Meeting of Council held on Tuesday 19 July 2016 be confirmed as a true and correct record of proceedings.

Moved Cr CT Lumsden

Seconded Cr ARC Sachse

Carried 7/0

8.0	Announcements by Presiding Person Without Discussion
------------	---

The Presiding Member requested Elected Members remain after the meeting to discuss more inclusions in future agendas.

9.0	President's Report
------------	---------------------------

Purpose:

This report is prepared by the President to provide Council and the community of Mt Marshall with information about activities undertaken.

Comment:

The President represented the Shire at the following meetings and training opportunities from July 19th to August 16th:

19th July - Strategic Planning Community Consultation meeting, Bencubbin with Cr Beagley, Cr Faulkner, Cr Gillett, Cr Lumsden, Cr Sachse and ACEO Stephen Tindale

20th July - Strategic Planning Community Consultation meeting, Beacon with Cr Faulkner, Cr Gillett, Cr Lumsden, Cr Sachse, Cr Shemeld and ACEO Stephen Tindale

2nd August - Mayor & President's Forum, Perth

3rd-5th August - WALGA AGM & Local Government Convention, Perth with Cr Beagley, Cr Faulkner, Cr Gillett, Cr Sachse and ACEO Stephen Tindale

4th August - CEACA Executive meeting, Perth

10.0	Petitions / Deputations / Presentations / Submissions
-------------	--

Nil

Minutes of the Ordinary Meeting of Council
held on Tuesday 16 August 2016

11.0	Reports of Committees
-------------	------------------------------

Nil

12.0	Reports of Officers
-------------	----------------------------

12.1	Environmental Health Officer / Building Surveyor
-------------	---

Nil

12.2	Community Development Officer
-------------	--------------------------------------

12.2.5	Welbungin Tennis Courts Resurfacing – CSRFF Application
---------------	--

LOCATION/ADDRESS:	Welbungin
NAME OF APPLICANT:	N/A
FILE REFERENCE:	F1/16
AUTHOR:	Sally Morgan - Community Development Officer
DISCLOSURE OF INTEREST:	No Interest to Disclose
DATE:	8 August 2016
ATTACHMENT NUMBER:	12.2.5a – CSRFF Application form 12.2.5b – Locality Maps 12.2.5c – Sports Surfaces Quote 12.2.5d – West Coast Synthetics Quote 12.2.5e – Photos of Facility 12.2.5f – Letter from Welbungin Sports and Progress Association 12.2.5g – Letters of Support
CONSULTATION:	Stephen Tindale-Acting Chief Executive Officer Welbungin Sports & Progress Association
STATUTORY ENVIRONMENT:	Nil
POLICY IMPLICATIONS:	Nil
FINANCIAL IMPLICATIONS:	Subject to 2016/17 Annual Budget adoption
STRATEGIC IMPLICATIONS:	Included in Shire of Mt Marshall Sport & Recreation Master Plan
VOTING REQUIREMENT:	Simple Majority

2016/116 OFFICER RECOMMENDATION/COUNCIL DECISION:
--

That the Community Sport and Recreation Facilities Funding application for the resurfacing of the Welbungin Tennis Courts be endorsed for submission to the Department of Sport and Recreation, in the form as presented to the 16 August 2016 Ordinary Meeting of Council.

Moved Cr SE Faulkner

Seconded Cr CT Lumsden

Carried 7/0

Minutes of the Ordinary Meeting of Council
held on Tuesday 16 August 2016

BACKGROUND:

The Welbungin Sports & Progress Association approached the Shire in late 2015 requesting assistance and funding for the resurfacing of 4 synthetic grass tennis courts located at their club in Welbungin. The existing courts were laid in 1995 and have been in use for 21 seasons, going well beyond the advised life expectancy of 8-10 years. The courts have deteriorated quickly over the last 3 years, with joins and rolls becoming more noticeable and an uneven and slippery surface. Small mounds and hollows have formed under the surface, making a more unpredictable court to play on with an inconsistent ball bounce.

Established in 1953, the Welbungin Sports & Progress Association are a very active club within our Shire and continue to maintain a thriving membership base. The club operates its season between October – April each year with social and competitive tennis on offer. The club is part of the Central Wheatbelt Tennis Association and participates in interclub events and the Pennants competition.

The club had 51 members in the 2015/16 season, membership has remained steady over the last 5 years with 46 members in 2014/15 and 52 in 2013/14.

COMMENT:

The need to resurface the Welbungin tennis courts was identified repeatedly through community consultation during the development of the Shire of Mt Marshall Sport & Recreation Master Plan in 2015. Tennis was also identified as the most popular sport by survey respondents within the Shire that participated in the online survey.

9.4 Online Community Survey Summary

A complete survey findings report is included at Appendix 5. A summary of the key findings of the survey are included below:

- In total 182 individuals responded to the online survey
- 50% of the respondents were male and 50% were female
- 35 to 49 years was the best represented age bracket amongst respondents (38%)
- The majority of survey respondents (61%) were from Bencubbin, 33% from Beacon
- The 5 most popular sport and recreation activities in terms of participation amongst survey respondents (most popular listed first) were tennis, fitness/gym, Australian rules football, walking and swimming/diving
- The 5 least popular sport and recreation activities in terms of participation amongst survey respondents (least popular listed first) were indoor soccer, BMX, baseball, Volleyball and outdoor soccer

Excerpt from the Shire of Mt Marshall Sport & Recreation Plan.

The total cost of the resurfacing project is \$92,169 (ex GST). The most appropriate funding program for this project is the Department of Sport and Recreation Community Sport and Recreation Facility Fund (CSRFF). As the total cost of the project is under \$200,000 we are eligible to apply for the Small Grants round. The funding program allows for up to 1/3 of the total cost of the project to be applied for.

The application for this project is attached. The application is to be submitted with the Shire listed as the applicant due to the Welbungin Hall and facilities being Shire owned.

Minutes of the Ordinary Meeting of Council
held on Tuesday 16 August 2016

The Welbungin Sports & Progress Association will be contributing to the project in cash and in-kind labour, including removal of the existing courts prior to the new courts being laid. The total project cost breakdown is as follows;

Shire of Mt Marshall	\$29,000
Welbungin Sports & Progress Association Cash	\$23,909
Welbungin Sports & Progress Association In-Kind	\$10,260
Dept. of Sport & Recreation (CSRFF)	<u>\$29,000</u>
	\$92,169

Council's contribution to this project has been included in the 2016/17 Budget for consideration. An allowance has been made within the total budget for any remedial works that the underlying surface may need prior to the synthetic turf being laid.

It is asked that Council acknowledge the Project Assessment Sheet at the rear of the application, this is required to be completed by the Local Government Authority. It is requested that Council endorse the assessment and rank the project as the number one sport and recreation project for the Shire of Mt Marshall.

Once the application is submitted we will continue to investigate further funding opportunities to contribute towards this project.

Minutes of the Ordinary Meeting of Council
held on Tuesday 16 August 2016

12.3 Finance and Administration Manager
--

12.3.25 Write off Outstanding Debt

LOCATION/ADDRESS: N/A
NAME OF APPLICANT: N/A
FILE REFERENCE: F1/20
AUTHOR: Tanika McLennan – Finance and Administration Manager
DISCLOSURE OF INTEREST: Nil
DATE: 8 August 2016
ATTACHMENT NUMBER: Nil
CONSULTATION: Nil
STATUTORY ENVIRONMENT: Local Government Act 1995

6.12. Power to defer, grant discounts, waive or write off debts

- (1) Subject to subsection (2) and any other written law, a local government may —
- (a) when adopting the annual budget, grant* a discount or other incentive for the early payment of any amount of money; or
 - (b) waive or grant concessions in relation to any amount of money; or
 - (c) write off any amount of money,
- which is owed to the local government.

** Absolute majority required.*

- (2) Subsection (1)(a) and (b) do not apply to an amount of money owing in respect of rates and service charges.
- (3) The grant of a concession under subsection (1)(b) may be subject to any conditions determined by the local government.
- (4) Regulations may prescribe circumstances in which a local government is not to exercise a power under subsection (1) or regulate the exercise of that power.

[Section 6.12 amended by No. 64 of 1998 s. 39.]

POLICY IMPLICATIONS: Nil
FINANCIAL IMPLICATIONS: Loss of Income - \$112.50, accounted for in provision for doubtful debts

Minutes of the Ordinary Meeting of Council
held on Tuesday 16 August 2016

STRATEGIC IMPLICATIONS: Nil
VOTING REQUIREMENT: Simple Majority

2016/117 OFFICER RECOMMENDATION/COUNCIL DECISION:

That Council endorse the amount of \$112.50 outstanding against Debtor Number 81476, Craig Fitzgerald, be written off.

Moved Cr HJ Shemeld

Seconded Cr ARC Sachse

Carried 6/1

BACKGROUND:

The Finance Administration Manager routinely checks the outstanding debtors and pursues overdue debts. Debts which staff have been unable to successfully recover are handed over to a debt collection agency. The following has been received by email on 5 August 2016, from Jodie Earney of AMPAC Debt Recovery, in relation to Debtor Number 81476:

"I have spoken with Mr Craig Fitzgerald, as it seems half the Shire has also. He is disputing this as the car was removed before his 28 days deadline and also damaged by the Shire whilst being removed. He said that "so many CEO's" from the Shire have attempted to get him to pay and he would rather go to Court. Unfortunately if this amount was larger we could possibly take legal action as the next step, however as he has put forth his dispute and due to the amount of going legal we recommend the Shire writes this debt off.

Ampac Debt Recovery have now closed this as uneconomical to pursue."

The invoice was originally raised 3 February 2014 for removal of a car body on 31 January 2014.

COMMENT:

Delegation FIN 002, delegates authority to the Chief Executive Officer under section 6.12 (1)(c), to write off any amount of money owed to the Shire, provided that it is less than \$10.00. As this amount is great than \$10.00, Council approval is required to write it off.

Minutes of the Ordinary Meeting of Council
held on Tuesday 16 August 2016

12.3.26 Accounts Paid

LOCATION/ADDRESS: N/A
NAME OF APPLICANT: N/A
FILE REFERENCE: F1/4
AUTHOR: Sandy Wyatt – Administration Officer
DISCLOSURE OF INTEREST: Nil
DATE: 9 August 2016
CONSULTATION: Tanika McLennan – Finance and Administration Manager
STATUTORY ENVIRONMENT: Financial Management Regulations and the Local Government Act 1995
POLICY IMPLICATIONS: Nil
FINANCIAL IMPLICATIONS: An appropriate allowance has been made in the current year's budget to fund and authorise expenditure.
STRATEGIC IMPLICATIONS: Nil
VOTING REQUIREMENT: Simple Majority

2016/118 OFFICER RECOMMENDATION/COUNCIL DECISION:

That the accounts listed:

Municipal Fund	\$	297,497.88
Trust Fund	\$	19,655.05
Mastercard	\$	<u>670.15</u>
Total	\$	317,823.08

Detailed statement provided in Councillor Information

Be endorsed.

Moved Cr PA Gillett

Seconded Cr WJ Beagley

Carried 7/0

BACKGROUND:

Following is a List of Accounts submitted to Council on Tuesday 16 August 2016 for the Municipal Fund, Trust Fund and Mastercard. Councillor questions regarding any payments can be directed to Finance and Administration Manager, Tanika McLennan, prior to the meeting.

Minutes of the Ordinary Meeting of Council
held on Tuesday 16 August 2016

1. Municipal Fund

Chq/EFT	Date	Name	Description	Amount
1	26/07/2016	TELSTRA	UTILITY CHARGES-JULY'16	2062.18
2	26/07/2016	WATER CORPORATION	UTILITY CHARGES-JULY'16	10386.24
3	26/07/2016	SYNERGY	STREETLIGHTS.	2601.05
2	01/07/2016	BANK FEES - BANK FEES	BANK FEES	10.00
2	15/07/2016	BANK FEES - BANK FEES	BULK PAYMENT ESTABLISHMENT FEE	99.00
2	27/07/2016	BANK FEES - BANK FEES	FTS SETTLEMENT	3.15
2	29/07/2016	BANK FEES - BANK FEES	BANK FEES	0.31
EFT11330	06/07/2016	D I TOMAS CONTRACTING	GRADING OF RALLY TRACK	10450.00
EFT11331	06/07/2016	GL & JM POOLE	RATES REFUND FOR ASSESSMENT A6905 LOT BENCUBBIN BEACON RD WIALKI 6473	135.00
EFT11332	14/07/2016	GERAGHTYS ENG & AUTO ELECTRICS	BUS INSPECTION	147.85
EFT11333	14/07/2016	COVS	JUNE SUPPLIES	22.00
EFT11334	14/07/2016	AVON WASTE	RUBBISH COLLECTION-JUNE16	5450.31
EFT11335	14/07/2016	BOC GASES	GAS CYLINDERS-JUNE16	86.35
EFT11336	14/07/2016	SHIRE OF KOORDA	EHO EXPENSES APRIL 2016-JUNE2016	7057.77
EFT11337	14/07/2016	NINGHAN SPRAYING & AG SERVICES	JUNE SUPPLIES	689.79
EFT11338	14/07/2016	KTY ELECTRICAL SERVICES	KITCHEN-BEACON RECREATION COMPLEX	11552.79
EFT11339	14/07/2016	EASTERN DISTRICTS PANEL BEATERS	JUNE SUPPLIES	275.00
EFT11340	14/07/2016	BENCUBBIN NEWS & POST	NEWSPAPERS-MAY16	125.38
EFT11341	14/07/2016	BEACON CO-OPERATIVE LTD	COOKING DAY	522.66
EFT11342	14/07/2016	BENCUBBIN BULK HAULIERS	HIRE OF ROADTRAIN	4228.40
EFT11343	14/07/2016	MOORE STEPHENS (WA) PTY LTD	DEFERRED PENSIONER RATES AUDIT	495.00
EFT11344	14/07/2016	LIONS CLUB OF BENCUBBIN & DISTRICTS	DRUMMUSTER COLLECTION	615.98
EFT11345	14/07/2016	STAR TRACK EXPRESS	FREIGHT-JUNE16	225.96
EFT11346	14/07/2016	PORKY'S ENTERPRISES	VARIOUS CLEANING-BEACON 16.6.16-29.6.16	2011.62
EFT11347	14/07/2016	AG IMPLEMENTS	JUNE SUPPLIES	164.49
EFT11348	14/07/2016	METROCOUNT	METROCOUNT 5600 PLUS	4834.50
EFT11349	14/07/2016	HEMPFIELD SMALL MOTORS	JUNE SUPPLIES	119.13
EFT11350	14/07/2016	BENCUBBIN TRUCK N AUTO'S	SERVICE	857.05
EFT11351	14/07/2016	VERNON CONTRACTING	TRAFFIC CONTROL	14300.00

Minutes of the Ordinary Meeting of Council
held on Tuesday 16 August 2016

Chq/EFT	Date	Name	Description	Amount
EFT11352	14/07/2016	D & D TRANSPORT	FREIGHT-JUNE16	205.70
EFT11353	14/07/2016	IT VISION	TECHNICAL SERVICES-JUNE16	470.80
EFT11354	14/07/2016	LANDGATE	VALUATION ROLLS	224.35
EFT11355	14/07/2016	BENCUBBIN AG SUPPLIES	JUNE SUPPLIES	1539.48
EFT11356	14/07/2016	GERALDTON FUEL	FUEL-JUNE16	683.87
EFT11357	14/07/2016	DEPARTMENT OF COMMERCE	BSL LEVY	609.88
EFT11358	14/07/2016	BENNY MART	JUNE SUPPLIES	243.92
EFT11359	14/07/2016	R MUNNS ENGINEERING CONSULTING SERVICES	CONSULTING WORK	6357.56
EFT11360	14/07/2016	GREAT SOUTHERN FUELS	FUEL	10499.17
EFT11361	14/07/2016	DYLAN COPELAND	PROVISION OF NATURAL RESOURCE MANAGEMENT-JUNE16	1716.00
EFT11362	14/07/2016	WESTERN STABILISERS	LIME STABILISATION	49748.60
EFT11363	14/07/2016	J & P GILLET	DESIGN & PAINT MURAL-BEACON COMPLEX	530.00
EFT11364	14/07/2016	TUSS GROUP	HEADWALLS	1641.20
EFT11366	21/07/2016	BANKWEST CORPORATE MASTERCARD	JUNE SUPPLIES	670.15
EFT11367	26/07/2016	TWO DOGS HOME HARDWARE	JULY SUPPLIES	263.66
EFT11368	26/07/2016	GREAT EASTERN COUNTRY ZONE WALGA	ANNUAL SUBSCRIPTION 2016/17	4675.00
EFT11369	26/07/2016	MUKA MATTERS	ADVERTISING	40.00
EFT11370	26/07/2016	LGIS INSURANCE BROKING	MOTOR VEHICLE	25584.61
EFT11371	26/07/2016	BURGESS RAWSON (WA) PTY LTD	UTILITY CHARGES 6.5.16-8.7.16	33.25
EFT11372	26/07/2016	LGIS PROPERTY	PROPERTY	67289.92
EFT11373	26/07/2016	CR PA GILLET	MEETING FEES & ALLOWANCES 1.7.16-19.7.16	573.18
EFT11374	26/07/2016	RYLAN PTY LTD	KERBING	10880.10
EFT11375	26/07/2016	HEMPFIELD SMALL MOTORS	JULY SUPPLIES	491.15
EFT11376	26/07/2016	NAUGHTY BUGS PEST CONTROL	TERMITE INSPECTION	264.00
EFT11377	26/07/2016	5RIVERS PLUMBING AND GAS	JULY REPAIRS	811.46
EFT11378	26/07/2016	DEPARTMENT OF LANDS	LEASE FOR FUEL DEPOT-JULY-DEC	715.00
EFT11379	26/07/2016	CR WJ BEAGLEY	MEETING FEES & ALLOWANCES 19.7.16	515.18
EFT11380	26/07/2016	KC SALES	CATERING	565.20

Minutes of the Ordinary Meeting of Council
held on Tuesday 16 August 2016

Chq/EFT	Date	Name	Description	Amount
EFT11381	26/07/2016	CR ARC SACHSE	MEETING FEES & ALLOWANCES 1.7.16-19.7.16	545.18
EFT11382	26/07/2016	CR RM KIRBY	MEETING FEES & ALLOWANCES 28.6.16-19.7.16	1590.90
EFT11383	26/07/2016	CR SE FAULKNER	MEETING FEES & ALLOWANCES 27.6.16-19.7.16	1022.50
EFT11384	26/07/2016	CR HJ SHEMELD	MEETING FEES & ALLOWANCES 19.7.16	501.18
EFT11385	26/07/2016	CALLUM THOMAS LUMSDEN	MEETING FEES & ALLOWANCES 19.7.16	583.18
EFT11386	26/07/2016	EDWIN WALTER PIPER	REIMBURSEMENT-TRAVEL EXPENSE-JULY16	500.00
EFT11387	26/07/2016	AUSQ TRAINING	WORKSITE TRAFFIC MANAGEMENT & TRAFFIC CONTROLLER TRAINING-DEPOSIT	1000.00
EFT11388	28/07/2016	DC PAYMENTS AUSTRALASIA	ONGOING FEES FOR ATM-JUNE16	104.80
EFT11391	25/07/2016	WA TREASURY CORPORATION	GOVERNMENT GUARANTEE FEE FOR PERIOD ENDING 30/6/16	938.19
EFT11392	27/07/2016	WA TREASURY CORPORATION	LOAN 119	975.84
18695	14/07/2016	BCITF	BCITF LEVY	840.47
DD8430.1	06/07/2016	WALGS PLAN	PAYROLL DEDUCTIONS	11258.16
DD8430.2	06/07/2016	WATER CORPORATION SUPERANNUATION PLAN	SUPERANNUATION CONTRIBUTIONS	199.07
DD8430.3	06/07/2016	MTAA SUPERANNUATION	SUPERANNUATION CONTRIBUTIONS	183.69
DD8430.4	06/07/2016	COLONIAL FIRST STATE INVESTMENTS	SUPERANNUATION CONTRIBUTIONS	156.78
DD8430.5	06/07/2016	ESSENTIAL SUPER	SUPERANNUATION CONTRIBUTIONS	187.89
DD8431.1	20/07/2016	WALGS PLAN	PAYROLL DEDUCTIONS	7973.25
DD8431.2	20/07/2016	PROVENCE DREAMING SUPERANNUATION FUND	SUPERANNUATION CONTRIBUTIONS	829.92
DD8431.3	20/07/2016	WATER CORPORATION SUPERANNUATION PLAN	SUPERANNUATION CONTRIBUTIONS	199.07
DD8431.4	20/07/2016	MTAA SUPERANNUATION	SUPERANNUATION CONTRIBUTIONS	183.69
DD8431.5	20/07/2016	COLONIAL FIRST STATE INVESTMENTS	SUPERANNUATION CONTRIBUTIONS	156.78
DD8431.6	20/07/2016	ESSENTIAL SUPER	SUPERANNUATION CONTRIBUTIONS	195.99
				297,497.88

Minutes of the Ordinary Meeting of Council
held on Tuesday 16 August 2016

2. Trust

Chq/EFT	Date	Name	Description	Amount
EFT11390	29/07/2016	DEPARTMENT OF TRANSPORT	MMSO20160701	19655.05
				19,655.05

3. Mastercard

Details	Amount
COUNCIL MEETING SNACKS	55.05
SUBS-AGE FRIENDLY/SAFETY	13.20
FLOWERS-LOREN NORTHOVER	91.90
FOXTEL	155.00
FOXTEL	200.00
FOXTEL-229 MURRAY	155.00
	670.15

This List of Accounts Paid under Delegation 14 and covering vouchers and direct debits as above was submitted to each Member of the Council for the Ordinary Meeting of **16 August 2016**. All invoices, being the subject of payments made, have been duly certified as to the receipt of goods and services, and prices, computations and costings have been checked against the expenditure authority (i.e. budget, purchase order, delegation).

 Stephen Tindale
 Acting Chief Executive Officer

Minutes of the Ordinary Meeting of Council
held on Tuesday 16 August 2016

12.4 Chief Executive Officer

12.4.13 Central East Aged Care Alliance - Budget Commitment to Construct ILUs

LOCATION/ADDRESS:	Beacon and Bencubbin
NAME OF APPLICANT:	Central East Aged Care Alliance (CEACA)
FILE REFERENCE:	A5/15
AUTHOR:	Stephen Tindale – Acting CEO
DISCLOSURE OF INTEREST:	Nil
DATE:	8 August 2016
ATTACHMENT NUMBER:	Nil
CONSULTATION:	Nil
STATUTORY ENVIRONMENT:	N/A
POLICY IMPLICATIONS:	N/A
FINANCIAL IMPLICATIONS:	A contribution of \$20,000 per constructed ILU is required. For the Shire of Mt Marshall this totals \$60,000 for 3 ILUs over the term of the project.
STRATEGIC IMPLICATIONS:	One of the social objectives of the Shire's 2013 Strategic Community Plan is to <i>Create an environment that provides for a caring and healthy community</i> . One of the strategies to achieve this objective is to <i>Facilitate provision of infrastructure for aged persons and people with disabilities</i> .
VOTING REQUIREMENT:	Absolute Majority

2016/119 OFFICER RECOMMENDATION/COUNCIL DECISION:

That:

- 1. Council commit to an allocation of \$20,000 per independent living unit constructed in Mt Marshall as part of CEACA Incorporated's Stage 2 project, being a total commitment of \$60,000 to be funded from the 2017/18 Annual Budget and/or 2018/19 Annual Budget; and**
- 2. the Shire undertake an assessment of 43 Brown St, Bencubbin and 3 Rowlands St, Beacon as alternative sites for the construction of three independent living units.**

Moved Cr HJ Shemeld

Seconded Cr ARC Sachse

Carried 7/0

BACKGROUND:

The Central East Aged Care Alliance (CEACA) is a partnership of eleven Wheatbelt Shires (Bruce Rock, Kellerberrin, Koorda, Merredin, Mt Marshall, Mukinbudin, Nungarin, Trayning, Westonia, Wyalkatchem and Yilgarn) formed in 2012 and formalised as an Incorporated Association in mid-2015. CEACA has the purpose of capturing economic benefit in the Wheatbelt by providing older people with the necessary services and infrastructure to remain living in their community of interest. CEACA's key area of activity is in the provision of appropriate housing options and public infrastructure that meets the needs of seniors.

Minutes of the Ordinary Meeting of Council
held on Tuesday 16 August 2016

CEACA has formulated a staged 6 year program to construct 187 Independent Living Units (ILUs) across those eleven Shires to address market failure to meet increasing demand for age appropriate accommodation and services.

In Stage 1 of the project, CEACA was successful in obtaining funding of \$2,075,800 from Royalties for Regions' Southern Investment Initiative, managed by the Shire of Merredin on CEACA's behalf, for the land assembly and servicing of 54 lots across the eleven Shires for the construction of ILU's. Work on Stage 1 has commenced with a Project Manager appointed to progress the works.

CEACA has since been successful in obtaining a further \$19,986,439 in funding from Royalties for Regions' Growing our South program, which will again be managed by the Shire of Merredin on CEACA's behalf. The funding is for the preparation and servicing of 21 lots for construction of ILUs by June 2019, and the construction of 75 ILUs by June 2020 across the eleven Shires.

One of the conditions of receiving Progress Payment 1 in the Financial Assistance Agreement (FAA) for Stage 2 is a minuted commitment from each CEACA Council verifying their financial commitment of \$20,000 per constructed ILU.

The purpose of this agenda item is therefore to comply with that condition.

COMMENT:

Currently the Shire of Mt Marshall is eligible for three ILUs – two in Bencubbin and one in Beacon.

The sites identified for the independent units in Mt Marshall are in Askew St, Beacon (new subdivision) and Collins St, Bencubbin (old Freemasons Hall).

The Bencubbin site was chosen because of its size and capacity to contain 4 ILUs on land in close proximity to the existing Aged Persons Home in Bencubbin. The Beacon site was similarly chosen for its capacity to contain 2 ILUs on land that has recently been opened up by the Shire with the construction of a sealed road and not much else.

A July 2016 report prepared by River Engineering for CEACA has identified the costs in preparing the land for construction of the three ILU's that have been approved as being \$151,900 in Bencubbin and \$158,500 in Beacon.

These costs seem extraordinary and could potentially jeopardise the construction of the ILUs. It seems that other local governments are also in the same boat.

Given the above, a better site for the two Bencubbin ILUs would be adjacent to the existing Aged Persons Homes land at 43 Brown St, Bencubbin where there is spare capacity for the construction of two ILUs. In Beacon, the Beacon Progress Association has indicated that a vacant block at 3 Rowlands St of 1026m² (capable of containing 4 ILUs) could be made available to the Shire in order to make the most of its centrally convenient location and to keep costs down.

Given the above, a recommendation is made to assess these alternative sites for their suitability as sites for the construction of the three proposed ILUs.

Minutes of the Ordinary Meeting of Council
held on Tuesday 16 August 2016

In the meantime, at \$20,000 per ILU the Shire's financial commitment for the three constructed units (as opposed to the development of the land) totals \$60,000.

The timeframe for the construction of the ILUs is somewhat uncertain as is the timing of the Shire's funding contribution. For the purpose of this item, it is felt that Council should be making the commitment now so that when the time comes for the ILUs to be constructed, the contribution is available. This could come from reserve funds, a loan or another source.

To that end a further recommendation is made that commits Council to an allocation of \$20,000 per independent living unit constructed in Mt Marshall as part of CEACA Incorporated's Stage 2 project.

Minutes of the Ordinary Meeting of Council
held on Tuesday 16 August 2016

12.4.14 Bencubbin Recreation Complex – Specified Area Rate and Funding Options

LOCATION/ADDRESS: N/A
NAME OF APPLICANT: N/A
FILE REFERENCE: A6/18a
AUTHOR: Stephen Tindale – Acting CEO
DISCLOSURE OF INTEREST: Nil
DATE: 9 August 2016
ATTACHMENT NUMBER: 12.4.14a – Specified Area Map
12.4.14b – Rating Models
CONSULTATION: See July 2016 Council meeting agenda
STATUTORY ENVIRONMENT: **Local Government Act 1995**

Sec. 5.56. Planning for the future

- (1) A local government is to plan for the future of the district.
- (2) A local government is to ensure that plans made under subsection (1) are in accordance with any regulations made about planning for the future of the district.

Sec. 6.37. Specified area rates

- (1) A local government may impose a specified area rate on rateable land within a portion of its district for the purpose of meeting the cost of the provision by it of a specific work, service or facility if the local government considers that the ratepayers or residents within that area —
 - (a) have benefited or will benefit from; or
 - (b) have access to or will have access to; or
 - (c) have contributed or will contribute to the need for,that work, service or facility.
- (2) A local government is required to —
 - (a) use the money from a specified area rate for the purpose for which the rate is imposed in the financial year in which the rate is imposed; or
 - (b) to place it in a reserve account established under section 6.11 for that purpose.

Minutes of the Ordinary Meeting of Council
held on Tuesday 16 August 2016

- (3) Where money has been placed in a reserve account under subsection (2)(b), the local government is not to —
 - (a) change the purpose of the reserve account; or
 - (b) use the money in the reserve account for a purpose other than the service for which the specified area rate was imposed,and section 6.11(2), (3) and (4) do not apply to such a reserve account.
- (4) A local government may only use the money raised from a specified area rate —
 - (a) to meet the cost of providing the specific work, service or facility for which the rate was imposed; or
 - (b) to repay money borrowed for anything referred to in paragraph (a) and interest on that money.
- (5) If a local government receives more money than it requires from a specified area rate on any land or if the money received from the rate is no longer required for the work, service or facility the local government —
 - (a) may, and if so requested by the owner of the land is required to, make a refund to that owner which is proportionate to the contributions received by the local government; or
 - (b) is required to allow a credit of an amount proportionate to the contribution received by the local government in relation to the land on which the rate was imposed against future liabilities for rates or service charges in respect of that land.

POLICY IMPLICATIONS:

FINANCIAL IMPLICATIONS:

STRATEGIC IMPLICATIONS:

Nil

Funding of \$2,600,000 modification to Bencubbin Recreation Complex;
Funding of Loans

The redevelopment of the complex is intended to give early effect to S 4.2 of the 2013 Corporate Business Plan - *maintain service levels, major upgrade to Bencubbin Sporting complex 2017/18.*

Minutes of the Ordinary Meeting of Council
held on Tuesday 16 August 2016

VOTING REQUIREMENT: Simple Majority (Absolute Majority required when adopting 2016/2017 Budget)

2016/120 OFFICER RECOMMENDATIONS/COUNCIL DECISION:

That for the purposes of raising and repaying loans for the redevelopment of the Bencubbin Recreation Complex,

- 1. Council adopt the dotted line shown on the map attached to this agenda item as the northern boundary of a specified area (for the raising of a specified area rate) together with the eastern, southern and western boundaries of the Shire generally south of the northern boundary of the specified area referred to above.**
- 2. Council make provision in the 2016/17 Annual Budget for the raising of the following loans to be repaid over 20 years in quarterly instalments:**
 - a) a loan of \$432,600 to be repaid by the Shire out of general revenue,**
 - b) a loan of \$491,300 to be repaid by a specified area rate to be struck within the specified area referred to at point 1 above, and**
 - c) a self-supporting loan of \$250,000 to be repaid by the Bencubbin Community Recreation Council over 20 years in quarterly instalments.**
- 3. The Shire of Mt Marshall enter into a legal agreement with the Bencubbin Community Recreation Council for the repayment of the self-supporting loan of \$250,000.**

Moved Cr ARC Sachse

Seconded Cr SE Faulkner

Carried 4/3

BACKGROUND:

This matter was last considered at the ordinary Council meeting held on 19 July 2016 where the following resolution was adopted.

2016/107 COUNCIL DECISION:

That based on current and ongoing community consultation, Shire staff prepare a report for Council's consideration at its next ordinary meeting on a proposed specified area rate boundary aligned with, or in the vicinity of, the Andrews Tank Rd and its prolongation eastwards to the Shire boundary to enable the raising of two proposed loans to cover the balance of funding required for the proposed redevelopment of the Bencubbin Recreation Complex. The first proposed loan to be repaid by general rates and the second proposed loan to be repaid by a specified area rate on land holdings south of the proposed boundary.

Moved Cr ARCSachse

Seconded Cr PA Gillett

Carried 6/1

This report responds to the Council resolution.

Minutes of the Ordinary Meeting of Council
held on Tuesday 16 August 2016

COMMENT:

Specified Area Rate Boundary

Historically, Specified Area Rate (SAR) boundaries within the Shire of Mt Marshall were defined by the boundaries of up to seven wards. These wards were based on existing localities/townships and agreed communities of interest amongst other things.

In 2006 the ward structure was abandoned as a means of electing Councillors to the Mt Marshall Council. Consequently any continued reliance on the ward boundaries as a means of defining the boundary of any proposed Specified Area Rate becomes somewhat tenuous if only because the ward boundaries technically no longer exist.

Furthermore, it can be argued that the communities of interest described by the historic wards of North Bencubbin, South Bencubbin, Beacon, Gabbin, Welbungin, Cleary and Wialki have consolidated over the years into what are now the two major communities of interest in the Mt Marshall Shire - namely the communities of interest centred on the towns of Bencubbin and Beacon.

It should also be recognised that there are overlapping communities of interest associated with those landowners who own land within the Shire of Mt Marshall but gravitate either towards Mukinbudin, Trayning or Koorda for personal and business needs.

Another community of interest arises with absentee landowners (mainly in the east of the Shire) who have other farming, family or business interests located some distance away from the North East Wheatbelt.

It is generally understood that the application of a Special Area Rate in Mt Marshall has applied to the provision of sport and recreation facilities in the past. Also that the "user pays" principle for the provision of specific sport and recreation facilities has been determined and agreed to by the Shire in the past when providing facilities in Beacon and Bencubbin.

The attached map (Attachment 12.4.14a) shows land locations surrounding the Andrews Tank Rd together with the eastern and western boundaries of the Shire.

Each of the land locations (either singularly or severally) forms part of a rateable land assessment. These assessments are assigned a rate assessment number and together with a total valuation of the included locations, they form the basis of each rate notice that is sent out annually to all land owners.

An examination has been made of the postal mailing addresses for each rate assessment notice and the map has been coloured accordingly.

Rate assessments with Beacon postal addresses have been coloured yellow.

Bencubbin postal addresses – blue

Koorda, Trayning & Mukinbudin postal addresses – green

Other addresses – orange

Crown reserves – dark green

Minutes of the Ordinary Meeting of Council
held on Tuesday 16 August 2016

Based on the map, it is recommended that Council adopt the dotted line shown on the map as the northern boundary of the proposed specified area together with the western, southern and eastern boundaries of the Shire in the south.

With exception of only one rate assessment, the proposed boundary excludes all landholders with a Beacon community of interest as defined by the Beacon postal addresses shown on the rate notices for each rate assessment.

The proposed boundary clearly delineates where the Beacon and Bencubbin communities of interest (at least in terms of land ownership) starts and finishes and is strongly recommended to Council on that basis.

The Specified Area Rate boundary can be changed in future years with the adoption of any annual budget as new communities of interest emerge as the result of the changing ownership of the land.

Funding Options

The following table sets out three funding options for Council's consideration.

Option	Grant Funds	Shire Funds	User Pays Funds	Total
1	NSRF 917,400	Shire General Loan 432,600	Shire SAR Loan 550,000	
		Reserve Funds 250,000	BCRC Loan 250,000	
		General Revenue 100,000	BCRC Cash 100,000	
	<u>917,400</u>	<u>782,600</u>	<u>900,000</u>	2,600,000
2	NSRF 917,400	Shire General Loan 491,300	SAR Loan 491,300	
		Reserve Funds 250,000	BCRC Loan 250,000	
		General Revenue 100,000	BCRC Cash 100,000	
	<u>917,400</u>	<u>841,300</u>	<u>841,300</u>	2,600,000
3	NSRF 917,400	Shire General Loan 432,600	SAR Loan 491,300	
		Reserve Funds 308,700	BCRC Loan 250,000	
		General Revenue 100,000	BCRC Cash 100,000	
	<u>917,400</u>	<u>841,300</u>	<u>841,300</u>	2,600,000

KEY

Minutes of the Ordinary Meeting of Council
held on Tuesday 16 August 2016

NSRF: National Stronger Regions Funding
SAR: Specified Area Rate
BCRC: Bencubbin Community Recreation Council

Option 1 reflects the current funding model for the Bencubbin Recreation Complex Redevelopment Project as agreed to by Council at its April 2015 meeting.

Options 2 and 3 equalise the Shire Funds contribution (shown in the third column) with the User Pays Funds contribution (shown in the fourth column).

Options 2 and 3 differ only in that Option 2 relies on an increased Shire General Loan contribution while Option 3 relies on an increased Reserve Funds contribution in order to equalise total amounts.

Option 3 is recommended by Administration because of the availability of Reserve Funds which have been created specifically for the purpose of levelling out and reducing unwanted rate increases in years of large capital expenditure (e.g. purchasing a new grader).

It is also recommended as it seems a tad perverse to be raising a loan at a higher interest rate charge than can be found by keeping the reserve funds in the bank at a lower interest rate.

The redevelopment of the Bencubbin Recreation Complex is ideally suited to the application of Reserve Funds as it extends the life of the building by at least 30 years.

At the same time, the wholesale use of Reserve Funds in lieu of loan funds cannot be recommended as the principles of inter-generational equity means that future (rather than past) ratepayers should carry their share of the financial burden.

The underlying principle behind Options 2 and 3 is based on a historic and relatively widespread local government funding formula for new (or redeveloped) sport and recreation facilities.

The formula envisages the State Government contributing one third of the cost to sport and recreation facilities through its Community, Sporting and Recreational Facilities Fund, the local government also contributing one third of the cost and the community (sporting clubs, management committees, other agencies etc.) meeting the remaining third.

At the simplest level the formula is founded on equal contributions of demonstrated local self-help, Council support and State Government generosity in funding worthy sport and recreation projects. In this instance, instead of being the recipient of State Government generosity, the Shire of Mt Marshall is the recipient of Commonwealth Government generosity.

It is the Acting CEO's opinion that the principles of this funding model forms a good policy making basis for any new or redeveloped sport and recreation facilities.

This may become particularly important to the Shire of Mt Marshall in three potential areas.

Minutes of the Ordinary Meeting of Council
held on Tuesday 16 August 2016

1. The current project runs under budget and funding needs to be reduced for each source on an equitable basis.
2. The current project runs over budget and funding from each source needs to be increased on an equitable basis.
3. Other sport and recreation projects come on stream at a later date within the Shire of Mt Marshall that require a community contribution based on a generally agreed precedent (say 1/3 of the total cost).

In other words, Council should carefully consider the relative cost sharing proportions in light of potential and unwanted disputation or disagreement further down the track.

Options 2 and 3 are therefore intended to put some science into the cost sharing arrangements and set a precedent for future projects.

Financial Impact of the Proposed Specified Area Rate

On the assumption that the proposed SAR boundary is supported by Council, two rating models have been developed for the funding the three options that Council has been asked to consider.

The two rating models differ in that the first is based on 20 year loans and the second on 25 year loans.

The rating models make the following assumptions:

- A State Treasury interest rate of 2.7%.
- Equal quarterly repayments of principal and interest being made over the life of the loans.
- Only one quarterly repayment of principal and interest being made in 2016/17.
- Four by one quarterly loan repayments being made from 2017/18 on.
- The rate-in-the-dollar being held at 2015/16 levels for the purposes of calculating the amount of any rate increase.
- Current rate book valuations (GRVs and UVs) remaining fixed as of the date of this report.
- No discount on rates and a 100% rate collection.
- The project costing no more, and no less, than \$2.6m

The models are shown in tabular form as Attachment 2.

As can be seen from the tables, at the present time a 1% increase in rates for the whole of the Shire will yield rate income of \$12,734.10

Within the proposed specified area, a 1% increase in rates will yield rate income of \$6,227.03

Depending on which of the three options is chosen and whether 20 year or 25 year loans are taken up, the following rate percentage increases can be expected to apply.

For those whose land falls outside the proposed specified area, a rate increase of between 0.47% and 0.63% can be expected for 2016/17 with a further (and final) rate increase of between 1.40% and 1.88% the following year.

Minutes of the Ordinary Meeting of Council
held on Tuesday 16 August 2016

For those whose land falls within the specified area, the rate increase in 2016/17 will be between 1.62% and 1.98% with a further (and final) rate increase of between 4.67% and 5.06% the following year.

In simple terms, the rate increase for those within the specified area will be roughly 3 times more than for those outside the specified area.

For the purposes of adopting the annual budget, staff have factored Option 3 with its 20 year loans into the draft 2016/17 Annual Budget document.

This means that for those whose land falls outside the proposed specified area, a rate increase of 0.55% can be expected for 2016/17 with a further (and final) rate increase of 1.65% the following year (excluding any other unrelated budget increases).

For those whose land falls within the specified area, the rate increase will be 1.83% in 2016/17 with a further (and final) rate increase of 5.49% the following year (excluding any other unrelated budget increases).

For the record, the relative unimproved values of rateable land (internal and external to the proposed specified area) are shown below.

Unimproved Values	Rural - Specified Area	29,334,660	48%
	Rural - Non Specified Area	<u>31,532,087</u>	<u>52%</u>
		60,866,747	100%
	Mining	<u>51,676</u>	
		<u><u>60,918,423</u></u>	
Gross Rental Values	Town - Specified Area	478,890	58%
	Town - Non Specified Area	<u>340,815</u>	<u>42%</u>
		<u><u>819,705</u></u>	<u>100%</u>

Minutes of the Ordinary Meeting of Council
held on Tuesday 16 August 2016

12.4.15 Audit of Shire Works, Services and Social Capital

LOCATION/ADDRESS:	N/A
NAME OF APPLICANT:	N/A
FILE REFERENCE:	A2/18
AUTHOR:	Stephen Tindale – Acting CEO
DISCLOSURE OF INTEREST:	Nil
DATE:	11 August 2016
ATTACHMENT NUMBER:	Nil
CONSULTATION:	Nil
STATUTORY ENVIRONMENT:	Nil
POLICY IMPLICATIONS:	Nil
FINANCIAL IMPLICATIONS:	\$3000.00 in consultant fees
STRATEGIC IMPLICATIONS:	2013 Strategic Community Plan has the objective of 'build a sense of place through public infrastructure and facilities' and the strategy of 'Develop and maintain sustainable assets and infrastructure (medium term)'
VOTING REQUIREMENT:	Simple Majority

2016/121 OFFICER RECOMMENDATION/COUNCIL DECISION:

That Council endorse the Shire undertaking an audit of the Shire's works, services and social capital within the towns of Beacon and Bencubbin to assist in the development of the Shire's Strategic Community Plan.

Moved Cr PA Gillett

Seconded Cr SE Faulkner

Carried 7/0

BACKGROUND:

In early June 2016 community meetings were held in Bencubbin and Beacon in relation to the proposed redevelopment of the Bencubbin Recreation Complex.

The purpose of both meetings was to:-

- 1. Consult with the community about the Bencubbin Recreation Complex – allowing for the expression of various points of view from residents and ratepayers within the Shire.*
- 2. Determine where there was agreement to proceed.*
- 3. Give the community a clear indication of the pathway forward following the public meetings.*

The desired outcomes of the meetings were:-

- 1. For community members to feel their point of view had been heard*
- 2. Agreement to proceed with the redevelopment*
- 3. Agreement about a Specific Area Rate*

The meetings were facilitated by Margo O'Byrne who recommended in a follow-up report to the Council that the Shire:-

Minutes of the Ordinary Meeting of Council
held on Tuesday 16 August 2016

- *Consider undertaking an impartial audit (either in house or external) of council services and council spending to all parts of the Shire of Mt Marshall. This would provide an unbiased framework with which to respond to the claims made by Beacon residents that most of the resources are allocated to Bencubbin.*
- *It might be worthwhile to seek the services of an independent community planner from another Wheatbelt Shire or a reputable service provider to undertake this audit.*
- *If such an audit supported the claims made by Beacon residents, then the Council could act to redress any actual balance through, for example, the allocation of Shire reserve resources to equalise services.*

The Acting CEO and Councillors also attended community meetings in Bencubbin and Beacon in July 2016 in relation to the development of a new Strategic Community Plan for the Shire and heard similar misgivings about the perceived differences in the standard of works and services delivered to Bencubbin and Beacon.

This report recommends that an audit be undertaken along the lines recommended by Margo O'Byrne and that any performance gaps identified (and potential responses to them) form part of the development of a new Strategic Community Plan.

COMMENT:

There seems to be no community disquiet over the level of effort applied by the Shire in renewing and maintaining the Shire's road network. The roads are generally considered to be of a significantly higher standard than can be found in surrounding shires.

The road network consumes the bulk of the Shire's operating revenue and is managed on a needs basis with little or no controversy - which is a very good thing.

The same cannot be said of the works and services provided to the two population centres of Bencubbin and Beacon.

It is self-evident that the level of annual Shire spending in Bencubbin is higher than that in Beacon. In part, this can be attributed to the historic accident which saw Bencubbin being established as the first town and becoming the administrative centre of the Shire with attendant State government services such as the police service.

As the chief employer in the town of Bencubbin, the organisation that is known as the Shire of Mt Marshall has a vested interest in maintaining the town's status and attractiveness as a place to work with a strong display of civic pride.

From a Beacon perspective, the expenditure levels in Bencubbin could therefore seem unfair and certainly disproportionate on a per capita basis.

My casual observation based on a little over four weeks work as the Acting CEO of the Shire of Mt Marshall is that Beacon does not lack for works and services from the Shire, rather that it simply gets a cut-down version of the works and services for a population base that appears to be of a similar size to that of Bencubbin.

Furthermore the maintenance, management and ownership structures that attach to the provision of local government (and other public works and services) appear to be different

Minutes of the Ordinary Meeting of Council
held on Tuesday 16 August 2016

– perhaps for expediency's sake given that Beacon is literally at the end of the line, or, as the community's slogan would have it, "Living on the Edge".

Unfortunately casual observations do not make a sound basis for decision making in local government.

At the present time the Shire of Mt Marshall is renewing its Strategic Community Plan which is intended to guide the Shire for the next five years. If there is to be any chance of reconciling at least some of the differences between the two communities, then there needs to be a good understanding of what those differences are. More importantly those differences need to be documented and addressed in the Strategic Community Plan.

An audit of the facilities in both towns, their condition and suitability for the purpose that they were intended would bring a better understanding of what is needed in order to bring things up to scratch.

The audit also needs to take account of maintenance, management and ownership structures as these regimes and structures can be either limiting or liberating in their operation.

The level of volunteerism (social capital) in both communities is critical to the survival of the communities in the face of population decline. An audit of the social capital in both communities would assist in identifying real needs rather than wants.

The audit need not be expensive and can be undertaken locally with resident knowledge.

Minutes of the Ordinary Meeting of Council
held on Tuesday 16 August 2016

12.5	Executive Assistant
-------------	----------------------------

12.5.9	Application of Shire Common Seal
---------------	---

LOCATION/ADDRESS:	N/A
NAME OF APPLICANT:	N/A
FILE REFERENCE:	-
AUTHOR:	Nadine Richmond – Executive Assistant
DISCLOSURE OF INTEREST:	Nil
DATE:	28 July 2016
ATTACHMENT NUMBER:	Nil
CONSULTATION:	Nil
STATUTORY ENVIRONMENT:	Local Government Act 1995 Section 9.49A (3) Execution of documents
	(3) The common seal of the local government is to be affixed to a document in the presence of —
	(a) the mayor or president; and
	(b) the chief executive officer or a senior employee authorised by the chief executive officer,
POLICY IMPLICATIONS:	Nil
FINANCIAL IMPLICATIONS:	Nil
STRATEGIC IMPLICATIONS:	Nil
VOTING REQUIREMENT:	Simple Majority

2016/122 OFFICER RECOMMENDATION/COUNCIL DECISION:
--

<p>That Council authorise the President and Acting CEO to apply the Shire of Mt Marshall common seal in accordance with the Local Government Act 1995, Section 9:49A (3) to the Shire of Mt Marshall Health Amendment Local Law 2016.</p>

Moved Cr PA Gillett

Seconded Cr SE Faulkner

Carried 7/0

BACKGROUND:

At Council's July 2016 ordinary meeting, Council endorsed advertising to take place of the proposed Shire of Mt Marshall Health Amendment Local Law 2016. The submission period will close on 9 September 2016. The proposed local law has also been sent to ministerial members for any further suggested edits.

COMMENT:

Once any submissions received have been considered and any suggested edits made the document will require the Shire's common seal applied. The Local Government Act 1995, Section 9.49A requires Council's endorsement of the Common Seal's application.

Minutes of the Ordinary Meeting of Council
held on Tuesday 16 August 2016

12.5.10 Status Report July 2016

LOCATION/ADDRESS:	N/A
NAME OF APPLICANT:	N/A
FILE REFERENCE:	N/A
AUTHOR:	Nadine Richmond – Executive Assistant
DISCLOSURE OF INTEREST:	No Interest to Disclose
DATE:	9 August 2016
ATTACHMENT NUMBER:	12.5.10 – Status Report July 2016
CONSULTATION:	Stephen Tindale - Acting Chief Executive Officer Sally Morgan – Community Development Officer Tanika McLennan - Finance and Administration Officer Jack Walker – Regulatory Officer Bill Hardy – Environmental Health Officer
STATUTORY ENVIRONMENT:	Nil
POLICY IMPLICATIONS:	Nil
FINANCIAL IMPLICATIONS:	Nil
STRATEGIC IMPLICATIONS:	Nil
VOTING REQUIREMENT:	Simple Majority

2016/123 OFFICER RECOMMENDATION/COUNCIL DECISION:

That the Status Report of July 2016 be noted.

Moved Cr HJ Shemeld

Seconded Cr CT Lumsden

Carried 7/0

BACKGROUND:

The status report is a register of Council resolutions that are allocated to Shire staff for actioning. When staff have progressed or completed any action in relation to Council's decision, comments are provided until the process is completed or superseded by more recent Council resolutions.

COMMENT:

In the interest of increased transparency and communication with the community, the status report is provided for information.

Minutes of the Ordinary Meeting of Council
held on Tuesday 16 August 2016

12.5.11 Appointment of Elected Member to Eastern Wheatbelt Biodiversity Group

LOCATION/ADDRESS:	N/A
NAME OF APPLICANT:	N/A
FILE REFERENCE:	A1/6
AUTHOR:	Nadine Richmond – Executive Assistant
DISCLOSURE OF INTEREST:	Nil
DATE:	10 August 2016
ATTACHMENT NUMBER:	12.5.11 – Minutes of EWBG meeting 26 July 2016
CONSULTATION:	Stephen Tindale - Acting Chief Executive Officer
STATUTORY ENVIRONMENT:	Nil
POLICY IMPLICATIONS:	Nil
FINANCIAL IMPLICATIONS:	Meeting and Travel Allowances are included in the 2016/2017 Budget
STRATEGIC IMPLICATIONS:	Nil
VOTING REQUIREMENT:	Simple Majority

OFFICER RECOMMENDATION:

For Council consideration.

Moved Cr

Seconded Cr

Carried

2016/124 COUNCIL DECISION:

That Cr HJ Shemeld represent the Shire of Mt Marshall on the Eastern Wheatbelt Biodiversity Group with Cr ARC Sachse as proxy.

Moved Cr SE Faulkner

Seconded Cr WJ Beagley

Carried 7/0

BACKGROUND:

The Shire of Mt Marshall is a member of the Eastern Wheatbelt Biodiversity Group (EWBG) and in the past has been represented by the Shire employed Natural Resource Management Officer (NRMO). The Shire discontinued the employment of a full time NRMO in May of 2014 and since then has lacked regular representation at the group meetings.

Elected Member representation to external organisations are generally re-established at the first Council meeting after local government elections, however this did not occur due to the previous representatives being a Shire staff member.

COMMENT:

The group deal with issues such as wild dogs and declared pest species and in the absence of a suitable staff member the Acting CEO is of the belief that an Elected Member with an interest in these topics may wish to take on the role of Shire representative to this group. The representative to this group would have voting rights.

Minutes of the Ordinary Meeting of Council
held on Tuesday 16 August 2016

The next annual general meeting of the EWBG is scheduled for Friday 23 September in Merredin at 10:00am. The minutes of the group's last meeting are attached to this item with older minutes available in Council's dropbox.

Minutes of the Ordinary Meeting of Council
held on Tuesday 16 August 2016

12.6 Regulatory Officer

12.6.2 CBH Application for Planning Approval

LOCATION/ADDRESS:	Lot 681 Diver Street, Beacon
NAME OF APPLICANT:	Tim Dolling on behalf of CBH
FILE REFERENCE:	TP1/2
AUTHOR:	Paul Bashall, Planwest (WA) Pty Ltd
DISCLOSURE OF INTEREST:	No interest to disclose
DATE:	5 August 2016
ATTACHMENT NUMBER:	Nil
CONSULTATION:	Jack Walker – Regulatory Officer
STATUTORY ENVIRONMENT:	Local Planning Scheme No 3
POLICY IMPLICATIONS:	Nil
FINANCIAL IMPLICATIONS:	Nil
STRATEGIC IMPLICATIONS:	Nil
VOTING REQUIREMENT:	Simple majority

2016/125 OFFICERS RECOMMENDATION/COUNCIL DECISION:

That subject to a building license, Council endorses a Development Approval for the development of a 20,000 tonne open bulkhead storage facility as proposed in the current application for Lot 33 Ingleton Road, Beacon.

Moved Cr SE Faulkner

Seconded Cr HJ Shemeld

Carried 7/0

BACKGROUND:

CBH has applied for planning approval for the development of an additional open bulkhead storage facility in Beacon. The additional storage is required due to the amount of grain remaining from the 2015 season as well as the positive outlook for the 2016 season.

The existing CBH property is located on the north east corner of the town site and measures about 25 hectares. Lot 33 (previously Lot 681) is currently developed with typical CBH infrastructure including covered wheat bulkheads and open bulkheads.

The previous application sought to build a weighbridge on a road reserve abutting Lot 681 for which the Council could not support. Since lodging that proposal last year, the road reserve shown on Figure 1 and the Scheme in Figure 2 has been amalgamated into the CBH lot (now Lot 33). This was supported by the Council in its determination last year.

Figure 1 shows an aerial photograph of the existing development on the site. Lot 33 is currently zoned partly 'Industrial', no zone (the old road reserve) and partly 'Rural'.

Figure 2 provides an extract from the Council's current Scheme (Local Planning Scheme No 3).

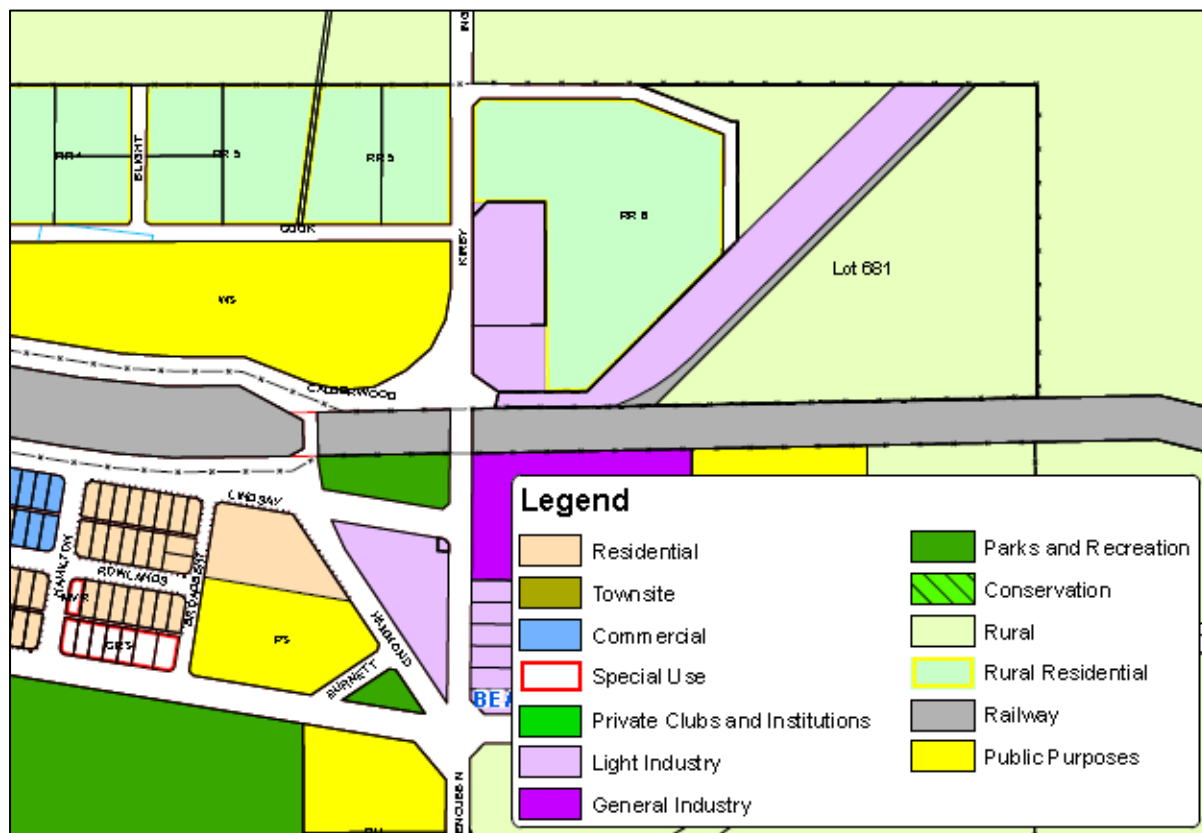
Minutes of the Ordinary Meeting of Council
held on Tuesday 16 August 2016

FIGURE 1 – AERIAL PHOTOGRAPH OF SITE



Source: Landgate, PLANWEST

FIGURE 2 – EXTRACT FROM SCHEME 3

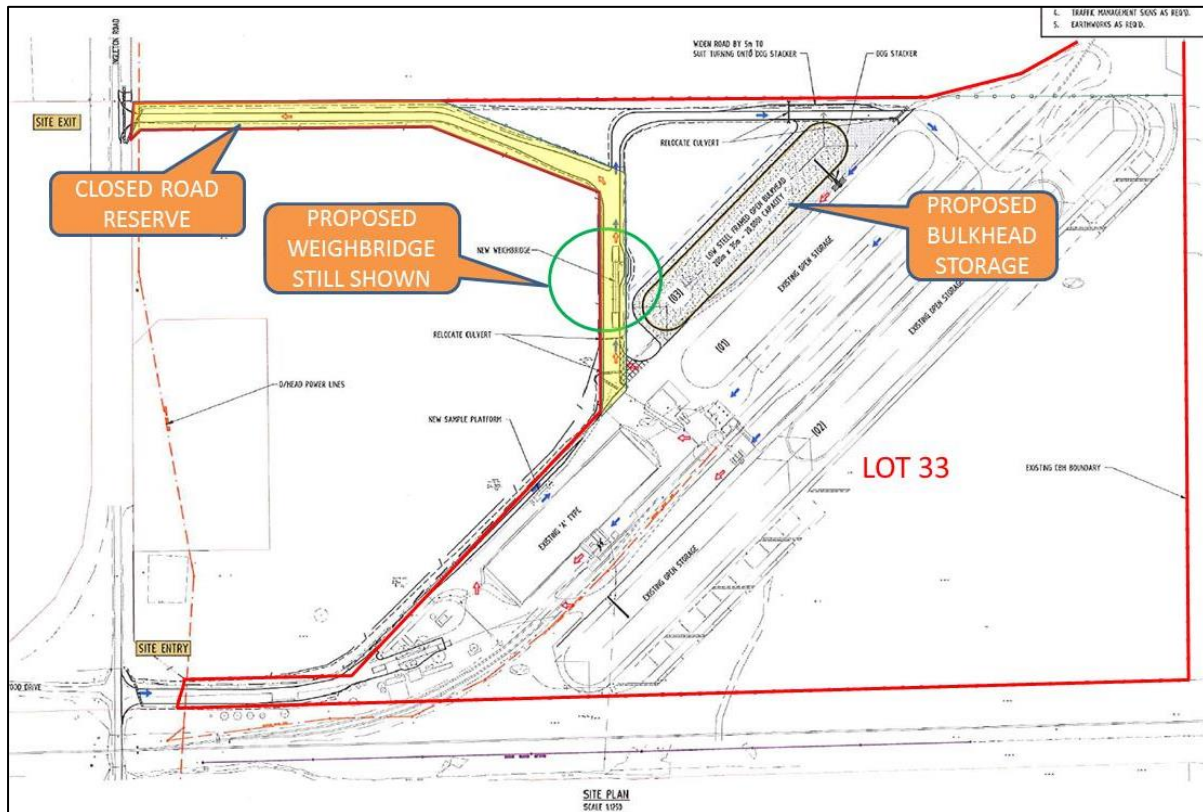


Source: PLANWEST

Figure 3 shows an extract from the application sketches to demonstrate the location of the open bulkhead storage infrastructure in relation to Lot 33 and the closed road reserve.

FIGURE 3 – EXTRACT FROM APPLICATION SKETCH

Minutes of the Ordinary Meeting of Council
held on Tuesday 16 August 2016



Source: PLANWEST

COMMENT:

Figures 1 and 2 show that Lot 33 abuts rural land on its east and northern boundaries. The southern boundary abuts the railway line - that also travels through the subject land.

On the west side of the closed road (and to the east of Calderwood Drive) are two Crown Reserves. The larger of the two is a Reserve for 'Recreation' (R 20842 – Lot 189) and the other (on Calderwood Drive) is a 'Depot' site (R 43141).

The Scheme designates the larger (Recreation) site for 'Rural Residential' and the smaller site for 'Light Industry'. In the preparation of Scheme 3 the Council decided that the Recreation Reserve was not needed for the town and could be better allocated for rural residential sometime in the future.

The wheat receival facilities on Lot 33 extend past the light industrial zoning – but this is a permissible use as it is a rural industry in a 'Rural' zone.

Figure 4 shows the existing Crown Reserves mentioned in an extract from Landgate.

The proposed development must be cognisant of the future use of the abutting property for rural residential development. Although the CBH activities are seasonal they do have the potential to have an undesirable impact on the future rural residential lots.

Minutes of the Ordinary Meeting of Council
held on Tuesday 16 August 2016

13.0	Elected Members Motions of Which Previous Notice Has Been Given
-------------	--

Nil

14.0	New Business of an Urgent Nature Introduced by Decision of the Meeting
-------------	---

Nil

15.0	Next Meeting – Tuesday 20 September 2016 commencing at 3:00pm in Council Chambers, 80 Monger St, Bencubbin
-------------	---

16.0	Closure of Meeting
-------------	---------------------------

The Presiding Member declared the meeting closed at 4:05pm.

These Minutes were confirmed by the Council at its Ordinary Meeting held on

Date

Cr RM Kirby

President