



SHIRE OF MT MARSHALL

MINUTES

Notice is hereby given that a Special Meeting of Council was held on Thursday 25 June 2015, in Council Chambers, 80 Monger Street, Bencubbin commencing at 4:00pm.

Cr RN Breakell

President

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intentionally**

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Dirk Sellenger
Chief Executive Officer

Chairman Initial

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held on Thursday 25 June 2015

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1.0 Purpose of Meeting

The purpose of the meeting was to discuss and resolve whether or not to establish a workers camp in Bencubbin located at the Bencubbin Caravan Park.

2.0 Declaration of Opening / Announcement of Visitors

The Presiding Member declared the meeting open at 4:00pm, and welcomed all to the meeting.

3.0 Record of Attendance / Apologies / Approved Leave of Absence

In Attendance

Cr RN Breakell	President / Presiding Member
Cr IC Sanders	Deputy President
Cr DA Miguel	Councillor
Cr PA Gillett	Councillor
Cr JW Beagley	Councillor
Cr JW Munns	Councillor

Mr Dirk Sellenger	Chief Executive Officer
Ms Nadine Richmond	Executive Assistant
Mrs Vicki Miguel	Member of the Public
Mr Stuart Faulkner	Member of the Public

Apologies

Nil

4.0 Standing Orders

2015/082 COUNCIL DECISION:

That Standing Orders be suspended for the duration of the meeting to allow for greater debate on items in the agenda.

Moved Cr JW Beagley Seconded Cr IC Sanders Carried 6/0

5.0 Declarations of Interest

Nil

Chairman Initial

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6.0 Reports of Officers

6.1 ESTABLISHMENT OF BENCUBBIN WORKERS CAMP

LOCATION/ADDRESS:	Bencubbin Caravan Park
NAME OF APPLICANT:	N/A
FILE REFERENCE:	F1/3, B2/8
AUTHOR:	Dirk Sellenger – Chief Executive Officer
DISCLOSURE OF INTEREST:	Nil
DATE:	24 June 2015
ATTACHMENT NUMBER:	Nil
CONSULTATION:	Allan Monson – Works Supervisor Jack Walker – Finance and Administration Manager Water Corporation Representatives Fleetwood Homes Perth
STATUTORY ENVIRONMENT:	Local Government Act 1995
POLICY IMPLICATIONS:	Nil
FINANCIAL IMPLICATIONS:	Council has made no allowance in the 2015/2016 Draft Budget for the establishment of a Workers Camp in Bencubbin however would do so in the event Council resolves to proceed with the project.
STRATEGIC IMPLICATIONS:	Nil
VOTING REQUIREMENT:	Absolute Majority

2015/083 OFFICER RECOMMENDATION/COUNCIL DECISION:

That Council endorse:

- 1. the establishment of a Workers Camp in Bencubbin utilising second-hand accommodation and kitchen buildings from Fleetwood Homes, Perth totalling \$132,500 (one hundred and thirty two thousand, five hundred dollars) exc GST.**
- 2. utilising \$100,000 (one hundred thousand dollars) from the Economic Development Reserve fund as a contribution towards the establishment of the new Workers Camp facility.**
- 3. utilising \$100,000 (one hundred thousand dollars) from the Public Amenities and Buildings Reserve towards maintenance type works associated with the establishment of the new Workers Camp facility.**
- 4. a Budget allowance of \$80,000 (eighty thousand dollars) in the 2015/2016 Budget for costs associated with the establishment and running of the new facility, being a total budget allowance for the Workers Camp facility of \$280,000 (two hundred and eighty thousand dollars)**

Moved Cr PA Gillett

Seconded JW Beagley

Carried 6/0
Absolute Majority

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BACKGROUND:

The CEO approached the Water Corporation several months ago with regards to accommodation requirements within the town site of Bencubbin for the Waddouring Tank project, being a State funded \$6.3 million dollar project for the construction of a new tank at Waddouring approximately 18kms south of the Bencubbin town site.

COMMENT:

After the closure of the Bencubbin Hotel several years ago the townsite of Bencubbin now experiences significant shortages in temporary accommodation, currently limited to two small cabins at the Bencubbin Caravan Park. Due to the very limited options, visitors who are working in and around the Shire of Mt Marshall are often forced to travel to neighbouring towns for accommodation. Bencubbin is centrally located between the towns of Koorda, Trayning, Mukinbudin and Beacon and there is an opportunity to establish a Workers Camp at the Bencubbin Caravan Park servicing the forecasted Water Corporation employees and contractors. The CEO is confident that the facilities would also be well utilised into the future, addressing the current accommodation shortage in Bencubbin.

The CEO has had lengthy discussions with the Water Corporation representatives and has obtained a commitment from the Water Corporation for accommodation between August and December 2015 of at least \$162,360 inc GST (\$32,472 per month).

This commitment is expected to continue through January to July 2016, however, the Water Corporation is not willing to provide a written commitment beyond the December 2015 date.

To compare the size of the Bencubbin proposal to the existing temporary short term accommodation the Shire of Mt Marshall provides in Beacon at the Railway Barracks, the historic incomes per year for the Beacon facility is as follows:

Financial Year	Gross Income
10/11	\$6,060
11/12	\$9,858
12/13	\$15,639
13/14	\$11,263
14/15	\$19,415

The proposed new facility will have a total of twelve bedrooms, each equipped with an ensuite bathroom. A 21 person camp kitchen would also be purchased and made available for those utilising the accommodation.

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Above: Proposed Workers Camp facility shown in Red, K represents Kitchen.

Photos of the proposed facility follow however may vary slightly from the final product.

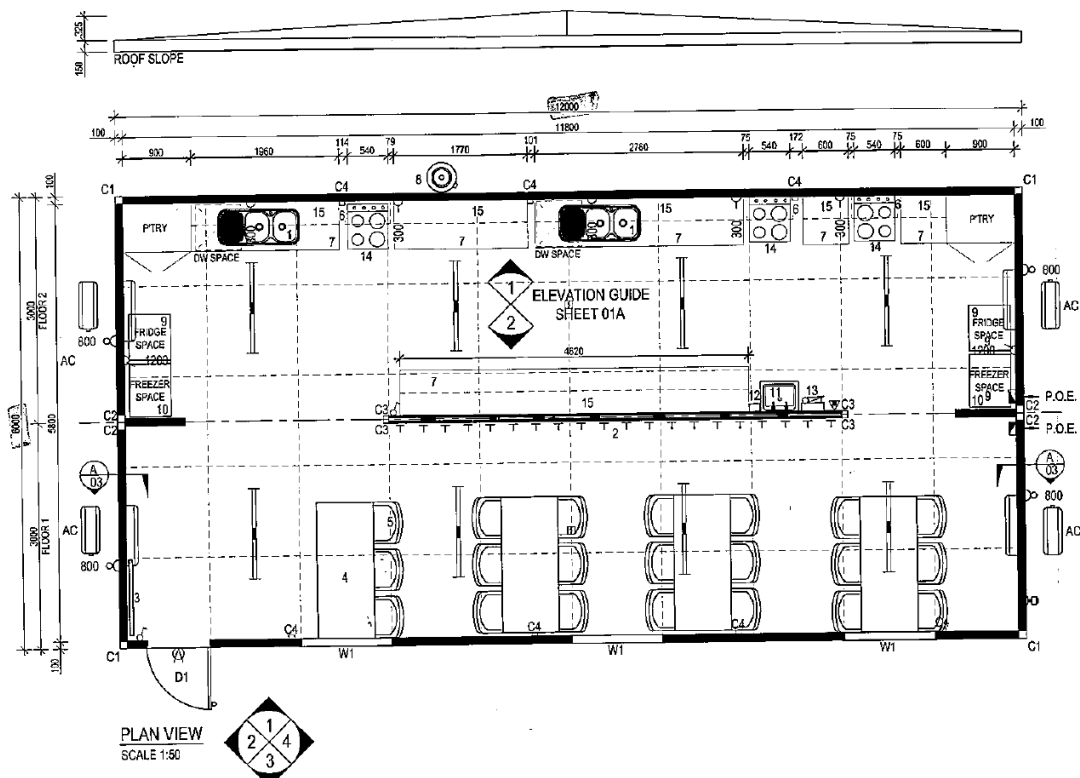


Above: Camp kitchen exterior.

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Above: Camp kitchen interior.

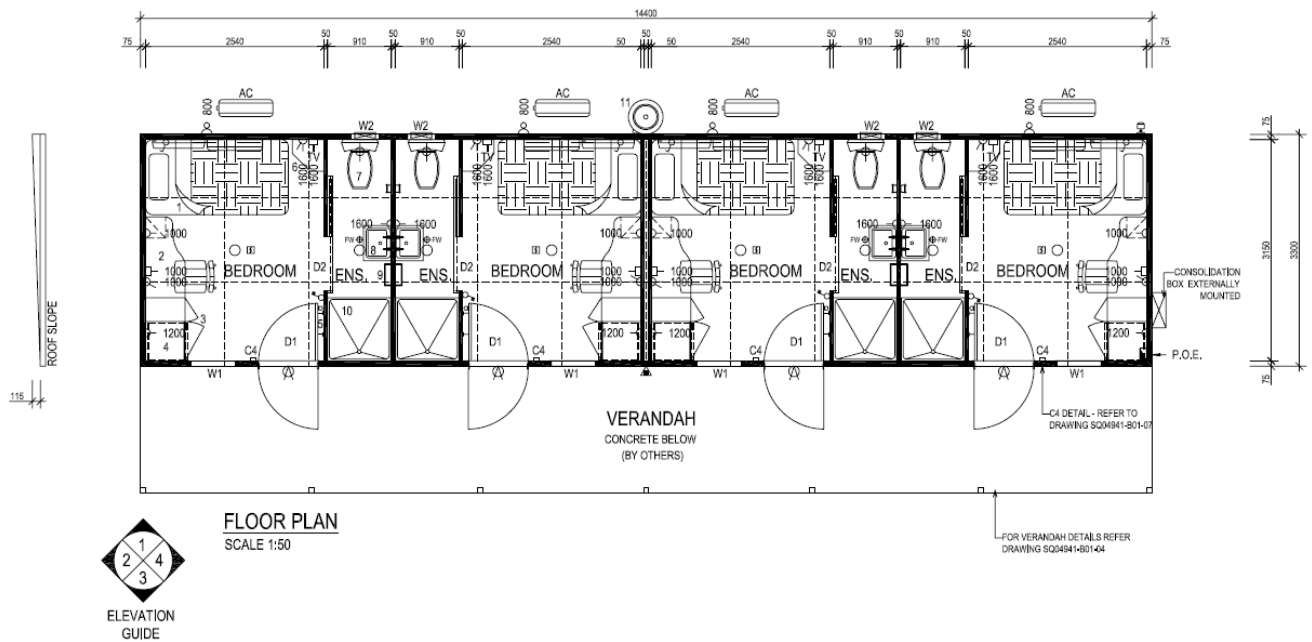


Above: Camp kitchen layout

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Above: Rooms and Veranda (high specification rooms shown)



Above: Accommodation building layout (4 rooms)

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7.0	Closure of Meeting
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The Presiding Member declared the meeting closed at 4:34pm.

These Minutes were confirmed by Council at its Ordinary Meeting held on 29 July 2015.

Date

Cr RN Breakell President

Chairman Initial