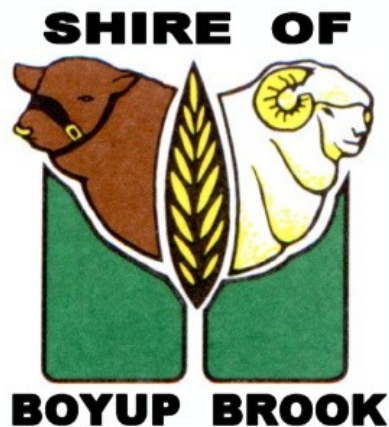


MINUTES



ORDINARY MEETING

TO BE HELD

THURSDAY 15 NOVEMBER 2012

COMMENCED AT 3.30PM

AT

SHIRE OF BOYUP BROOK CHAMBERS

ABEL STREET – BOYUP BROOK

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1 RECORD OF ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE PREVIOUSLY APPROVED

1.1 Attendance

Cr M Giles – Shire President
Cr K Moir – Deputy Shire President
Cr G Aird
Cr E Biddle
Cr J Imrie
Cr P Kaltenrieder
Cr B O’Hare
Cr T Oversby
Cr R Walker

STAFF: Mr Alan Lamb (Chief Executive Officer)
Mr Rob Staniforth-Smith (Manager of Works & Services)
Mrs Maria Lane (Executive Assistant)

PUBLIC:

1.2 Apologies

1.3 Leave of Absence

2 PUBLIC QUESTION TIME

2.1 Response to Previous Public Questions Taken on Notice

Nil

2.2 Public Question Time

3 APPLICATIONS FOR LEAVE OF ABSENCE

Nil

4 PETITIONS/DEPUTATIONS/PRESENTATIONS/REPORTS

Cr Kaltenrieder attended the Medicare Local Meeting held on 13 November 2012.

Cr Biddle attended the Men’s Field Day held at Rylington Park in October 2012 and wishes to thank the Shire for the sponsorship towards the event.

Cr Aird attended the Men’s Field Day held at Rylington Park in October 2012 and mentioned that it was a very successful day and was enjoyed by all, also thanked the Councillors for attending the day.

Cr Oversby attended the Upper Blackwood Agricultural Show and mentioned that the day was enjoyed by all and the numbers seem to be increasing every year.

5 CONFIRMATION OF MINUTES

5.1 Ordinary Meeting of Council - Thursday 18 October 2012

COUNCIL DECISION & OFFICER RECOMMENDATION

MOVED: Cr Biddle

SECONDED: Cr Walker

That the minutes of the Ordinary Meeting of Council held on Thursday 18 October 2012 be confirmed as an accurate record.

CARRIED 9/0

Res 152/12

6 PRESIDENTIAL COMMUNICATIONS

Attended the Dinninup Show on 6 November 2012

Attended the Medicare Local Meeting on 13 November 2012

7 COUNCILLORS QUESTIONS ON NOTICE

8 REPORTS OF OFFICERS

8.1 MANAGER WORKS & SERVICES

8.1.1. Voluntary Acquisition of Land by Main Roads from CM Cailes
--

Location:	<i>N/A</i>
Applicant:	<i>N/A</i>
File:	
Disclosure of Interest:	<i>Nil</i>
Date:	<i>11th of November, 2012</i>
Author:	<i>R Staniforth-Smith, Manager of Works and Services</i>
Authorizing Officer:	<i>Alan Lamb – Chief Executive Officer</i>
Appendices:	<i>Map</i>

SUMMARY

The purpose of this report is to recommend that the voluntary acquisition of land from C.M. Cailes for the purpose of future widening of the Boyup-Bridgetown Road by Main Roads is approved.

BACKGROUND

The Cailes family approached Main Roads Western Australia requesting the voluntary acquisition of a 10m width of their land by 1393metres long to enable future widening and drainage of the Boyup-Bridgetown Road

COMMENT

Main Roads request in addendum 8.1.1

CONSULTATION

Alan Lamb CEO

STATUTORY ENVIRONMENT

Nil

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Nil

VOTING REQUIREMENTS

Simple Majority

COUNCIL DECISION & OFFICER RECOMMENDATION – ITEM 8.1.1

MOVED: Cr Biddle

SECONDED: Cr Walker

That Council recommend approval for the voluntary acquisition of a 10m wide x 1393m long strip of land by Main Roads Western Australia off C.M. Cailes for the future widening and drainage from the Boyup-Bridgetown Road.

CARRIED 9/0

Res 153/12

8.1.2. Undertake a Preliminary Study to Investigate the feasibility of Duplicating the Tone Bridge over the Tone River on the Boyup Brook Cranbrook Road

Location: N/A
Applicant: N/A
File:
Disclosure of Interest: Nil
Date: 7th of November, 2012
Author: R Staniforth-Smith, Manager of Works and Services
Authorizing Officer: Alan Lamb – Chief Executive Officer
Appendices: Nil

SUMMARY

The purpose of this report is to recommend that the Shire of Boyup Brook undertake a preliminary planning/costing study (a “15%” study) to determine the feasibility of duplicating the Tone Bridge over the Tone River at Tonebridge on the Boyup – Cranbrook Road.

BACKGROUND

The Tone Bridge is a single lane bridge which spans the Tone River in Tonebridge on the sealed Boyup Brook-Cranbrook Road. The Boyup Brook Cranbrook Road is being promoted as an alternative scenic route from Bunbury to Albany and along with the increased truck traffic in both directions, grain going south and woodchips to the north, the road traffic volume is increasing. The bridge is one way with traffic heading north having to give way to south bound traffic.

Currently Main Roads has no plan to duplicate the bridge, however if a feasibility study is done, Council can look out for grant funding should it become available. The Boyup Brook Cranbrook road is one of the Shire’s roads of Regional Significance and significant funds are being programmed to be spent on it, commencing in the 2013/2014 financial year to increase it to a 6m wide sealed pavement from Mayanup all the way through to the Shire Boundary on the Wingebellup Road. The single lane bridge affects the safe passage along this road.

The “15%” feasibility study will cost between \$5,000 and \$10,000 and would be conducted by Main Roads Western Australia’s Bridge Section.

COMMENT

Nil

CONSULTATION

Alan Lamb CEO

STATUTORY ENVIRONMENT

Nil

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Nil

VOTING REQUIREMENTS

Simple Majority

COUNCIL DECISION & OFFICER RECOMMENDATION – ITEM 8.1.2

MOVED: Cr Walker

SECONDED: Cr Aird

That Council approve an amount of up to \$10,000 be used, from the funds set aside for planning, on having a feasibility study done on the Tone Bridge, for the purpose of obtaining preliminary costing's to duplicate the bridge to a 2 way traffic bridge from a single lane bridge.

CARRIED 9/0

Res 154/12

8.2 **FINANCE**

8.2.1 List of Accounts Paid

Location:	Not applicable
Applicant:	Not applicable
File:	FM/1/002
Disclosure of Officer Interest:	None
Date:	11 October 2012
Author:	Kay Raisin – Finance Officer
Authorizing Officer:	Alan Lamb – Chief Executive Officer
Attachments:	Yes – List of Accounts Paid

SUMMARY

In accordance with the Local Government (Financial Management) Regulations the list of accounts paid is presented to Council.

BACKGROUND

Invoices received for the supply of goods and services, salaries and wages and the like have been paid during the period

COMMENT

The attached listing represents accounts paid by cheque and by electronic means during the period 13 October to 9 November 2012.

CONSULTATION

Nil

STATUTORY OBLIGATIONS

Local Government (Financial Management) Regulations 1996, Regulations 12 and 13 apply and are as follows:

12. *Payments from municipal fund or trust fund*

- (1) *A payment may only be made from the municipal fund or the trust fund —*
 - (a) *if the local government has delegated to the CEO the exercise of its power to make payments from those funds — by the CEO; or*
 - (b) *otherwise, if the payment is authorised in advance by a resolution of the council.*
- (2) *The council must not authorise a payment from those funds until a list prepared under regulation 13(2) containing details of the accounts to be paid has been presented to the council.*

13. *Lists of accounts*

- (1) *If the local government has delegated to the CEO the exercise of its power to make payments from the municipal fund or the trust fund, a list of accounts paid by the*

CEO is to be prepared each month showing for each account paid since the last such list was prepared —

- (a) the payee's name;*
 - (b) the amount of the payment;*
 - (c) the date of the payment; and*
 - (d) sufficient information to identify the transaction.*
- (2) A list of accounts for approval to be paid is to be prepared each month showing —*
- (a) for each account which requires council authorisation in that month —*
 - (i) the payee's name;*
 - (ii) the amount of the payment; and*
 - (iii) sufficient information to identify the transaction;**and*
 - (b) the date of the meeting of the council to which the list is to be presented.*
- (3) A list prepared under sub regulation (1) or (2) is to be —*
- (a) presented to the council at the next ordinary meeting of the council after the list is prepared; and*
 - (b) recorded in the minutes of that meeting.*

POLICY IMPLICATIONS

Council's Authority to Make Payments Policy has application.

BUDGET/FINANCIAL IMPLICATIONS

Account payments are in accordance with the adopted budget for 2012/13 or authorised by separate resolution.

STRATEGIC IMPLICATIONS

Nil

VOTING REQUIREMENTS

Simple Majority

COUNCIL DECISION & OFFICER RECOMMENDATION

MOVED: Cr Oversby

SECONDED: Cr O'Hare

That the list of accounts paid in October and November 2012 as presented totalling \$480,361.19 and as represented by cheque voucher numbers 19047-19083 totalling \$66,373.27 and accounts paid by direct electronic payments through the Municipal Account totalling \$413,987.92 be received.

CARRIED 9/0

Res 155/12

8.2.2 October 2012 Monthly Statements of Financial Activity

Location:	Not applicable
Applicant:	Not applicable
File:	FM/10/003
Disclosure of Officer Interest:	None
Date:	15 November 2012
Author:	Finance Consultant
Authorizing Officer:	Alan Lamb – Chief Executive Officer
Attachments:	Yes – Financial Reports

SUMMARY

Report recommends Council receive the Statement of Financial Activities and the Net Current Assets for the month ended 31 October 2012.

BACKGROUND

Section 6.4 of the Local Government Act 1995 places financial reporting obligations on local government operations.

Regulation 34 (1)–(4) of the Local Government (Financial Management) Regulations 1996 requires the local government to prepare a ‘Monthly Statement of Financial Activity’.

The regulations also prescribe the content of the reports. Details of items of Material Variances are also listed.

The various data are included as separate attachments.

COMMENT

It is a statutory requirement that the Financial Activities Report be presented for every month.

As at the close of the month Boyup Brook Shire Council had \$3,799,667 invested in “At Call” accounts with the Commonwealth Bank. The interest rates have dropped, and the current rate is now approximately 3.2%pa.

For the information of Councillors, the Annual Financial Report for the 2011/12 year states that there was \$70,438 owing to Council by ordinary debtors, \$8,126 in Accrued Income, \$23,054 by the ATO (relating to the GST), and \$63,506 for Rates. The Outstanding Rates Ratio was 3%, which is a good position as anything under 5% is considered an acceptable result. There were no doubtful debts owing to Council.

The position at the end of the month just past for outstanding amounts is that rates debtors is currently high, with \$766,901 owing for Rates as at the end of the past month. The amount paid was \$1,320,624 which is 62.26% of that collectable. There are 248 Rate Assessments being paid by Instalments.

Budget Allocation Change – (1) In the budget there was \$6,000 allocated in the Donations [Account E041070] for the Tourist Centre Garden Works, but this was for staff and machinery costs “In Kind”. The actual charges have now been allocated to Boyup Brook Tourist Centre – Grounds [Account E132026]. Council’s authorisation is now sought to transfer the budget allocation of \$6,000 from account E041070 to account E132026.

Budget Allocation Change – (2) In the budget there was an extra ordinary allowance for extra materials and contract work on various Gardens [Account E113068] of \$16,694. Individual amounts should be distributed to the specific accounts, and this will be done within the near future. The amendments will be included in the Budget Review.

CONSULTATION

Nil

STATUTORY OBLIGATIONS

Local Government (Financial Management) Regulations 1996, s34 (1) (a)

Local Government (Financial Management) Regulations 1996, s34 (2) (a) (b)

POLICY IMPLICATIONS

Nil

BUDGET/FINANCIAL IMPLICATIONS

As listed on the attached reports

STRATEGIC IMPLICATIONS

Nil

VOTING REQUIREMENTS

Simple Majority

COUNCIL DECISION & OFFICER RECOMMENDATION

MOVED: Cr O'Hare

SECONDED: Cr Oversby

- (a) That the October 2012 Monthly Statements of Financial Activity and Statement of Net Current Assets as presented, be received.**
- (b) That the amounts listed as material variances be authorised;**
- (c) That the changes in the allocation of \$6,000 be transferred from account E041070 to E132026 be authorised.**

CARRIED 9/0

Res 156/12

8.2.3 Annual Report – 2011/12

Location:	<i>Shire of Boyup Brook</i>
Applicant:	<i>Shire of Boyup Brook</i>
File:	<i>FM/9/002</i>
Disclosure of Officer Interest:	<i>Nil</i>
Date:	<i>15 November 2012</i>
Author:	<i>Alan Lamb – Chief Executive Officer</i>
Authorizing Officer:	<i>Alan Lamb – Chief Executive Officer</i>
Attachments:	<i>Yes – Draft Annual Report 2011/12</i>

SUMMARY

The purpose of this report is to present to Council the Annual Report for the year 2011/12 for acceptance.

BACKGROUND

The Local Government Act 1995 sets out the requirement for the preparation of Annual Reports and the information to be included:

- A report from the mayor or president;
- A report from the CEO;
- An overview of the plan for the future of the district made in accordance with section 5.56, including major initiatives that are proposed to commence or to continue in the next financial year;
- The financial report for the financial year;
- Such information as may be prescribed in relation to the payments made to employees;
 - i) the number of employees of the local government entitled to an annual salary of \$100 000 or more;
 - ii) the number of employees with an annual salary entitlement that falls within each band of \$10 000 over \$100 000;
- the auditor's report for the financial year;
- a matter on which a report must be made under section 29(2) of the *Disability Services Act 1993*; and
- such other information as may be prescribed.

Council is required to accept the Annual Report when presented with or without modification:-

- (1) Subject to subsection (2), the annual report for a financial year is to be accepted* by the local government no later than 31 December after that financial year.

* *Absolute Majority required.*

- (2) If the auditor's report is not available in time for the annual report for a financial year to be accepted by 31 December after that financial year, the annual report is to be accepted by the local government no later than 2 months after the auditor's report becomes available.

Local Government Act 1995 Section 5.27. Electors' general meetings

- (1) A general meeting of the electors of a district is to be held once every financial year.
- (2) A general meeting is to be held on a day selected by the local government but not more than 56 days after the local government accepts the annual report for the previous financial year.
- (3) The matters to be discussed at general electors' meetings are to be those prescribed.

Local Government Act 1995 Section 5.29. Convening electors' meetings

- (1) The CEO is to convene an electors' meeting by giving —
 - (a) at least 14 days' local public notice; and
 - (b) each council member at least 14 days' notice, of the date, time, place and purpose of the meeting.
- (2) The local public notice referred to in subsection (1)(a) is to be treated as having commenced at the time of publication of the notice under section 1.7(1)(a) and is to continue by way of exhibition under section 1.7(1)(b) and (c) until the meeting has been held.

CONSULTATION

Shire President, Manager of Finance, Manager of Works.

STATUTORY OBLIGATIONS

Local Government Act 1995 Sections 5.53 & 5.54 Annual Report, Sections 5.27 & 5.29
Electors Meeting

Local Government (Administration) Regulations 1996 Section 19B

COMMENT

The report presented has been prepared as it has in past formats and also in accordance with statutory requirements.

The first part of the Annual Report provides descriptive information on various operational activities as well as on various major capital works that occurred in the past financial year

The Annual Financial Report involves the statutory financial data, including the summary Statements, as well as more detailed Notes, and these are at the back of the Annual Report.

The results for the year were quite acceptable, especially given that the Capital Expenditures totalled \$1,638,503 was \$647,857 [or 65.4%] above that of the previous year. While most items were grant related, there was some minor extra expenditure by Council and all of the extra works involved a great deal of extra effort by the Senior Staff, in particular the previous Works Manager John Eddy, and the new Works Manager Rob Staniforth Smith, and I'm sure that the Council and the Community are appreciative of their efforts.

Also, for much of the 2011/12 year we were without a Finance Manager, and the existing staff took on more, with some more multi-skilling. I would like to express my particular appreciation to Kay Raisin and Geoffrey Carberry, who have shown great dedication in helping to complete many items.

During the year an extra \$568,394 was transferred into the Reserve account, which was flagged at the Budget Review time in March 2012, and which was subsequently covered by a Council resolution. As per Council's resolution of March 2012, the Reserves will need to be reviewed. These will need to be better aligned to the needs of the future, and this will be particularly so for Asset Management, so as to ensure timely renewals and replacements as needed.

All in all, it was a year of high achievements, and Council can be proud of what was accomplished.

We can now look forward to finalising the new Integrated Plans over the next 4-7 months, with a view to implementing more aligned actions on the replacements and renewal on buildings and infrastructure.

If Council accepts the annual report at this meeting it will need to agree on a date to hold the Annual General Meeting of Electors which must be prior to 12th January 2013 but not before (14) days local public notice is given.

It is recommended that Council accept the report as presented. It is proposed that the official advertisement/public notice will be given on 17 November 2012, and that the Annual Electors meeting to be held in the Council Chambers 13 December 2011 commencing at 7.00pm.

POLICY IMPLICATIONS

There are no specific policy items in relation to the Annual Report and or the Annual Electors Meetings.

BUDGET/FINANCIAL IMPLICATIONS

The costs associated with producing the Annual Report and holding Annual Electors meeting are provided for in the current year's budget.

STRATEGIC IMPLICATIONS

The Annual Report provides information about activities which occurred in the Shire for 2011/12, and the pursuit of items contained in the Council's adopted Plan for the Future.

SUSTAINABILITY IMPLICATIONS

Nil

VOTING REQUIREMENTS

Absolute Majority Item 1

Simple Majority Item 2

COUNCIL DECISION & OFFICER RECOMMENDATION

MOVED: Cr Oversby

SECONDED: Cr Imrie

- 1. That Council accepts the Annual Report as presented for the 2011/12 financial year with some minor changes.**
- 2. That the Annual meeting of Electors relating to the year 2011/12 be held in the Council Chambers on Thursday 13th December 2012 at 7.00pm.**

CARRIED BY ABSOLUTE MAJORITY 8/1

Res 157/12

8.3 **CHIEF EXECUTIVE OFFICER**

8.3.1 Workers Accommodation Lot 800 McLarty Road Benjinup
--

Location:	<i>Lot 800 McLarty Road</i>
Applicant:	<i>W & L Pensini</i>
File:	<i>AS3710</i>
Disclosure of Officer Interest:	<i>None</i>
Date:	<i>6th November</i>
Author:	<i>Geoffrey Lush (Council Consultant)</i>
Authorizing Officer:	<i>A Lamb</i>
Attachments:	

SUMMARY

This report is to consider a planning application for farm workers accommodation at Lot 800 P301795 McLarty Road. The property is part of the Wyloo Pastoral Co Pty Ltd.

The application is supported subject to conditions.

BACKGROUND

The subject land is Lot 800 P301795 McLarty Road. It has an area of 259 hectares. It is situated approximately 700m west of Abels Road.

The subject land is cleared and used for farming. There is an existing dwelling and farm sheds on the site.

The application states that:

"We are asking for planning approval for a second residence to be built close to our existing residence and sheds on farm. The role of this second residence is to provide accommodation for a part to full time farm care taker and part time worker to meet the demands of our expanding on farm operations. We are diversifying and intensifying on farm production which will require daily servicing and we currently do not have any dwelling that will meet this requirement."

The building will be located in close proximity to the existing dwelling which is setback more than one kilometre from the road boundary.

CONSULTATION

None

STATUTORY OBLIGATIONS

Town Planning Scheme

The subject land is zoned 'Rural' in Town Planning Scheme No.2. The surrounding area is also generally zoned 'Rural'.

The application could fall under a number of definitions within the Scheme and it is noted that within the Rural zone a

- “single dwelling” is a Permitted (P) use;
- “grouped dwellings” are a Prohibited (-) use;
- “holiday cottage” is a Discretionary (AA) use; and
- “caretaker’s dwelling” is a Discretionary (AA) use.

Clause 5.17.1 of the Scheme stipulates that a relocated dwelling may not be transported to and placed on a lot without the approval of Council.

Clause 5.1 of the Scheme states that in considering applications for subdivision, rezoning and planning consent in the Rural zone, Council shall have regard to:

- i) the need to protect the agricultural practices of the Rural zone in light of its importance to the District’s economy;
- ii) the need to protect the area from uses which will reduce the amount of land available for agriculture;
- iii) the need to preserve the rural character and rural appearance of the area; and
- iv) where rural land is being subdivided for closer development, the proposal should be supported with evidence outlining the land’s suitability and capability for further development.

Rural Strategy

The Rural Strategy actively promotes the development of farming land. Recommendation 16 states that the development of a second dwelling on rural land should comply with the following:

- a) accommodation for workers employed for agricultural and intensive agricultural activities on that holding;
- b) the dwellings should generally be clustered in one location, to avoid future subdivision pressure and minimise constraints on adjoining uses; and
- c) all services to the dwellings from the lot boundary (including access roads) are shared where practicable.

COMMENT

Based upon the objectives in the Planning Scheme and Rural Strategy there is no objection to the proposal.

It is also noted that Amendment 15 (Scheme Review) is introducing “farm workers accommodation” into the Scheme as a Discretionary (AA) use in the Rural zone.

POLICY IMPLICATIONS

None

BUDGET/FINANCIAL IMPLICATIONS

None

STRATEGIC IMPLICATIONS

None

SUSTAINABILITY IMPLICATIONS

- **Environmental**
There are no known significant environmental issues.
- **Economic**
There are no known significant economic issues.
- **Social**
There are no known significant social issues.

VOTING REQUIREMENTS

Simple Majority

COUNCIL DECISION & OFFICER RECOMMENDATION

MOVED: Cr O'Hare

SECONDED: Cr Oversby

That Council approve the use and development of Lot 800 P301795 McLarty Road for the purpose of Farm Workers Accommodation (caretakers dwelling) subject to the following conditions:

- 1. The development hereby approved shall occur in accordance with the application submitted to Council and this shall not be altered or modified without the prior written approval of the Council.**
- 2. The site shall be so ordered and maintained as not to prejudicially affect the amenity of the locality by reason of appearance.**
- 3. This approval shall expire if the development hereby permitted is not completed within two years of the date hereof, or within any extension of that time which, upon written application (made before or within 21 days after the expiry of the approval) to the Council, is granted by it in writing.**

CARRIED 9/0

Res 158/12

8.3.2 Telecommunications Facility Lot 2 Cranbrook Road Tonebridge

Location:	<i>Lot 2 P6318 Cranbrook Road</i>
Applicant:	<i>Planning Solutions on behalf of Telstra</i>
File:	<i>AS8480</i>
Disclosure of Officer Interest:	<i>None</i>
Date:	<i>6th November</i>
Author:	<i>Geoffrey Lush (Council's Consultant Planner)</i>
Authorizing Officer:	<i>A Lamb</i>
Attachments:	<i>1 – Location Plan</i>

SUMMARY

The application is for a telecommunications facility (new mobile phone base station) on Lot 2 Cranbrook Road Tonebridge.

The facility will comprise of an 81m high tower with a ground based equipment shelter.

The site has not been inspected.

The application is supported subject to conditions.

BACKGROUND

The subject land Lot 2 on Plan 6318 Cranbrook Road Tonebridge. The site is situated approximately 50kms south east of Boyup Brook as shown in Attachment 1 and it is situated on the corner of De Landgrafft Road.

The subject land has an area of 182 hectares and is owned by R Tuckett. Planning Solutions acts on behalf of Service Stream Mobile Communications (SSMC) for its Client, Telstra Corporation Ltd (Telstra).

The proposed telecommunications infrastructure will facilitate the State Government's Regional Mobile Communications Project network, which has been established to deliver terrestrial mobile, voice and high speed wireless data broadband to improve highway and town to town coverage in regional, rural and remote communities of the State. The project is being administered by the Department of Commerce in consultation with the Department of Regional Development and Lands.

There is an existing Telstra facility on the site and the tower will be located behind this compound.

The tower will have a height of 81.0m and supported by three metal guys. This will occupy an area of 1.44 hectares.

COMMENT

The development of Telecommunications Infrastructure is governed by State Planning Policy 5.2 Telecommunications Infrastructure which states that

The importance of telecommunications services in Western Australia is recognised in the Western Australian Planning Commission's State Planning Strategy (1997), which advocates the provision of an effective state-wide telecommunications network in a manner consistent with the State's economic, environmental and social planning objectives.

Modern telecommunications are an essential and beneficial element in the life of communities and in the State and national economy. New communications technology is rapidly advancing and being developed to meet the growing demand for better communication at home, in business, health and welfare and in public services. For opportunities and benefits to be realised it is important that appropriate and adequate telecommunications infrastructure is provided and that it is available to all on a cost-competitive basis

The Policy sets out the matters to be submitted with an application and to be considered by Council. These primarily relates to ensuring a balanced approach between environmental (visual) issues and community need for the service.

The following principles from the Policy are considered to have been addressed in the application:

- The proposed facility will provide an effective and efficient mobile telephone network that has been located and designed to meet the communication needs of the community.
- The proposed facility has been located in a Rural location, away from residential dwellings.
- Telecommunications infrastructure has been strategically planned and co-ordinated, similar to planning for other essential services.
- The proposed facility has been designed and sited to minimise any potential adverse visual impact on the character and amenity of the surrounding area.
- The proposed facility has been designed to minimise adverse effects on the natural environment and the amenity of users or occupiers of adjacent property, and complies with the health and safety standards.

The proposed facility will comply with the Australian Communications and Media Authority regulatory arrangements with respect to electromagnetic energy (EME) exposure levels.

CONSULTATION

None

STATUTORY ENVIRONMENT

The Town Planning Regulations (Model Scheme Text) contains the following definition of telecommunications infrastructure.

Telecommunications infrastructure means land used to accommodate any part of the infrastructure of a telecommunications network and includes any line, equipment, apparatus, tower, antenna, tunnel, duct, hole, pit or other structure used, or for use in or in connection with, a telecommunications network.

This definition is not presently contained within Town Planning Scheme No 2, but Council is required to include it in any review of the Scheme. This is being done in Amendment No 15.

The closest definition which may be applicable for this application is a "Radio/T.V. Installation". This is defined as land and building used for the transmission, relay and reception of signals and pictures, both commercial and domestic, but does not include domestic radio and television receivers.

The subject land is included in the Rural zone and a "Radio/T.V. Installation" is a discretionary (AA) use in the Rural zone.

Clause 5.1 of the Scheme states that in considering applications for subdivision, rezoning and planning consent in the Rural zone, Council shall have regard to:

- i) the need to protect the agricultural practices of the Rural zone in light of its importance to the District's economy;
- ii) the need to protect the area from uses which will reduce the amount of land available for agriculture;
- iii) the need to preserve the rural character and rural appearance of the area; and
- iv) where rural land is being subdivided for closer development, the proposal should be supported with evidence outlining the land's suitability and capability for further development.

The application does not conflict with any of the above factors.

POLICY IMPLICATIONS

None

FINANCIAL IMPLICATIONS

None

STRATEGIC IMPLICATIONS

The provision of mobile phone services to the townsite has significant strategic benefits for the local community.

VOTING REQUIREMENTS

Simple Majority

COUNCIL DECISION & OFFICER RECOMMENDATION

MOVED: Cr Moir

SECONDED: Cr Biddle

That Council approve the use and development of a portion of Lot 2 P6318 Cranbrook Road Tonebridge for the purpose of Telecommunications Infrastructure subject to the following conditions:-

- 1. The development hereby approved shall occur generally in accordance with the plans and specifications submitted with the application and these shall not be altered or modified without the prior written approval of the Council.**
- 2. Any use, additions to and further intensification of any part of the building or land (not the subject of this consent) shall be subject to a further development application and consent for that use.**
- 3. Access to the site shall be to the requirements and satisfaction of Council.**
- 4. This approval shall expire if the development hereby permitted is not completed within two years of the date hereof, or within any extension of that time which, upon written application (made before or within 21 days after the expiry of the approval) to the Council, is granted by it in writing.**

CARRIED 9/0

Res 159/12

8.3.3 Temporary Caravan Parks

Location:	N/A
Applicant:	N/A
File:	No current property file
Disclosure of Officer Interest:	None
Date:	1 November 2012
Author:	Wayne Jolley – Environmental Health/Building Officer
Authorizing Officer:	Alan Lamb – Chief Executive Officer
Attachments:	Paper on Temporary Caravan Parks

SUMMARY

It is understood that some concern has been expressed in terms of the Shire's position in relation to the standards imposed on Temporary Caravan Parks operating around the period of the annual Country Music Festival.

While the Shire is obliged to administer Western Australian Caravan Parks and Camping Grounds legislation, there may be scope to exercise some discretion in terms of the number of sites permitted and the duration of Temporary Caravan Park licenses issued.

BACKGROUND

Each year, the Shire licenses a number of community groups to operate temporary caravan parks during the Festival, under the *Caravan Parks and Camping Grounds Act 1995*, the *Caravan Parks and Camping Grounds Regulations 1997* and Council Policy O.08. The licenses are based on a Transit Park operation, which imposes lesser standards than an ordinary caravan park but restricts duration to three nights or less.

This model has generally been followed but recently, the duration of the Festival has expanded and patrons are extending their stays in Boyup Brook. Accordingly, some temporary caravan parks are coming under pressure to extend the duration of their operations beyond the period for which they can be licensed under current requirements.

COMMENT

Council and Shire officers are charged with responsibility to administer caravan parks and camping grounds legislation and Policy. In dealing with community groups, Shire officers are up-front about requirements but seek to work with community groups to get a safe and legal outcome, while optimising available numbers of caravan and camp sites. To do otherwise may expose Council to unnecessary liability.

There is scope to expand the duration of some licenses by allowing a certain number (according to facilities provided) for the three nights of the Festival and a lesser number for agreed periods prior to and/or after the Festival. Even where permanent facilities do not meet the necessary standards, temporary facilities may be negotiated in order to meet the standard for longer stays.

Although Shire officers have been encouraging organisations to submit early applications for temporary licenses, for around three months and have met with representatives in August, only about half of the organisations have submitted applications to date. This will hamper efforts to negotiate good outcomes because time and opportunity will diminish for organisations that need to provide additional facilities in order to extend their period of operation.

Off the four temporary licences issued to date there has been little impact on total numbers permitted for the duration of their licence.

CONSULTATION

1. Letters were forwarded to community groups on 17 Jul 2012, requesting applications be submitted by as soon as possible.
2. A meeting was held with Country Music representative Carol Lander to discuss the implications of the council policy on 24 July 2012.
3. A further meeting was held between Shire officers and community group representatives on 21 August 2012 to discuss licensing of temporary caravan parks.
4. Verbal feedback has been provided by shire officers with each licence to the groups' representative to ensure an understanding of the requirements.

STATUTORY OBLIGATIONS

Caravan Parks and Camping Grounds Regulations 1995

Caravan Parks and Camping Grounds Regulations 1997

POLICY IMPLICATIONS

Council Policy O.08 – Temporary Caravan Parks and Camping Grounds, reflects the above legislation and sets the requirements for licensing of Temporary facilities in the Shire.

BUDGET/FINANCIAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Nil

SUSTAINABILITY IMPLICATIONS

- **Environmental:**
N/A
- **Economic:**
Temporary caravan parks provide an opportunity for community groups to raise much needed funds from sources outside of the town.
- **Social:**
The Country Music Festival is a major event for the Boyup Brook community and temporary caravan and camping facilities are necessary to support the event.

VOTING REQUIREMENTS

Simple Majority

COUNCIL DECISION & OFFICER RECOMMENDATION

MOVED: Cr Oversby

SECONDED: Cr Aird

- 1. That Council actively encourage community groups to submit applications for Temporary Caravan Parks and Camping Grounds licenses to the Shire, in-full and as early as possible.**
- 2. That Council support Shire officers in administering the legislation and Policy and in particular, discretion to negotiate limited extension of licenses beyond 3 nights as outlined in this Agenda item.**

CARRIED 9/0

Res 160/12

8.3.4 The Tourism Industry Regional Development Fund (TIRF) - Proposed New Ablutions for the Caravan Park

Location:	<i>Boyup Brook Caravan Park</i>
Applicant:	<i>N/A</i>
File:	
Disclosure of Officer Interest:	<i>None</i>
Date:	<i>7 November 2012</i>
Author:	<i>D Winter Community Development Officer</i>
Authorizing Officer:	<i>Alan Lamb CEO</i>
Attachments:	<i>Nil</i>

SUMMARY

The purpose of this report is to put before Council the opportunity for grant funding to upgrade abluion facilities at the caravan park with the recommendation that Council authorises the application being lodged.

Background:

The Flax Mill caravan park abluion facilities are in need of an upgrade or replacement. When researching this project I noted a letter from the late Mrs Noreen Tuckett, then President of the Boyup Brook Tourism Association dated 12 April 2009. In that letter Noreen wrote;

“In view of the number of visitors we have at the Caravan Park – Country Music weekend, the square Dancers at Easter and several caravan groups booking in, as well as the normal travellers, we would like to suggest that money be now invested in up grading the ablutions block.”

Little if anything has changed with the ablutions since April 2009 til now! However, visitor numbers to the caravan park have grown and so have the number of grey nomads travelling the Nation’s highways. If the ablutions at the caravan park were improved or replaced how many of these travellers could we entice to stay here. That’s the question?

The Tourism Industry Regional Development Fund (TIRF) was announced in June 2012 with funding of \$48.5 million over four years to assist the industry in reaching Tourism 2020 growth targets. The TIRF Grants Program will offer funding amounts from \$50,000 - \$250,000 (GST exclusive) on a dollar-for-dollar matched funding basis. Funding is available to improve tourism infrastructure in regional areas. Applications close Friday 14 December 2012.

Comment:

There is no doubt that the ablutions at the Caravan Park need to be upgraded. I suggest that Council takes full advantage of this opportunity for funding and authorises a grant application of \$225,000 to build new ablutions and associated infrastructure.

Consultation:

A Lamb – Chief Executive Officer
G Bogar – Flax Mill Manager
G Carberry – Senior Administration Office

Statutory Obligations:

Nil

Budget/Financial Implications:

There is no provision in the current budget for this project however it is envisaged that, if the grant application is successful, the project would be included in the 2013/14 budget.

The project could be funded as follows:

The total cost for the new ablutions will be	\$450,000.00
Allocated from Caravan Park Reserve Fund	\$100,000.00
Allocated from Country Local Govt. fund	\$125,000.00

Balance from TIRF Grant	\$225,000.00

Strategic Implications:

Any infrastructure project which supports local and regional tourism will be viewed in a positive light for the Country Music and Arts Centre for Excellence project. The more local tourism infrastructure we have in place the greater the chance of positive support from the consultants.

SUSTAINABILITY IMPLICATIONS

- **Environmental**
There are no known significant environmental issues.
- **Economic**
There are no known significant economic issues.
- **Social**
There are no known significant social issues.

VOTING REQUIREMENTS

Simple majority

COUNCIL DECISION & OFFICER RECOMMENDATION – ITEM 8.3.4

MOVED: Cr Walker

SECONDED: Cr O'Hare

That Council authorise an application being lodged for Federal Government funding under the recently announced Tourism Industry Regional Development Fund to upgrade ablution facilities at the Boyup Brook Caravan Park.

CARRIED 9/0

Res 161/12

8.3.5 Boyup Brook Medical Services – Review of Fees

Location: Medical Centre Abel Street, Boyup Brook
Applicant: Shire of Boyup Brook
File: CM/42/003
Disclosure of Interest: Nil
Date: 8 November 2012
Author: Alan Lamb, Chief Executive Officer
Authorizing Officer: N/A
Attachments: Nil

SUMMARY

This report outlines the existing fees for services provided by the Boyup Brook Medical Centre, recent review of the Medicare rebates and proposes an increase in the fees.

BACKGROUND

The following fee structure was included in the 2012/13 budget:-

Service	GST Included	Amount
Consultations – Short	No	\$29.00
Consultations – Standard	No	\$54.50
Consultations – Long	No	\$88.50
Consultations – Extra Long	No	\$121.50
PATS – referral	Yes	nil
Cortisone Injection	Yes	\$31.00
Late Payment Administration fee – over 30 days	Yes	\$5.00
Late Payment Administration fee – over 60 days	Yes	\$10.00
Late Payment Administration fee – over 90 days	Yes	\$15.00
Administration fee for missed appointments (after 2 notices to patient)	Yes	\$54.50
Reports for Third Parties	Yes	\$225.00 per

		hour
Employment Medical	Yes	\$93.00
Hire of Consulting Rooms – Half Day	Yes	\$44.00
Hire of Consulting Rooms – Half Day with receptionist	Yes	\$55.00
Hire of Consulting Rooms – Full Day	Yes	\$88.00
Hire of Consulting Rooms – Full Day – with receptionist	Yes	\$110.00
Hire of Consulting Rooms to Visiting health Professionals from Voluntary organizations that do not levy or receive a fee for their services – Half day hire	Yes	\$25.00
Repeat Prescription fee – private patients	Yes	\$7.50
Repeat Prescription Fee – bulk billed patients	Yes	\$4.50
Repeat Prescription fee – without seeing the Doctor	Yes	\$7.50

Consistent with prior years, the fees set in the budget are reviewed after Medicare conducts its determination of rebates which it does each October/November. Note that the fees were adopted in the annual budget for 2012/13 were based on the Medicare rebate level set in November 2011.

The following schedule shows the fees, rebates and gaps (i.e. the net amount paid by patients) for each year since November 2006 and current Medicare rebate compared with the proposed revised fees:

November 2006 till 31 October 2007

Short consult	\$24.00	Medicare rebate	\$14.70	Gap	\$9.30
Standard	\$45.00	Medicare rebate	\$32.10	Gap	\$12.90
Long	\$72.00	Medicare rebate	\$60.95	Gap	\$11.05
Extended	\$97.00	Medicare rebate	\$89.75	Gap	\$7.25

1 November 2007 till 31 October 2008

Short consult	\$25.00	Medicare rebate	\$15.00	Gap	\$10.00
Standard	\$46.50	Medicare rebate	\$32.80	Gap	\$13.70
Long	\$75.00	Medicare rebate	\$62.30	Gap	\$12.70
Extended	\$101.00	Medicare rebate	\$91.70	Gap	\$9.30

1 November 2008 till 31 October 2009

Short consult	\$26.00	Medicare rebate	\$15.35	Gap	\$10.65
Standard	\$48.50	Medicare rebate	\$33.55	Gap	\$14.95
Long	\$78.50	Medicare rebate	\$63.75	Gap	\$14.75
Extended	\$105.50	Medicare rebate	\$93.80	Gap	\$11.70

1 November 2009 till 31 October 2010

Short consult	\$27.00	Medicare rebate	\$15.70	Gap	\$11.30
Standard	\$50.00	Medicare rebate	\$34.30	Gap	\$15.70
Long	\$80.50	Medicare rebate	\$65.20	Gap	\$15.30
Extended	\$108.50	Medicare rebate	\$95.95	Gap	\$12.55

1 December 2010 till 30 November 2011

Short consult	\$28.00	Medicare rebate	\$16.00	Gap	\$12.00
Standard	\$52.50	Medicare rebate	\$34.90	Gap	\$17.60
Long	\$85.25	Medicare rebate	\$67.65	Gap	\$17.60
Extended	\$117.15	Medicare rebate	\$99.55	Gap	\$17.60

1 December 2010 till 30 November 2011

Short consult	\$29.00	Medicare rebate	\$16.30	Gap	\$12.70
Standard	\$54.50	Medicare rebate	\$35.60	Gap	\$18.90
Long	\$88.50	Medicare rebate	\$69.00	Gap	\$19.50
Extended	\$121.50	Medicare rebate	\$101.55	Gap	\$19.95

COMMENT

The Chief Executive Officer has discussed this matter with the Doctor and staff at Boyup Brook Medical Practice and it is recommended that the fees be reviewed to reflect the increased costs of operating the medical centre and the revised Medicare rebates. It is noted that the current increases put forward are relatively high whereas each year for the past five years or so the increases were kept relatively low. It has come to light that the Medical Centre, along with all other medical practices, have to compete for locums, registrars and full time Doctors and as remuneration is generally based on a percentage of fees collected, it is important for the centre to keep pace if we want to attract good Doctors to rural areas such as this. The following puts the proposed fees, which are subject to a Medicare rebate, into some perspective:

Consultation	Current Boyup Brook	Proposed Boyup Brook	Donnybrook	Kojonup	Bridgetown	Collie	Bunbury
Short	29.00	35.00	35.00		27.50	42.00	
Standard	54.50	65.00	65.00	60.00	55.00	72.00	70.00
Long	88.50	102.00	102.00	105.00	90.00	120.00	
Extra Long	121.50	140.00	140.00		130.00	164.00	
Note							
Kojonup offers a \$5 discount if payment is made at the time of seeing the Doctor							
Fees for Bridgetown and Kojonup have not as yet been increased in response to the Medicare increase							

The revised Medicare rebates as from 01/11/12 are:-

	<u>Rebate</u>
Consultation – Short	\$16.60
Standard	\$36.30
Long	\$70.30
Extra Long	\$103.50

The GAP after taking into consideration the revised fee schedule and Medicare rebate will be as follows:-

	<u>GAP Increase over previous year</u>
Consultation – Short	\$18.40 (an increase of \$5.70)
Standard	\$28.70 (an increase of \$9.80)
Long	\$34.70 (an increase of \$15.20)
Extra Long	\$36.50 (an increase of \$16.55)

Based on last year’s figures, 52.55% of patients visiting the Medical Centre are bulk billed and so will not be affected by the proposed increase (other than for the Medicare increase) and 44.69% are private (and so just under half of all patients will be affected by the proposed increase).

The new fee structure proposed is as follows:

Service	Amount
Consultations – Short MBS Item 3	\$35.00
Consultations – Standard MBS Item 23	\$65.00
Consultations – Long MBS Item 36	\$102.00
Consultations – Extra Long MBS Item 44	\$140.00
Cortisone Injection	\$35.00
Employment medical	\$103.00
Administration fee for missed appointments (after 2 notices to patient)	\$50.00
Reports for Third Parties	\$225.00 per hour
Hire of Consulting Rooms – Half Day	\$44.00
Hire of Consulting Rooms – Half Day – with receptionist	\$55.00
Hire of Consulting Rooms – Full Day	\$88.00
Hire of Consulting Rooms – Full Day – with receptionist	\$110.00
Hire of Consulting Rooms to Visiting health Professionals from Voluntary organizations that do not levy or receive a fee for their services – Half day hire	\$25.00
Repeat Prescription Fee private patients	\$10.00
Repeat Prescription Fee bulk bill patients	\$5.00
Repeat referral without seeing the doctor	\$10.00

CONSULTATION

Dr Mel and Boyup Brook Medical Centre staff, other practices in the region.

STATUTORY ENVIRONMENT

Local Government Act 1995 – Section 6.16, 6.17 and 6.19

Section 6.19- Requires a Local Government to advertise its intention to implement a fee structure that was not included in the Annual budget before it introduces the new fee and also to advise as to the date it will apply from.

POLICY IMPLICATIONS

No specific policy that relates to this matter.

FINANCIAL IMPLICATIONS

The revised fee structure will assist in achieving the estimate income projected in 2012/13 Budget to be received by the Boyup Brook Medical Centre, however the level depends entirely on the number of patients attending.

STRATEGIC IMPLICATIONS

It is important to continue to provide a viable Medical Service for the community and to provide adequate resources to update the services and facilities provided.

VOTING REQUIREMENTS

Absolute Majority

COUNCIL DECISION & OFFICER RECOMMENDATION

MOVED: Cr Aird

SECONDED: Cr Oversby

That the fees and charges contained in the 2012/13 Budget for the Boyup Brook Medical Centre be revised as follows, advertised and implemented from 1 December 2012:-

BOYUP BROOK MEDICAL CENTRE

Service	Amount
Consultations – Short MBS Item 3	\$32.00
Consultations – Standard MBS Item 23	\$60.00
Consultations – Long MBS Item 36	\$95.00
Consultations – Extra Long MBS Item 44	\$130.00
Cortisone Injection	\$35.00
Employment medical	\$110.00
Administration fee for missed appointments (after 2 notices to patient)	\$60.00
Reports for Third Parties	\$225.00 per hour
Hire of Consulting Rooms – Half Day	\$44.00
Hire of Consulting Rooms – Half Day – with receptionist	\$55.00
Hire of Consulting Rooms – Full Day	\$88.00
Hire of Consulting Rooms – Full Day – with receptionist	\$110.00
Hire of Consulting Rooms to Visiting health Professionals from Voluntary organizations that do not levy or receive a fee for their services – Half day hire	\$25.00
Repeat Prescription Fee private patients	\$10.00
Repeat Prescription Fee bulk bill patients	\$5.00
Repeat referral without seeing the doctor	\$10.00

CARRIED BY ABSOLUTE MAJORITY 9/0

Res 162/12

NOTE – The Chief Executive Officer presented a revised list of recommended changes at the meeting. These charges, for consultations, were lower than those listed in the agenda and were adopted by Council.

8.3.6 Family Stop Lease – YMCA

Location:	<i>Lot 84 Able Street Boyup Brook</i>
Applicant:	<i>YMCA</i>
File:	
Disclosure of Officer Interest:	<i>None</i>
Date:	<i>7 November 2012</i>
Author:	<i>Alan lamb</i>
Authorizing Officer:	<i>Not applicable</i>
Attachments:	<i>Draft lease and current lease</i>

SUMMARY

The purpose of this report is to put before Council a copy of the lease that has been negotiated with YMCA Australia with the recommendation that Council accept the draft lease and authorise the document's execution.

BACKGROUND

The current lease is with the Nest Family Resource Centre Inc. The lease was for 5 years, it commenced 1 November 2006 and the termination date was 31 October 2011. As is the case with many leases that reach expiry date before a renewal is negotiated, this lease has been operating on a month by month basis for the past year.

The Nest group sold their Boyup Brook operation to the YMCA some time ago but neither party made an approach to assign the lease.

Below are some of the salient points of the lease:

- The term of the Lease is for 5 years, and use is 3 Days per week.
- The rent will be reviewed annually during the Shire Budget process – using the Australian CPI as determined by the Australian Bureau of Statistics, Dec ¼. Approx 3.1% (current lease does not address increases)
- Rent \$ \$28.60 per day inc GST (the current rent is \$22 per day including GST)
- All playground equipment including the shade sails are to be maintained by the YMCA.
- General clean-up of the Family Stop Facility after use including
 - Kitchen area to be clear and all dishes washed and put away
 - Rubbish removed to exterior bins
 - Sweep/vacuum floors, if the floors are excessively messy.
 - All equipment that is bought out of sheds or storerooms must be put away at the completion of day.

COMMENT

The attached draft lease has been negotiated with the YMCA and was drawn up by Council's legal adviser. It is recommended that Council accept the draft lease and authorise the document's execution.

CONSULTATION

Council staff have discussed the draft lease with the lessee, Council staff members and Council's legal adviser.

STATUTORY OBLIGATIONS

The lease relates to a Crown Reserve managed by the Shire and so the lease needs to be signed by the lessee, the lessor and the Minister for Lands.

POLICY IMPLICATIONS

Nil

BUDGET/FINANCIAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Nil

SUSTAINABILITY IMPLICATIONS

- **Environmental**
There are no known significant environmental issues.
- **Economic**
There are no known significant economic issues.
- **Social**
There are no known significant social issues.

VOTING REQUIREMENTS

Absolute majority

COUNCIL DECISION & OFFICER RECOMMENDATION

MOVED: Cr Biddle

SECONDED: Cr Imrie

That Council accept the attached draft lease for Reserve 44608 and authorise the document's execution.

CARRIED BY ABSOLUTE MAJORITY 9/0

Res 163/12

9 COMMITTEE REPORTS

Nil

10 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Declaration of Interest

Cr Moir declared an interest in the following item noting that a lot owned by him is dissected by the Shire Boundary.

MOVED: Cr Kaltenrieder

SECONDED: Cr Oversby

That the Interest as declared by Councillor Moir was an interest in common.

CARRIED 7/2

Res 164/12

Note –it was noted that a number separate parcels of land, in the Shire, are dissected by the Shire Boundary and that the motion did not center on this aspect only as a determining factor.

10.1 Notice of motion – Cr Walker – 07/12
--

Motion

That Council investigate to establish if a review should be conducted on the Shire boundary alignment.

Chief Executive Officer's Comment

Administration is working on an aligned project in accordance with the following resolution from September 2012:

That the Chief Executive Officer investigate the number of lots divided by the Shire boundaries and minimum rated by Boyup Brook and the neighbouring Shires.

In order to accurately determine the number of lots affected, a suitable map of the Shire was procured from Landgate. The map included a listing of land dissected by the Shire boundary and this information has been used to determine which freehold lots (including Crown Grants) that are dissected by the boundary pay a minimum rate to this Shire. The next step for this project is to determine if the lots then listed also pay a minimum rate to the adjoin Shire. It is expected that this project will be completed in time for reporting to the December Council meeting.

It is not clear from the motion what criteria might be used to trigger a review. If the trigger is lots divided by the Shire boundary then the completion of the previously mentioned project will include a report to Council and this report will include information on all lots dissected by the Shire Boundary and Council could use this to determine the need or not to seek to amend the Shire Boundary.

Boundary changes tend to come about at the request of landholders who want to, for whatever reason, have their land in adjoin Shire instead. Councils also initiate changes when one or more

see a particular need. Often the process becomes protracted because the priority of the project is low compared to other draws on resources. For example, Collie mentioned in passing a potential boundary change it would like to make when Councils were meeting to deal with the amalgamation options in 2009. This has been on both Shire's back burners as it were, since then and has not been brought up since but would/should be looked at when and if there was to be any boundary adjustment.

Schedule 2.1 of the Local Government Act makes provisions about creating, changing the boundaries of, and abolishing districts.

MOTION

MOVED: Cr Walker

SECONDED: Cr Imrie

That Council investigate to establish if a review should be conducted on the Shire boundary alignment.

CARRIED 9/0

Res 165/12

Note – It was noted that this resolution was to be achieved, at least in the first instance, by the Chief Executive Officer to supplying relevant Landgate mapping to all Councillors.

10.2 Notice of motion – Cr Aird 08/12
--

Motion

That Council take steps toward the future expansion to the current medical service by offering to purchase the vacant premises adjoining the medical centre using the funds held in the Medical Services and Commercial Reserve Funds

Comment

There is a prime opportunity to purchase the adjoining property against the future need to expand the medical centre. The current property market and interest rates makes this the optimum time to move.

Chief Executive Officer's Comment

It has been ascertained that the owner of the property may be interested in selling. It is suggested that, if Council supports Cr Aird's motion, Council authorise an offer to be made, or that Council authorise the CEO to ascertain a firm price, without making a formal offer to purchase, and report back to the December meeting of Council.

MOTION

MOVED: Cr Aird

SECONDED: Cr Kaltenrieder

That Council take steps toward the future expansion to the current medical service by offering to purchase the vacant premises adjoining the medical centre using the funds held in the Medical Services and Commercial Reserve Funds

AMENDMENT

MOVED: Cr Giles

SECONDED: Cr Biddle

- 1. That Council take steps toward the future expansion to the current medical service by authorizing the CEO to ascertain a firm price without making a formal offer to purchase the vacant premises adjoining the medical centre and report back to the December meeting.**
- 2. That the Chief Executive Officer confirms capacity of the current facility.**

CARRIED 9/0

Res 166/12

COUNCIL DECISION

MOVED: Cr Giles

SECONDED: Cr Biddle

- 1. That Council take steps toward the future expansion to the current medical service by authorizing the CEO to ascertain a firm price without making a formal offer to purchase the vacant premises adjoining the medical centre and report back to the December meeting.**
- 2. That the Chief Executive Officer confirms capacity of the current facility.**

CARRIED 9/0

Res 167/12

10.3 Notice of motion – Cr Aird 09/12

Motion

That Council make an offer to purchase the Strapp motors site for an amount of \$150,000 with the intention of developing the site for a short term accommodation facility.

Comment

A really good opportunity to secure a large piece of land in the centre of town for whatever purpose Council may wish to use it for. I believe the Council needs to act to stimulate the local economy in areas which may not have been the traditional realm of local government.

Chief Executive Officer's Comment

It is understood that this property is on the market. It is suggested that, if Council supports Cr Aird's motion, Council authorise an offer to be made, or that Council authorise the CEO to ascertain a firm price, without making a formal offer to purchase, and report back to the December meeting of Council.

COUNCIL DECISION

MOVED: Cr Aird

SECONDED: Cr Biddle

That Council make an offer to purchase the Strapp motors site for an amount of \$150,000 with the intention of developing the site for a short term accommodation facility.

LOST 2/7

Res 168/12

Request for Vote to be recorded

Cr Aird requested that the vote of all Councillors be recorded.

For	Against
Cr Aird	Cr Walker
Cr Biddle	Cr Giles
	Cr O'Hare
	Cr Kaltenrieder
	Cr Oversby
	Cr Moir
	Cr Giles

Cr Walker left the Chambers 5.46pm

Cr Walker returned to the Chambers at 5.47pm

11 URGENT BUSINESS BY APPROVAL OF THE PRESIDENT OR A MAJORITY OF COUNCILLORS PRESENT

The Shire President approved of the following item being dealt with as urgent business:

11.1.1 Development of Ablution Facility – Recreation Grounds/Music Park

Chief Executive Officer's brief report

Council passed the following resolution at its October 2012 meeting

That Council approve the Chief Executive Officer to negotiate with a local supplier to cost a new ablution facility in line with Council's adopted design and report back to Council.

The Chief Executive Officer (CEO) contacted a local supplier of building services and the proposal is to purchase two transportable ablution facilities and have them on site and operational by the 2013 Country Music Festival. To then at a later date and before 30 June 2013, erect a gable roof structure over the two units and build unisex disabled persons ablution facility between the two units, then clad the walls of all structures with custom orb (or the like). The intension is that the project be managed by the local builder and it appears possible to have the project completed within or near to the budget provision of \$140,000. There are some options regarding the configuration of the ablution facilities and so Council may wish to delegate two Members to work with the CEO and the local builder to decide on the configuration. It is noted that changes may result in the cost being more than the budget and the intention is to come back to Council for approval of additional funding in 2013 if there is a need to do so.

COUNCIL DECISION & OFFICER RECOMMENDATION

MOVED: Cr Oversby

SECONDED: Cr Biddle

That Council

1. appoint Garry Chambers to project manage the Ablution Facility – Recreation Grounds/Music Park project with the aim of delivering an appropriate and complying ablution facility within budget provisions.
2. appoint Cr Aird & Cr O’Hare to work with the Chief Executive Officer and the builder on the optimum configuration for the transportable ablution units.

CARRIED 9/0

Res 169/12

12 CONFIDENTIAL MATTERS – BEHIND CLOSED DOORS

12.1.1 Chief Executive Officer – Annual Performance Review

Item not dealt with

12.1.2 Chief Executive Officer –Further Contract

Item not dealt with

13 CLOSURE OF MEETING

There being no further business the Shire President, Cr Giles declared the meeting closed at 5.52pm.