

Notice of Meeting



17 Queen Street, Pingelly
Western Australia 6308
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Dear Elected Member

The next Ordinary meeting of the Shire of Pingelly will be held on 19 August 2015 in the Council Chambers, 17 Queen Street, Pingelly commencing at 2.00pm.

Youthcare will be providing dinner.

Schedule

11.00am	Information Session / Lunch / Corporate Discussion
2.00pm	Council Meeting
6.00pm	Dinner

A handwritten signature in blue ink, appearing to read 'G. Pollock'.

Gavin Pollock
Chief Executive Officer

14 August 2015

DISCLAIMER

No responsibility whatsoever is implied or accepted by the Shire of Pingelly for any act, omission or statement or intimation occurring during Council or Committee meetings or during formal/informal conversations with staff. The Shire of Pingelly 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 or discussions. Any person or legal entity that act or fails to act in reliance upon any statement does so at the 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 limitation of approval made by a member or officer of the Shire of Pingelly during the course of any meeting is not intended to be and is not taken as notice of approval from the Shire of Pingelly. The Shire of Pingelly warns that anyone who has an application lodged with the Shire of Pingelly must obtain and only should rely on WRITTEN CONFIRMATION of the outcome of the application, and any conditions attaching to the decision made by the Shire of Pingelly in respect of the application.

AGENDA

Shire of Pingelly
Ordinary Council Meeting
19 August 2015

MISSION STATEMENT

To enhance the quality of life for the people of Pingelly through the provision of leadership, services and infrastructure.

DISCLAIMER

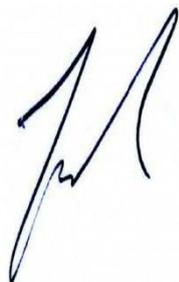
INFORMATION FOR PUBLIC ATTENDING COUNCIL MEETINGS

PLEASE NOTE:

The recommendations contained in this agenda are officers' recommendations only and should not be acted upon until Council has resolved to adopt those recommendations.

The resolutions of Council should be confirmed by perusing the minutes of the Council meeting at which these recommendations were considered.

Members of the public should also note that they act at their own risk if they enact any resolution prior to receiving official written notification of Councils decision.

A handwritten signature in blue ink, appearing to be 'G. Pollock', written in a cursive style.

**GAVIN POLLOCK
CHIEF EXECUTIVE OFFICER**

COUNCIL MEETING INFORMATION NOTES

Your Council generally handles all business at Ordinary or Special Council Meetings.

From time to time Council may form a Committee to examine subjects and then report to Council.

Generally all meetings are open to the public; however, from time to time Council will be required to deal with personal, legal and other sensitive matters. On those occasions Council will generally close that part of the meeting to the public. Every endeavour will be made to do this as the last item of business of the meeting.

Public Question Time. It is a requirement of the Local Government Act 1995 to allow at least fifteen (15) minutes for public question time following the opening and announcements at the beginning of the meeting. Should there be a series of questions the period can be extended at the discretion of the Chairman.

Written notice of each question should be given to the Chief Executive Officer fifteen (15) minutes prior to the commencement of the meeting. A summary of each question and response is included in the Minutes.

When a question is not able to be answered at the Council Meeting a written answer will be provided after the necessary research has been carried out. Council staff will endeavour to provide the answers prior to the next meeting of Council.

Councillors may from time to time have a financial interest in a matter before Council. Councillors must declare an interest and the extent of the interest in the matter on the Agenda. However, the Councillor can request the meeting to declare the matter trivial, insignificant or in common with a significant number of electors or ratepayers. The Councillor must leave the meeting whilst the matter is discussed and cannot vote unless those present agree as above.

Members of staff, who have delegated authority from Council to act on certain matters, may from time to time have a financial interest in a matter on the Agenda. The member of staff must declare that interest and generally the Chairman of the meeting will advise the Officer if he/she is to leave the meeting.

Agendas, including an Information Bulletin, are delivered to Councillors within the requirements of the Local Government Act 1995, i.e. seventy-two (72) hours prior to the advertised commencement of the meeting. Whilst late items are generally not considered there is provision on the Agenda for items of an urgent nature to be considered.

Should an elector wish to have a matter placed on the Agenda the relevant information should be forwarded to the Chief Executive Officer in time to allow the matter to be fully researched by staff. An Agenda item, including a recommendation, will then be submitted to Council for consideration. The Agenda closes the Monday week prior to the Council Meeting (i.e. ten (10) days prior to the meeting).

The Information Bulletin produced as part of the Agenda includes items of interest and information, which does not require a decision of Council.

Agendas for Ordinary Meetings are available in the Shire of Pingelly Office, on the website and the Pingelly Library seventy-two (72) hours prior to the meeting and the public are invited to secure a copy.

Agenda items submitted to Council will include a recommendation for Council consideration. Electors should not interpret and/or act on the recommendations until after they have been considered by Council. Please note the Disclaimer in the Agenda (page 3).

Public Inspection of Unconfirmed Minutes (Reg 13)

A copy of the unconfirmed Minutes of Ordinary and Special Meetings will be available for public inspection from the Shire of Pingelly Office and the Shire of Pingelly website within ten (10) working days after the Meeting.

NOTE:

Unopposed Business

Upon a motion being moved and seconded, the person presiding may ask the meeting if any member opposes it.

If no member signifies opposition to the motion the person presiding may declare the motion in sub clause (1) carried without debate and without taking a vote on it.

A motion carried under sub clause (2) is to be recorded in the minutes as a unanimous decision of the Council or committee.

If a member signifies opposition to a motion the motion is to be dealt with according to this Part.

This clause does not apply to any motion or decision to revoke or change a decision which has been made at a Council or committee meeting.

Question Time

This Policy provides guidance to the Presiding Member (noting the provisions of the *Local Government (Administration) Regulation 7*).

Question time is for the asking of questions. General comments, issues for debate etc. are to be progressed through the normal procedure for submitting Agenda items for Council's consideration. Tabled correspondence will not be accepted.

Unless the person is known to all other persons in the Chamber, the Questioner is to state their name and address prior to asking the question.

The Questioner is to stand to address the Presiding Member, unless illness or a physical or other disability prevents him/her from doing so. All questions are to be addressed to the Presiding Member.

The question must be immediately put and may be followed by a brief statement related to the question.

The Presiding Member may respond to the question or may nominate a Councillor or an Officer to respond.

Debate between the Questioner or public and a Councillor or Officer is not permitted.

Questions may not be put by Councillors to the Questioner or other members of the public except for the purpose of clarification.

If the Presiding Member determines that a full and complete answer is unable to be given at that time, the question may be taken on notice. In that case, an answer will be given in writing to the Questioner within 7 days and the response tabled at the next Ordinary Council meeting.

A summary of the question and the response only is to be recorded in the minutes of the meeting.

QUESTION TIME FOR THE PUBLIC

(Please write clearly)

DATE: _____

NAME: _____

TELEPHONE : _____

ADDRESS: _____

QUESTIONS TO THE PRESIDENT:

GENERAL QUESTION / QUESTION RELATED TO THE AGENDA *(strike out which is not applicable)*

ITEM NO	PAGE NO	QUESTION

PLEASE PASS TO THE CHIEF EXECUTIVE OFFICER FOR REFERRAL TO THE PRESIDENT BY 2.00 PM AT THE MEETING, OR BY 1.45PM ON THE DAY OF THE MEETING AT THE SHIRE OF PINGELLY OFFICE, 17 QUEEN STREET, PINGELLY.

Public Question Time – Statutory Provisions – Local Government Act 1995

Time is to be allocated for questions to be raised by members of the public and responded to at every ordinary meeting of a council; and

Such other meetings of councils or committees as may be prescribed.

Procedures and the minimum time to be allocated for the asking of and responding to questions raised by members of the public at council or committee meetings are to be in accordance with regulations.

9A. Question Time for the Public at Certain Meetings – s5.24 (1) (b) Local Government (Administration) Regulations 1996.

Reg 5 For the purpose of section 5.24(1)(b), the meetings at which time is to be allocated for questions to be raised by members of the public and responded to are:

every special meeting of a council; and

every meeting of a committee to which the local government has delegated a power or duty.

Minimum Question Time for the Public – s5.24 (2)

Reg 6 (1) The minimum time to be allocated for the asking of and responding to questions raised by members of the public at ordinary meetings of councils and meetings referred to in regulation 5 is fifteen (15) minutes.

(2) Once all the questions raised by members of the public have been asked and responded to at a meeting referred to in sub regulation (1), nothing in these regulations prevents the unused part of the minimum question time period from being used for other matters.

Procedures for Question Time for the Public – s5.24 (2)

Local Government (Administration) Regulations 1996

Reg 7 (1) Procedures for the asking of and responding to questions raised by members of the public at a meeting referred to in regulation 6 (1) are to be determined:

by the person presiding at the meeting; or

in the case where the majority of members of the council or committee present at the meeting disagree with the person presiding, by the majority of members, having regard to the requirements of sub regulations (2) and (3).

The time allocated to the asking and responding to questions raised by members of the public at a meeting referred to in regulation 6(1) is to precede the discussion of any matter that requires a decision to be made by the council or the committee, as the case may be.

Each member of the public who wishes to ask a question at a meeting referred to in regulation 6(1) is to be given an equal and fair opportunity to ask the question and receive a response.

Nothing in sub regulation (3) requires:

A council to answer a question that does not relate to a matter affecting the local government;

A council at a special meeting to answer a question that does not relate to the purpose of the meeting;

or

A committee to answer a question that does not relate to a function of the committee.

SHIRE OF PINGELLY

DISCLOSURE OF INTERESTS

TO THE CHIEF EXECUTIVE OFFICER:

Under the Provisions of Division 6 of Part 5 of the Local Government Act 1995, I hereby disclose a Financial Interest/s in the matter/s listed on this form, which is/are scheduled for consideration at the meeting of Council to be held on:

19 August 2015

(Print Name)

(Signature)

(Date)

NOTE: Members of Council are asked to deliver this completed form to the Chief Executive Officer on the day of the Council Meeting as required by the Act. Where this is not practicable the Disclosure/s may be telephoned to the Council Office on 9887 1066 and/or the form subsequently passed to the Chief Executive Officer prior to the meeting.

ITEM NO	PAGE NO	TYPE	REASON

DISCLOSURE OF FINANCIAL INTEREST, PROXIMITY INTEREST AND/OR INTEREST AFFECTING IMPARTIALITY

Chief Executive Officer, Shire of Pingelly

In accordance with Section 5.60-5.65 of the *Local Government Act* and Regulation 34(B) and 34(C) of the *Local Government (Administration) Regulations* and Regulation 11 of the *Local Government (Rules of Conduct) Regulations*, I advise you that I declare a appropriate box):

financial interest (Section 5.60A)

A person has a financial interest in a matter if it is reasonable to expect that the matter will, if dealt with by the local government, or an employee or committee of the local government or member of the council of the local government, in a particular way, result in a financial gain, loss, benefit or detriment for the person.

proximity interest (Section 5.60B)

A person has a proximity interest in a matter if the matter concerns a proposed —
(a) change to a planning scheme affecting land that adjoins the person's land;
(b) change to the zoning or use of land that adjoins the person's land; or
(c) development (as defined in section 5.63(5)) of land that adjoins the person's land.

interest affecting impartiality (Regulation 11). I disclose that I have an association with the applicant. As a consequence, there may be a perception that my impartiality on the matter may be affected. I declare that I will consider this matter on its merits and vote accordingly.

An interest that could, or could reasonably be perceived to, adversely affect the impartiality of the person having the interest and includes an interest arising from kinship, friendship or membership of an association but does not include a financial or proximity interest as referred to in section 5.60.

SHIRE OF PINGELLY

Agenda for the Ordinary Meeting of Council to be held in the Council Chambers, 17 Queen Street, Pingelly on Wednesday 19 August 2015 – commencing at 2.00pm.

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1. DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

The Chairman to declare the meeting open.

1.1 Acknowledgement of Country

I respectfully acknowledge the past and present traditional owners of this land on which we are meeting, the Noongar people. It is a privilege to be standing on Noongar country. I also acknowledge the contributions of Aboriginal Australians and non-Aboriginal Australians to the security and wellbeing of all the people of this country where we live and that we share together - Australia

1.2 Reminder

To accept and understand the things I cannot change
Courage and resolution to change the things I can
And the wisdom and good judgment to know the difference

2. RECORD OF ATTENDANCE / APOLOGIES / APPROVED LEAVE OF ABSENCE

Nil

3. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Nil

4. PUBLIC QUESTION TIME

5. APPLICATIONS FOR LEAVE OF ABSENCE

6. DISCLOSURES OF INTEREST

Nil

7. CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

7.1 Ordinary Meeting – 15 July 2015

Statutory Environment:

Section 5.22 of the *Local Government Act* provides that minutes of all meeting to be kept and submitted to the next ordinary meeting of the council or the committee, as the case requires, for confirmation.

Voting Requirements:

Simple Majority

Recommendation:

That the Minutes of the Ordinary Meeting of the Council of the Shire of Pingelly held in the Council Chambers on 15 July 2015 be confirmed.

Moved: _____ Seconded: _____

8. ANNOUNCEMENTS BY THE PRESIDING PERSON WITHOUT DISCUSSION

9. PETITIONS / DEPUTATIONS / PRESENTATIONS / SUBMISSIONS

Nil

10. REPORTS OF COUNCIL COMMITTEES

10.1 Reports of Committees

Audit Committee	Full Council
Sports & Recreation Committee	Cr Lange Cr Marshall
Bushfire Advisory Committee	Cr Freebairn Cr Marshall (Deputy)
Medical Services Committee	Cr Freebairn Cr Lange Cr Steel Cr Morton
CEO Performance Review Committee	President Deputy President Councillor
Aged Care Committee	Cr Lange Cr Freebairn Cr Steel Cr Mulroney

10.2 Reports of Council Delegates on External Committees

Central Country Zone of WALGA	President Deputy President Cr Freebairn (Deputy)
Hotham Dale Regional Road Sub-Group	Cr Lange Cr Mulroney (Deputy)
Pingelly Development Association Inc	Cr Morton Cr Jetta (Deputy)
Pingelly Cottage Homes Committee	Cr Freebairn Cr Lange (Deputy)
Development Assessment Panel	Cr Mulroney Cr Lange Cr Freebairn (Deputy) Cr Morton (Deputy)
Dryandra Country Visitors Centre	Cr Lange Cr Marshall (Deputy)

Regional Waste Group	Cr Mulroney Cr Marshall (Deputy)
Shires of Pingelly and Wandering Joint Local Emergency Management Committee (LEMC)	Cr Morton Cr Freebairn (Deputy)
Aged Care Planning Regional Sub-Group (BBP)	Cr Lange Cr Steel Members of Aged Care Committee (Deputy)
Small Business Advisory Group	Cr Steel Cr Marshall (Deputy)
Central Country Zone of WALGA – Great Southern Emergency Management Committee	Cr Mulroney Members of CCZ & WALGA (Deputy)
Youth Focus Group	Cr Jetta Cr Morton Members of Sport & Recreation Committee (Deputy)
Project User Group (PUG)	Cr Lange Members of Medical Services Committee (Deputy)
Sport and Recreation Focus Group	Cr Lange Cr Marshall Cr Steel - Deputy

10.3 Cr Shirley Lange

Meetings attended July 2015:

- 9th - Agenda Briefing
- 10th - Interview for Project Manager
- 14th - CEO and Deputy President
- 14th - M Aldridge, P Brown, P Beale PRACC funding presentation
- 15th - Council
- 15th - Dinner with Staff and Councillor partners
- 17th - Meeting with concerned resident
- 20th - S. Kolb, Cr Steel re donation
- 20th - Cr Steel – re What's on Board
- 21th - Meeting with concerned resident
- 21th - CEO Meeting
- 22th - M Aldridge, T Waldron, WACHS re PHCDS progress
- 23th - PHCDS Project User Group
- 31th - PHCDS meeting with Agape Doctors and WACHS

Meetings attended August 2015:

- 4th Health MOU Northam
- 5th Baptist Care – CEO -Perth
- 5th - AGM WALGA - Perth
- 6-7th - WALGA Week - Perth
- 10th - PHCDS – Community Committee

11. REPORTS OF OFFICERS

11.1 ADMINISTRATION SERVICES

11.1.1 Visitor Information Bay Sign and Tourism Map Pads

File Reference: 00237
Location: Shire of Pingelly
Author: Community Development Officer
Date: 30 July 2015
Disclosure of Interest: Nil
Attachments: Draft Tourist Information Bay sign and A3 Town Maps (Green heading sheet in attachment booklet)
Previous Reference: Nil

Summary:

Council to agree on the final drafts of the proposed Tourist Information Bay sign and the A3 town maps as attached.

Background:

The current Tourist Information Bay sign is dated back to 2001 and is no longer considered an accurate and attractive information source for tourists visiting Pingelly. Similarly, the Welcome to Pingelly information brochure is dated and no longer represents an accurate and attractive item for tourists to use as an information source.

The proposed productions provide the most up to date information and attractions. The Information Bay sign as proposed is double sided, unlike the existing single sided sign. These productions also introduce the use of QR-codes which enable internet connected tourists with smartphones to scan the codes and retrieve up-to-date information from the Shire of Pingelly WEB site.

Comment:

The company Wayfound were contracted to produce new design concepts for the information bay sign and the tourist maps. Various versions have been created as a result of numerous consultations with the Pingelly Tourism Group and Council. Councillors were given the opportunity to provide written feedback in June/July 2015. The latest draft incorporates all changes recommended in written submissions received. Changes have also been included to correct spelling and typographical errors.

Consultation:

Wayfound, Pingelly Tourism Group, Councillors and the Shire staff

Statutory Environment:

Nil

Policy Implications:

Nil

Financial Implications:

Item for \$6,600 is included in the 2015/16 draft budget to cover the cost of Visitor Information Bay sign production and replacement and the production of A3 Tourist Information town and shire maps.

Strategic Implications:

In the Strategic Corporate Plan:

Outcome 3.2: Viable businesses providing local employment

Strategy 3.2.2: Promote Pingelly as a good business destination

Strategy 3.2.3: Support the promotion and marketing of local businesses and tourism initiatives

Strategy 3.2.5: Develop, maintain and strengthen relationships with local businesses

Strategy 3.2.6: Maintain and improve caravan park facilities in Pingelly

Voting Requirements:

Simple Majority

Recommendation:

That Council:

Accept the draft designs of the Information Bay sign and the Tourism maps and direct the Chief Executive Officer to proceed with production of the sign and the maps as proposed within the 2015/16 budget allocation.

Moved: _____ Seconded: _____

11.1.2 Removal of Caveat and Use of Common Seal

File Reference: A4775
Location: 13 Quadrant Street, Pingelly
Applicant: Propbark Pty Ltd
Author: Samantha Appleton, Executive Manager Corporate and Community Services
Date: 9 September 2014
Disclosure of Interest: Nil
Attachments: Letter to Mr Patterson (Yellow heading sheet in attachment booklet)

Summary:

To remove a caveat from a property title to enable dealing in the property.

Background:

In 2002 the Shire of Pingelly lodged a caveat on the property at 13 Quadrant Street relating to unpaid charges. The caveat is still in place and the owner of the property has requested that the caveat be removed. There is no information on file as to whether the placement of the caveat was a decision of Council.

Comment:

At present time there are no outstanding issues with the hotel and therefore no reason for the caveat to remain in place.

In 2012 Mr Patterson requested that the Caveat be removed on the property, due to the possibility of the sale of the property taking place. On 7 September 2012 the Shire of Pingelly wrote to Mr Patterson advising that the Shire had no objections to the caveat being removed. This did not proceed at the time as the sale had fallen through.

The cost of removing the caveat will be \$594.00 including GST. This will be recovered from the owner.

The owner of the property has indicated that he may be looking to sell the property in the near future. Removal of the Caveat will enable dealings in the property title to take place.

Consultation:

Mr Rod Patterson – Property Owner
Mr Gavin Pollock – Chief Executive Officer

Statutory Environment:

Section 6.64 of the Local Government Act 1995

Policy Implications:

Nil

Financial Implications:

Minor expense

Strategic Implications:

Nil

Voting Requirements:

Absolute Majority

Recommendation:

That Council endorse

- **the removal of caveat I014340C from title Volume 1819 Folio 435;**
- **that the Withdrawal of Caveat document be signed by the Shire President and the CEO with the Shire of Pingelly common seal being executed.**

Moved: _____ Seconded: _____

11.1.3 Adoption of Asset Management Plan

File Reference:

Location: Shire of Pingelly

Applicant: Shire of Pingelly

Author: Samantha Appleton Executive Manager Corporate and Community Services

Date: 11 August 2015

Disclosure of Interest: Nil

Attachments: Asset Management Plan (Pink heading sheet in attachment booklet)

Summary:

Council to adopt the Asset Management Plan for the Shire of Pingelly.

Background:

The Asset Management Plan (AMP) has been prepared in accordance with the requirements of the Department of Local Government Integrated Planning Framework. It supports the vision, goals and objectives in the Shire of Pingelly's Community Strategic Plan 2013-2023.

Comment:

The purpose of the AMP is to assess the current status of Asset Management within the Shire of Pingelly. It develops a framework that recommends ways to improve how assets are planned, delivered, managed, renewed and disposed to serve both the current and future community in the most cost effective manner. It provides a framework for the Shire to meet its statutory obligations with regard to IPRF and also to outline how the Shire intends managing its asset stock into the future.

Over recent years there have been a number of reports analysing the performance of Local Governments in Australia in relation to Asset Management. It is clearly evident that sustainable asset management is a significant challenge for many Local Governments.

In 2010 the Minister for Local Government introduced the Integrated Planning and Reporting Framework (IPRF) which requires Local Government to adopt a longer term approach to service delivery and the funds required, and to develop the following:

- A 10 Year Strategic Plan
- Annual budget showing connection to the strategic objectives
- Annual report

The Shire of Pingelly has adopted the Community Strategic Plan 2012-2022, which identifies the community needs and expectations. These visions goals and objectives are incorporated into the 4 year Corporate Business Plan.

The Asset Management Plan is a corporate document which outlines what assets the Shire is responsible for and how the Shire intends to manage them. Following on from the adoption of this Asset Management Plan other Integrated Planning documents will be revised to make them relevant to the AMP with the availability of more and better data.

The AMP considers all asset groups and gives an overview of the following:

- Fair value and replacement costs;
- Management responsibilities;
- Current condition;
- Life cycle planning;

The AMP also gives an overview of the current asset management structure and processes and identifies the key priorities to improve these practices. An Action Plan and Asset Management Policy have been included in document. This provides direction to clearly map a path of improvement and processes for measuring performance improvement.

Consultation:

Trevor Seymour Jones – TSJ Consulting
John Harvey - Griffin Valuation Advisory Consultants
Dale Hughes - Talis Consultants Pty Ltd
Alison Dalziel – Localise
Gavin Pollock – Chief Executive Officer

Statutory Environment:

Department of Local Government Asset Management Framework (WA Government, 2011)
Local Government Act 1995
Department of Local Government Integrated and Reporting Framework and Guidelines (WA Government 2010)
Local Government (Financial Management) Regulations 1996
Australian Accounting Standards AASB13 – Fair Value Measurement

Policy Implications:

Shire of Pingelly Policy Manual - Policy 1.2 Asset Management

Financial Implications:

The Asset Management Plan will outline whole of life costs which will need to be incorporated into the Shire's Long Term Financial Plan and annual budgets. It is anticipated that this will require significant changes to the structure of future budgets as historically, local governments across Australia have underestimated asset management maintenance and refurbishment costs.

Strategic Implications:

Shire of Pingelly Strategic Community Plan

Outcome 2.6: Safe and reliable transport infrastructure

Strategy 2.6.1: Maintain and improve roads and footpaths at appropriate standards, including aged appropriate standards

Strategy 2.6.2: Explore alternative heavy haulage routes and funding options

Strategy 2.6.3: Improve drainage facilities to safeguard water and wastewater infrastructure assets in the region

Strategy 2.6.4: Investigate and respond to road safety issues

Strategy 2.6.5: Prepare a condition ratings report on roads inventory and determine strategies to address funding shortfalls

Outcome 2.7: Shire of Pingelly buildings and facilities that meet community needs

Strategy 2.7.1: Ensure Shire of Pingelly buildings, facilities and public amenities are provided and maintained at an appropriate standard and are appropriate to the services provided

Strategy 2.7.2: Develop new buildings and facilities in accordance with asset management principles and based on a planned and prioritised approach

Strategy 2.7.3: Promote the availability of Shire of Pingelly buildings and facilities for public use

Voting Requirements:

Simple Majority

Recommendation:

That Council adopt the 2015 Asset Management Plan including its strategies, processes and policies.

Moved: _____ Seconded: _____

11.1.4 Christmas and New Year's Office Closure

File Reference: 0000
Location: Shire Administration
Applicant: Mr Gavin Pollock, Chief Executive Officer
Author: Mr Gavin Pollock, Chief Executive Officer
Date: 11 August 2015
Disclosure of Interest: Nil
Attachments: Nil

Summary:

Council to consider a shutdown of the Shire Administration Centre over the Christmas and New Year period being from 12 noon on Wednesday 23 December 2015 to 3 January 2016 (inclusive).

Background:

During the Christmas and New Year period for 2014/15 Council endorsed a similar closure of the Shire Administration Centre.

Comment:

During the abovementioned period there are four public holidays with staff being required to take approved leave for the additional days.

A roster will be developed to ensure coverage is provided by senior staff and the Works Supervisor so contact can be made by phone as per a roster with one or more being in town if required at short notice. Some members of the outside staff will be working in Pingelly during the closure period and will be available out of hours if required.

Fire weather warnings and harvest ban SMS's can be sent remotely using information telephoned to either of the Executive Managers by a Pingelly based Fire Control Officer. This person will also arrange for the broadcast of harvest and vehicle movement bans where required.

The emergency services and police will be notified of all key personnel contact details during the period. This information will also be provided to the President and Deputy President. The public will be notified of contactable numbers via the Pingelly Times, a notice on the office door, the Shire of Pingelly website and Facebook page.

Consultation;

Chief Executive Officer, Executive Manager Engineering & Development Services and Executive Manager Corporate & Community Services.

Statutory Environment:

Nil

Policy Implications:

Nil

Financial Implications:

Nil

Strategic Implications:

Nil

Voting Requirements:

Simple Majority

Recommendation:

1. That Council endorse the Shire Administration Office being closed at 12 noon on Wednesday 23 December 2015 to Sunday 3 January 2016 inclusive and reopen 8:30am on Monday 4 January 2016.
2. That staffing requirements and contact details are put into place for the closure period to deal with any emergency issues that may arise.

Moved: _____ Seconded: _____

11.1.5 Supporting the Financial Assistance Grant Program

File Reference: 00241
Location: Shire of Pingelly
Applicant: Gavin Pollock, Chief Executive Officer
Author: Gavin Pollock, Chief Executive Officer
Date: 11 August 2015
Disclosure of Interest: Nil
Attachments: Letter from WALGA Seeking Support in Relation to the Financial Assistance Grant Program (Purple heading sheet in attachment booklet)

Summary:

The Australian Federal Government is freezing the Financial Assistance Grant (FAGs) at the current level until 2017/18 resulting in a permanent reduction in the FAGs base by 13%.

Background:

The Australian Local Government Association (ALGA) is seeking support from all Councils via each state association such as the Western Australian Local Government Association (WALGA) to lobby the Federal Government to restore FAGs indexations.

Comment:

The Federal Government recently announced an additional \$1.105 Billion to the Roads to Recovery (R2R) program over the next two years with no guaranteed continuation. The R2R funding is tied to roads as per the funding guidelines not like FAGs that can be used as general purposes operations. It is estimated that the new allocation of \$1.105 Billion to the R2R program over the next two years is the amount saved by freezing the FAGs indexations over three years.

Consultation:

WALGA, Shire President and Chief Executive Officer

Statutory Environment:

Nil

Policy Implications:

Nil

Financial Implications:

Nil

Strategic Implications:

Nil

Voting Requirements:

Simple Majority

Recommendation:

That Council

- 1. acknowledges the importance of Federal funding through the Financial Assistance Grants program for the continued delivery of councils services and infrastructure;**
- 2. supports the Western Australian Local Government Association (WALGA) and Australian Local Government Association (ALGA) lobbying the Australian Federal Government to have the Financial Assistance Grant indexation restored immediately;**
- 3. will appropriately identify and acknowledge the importance of the Financial Assistance Grant funding provided by the Australian Federal Government to the Shire of Pingelly.**

Moved: _____ Seconded: _____

11.2. FINANCIAL SERVICES

Report to be presented to the September Ordinary Meeting of Council, following the adoption of the 2015/16 budget at this meeting.

11.2.2 Accounts Paid by Authority

Applicant: N/A
Author: Samantha Appleton, Executive Manager Corporate Community Services
Date: 10 August 2015
Disclosure of Interest: Nil
Attachments: List of Accounts
Previous Reference: N/A

Summary:

Council to consider authorising the payment of accounts.

Background:

The following list represents accounts paid by authority for the month of July 2015.

Comment:

At the present time the 2015/16 budget has not been adopted. It is expected that payments listed will be in accordance with the budget to be adopted at this meeting.

Consultation:

N/A

Statutory Environment:

Regulation 12 of the *Local Government (Financial Management) Regulations* provides that:

- (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.

Regulation 13 of the *Local Government (Financial Management) Regulations* provides that:

- (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:

Nil

Financial Implications:

Nil

Strategic Implications:

Nil

Voting Requirements:

Simple Majority

Recommendation:

That the List of Accounts as presented:

- (1) Municipal Fund – Account 117984856**
Vouchers EFT1338 – 1431, Cheques 23976 - 24000 inclusive totalling \$575,101.26 - previously paid.
- (2) Trust Fund – Account 117984872**
Cheques 1784 – 1785 totalling \$270.00 previously paid
- (3) Trust Fund Department of Transport – 123395691**
Totalling \$41,141.95; and
- (4) Direct Debit Payments**
Totalling \$14,782.75– previously paid
- (5) Credit Card Payments**
Nil payments

Moved: _____ Seconded: _____

ACCOUNTS PAID PRESENTED FOR ENDORSEMENT JULY 2015

CHQ/EFT	DATE	NAME	DESCRIPTION	AMOUNT
EFT1338	01/07/2015	WEST AUSTRALIAN SHIRE COUNCILS & MUNICIPALE ROAD BOARDS AND PARKS LGRCEU	PAYROLL DEDUCTIONS	\$203.90
EFT1339	07/07/2015	PINGELLY HOTEL	BEVERAGES, ACCOMMODATION & MEALS FOR 1- 6 JUNE; SUPPLY MORNING TEA AND LUNCH AT COMMUNITY CENTRE PINGELLY; LUNCH FOR COUNCIL MEETINGS ON 18/03/15, 20/05/2015, 17/06/15,	\$2,563.00
EFT1340	07/07/2015	IT VISION	ON-DEMAND COURSES - RATES & PAYROLL END OF YEAR	\$484.00
EFT1341	07/07/2015	PINGELLY QUALITY MEATS	MEAT FOR THE PINGELLY SKATE PARK EVENT 18/04/2015	\$180.00
EFT1342	07/07/2015	KEITH THE MAINTENANCE MAN PTY LTD	TO CHECK FAULTY GATE LATCH & REPAIR	\$46.75
EFT1343	07/07/2015	LANDMARK	SINO ROUNDUP ULTRA MAX 110L, NUFA ACTIVATOR SURFACTANT 10L	\$1,055.07
EFT1344	07/07/2015	IXOM OPERATIONS PTY LTD	CHLORINE BOTTLE SERVICE FEE	\$122.76
EFT1345	07/07/2015	LANDGATE	RURAL UV'S CHARGEABLE SCHEDULE R2015/2 24/01/2015 TO 29/05/2015, GROSS RENTAL VALUATIONS SCHEDULE NO G22015/4 25/04/15 TO 22/05/15, MINING TENEMENTS CHARGEABLE SCHEDULE NO M2015/2 15/05/2015 TO 09/06/2015	\$331.92
EFT1346	07/07/2015	PINGELLY HOTEL	CATERING FOR: POLICY DEVELOPMENT WORKSHOP 10/03/15, MEETING WITH RICK WILSON, LUNCH ROOM OPENING, BBP MEETING, LUNCH 10/06/15, ANNUAL BUS TRIP,	\$1,215.00

ACCOUNTS PAID PRESENTED FOR ENDORSEMENT JULY 2015

CHQ/EFT	DATE	NAME	DESCRIPTION	AMOUNT
EFT1347	07/07/2015	TOLL IPEC PTY LTD	FREIGHT CHARGES	\$25.49
EFT1348	07/07/2015	LANDVISION PTY LTD	REVIEW CURRENT TOWN PLANNING SCHEME	\$1,650.00
EFT1349	07/07/2015	SAFEMASTER SAFETY PRODUCTS PTY LTD	ROUTINE INSPECTION OF THE FALL PREVENTION SYSTEM INCLUDING TEST & TAGGING OF THE ITEMS & CERTIFICATION AS PER QUOTE SUPPLIED	\$767.80
EFT1350	07/07/2015	LANDMARK	SECURITY CAMERA	\$297.00
EFT1351	07/07/2015	MYSTICAL PRESENTS	ANZAC DAY WREATHS	\$180.00
EFT1352	07/07/2015	PINGELLY COMMUNITY CRAFT CENTRE	CATERING FOR COUNCIL MEETING DINNER ON 17/06/2015	\$275.00
EFT1353	07/07/2015	GREAT SOUTHERN FUEL SUPPLIES	10,000L DIESEL TO BE DELIVERED TO DEPOT	\$12,575.20
EFT1354	07/07/2015	WALLIS COMPUTER SOLUTIONS	NETWORK SUPPORT 3RD QUARTER 2014/15 IT & BACKUPS; PDF CONVERSION PROGRAM FOR AOT AS PER QUOTE SUPPLIED	\$5,074.12
EFT1355	07/07/2015	RK ROACH	SURVEY PICK UP 2.0 - 3.8 SLK, SURVEY PICK UP 3.8 -4.3 SLK, ADDITIONAL SURVEY PICK UP OF INTERSECTION	\$6,531.47
EFT1356	07/07/2015	IT VISION USER GROUP (INC)	IT VISION USER GROUP MEMBERSHIP SUBSCRIPTION 2015/16	\$715.00
EFT1357	07/07/2015	PINGELLY TRADING CO HARDWARE	45KG GAS; PVC 90MM STORMWATER PIPE & FITTINGS	\$308.02
EFT1358	07/07/2015	APRA AMCOS	LICENCE FEE 01/07/2015 - 30/06/2016	\$137.40
EFT1359	07/07/2015	GRANTS EMPIRE	DEVELOPMENT OF BUSINESS CASE IN R4R FORMAT, DEVELOPMENT OF RISK MANAGEMENT PLAN, DEVELOPMENT OF PROCUREMENT MANAGEMENT PLAN, DEVELOPMENT OF PROJECT MANAGEMENT PLAN, DEVELOPMENT	\$4,235.00

ACCOUNTS PAID PRESENTED FOR ENDORSEMENT JULY 2015

CHQ/EFT	DATE	NAME	DESCRIPTION	AMOUNT
			OF NATIONAL STRONGER REGIONS FUND APPLICATION FOUND 2, DEVELOPMENT OF LOTTERYWEST COMMUNITY SPACES EOI, DEVELOPMENT OF LOTTERYWEST COMMUNITY SPACES APPLICATION	
EFT1360	07/07/2015	JAMIESON ENGINE ENGINEERING	REPAIR TO FLY WHEEL	\$153.65
EFT1361	07/07/2015	SHANE WINYARD	REIMBURSEMENT FOR PATHWEST PRE-EMPLOYMENT TEST	\$35.00
EFT1362	07/07/2015	PINGELLY COMMUNITY RESOURCE CENTRE	5 X WHAT'S ON SIGNS	\$37.50
EFT1363	07/07/2015	CCS STRATEGIC	COMMISSIONING, NEEDS ANALYSIS, FEASIBILITY STUDY	\$13,690.88
EFT1364	07/07/2015	FLEET FITNESS	PERIODIC INSPECTION AND MAINTENANCE OF COMMUNITY GYM EQUIPMENT	\$214.50
EFT1365	09/07/2015	TOTAL FARMING SERVICES	SPRAY PUMP, BATTERIES, WATERING CANS, BROOM & CLEANING MITT, FITTINGS FOR SPRAY UNIT	\$2,684.80
EFT1366	09/07/2015	J R & A HERSEY	TOOLS FOR JACK HAMMER	\$116.23
EFT1367	09/07/2015	WESTRAC EQUIPMENT PTY LTD	BALL VALVE	\$67.07
EFT1368	09/07/2015	PINGELLY VOLUNTEER SES UNIT	REIMBURSEMENT FOR SES EXPENSES - PINGELLY ST JOHNS, KEITH THE MAINTENCE MAN, MOTEL LE GRANDE - TRAINING EXPENSES	\$1,820.30
EFT1369	09/07/2015	MAJOR MOTORS PTY LTD	CLUTCH KIT	\$626.88
EFT1370	09/07/2015	AUSTRALIA POST	BILLPAY SETUP, POSTAGE & STATIONERY FOR JUNE 2015	\$750.60
EFT1371	09/07/2015	GREAT SOUTHERN FUEL SUPPLIES	FUEL CARD PURCHASES FOR JUNE 2015	\$1,916.48
EFT1372	09/07/2015	GREENLINE AG PTY LTD	THREAD LOCK	\$15.88

ACCOUNTS PAID PRESENTED FOR ENDORSEMENT JULY 2015

CHQ/EFT	DATE	NAME	DESCRIPTION	AMOUNT
EFT1373	09/07/2015	NARROGIN AUTO ELECTRICS	FIX LIGHTS ON PT16, FIX AIRCONDITIONING	\$1,566.70
EFT1374	09/07/2015	COVS PARTS PTY LTD	THERMOSTAT FOR PC3, FILTERS FOR PMOW11	\$165.84
EFT1375	09/07/2015	RURAL PC	PURCHASE OF COMPUTER, KEYBOARD, MOUSE AND MONITOR	\$1,455.00
EFT1376	09/07/2015	GREAT SOUTHERN TOWING	PICK UP PT17 FROM YEARLERING RD - PO 1343	\$258.50
EFT1377	09/07/2015	LANDMARK	1X RATCHET STRAPS, PIPE FITTING	\$177.10
EFT1378	09/07/2015	DIRECT COMMUNICATIONS	ANTENNA	\$155.21
EFT1379	09/07/2015	LUBRIMAXX MKTG PTY LTD	3X BOXES OF GREASE, 20L LS90, 500ML KOPA COAT, IR MOTOR OIL	\$309.16
EFT1380	09/07/2015	PH & KE GOW	UPDATED FEATURE SURVEY	\$902.00
EFT1381	15/07/2015	WEST AUSTRALIAN SHIRE COUNCILS & MUNICIPLE ROAD BOARDS AND PARKS LGRCEU	PAYROLL DEDUCTIONS	\$225.50
EFT1382	15/07/2015	J R & A HERSEY	100 GUIDE POSTS	\$935.00
EFT1383	15/07/2015	WESTRAC EQUIPMENT PTY LTD	FILTER SET FOR GRADER	\$169.19
EFT1384	15/07/2015	METROCOUNT	BATTERIES FOR TRAFFIC COUNTERS	\$123.20
EFT1385	15/07/2015	MAJOR MOTORS PTY LTD	INDICATOR LENS PN66	\$125.72
EFT1386	15/07/2015	GALVINS PLUMBING PLUS	PLUMBING SUPPLIES	\$371.50
EFT1387	15/07/2015	BORAL CONSTRUCTION MATERIALS GROUP LTD	CRS EMULSION	\$2,525.60
EFT1388	15/07/2015	GREENLINE AG PTY LTD	BELT	\$7.28
EFT1389	15/07/2015	NARROGIN QUARRY OPERATIONS	48 TON OF CRACKER DUST SHIRE TRUCKS TO PICK UP FROM NARROGIN QUARRIES	\$739.51
EFT1390	15/07/2015	GREAT SOUTHERN WASTE DISPOSAL	608 HOUSEHOLD BINS 26/05/15 - 30/06/2015, 457 RECYCLE BINS 26/05/15 - 30/06/2015; BULK RECYCLING PICK UP JUNE 2015	\$7,438.86
EFT1391	15/07/2015	PINGELLY TYRES PTY LTD	FIT GLASS TO DOOR FOR PN398; PUNCTURE REPAIR	\$235.00
EFT1392	15/07/2015	WHEATBELT ELECTRICS	CHECK OUT LIGHTS IN PIONEER PARK ON PATH FROM MAZE THROUGH TO STRATFORD ST - NOT	\$3,118.50

ACCOUNTS PAID PRESENTED FOR ENDORSEMENT JULY 2015

CHQ/EFT	DATE	NAME	DESCRIPTION	AMOUNT
			WORKING; REPLACEMENT OF VANDALISED PARK LIGHT; REPLACEMENT OF FAILED FLOODLIGHT WITH LED FLOODLIGHT 100W IP65	
EFT1393	15/07/2015	COVS PARTS PTY LTD	FILTERS FOR SERVICE PN5975 P/O 1393	\$97.45
EFT1394	15/07/2015	COATES HIRE OPERATIONS PTY LTD	HIRE OF TRANSPORTABLE BUILDING FOR WICKEPING PINGELLY ROAD JOB	\$1,485.00
EFT1395	15/07/2015	WA CONTRACT RANGER SERVICES	RANGER SERVICES 17/06/15, 23/06/15, 01/07/15 & 09/07/15	\$724.62
EFT1396	15/07/2015	LANDMARK	SPRAY GUN PARTS	\$20.90
EFT1397	15/07/2015	EDWARDS MOTORS PTY LTD	FILTERS FOR SERVICE PN569	\$218.30
EFT1398	15/07/2015	PINGELLY COMMUNITY CRAFT CENTRE	COMMISSION FOR THE MONTH OF JUNE 2015	\$344.57
EFT1399	17/07/2015	PINGELLY QUALITY MEATS	SAUSAGES FOR TOOLBOX MEETING 16/07/2015	\$19.00
EFT1400	17/07/2015	GREENLINE AG PTY LTD	HAVE HYD HOSE MADE AND 4 ORINGS; OT A41 BELT; PARTS FOR PL5	\$223.54
EFT1401	17/07/2015	COVS PARTS PTY LTD	OXY HOSE FITTINGS	\$22.64
EFT1402	17/07/2015	LOCAL GOVERNMENT MANAGERS AUSTRALIA	2015 - 2016 MEMBERSHIP - MLGMA - GAVIN POLLOCK, BARRY GIBBS, SAMANTHA APPLETON	\$1,515.00
EFT1403	17/07/2015	E & MJ ROSHER PTY LTD	BLADES FOR PROM7	\$99.00
EFT1404	17/07/2015	SKIPPER TRUCK PARTS AND AMCAP DISTRIBUTION CENTRE	PIPE, FUEL INJECTOR RETURN	\$306.01
EFT1405	17/07/2015	LUBRIMAXX MKTG PTY LTD	205L OIL	\$958.38
EFT1406	17/07/2015	PROMOTIONAL EXPOSURE	PERFORMANCE FEE FOR BEST OF THE ADELAIDE FRINGE CONCERT IN PINGELLY 20/08/2015	\$500.00
EFT1407	22/07/2015	LGIS PROPERTY SCHEME	PROPERTY INSURANCE 30/06/2015 TO 30/06/2016 - FIRST INSTALMENT	\$40,451.24

ACCOUNTS PAID PRESENTED FOR ENDORSEMENT JULY 2015

CHQ/EFT	DATE	NAME	DESCRIPTION	AMOUNT
EFT1408	22/07/2015	LGIS WORKCARE SCHEME	WORKCARE INSURANCE 30/06/2015 TO 30/06/2016	\$27,992.25
EFT1409	22/07/2015	LGIS LIABILITY SCHEME	LIABILITY INSURANCE 30/06/2015 TO 30/06/2016	\$8,897.46
EFT1410	22/07/2015	LGIS INSURANCE BROKING SERVICES OF WA	BUSHFIRE, CRIME, SALARY CONTINUANCE, MARINE CARGO, VEHICLE, TRAVEL, PERSONAL ACCIDENT & MANAGEMENT LIABILITY INSURANCES 30/06/2015 TO 30/06/2016,	\$46,539.61
EFT1411	27/07/2015	WESTRAC EQUIPMENT PTY LTD	HYD PIPE	\$176.26
EFT1412	27/07/2015	MAJOR MOTORS PTY LTD	KEYS	\$816.76
EFT1413	27/07/2015	WALGA	ANNUAL SUBSCRIPTION FOR THE PERIOD 1 JULY 2015 TO 30 JUNE 2016	\$7,893.53
EFT1414	27/07/2015	GREENLINE AG PTY LTD	PARTS FOR CHAINSAW	\$17.83
EFT1415	27/07/2015	J MAC ENGINEERING PINGELLY	WELD UP PIPE	\$55.00
EFT1416	27/07/2015	GARPEN PTY LTD	MECHANICAL TRUCK/TRACTOR SEAT MODEL GSSG4	\$600.00
EFT1417	27/07/2015	WALLIS COMPUTER SOLUTIONS	ADDITIONAL SUPPORT OUTSIDE OF AGREED HOURS	\$506.00
EFT1418	27/07/2015	HITACHI CONSTRUCTION MACHINERY (AUSTRALIA) PTY LTD	TRAVEL TO PINGELLY CHECK PARK BRAKE ON PBH2; AIR CLEANERS	\$5,017.95
EFT1419	27/07/2015	DEWS EXCAVATIONS	TO INSTALL OIL TRAPS IN WASH DOWN BAY	\$924.00
EFT1420	29/07/2015	WEST AUSTRALIAN SHIRE COUNCILS & MUNICIPALE ROAD BOARDS AND PARKS LGRCEU	PAYROLL DEDUCTIONS	\$225.50
EFT1421	30/07/2015	WESTRAC EQUIPMENT PTY LTD	PINE AND BUSHERS	\$260.11
EFT1422	30/07/2015	JASON SIGNMAKERS	ARC BRACKETS, DIA GALVANISED CHS POST, GUIDE SIGNS AS PER ATTACHED DESIGN AND QUOTATION	\$2,052.60
EFT1423	30/07/2015	COATES HIRE OPERATIONS PTY LTD	PORTABLE BUILDING / CRIB ROOM HIRE 7 JULY TO 11 AUGUST FOR JINGARRING ROAD GRAVEL SHEETING	\$1,823.73

ACCOUNTS PAID PRESENTED FOR ENDORSEMENT JULY 2015

CHQ/EFT	DATE	NAME	DESCRIPTION	AMOUNT
EFT1424	30/07/2015	WA CONTRACT RANGER SERVICES	RANGER SERVICES TO 30 JUNE 2016	\$771.37
EFT1425	30/07/2015	CEMETERIES & CREMATORIA ASSOC. OF WA	ORDINARY MEMBERSHIP RENEWAL 2015/2016	\$110.00
EFT1426	31/07/2015	BEST OFFICE SYSTEMS	PHOTOCOPY CHARGES	\$1,467.85
EFT1427	31/07/2015	WHEATBELT ELECTRICS	REPAIR REPLACE FAILED EXHAUST FANS	\$385.00
EFT1428	31/07/2015	CCS STRATEGIC	FINAL REPORT - PINGELLY RECREATION AND CULTURAL CENTRE NAFS	\$27,381.75
EFT1429	31/07/2015	UNIVERSITY OF WESTERN AUSTRALIA	TO COMPLETE PHASE 1: 3D MODEL AT 1:200 (3 DAYS) \$1,170 / RENDERS FROM FULL DIGITAL MODEL (RHINO) \$1,560 - TOTAL TO COMPLETE \$3,139.50	\$3,139.50
EFT1430	31/07/2015	DEPARTMENT OF PARKS AND WILDLIFE	FEE FOR CONCEPT DESIGN FOR BOYAGIN ROCK PICNIC SITE	\$1,505.32
EFT1431	31/07/2015	GRANTS EMPIRE	DEVELOPMENT OF BUSINESS CASE IN R4R FORMAT, DEVELOPMENT OF RISK MANAGEMENT PLAN, DEVELOPMENT OF PROCUREMENT MANAGEMENT PLAN, DEVELOPMENT OF PROJECT MANAGEMENT PLAN, DEVELOPMENT OF NATIONAL STRONGER REGIONS FUND APPLICATION FOUND	\$3,520.00
			TOTAL EFT FROM MUNICIPAL FUND	\$271,173.07
23976	01/07/2015	PINGELLY TRADING CO (IGA)	PAYROLL DEDUCTIONS	\$60.90
23977	07/07/2015	PINGELLY TRADING CO (IGA)	1 X \$25 GIFT VOUCHER & 1 X \$50 GIFT VOUCHER; NEWSPAPERS FOR JUNE; DRYCLEANING	\$167.60
23978	07/07/2015	CANCELLED CHEQUE	CANCELLED CHEQUE	\$0.00
23979	07/07/2015	TELSTRA	VARIOUS TELEPHONE CHARGES	\$442.34

ACCOUNTS PAID PRESENTED FOR ENDORSEMENT JULY 2015

CHQ/EFT	DATE	NAME	DESCRIPTION	AMOUNT
23980	07/07/2015	NARROGIN PUMPS SALES & SERVICES	CHECK AND REPLACE SUBMERSIBLE PUMP ON BULYEE ROAD ABOUT 1KM NORTH OF BULLARRING ROAD INTERSECTION; LAYFLAT HOSE; FITTINGS; REPLACEMENT PUMP	\$2,843.05
23981	07/07/2015	CENTRAL COUNTRY ZONE WALGA	ANNUAL SUBSCRIPTION 2015/2016	\$3,960.00
23982	09/07/2015	BOC LIMITED	ANNUAL CONTAINER SERVICE CHARGE FOR 1/07/15 TO 30/06/16 - 1 X OXYGEN E2, 1 X OXYGEN G; 2 X ACETYLENE G	\$950.66
23983	09/07/2015	THE WEST AUSTRALIAN	ADVERTISING IN LOCAL GOVERNMENT NOTICES WEDNESDAY 10 JUNE 2015 - WEST AUSTRALIAN NEWSPAPER - FOR DAIP (DISABILITY ACCESS INCLUSION PLAN)	\$83.00
23984	13/07/2015	PLEASE PAY CASH - PINGELLY SHIRE	PINGELLY COMMUNITY RESOURCE CENTRE - GAS FOR BBQ, CITY OF SUBIACO - PARKING FOR CEO, PINGELLY IGA - BISCUITS, PINGELLY IGA - BISCUITS, PINGELLY IGA - CRACKERS, CHOCOLATES, PINGELLY IGA - WATER, PINGELLY IGA - DISHWASH LIQUID, TISSUES, HANDEE TOWELS, BISCUITS, FIZZY DRINKS, PINGELLY IGA - BISCUITS, CONFECTIONARY, TEABAGS, MILK, SUGAR, PINGELLY IGA - CAKE, BISCUITS, DRYCLEANING, PINGELLY IGA - MILK, WATER, AUSTRALIA POST - COLOURED PAPER FOR BUDGET A4,	\$350.40

ACCOUNTS PAID PRESENTED FOR ENDORSEMENT JULY 2015

CHQ/EFT	DATE	NAME	DESCRIPTION	AMOUNT
			A3 PAPER, PINGELLY IGA - MILK, PINGELLY IGA - MILK	
23985	15/07/2015	PINGELLY TRADING CO (IGA)	PAYROLL DEDUCTIONS	\$60.90
23986	15/07/2015	EXCHANGE TAVERN	SANDWICHES FOR MEETING 4PM TUESDAY 7 JULY 2015	\$99.00
23987	15/07/2015	DEPARTMENT OF LANDS	LEASE RENT FOR 6 MONTHS	\$3,300.00
23988	15/07/2015	SYNERGY	STREETLIGHT CHARGES 25 MAY 2015 TO 24 JUNE 2015; ELECTRICITY CHARGES 6 MAY 2015 TO 1 JULY 2015	\$6,935.15
23989	17/07/2015	WATER CORPORATION	WATER USAGE 7 MAY 2015 TO 9 JULY 2015, SERVICE CHARGES 1 JULY 2015 TO 31 AUGUST 2015	\$5,732.95
23990	17/07/2015	SYNERGY	ELECTRICITY CHARGES 12 MAY 2015 TO 6 JULY 2015	\$2,651.15
23991	24/07/2015	PLEASE PAY CASH - PINGELLY SHIRE	COLES NARROGIN - FOOD FOR NOONGAR SPORTS DAY CATERING, PINGELLY IGA - EXTENSION CORD FOR AOT OFFICE,TRIPLE A TAKEAWAYS - LUNCH FOR GAVIN & MR BEALE (UWA), DEPT OF TRANSPORT -PLATE REMAKE, PINGELLY IGA - ORANGE JUICE FOR TOOLBOX MEETING, BREAD, OIL SPRAY, EGGS, BACON FOR TOOLBOX MEETING, SERVIETTES, MILK, CHEESE FOR COUNCIL MEETING, MILK, FLYSPRAY, GLEN 20, COFFEE, SUGAR, BATTERIES FOR SMOKE ALARMS, DAWSONS FUNERALS - VASE TO REPLACE ONE THAT WAS BROKEN AT CEMETRY	\$453.75

ACCOUNTS PAID PRESENTED FOR ENDORSEMENT JULY 2015

CHQ/EFT	DATE	NAME	DESCRIPTION	AMOUNT
			THROUGH PRUNING OF TREES	
23992	27/07/2015	WATER CORPORATION	WATER USE CHARGES 8/05/15 TO 10/07/15, SERVICE CHARGES 01/07/15 TO 31/08/15, INDUSTRIAL WASTE CHARGES 01/07/15 TO 30/06/16	\$2,220.96
23993	29/07/2015	BUILDING COMMISSION	COLLECTIONS FOR THE MONTH OF JULY 2015	\$56.65
23994	29/07/2015	SHIRE OF PINGELLY	COMMISSION OF COLLECTIONS FOR MONTH OF JULY 2015	\$5.01
23995	29/07/2015	PINGELLY TRADING CO (IGA)	PAYROLL DEDUCTIONS	\$60.90
23996	29/07/2015	PLEASE PAY CASH - PINGELLY SHIRE	PAYROLL DEDUCTIONS	\$93.71
23997	30/07/2015	TELSTRA	VARIOUS PHONE ACCOUNTS	\$916.48
23998	30/07/2015	SYNERGY	ELECTRICITY CHARGES 6 MAY 2015 - 13 JULY 2015	\$683.00
23999	30/07/2015	CRAIG MCLENNAN	PRE EMPLOYMENT MEDICAL	\$254.30
24000	31/07/2015	TELSTRA	VARIOUS PHONE CHARGES	\$373.26
			TOTAL CHEQUE FROM MUNICIPAL FUND	\$32,755.12
			TOTAL ALL MUNICIPAL	\$303,928.19
1784	09/07/2015	TIM COWCHER	REFUND OF KEY AND CLEANING BONDS FOR HIRE OF PAVILION	\$190.00
1785	09/07/2015	NIGEL LANGE	REFUND OF BOND FOR HIRE OF ANIMAL TRAP	\$80.00
			TOTAL TRUST PAYMENTS	\$270.00
60715	06/07/2015	DEPARTMENT OF TRANSPORT	RECONCILING TRANSPORT LICENSING 01/07/15 TO 04/07/15	\$4,633.55
130715	13/07/2015	DEPARTMENT OF TRANSPORT	RECONCILING TRANSPORT LICENSING 05/07/15 TO 11/07/15	\$6,232.55
200715	20/07/2015	DEPARTMENT OF TRANSPORT	RECONCILING TRANSPORT LICENSING 12/07/15 TO 18/07/15	\$6,998.50

ACCOUNTS PAID PRESENTED FOR ENDORSEMENT JULY 2015

CHQ/EFT	DATE	NAME	DESCRIPTION	AMOUNT
270715	27/07/2015	DEPARTMENT OF TRANSPORT	RECONCILING TRANSPORT LICENSING 19/07/15 TO 25/07/15	\$13,866.85
310715	31/07/2015	DEPARTMENT OF TRANSPORT	RECONCILING TRANSPORT LICENSING 26/07/15 TO 31/07/15	\$9,410.50
			TOTAL TRANSPORT LICENSING	\$41,141.95
DD7462.1	14/07/2015	WA LOCAL GOVERNMENT SUPERANNUATION PLAN	PAYROLL DEDUCTIONS & SUPERANNUATION CONTRIBUTIONS	\$5,178.56
DD7462.2	14/07/2015	AMP FLEXIBLE SUPER	PAYROLL DEDUCTIONS & SUPERANNUATION CONTRIBUTIONS	\$200.07
DD7462.3	14/07/2015	THE TRUSTEE FOR THE DYER SUPER FUND	PAYROLL DEDUCTIONS & SUPERANNUATION CONTRIBUTIONS	\$486.93
DD7462.4	14/07/2015	MEAT INDUSTRY EMPLOYEES SUPERANNUATION FUND PTY LTD	SUPERANNUATION CONTRIBUTIONS	\$157.11
DD7462.5	14/07/2015	LUCRF SUPER	SUPERANNUATION CONTRIBUTIONS	\$257.50
DD7462.6	14/07/2015	AUSTRALIAN SUPER ADMINISTRATION	SUPERANNUATION CONTRIBUTIONS	\$647.32
DD7462.7	14/07/2015	MLC	SUPERANNUATION CONTRIBUTIONS	\$116.87
DD7462.8	14/07/2015	PRIME SUPER	SUPERANNUATION CONTRIBUTIONS	\$376.34
DD7462.9	14/07/2015	REST INDUSTRY SUPER	SUPERANNUATION CONTRIBUTIONS	\$365.81
DD7484.1	28/07/2015	WA LOCAL GOVERNMENT SUPERANNUATION PLAN	PAYROLL DEDUCTIONS & SUPERANNUATION CONTRIBUTIONS	\$5,122.51
DD7484.2	28/07/2015	AMP FLEXIBLE SUPER	PAYROLL DEDUCTIONS & SUPERANNUATION CONTRIBUTIONS	\$200.07
DD7484.3	28/07/2015	THE TRUSTEE FOR THE DYER SUPER FUND	PAYROLL DEDUCTIONS & SUPERANNUATION CONTRIBUTIONS	\$653.41
DD7484.4	28/07/2015	MEAT INDUSTRY EMPLOYEES SUPERANNUATION FUND PTY LTD	SUPERANNUATION CONTRIBUTIONS	\$157.11
DD7484.5	28/07/2015	LUCRF SUPER	SUPERANNUATION CONTRIBUTIONS	\$257.50
DD7484.6	28/07/2015	AUSTRALIAN SUPER ADMINISTRATION	SUPERANNUATION CONTRIBUTIONS	\$647.32
DD7484.7	28/07/2015	NGS SUPER	SUPERANNUATION CONTRIBUTIONS	\$6.31

ACCOUNTS PAID PRESENTED FOR ENDORSEMENT JULY 2015

CHQ/EFT	DATE	NAME	DESCRIPTION	AMOUNT
DD7484.8	28/07/2015	PRIME SUPER	SUPERANNUATION CONTRIBUTIONS	\$376.34
DD7484.9	28/07/2015	REST INDUSTRY SUPER	SUPERANNUATION CONTRIBUTIONS	\$365.81
DD7462.10	14/07/2015	AMP LIFE LIMITED	SUPERANNUATION CONTRIBUTIONS	\$338.45
DD7484.10	28/07/2015	AMP LIFE LIMITED	SUPERANNUATION CONTRIBUTIONS	\$326.56
	31/07/2015	BANK FEES	BANK FEES	\$101.89
	31/07/2015	CENTRELINK FEES	CENTRELINK FEES	\$35.64
	31/07/2015	MERCHANT BANK FEES	MERCHANT BANK FEES	\$337.42
150731	24/07/2015	14 - FINANCED EQUIPMENT - PHOTOCOPIER LEASE	FINANCED EQUIPMENT - PHOTOCOPIER LEASE	\$902.00
150731	31/07/15	LOAN120INT - INTEREST & FEES LOAN 120	INTEREST & FEES LOAN 120	\$78.20
			TOTAL DIRECT DEBIT PAYMENTS	\$14,782.75
			TOTAL CREDIT CARD PAYMENTS	\$0.00

11.2.3 Adoption of 2015/16 Budget and Fees and Charges

File Reference: 00551
Location: Shire of Pingelly
Applicant: Shire of Pingelly
Author: Samantha Appleton, Executive Manager Corporate Community Services
Date: 10 August 2015
Disclosure of Interest: Nil
Attachments: Statutory Budget, Schedules, Schedule of Fees and Charges (Grey heading sheet in attachment booklet)

Summary:

To adopt the 2015/16 Budget and Fees and Charges in accordance with the requirements of the Local Government Act and other relevant legislation.

Background:

The Local Government Act requires Council's by 31 August each financial year to prepare and adopt, in the form and manner prescribed a financial budget for its municipal fund for the financial year ending the next following June.

Comment:

The overall increase in rates raised for the year 2015/16 is 7%. This increase will enable the Shire of Pingelly to complete its works programs and provide services required by the community and meet the compliance requirements of various governing agencies.

A capital works program amounting to \$2.86 million dollars is included in the budget, including upgrades and replacement of assets as required under the Shire of Pingelly Asset Management Plans.

A surplus of \$1,264,137 has been carried forward from 2014/15. The amount includes prepaid Grants Commission income, where 50% of the annual allocation for 2015/16 was paid in June 2015.

Consultation:

Council Staff, Councillors, Bob Waddell - Consultant

Statutory Environment:

Local Government Act 1995

Local Government (Financial Management) Regulations 1996

Waste Avoidance and Resource Recovery Act 2007

Policy Implications:

Nil

Financial Implications:

A balanced budget with a small surplus projected.

Strategic Implications:

The budget documents Council's financial objectives for the next twelve months.

The draft 2015/16 budget has been developed based on the existing Community Strategic Plan and Integrated Planning documents prepared by the Shire of Pingelly.

Quadruple Bottom Line Assessment

A Healthy and Cohesive Community

- The draft 2015/16 budget delivers social outcomes identified in various planning and community supporting strategies that have previously been adopted by council. This includes support of medical services, aged care and primary health care services as well as community and sporting organisations and facilities. The draft budget makes provision for the development of six new tennis/hockey courts and well as the final planning of the new Recreation and Cultural Centre in readiness for construction to commence in 2016/17. The youth program will also be expanded to address community concerns.
- There has been extensive consultation with the community over the last few years as to the expectations of the community with regard to their needs and future development. A community survey was completed in 2014/15. The information obtained from the survey has been used to determine community needs and future planning.

Enhanced Natural and Built Environment

- The draft 2015/16 budget delivers this on a number of levels, including the continuation of the improvement of dam facilities. Additionally the Shire is working toward a regional waste management program with a regional refuse site. The construction of a local transfer station has been completed and significant rehabilitation of the Pingelly refuse site will continue. The Shire of Pingelly also provides support for the University of WA Future Farm and its activities.

Prosperous and Sustainable Community

- The draft 2015/16 budget provides support for the community through financial support of the Dryandra Tourism Group, the Pingelly Development Association, the Pingelly Community Resource Centre, the Community Craft Centre, the Friends of Pingelly Railway Station and the Pingelly Tourism Group. Additionally funds will be made available for developing aged care support jointly with the Shires of Brookton and Beverley and the continued improvement of road and transport networks, including Commodity Route improvements. New tourism signage and brochures are also included in the draft budget.

Effective Governance and Organisation

- Governance and compliance requirements continue to expand, with the Shire of Pingelly being subject to the same requirements as large metropolitan Councils. This represents a considerable impost on the Shire. The Shire of Pingelly will be revising the Integrated Planning documents including preparing a new Asset Management Strategic Plan. There is a requirement for continual revision of these plans in future years, with these plans being the basis of decisions made by Council. Council have also adopted a training policy for Councillors to assist with decision making and to provide an understanding of their roles and responsibilities. Local Government elections will be held in October 2015, and a provision has made for the holding of the election. The review and revision of the Pingelly Local Planning Scheme has been undertaken, with approval and gazettal to be done during 2015/16.
- Staff training is also funded acknowledging that experienced staff are difficult to source in regional areas. The training allows staff to attain a level of competency in an office where multiple complex tasks are undertaken by a small workforce. Works staff will also undertake training to ensure compliance with Worksafe requirements and to ensure competency in work undertaken. In addition support services are sourced externally where expertise is not available locally.

- There are currently systems, policies and processes in place that are reviewed regularly to ensure the smooth and effective operation of the organisation.

Recommendation:

That:

Part A – Municipal Fund Budget for 2015/16

Pursuant to the provisions of section 6.2 of the Local Government Act 1995 and Part 3 of the Local Government (Financial Management) the council adopt the Municipal Fund Budget as contained in the attachment to this agenda and the minutes for the Shire of Pingelly for the 2015/16 financial year which includes the following:

- **Statement of Comprehensive Income by Nature and Type on page 2 showing a net result for that year of -\$1,006,003.**
- **Statement of Comprehensive Income by Program on page 4 showing a net result for that year of -\$1,006,003.**
- **Statement of Cash Flows on Page 5.**
- **Rate Setting Statement on page 6 showing an amount required to be raised from rates of \$1,675,739.**
- **Notes to and Forming Part of the Budget on pages 7 to 38**

Absolute Majority Required

Moved: _____ Seconded: _____

Part B – General and Minimum Rates, Instalment Payment Arrangements

1. For the purpose of yielding the deficiency disclosed by the Municipal Fund Budget adopted at Part A above, council pursuant to sections 6.32, 6.33, 6.34 and 6.35 of the Local Government Act 1995 impose the following general rates and minimum rates on Gross Rental and Unimproved Values.

1.1 General Rates

Residential (GRV)	11.1496 cents in the dollar
Commercial (GRV)	11.1496 cents in the dollar
Industrial (GRV)	11.1496 cents in the dollar
Townsite (GRV)	11.1496 cents in the dollar
Broadacre Rural (UV)	1.01790 cents in the dollar

1.2 Minimum Payments

Residential (GRV)	\$835
Commercial (GRV)	\$835
Industrial (GRV)	\$835
Townsite (GRV)	\$835
Broadacre Rural (UV)	\$835

2. Pursuant to section 6.45 of the Local Government Act 1995 and regulation 64(2) of the Local Government (Financial Management) Regulations 1996, council nominates the following due dates for the payment in full by instalments:

- **Full payment and 1st instalment due date** 30 September 2015
- **2nd half instalment due date** 1 February 2016
- **2nd quarterly instalment due** 30 November 2015
- **3rd quarterly instalment due date** 1 February 2016
- **4th quarterly instalment due date** 1 April 2015

3. Pursuant to section 6.45 of the Local Government Act 1995 and regulation 67 of the Local Government (Financial Management) regulations 1996, council adopts an instalment administration charge where the owner has elected to pay rates (and service charges) through an instalment option of \$10 for each instalment after the initial instalment is paid.

4. Pursuant to section 6.45 of the Local Government Act 1995 and regulation 68 of the Local Government (Financial Management) Regulations 1996, council adopts an interest rate of 5.5% where the owner has elected to pay rates and service charges through an instalment option.

5. Pursuant to section 6.51 (1) and subject to section 6.51 (4) of the Local Government Act 1995 and the Local Government (Financial Management) Regulations 1996, council adopts an interest rate of 11% for rates (and service charges) and costs of proceedings to recover such charges that remains unpaid after becoming due and payable.

Absolute Majority Required

Moved: _____ Seconded: _____

Part C – General Fees and Charges for 2015/16

Pursuant to section 6.16 of the Local Government Act 1995, council adopts the Fees and charges included with the draft 2015/16 budget.

Absolute Majority Required

Moved: _____ Seconded: _____

Part D – Other Statutory Fees for 2015/16

- 1. Pursuant to section 53 of the Cemeteries Act 1986 council adopts the fees and charges for the Pingelly and Moorumbine cemeteries the draft 2015/16 budget.**
- 2. Pursuant to section 245A (8) of the Local Government (Miscellaneous Provisions) Act 1960 the council adopts a swimming pool inspection fee of \$56.**
- 3. Pursuant to section 67 of the Waste Avoidance and Resources Recovery act 2007, council adopt the following charges for the removal of domestic and commercial waste:**

3.1 Residential Premises including recycling 240L Refuse Bin Collected Weekly and 240L Recycling Bin Collected Fortnightly \$280 pa

3.2 Commercial and Industrial Premises including recycling 240L Refuse Bin Collected Weekly and 240L Recycling Bin Collected Fortnightly \$280pa

Simple Majority Required

Moved: _____ Seconded: _____

4. Pursuant to section 67 of the Waste avoidance and Resources Recovery Act 2007, and section 6.16 of the Local Government Act 1995 council adopt the following charges for the deposit of domestic and commercial waste (inclusive of GST where applicable):

Refuse Site After Hours Access Fee	\$100
Burial of Hazardous Waste (per m³)	\$154
Building Rubble (per m³)	\$49.50
Green Waste – Non Residents (per m³)	\$11
Septic Waste (per m³) as per licence	\$22
Contaminated or unsorted mixed loads (per m³)	\$77
Oil Disposal – Non-residential or commercial (per litre)	\$2.75

Absolute Majority Required

Moved: _____ Seconded: _____

Part E – Elected Members Fees and Charges

1. Pursuant to section 5.99 of the Local Government Act 1995 and regulation 34 of the Local Government (Administration) Regulations 1996, council adopts the following annual fees for payment of elected members in lieu of individual meeting fees:

President	\$8,000
Councillors	\$3,500

2. Pursuant to section 5.99A of the Local Government Act 1995 and regulations 34A and 34AA of the Local Government (Administration) Regulations 1996, Council adopts the following annual allowances for elected members:

Phone, fax, It & Telecommunications	\$500
Childcare	Up to \$25 per hour

3. Pursuant to section 5.98(5) of the Local Government Act 1995 and regulation 33 of the Local Government (Administration) Regulations 1996, council adopts the following annual local government allowance to be paid in addition to the annual meeting allowance:

President	\$1,200
------------------	----------------

4. Pursuant to section 5.98A of the Local Government Act 1995 and regulations 33A of the Local Government (Administration) Regulations 1996, council adopts the following annual local government allowance to be paid in addition to the annual meeting allowance:
- | | |
|------------------|-------|
| Deputy President | \$300 |
|------------------|-------|

Absolute Majority Required

Moved: _____ Seconded: _____

Part F – Material Variance Reporting for 2014/16

In accordance with regulation 34 (5) of the Local Government (Financial Management) Regulations 1996, and AASB 1031 Materiality, the level to be used in statements of financial activity in 2015/16 for reporting material variances shall be 10% or \$5,000, whichever is the greater.

Absolute Majority Required

Moved: _____ Seconded: _____

Carried 8:0

Part G – Rates Exemption

That pursuant to section 6.47 of the *Local Government Act*, and in keeping with past years, the 2015/16 rates on the following properties be waived to encourage these community organisations:

- Assessment A10364 – 13 Queen Street – Apex Club of Pingelly
- Assessment A8015 – Moorumbine Rd – Church of England
- Assessment A987 – 54 Shire Street – Pingelly Aged Persons Hostel
- Assessment A11033 – 6 Somerset Street – Somerset House
- Assessment A20103 – 34 Parade Street – Pingelly CRC
- Assessment A20450 – Lot 14 Shire Street – Pingelly Cottage Homes
- Assessment A6051 – 33 Somerset Street – Pingelly Cottage Homes
- Assessment A1049 – 37-39 Brown Street – Pingelly Cottage Homes
- Assessment A9390 – 24 Shire Street – Pingelly Cottage Homes
- Assessment A6171 – 29 Review Street – Pingelly Golf Club
- Assessment A22422 – 47 Stratford Street – Pingelly Masonic Lodge Inc
- Assessment A8988 – 51-53 Stratford Street – St John Ambulance Association

Subject to eligibility of exemption being reviewed.

Absolute Majority Required

Moved: _____ Seconded: _____

Part H – Early Payment Incentive Prize

That entry into the Early Payment of Rates competition be offered to ratepayers who have paid in full all rates and charges within 35 days of issue (30 September 2015) and that the draw be conducted at the October 2015 Ordinary Council meeting following the close of the competition.

Absolute Majority Required

Moved: _____ Seconded: _____

That entry into the Early Payment of Rates competition prizes offered be made up of:

- **First Prize**
A \$350 Savings Account from the Pingelly Brookton Community Bank

- **Second Prize**
\$200 cash from Matthews Realty Pty Ltd

Absolute Majority Required

Moved: _____ Seconded: _____

11.3 TECHNICAL SERVICES

11.3.1 Dual Fire Control Officers Appointment

File Reference: 00194
Location: Shire of Pingelly
Applicant: Shire of Wickepin
Author: Sheryl Squiers, Administration Officer Technical
Date: 28 July 2015
Disclosure of Interest: Nil
Attachments: Nil

Summary:

Council to consider the appointment of dual fire control officers with the Shire of Wickepin.

Background:

The Shire of Wickepin has requested the appointment of:

- Roger Butler
- Colin Coxon
- Steve Rose

as a dual fire control officers for the 2015/16 fire season.

Comment:

The Shire of Wickepin has requested the appointment of the above fire control officer to Dual Fire Control Officers for the Shire of Wickepin and the Shire of Pingelly.

Once approval has been given the appointment of the Dual Fire Control Officers will need to be advertised locally, through a local newspaper.

Consultation:

Nil

Statutory Environment:

Section 40 of the *Bush Fire Act* provides that two or more local governments may by agreement join in the appointment of bush fire control officers and that officers so appointed may exercise their power and authorities in each of the districts so appointed.

Policy Implications:

Nil

Financial Implications:

Nil

Strategic Implications:

Nil

Voting Requirements:

Simple Majority

Recommendation:

That pursuant to Section 40 of the *Bush Fires Act*, the following Shire of Wickepin fire control officers be appointed as a dual fire control officer in the Shire of Pingelly:

- Roger Butler
- Colin Coxon
- Steve Rose

Moved: _____ Seconded: _____

11.3.2 Proposed Relocation of Second Hand Dwelling

File Reference: A5447
Location: Lot 259 – 17 Stratford Street
Applicant: Mr Preben Christensen
Author: Sheryl Squiers, Administration Officer Technical
Date: 29 July 2015
Disclosure of Interest: Nil
Attachments: Copies of Plans, Photographs and Engineers Report (Green heading sheet in attachment booklet)

Summary:

Council to consider an application for planning consent to relocate a second-hand park home to Lot 259 – 17 Stratford Street, Pingelly.

Background:

An application for planning consent for the relocation of a second-hand park home to Lot 259 – 17 Stratford Street, Pingelly has been received by the Shire of Pingelly.

Lot 259 is zoned residential.

The park home is currently located in Bay 151 in the Palm Beach Caravan Park, 37 Fisher Street, Rockingham.

The park home has been inspected in its current location by Andrew Lacey, Structural Engineer for RSA Consulting Engineers, report as follows:

1. RSA inspected the park home on 21 July 2014
2. The home consisted of 2 modules nominally 3.0m wide by 12.6m Long
3. The front veranda is constructed using timber and steel
4. A rear bathroom addition has been built in-situ using foam panel walling
5. The carport is steel and metal construction.
6. It is proposed to that the building will be relocated to 17 Stratford Street, Pingelly.
7. Structurally the building is in a good condition, it was originally built by Sovereign park homes circa 1990–1995. The base chassis was not readily accessible during the inspection but it consists of a welded RHS fSHS tube bearers and 50mm SHS floor joists. A 15mm particle board flooring is installed throughout the house. The structure as reviewed is suitable for domestic live loading of 1.5kPa.
8. The transport contractor is responsible to ensure the building is de-complexed and transported to the new site location in a safe manner in accordance with Main Roads requirements. If required provided temporary bracing and strapping of the walls to prevent excessive movement during transit.
9. We recommended the building is re-built on the new site by a competent builder, the carport and veranda structure. This will require new foundation to be constructed on site including replacement new like for like bolts and screwed connections where damaged or corroded.

RSA did not identify any ACM (Asbestos Containing Material) during the assessment conducted at Bay 151 Palm Beach CP, Rockingham

However, our review was limited to a visual inspection internally and externally. No wall linings were removed or cavities inspected.

The primary building materials used in the construction are Steel, Timber and metal faced foam panels.

Comment:

The subject land is zoned Residential 12.5/R25 under the Shire of Pingelly Town Planning Scheme No 3. The construction of a single house is a permitted use, subject to compliance with the setback distances contained within the Residential Design codes of Western Australia.

The park home has already been pre-inspected at its existing location by RSA Consulting Engineers and photographs of the park home are also attached.

The second-hand relocatable park home is proposed to be used for domestic purposes. The submitted site plan location of the proposed relocated park home on Lot 259 – 17 Stratford Street indicates a minimum front setback of 7.5m and sited closer to the southern boundary with a setback of 1.5m, which complies with the setback requirements of the Residential Design Codes.

Lot 259 – 17 Stratford Street also has access to the deep sewerage system along the Stratford Street frontage.

The proposed relocated park home is a 3 bedroom, 1 bathroom/laundry combination, dwelling with a total floor area of 30.65m². There is also an existing front porch, rear porch and a carport attached to what will be the southern side of the dwelling.

Tim Jurmann, Building Surveyor has recommended that the proposed second-hand park home comply with the Energy Efficiency Rating as required by the Building Codes Australia, as well as comply with the conditions of the *Shire of Pingelly Policy 13.4 Relocated Second Hand Houses*.





Consultation:

Tim Jurmann, Building Surveyor
Barry Gibbs, EMEDS
RSA Consulting Engineers

Statutory Environment:

Shire of Pingelly Local Planning Scheme No.3.

Policy Implications:

Policy 13.4 Relocated Second Hand Houses

This policy has been prepared in conjunction with the requirements of Section 5.10 (Amenity Provisions) of the *Shire of Pingelly Local Planning Scheme No. 3*. This Policy applies to the whole of the Shire of Pingelly.

In addition to plans and specifications, the application for planning approval and for a building permit, for the relocation of second hand houses shall include:

1. recent photographs of the building.
2. an Engineers Certificate stating the building is suitable for relocation and that it can be made to comply with the *Building Code of Australia*.

The Building Surveyor may make arrangements for an inspection of the building prior to its removal and will issue a report in regard to any defects to be rectified as a condition of a building permit.

Where a second hand dwelling proposed to be relocated contains asbestos materials, such material is to be removed from the building prior to its transportation. All asbestos is to be disposed of in accordance with the *Health Asbestos Regulations 1992 and the Environmental Protection (Control of Waste) Regulations 2001*. Should it become necessary it is the applicant's responsibility to provide technical evidence that the house does not contain asbestos.

The building must comply with the *Building Code of Australia* and all other State and local government legislation applicable to Class 1A Structures (i.e. Dwellings).

Where possible, connection to the sewerage scheme is compulsory. Where connection to the sewerage scheme is not possible, a complete new septic installation must be installed to the requirements of the *Health Act 1911*.

Verandas will generally be required to be added to the front and rear of relocated houses. This will however depend on the size of the house in question and will be applied in accordance with Section 5.10.1 of the *Shire of Pingelly Local Planning Scheme No. 3*, which takes into account the design and location of the building and the amenity of the locality.

The applicant may be required to paint the building externally and all external defects rectified within 6 months of the building being positioned on its new site. This may be extended by written application stating reasons for extension. Extension may be for another 6 month period.

The dwelling shall not be occupied until the following have been completed to the satisfaction of the Chief Executive Officer and a letter certifying the house is suitable for occupancy has been issued:

- a. external appearance of the building;
- b. connection to the sewerage system or installation of a septic system and issue of the necessary certifications;
- c. all rubbish and building rubble removed from the site;

- d. all planning conditions complied with;
- e. all requirements of the building permit complied with.

The following deposits are required to be paid by the applicant prior to building permit issue:

- a. inspection deposit if required – this will be levied in accordance with the Shire of Pingelly's fees and charges based on mileage travelled and time spent by Staff (Non – Refundable);
- b. satisfactory completion deposit \$5,000 (Refundable).

(NOTE: The house must be fully completed in accordance with all approvals prior to the completion deposit being refunded. Part refunds of the deposit will not be considered at an intermediate stage of completion.

Financial Implications:

Nil

Strategic Implications:

Nil

Voting Requirements:

Simple Majority

Recommendation:

That Council grant planning consent for the relocation of a transportable park home to Lot 259 - 17 Stratford Street, Pingelly in accordance with the planning application lodged, subject to the following:

1. A building permit being obtained for the proposed dwelling.
2. A bond of \$5,000.00 being paid to the Shire and held in trust until such time as the house is completed and ready for occupation.
3. The dwelling being sited in accordance with the approved site plan.
4. Any required improvements to the exterior of the building include painting of the exterior to be completed within six months of relocation.
5. The area between the bottom floor plate and the finished ground level is required to be filled in with material approved by the Building Surveyor so as to hide the exposed stumps.
6. Apart from the requirements for photographs this approval is given subject to compliance with Council's Planning Policy relating to relocated second hand houses.
7. To have the Energy Efficiency Rating assessment to comply with current standards.

Moved: _____ Seconded: _____

11.3.3 Proposed Lot Subdivision

File Reference: A20658
Location: Various Lots on Milton & Bullaring Roads, East Pingelly
Applicant: WAPC
Author: Sheryl Squiers, Administration Officer Technical
Date: 3 August 2015
Disclosure of Interest: Nil
Attachments: Nil

Summary:

Council to receive and acknowledge an application from the Western Australian Planning Commission for a proposed lot subdivision on Milton & Bullaring Roads, East Pingelly.

Background:

An application for the proposed lots subdivision of Lot 14, Lot 16, Lot 7277, Lot 6307, Lot 28078, Lot 6311, Lot 6309 & Lot 7276, Milton and Bullaring Roads, East Pingelly, has been submitted to the WAPC by PH & KE Gow (Licensed Surveyors), on behalf of Macnamara Oldfields Pty Ltd, GI & KM Smith and Conqueror Corporation Pty Ltd.

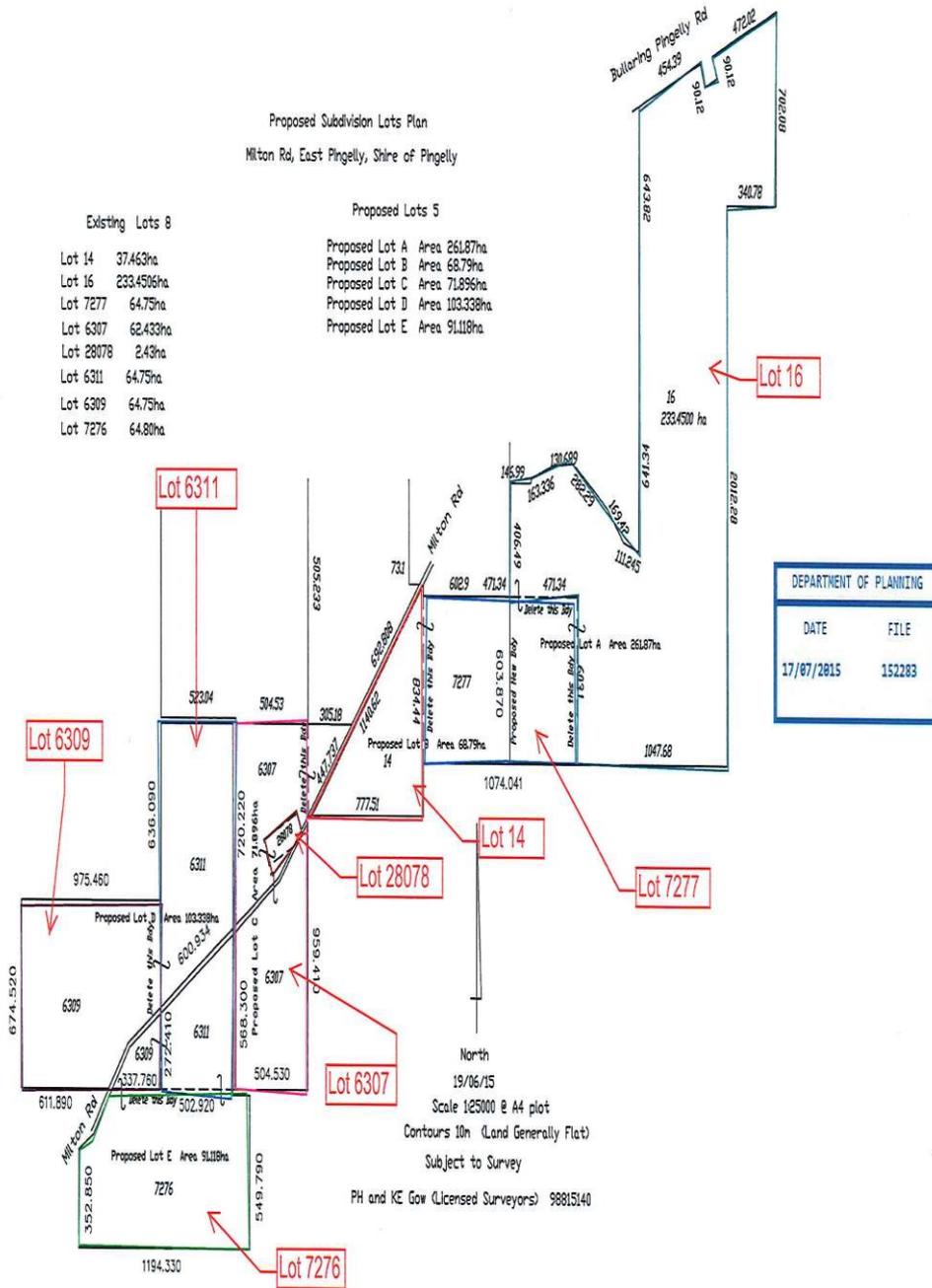
The proposal is to create five lots out of the original eight, by way of a boundary realignment. The proposed Lots to be created are to remain as arable farming land.

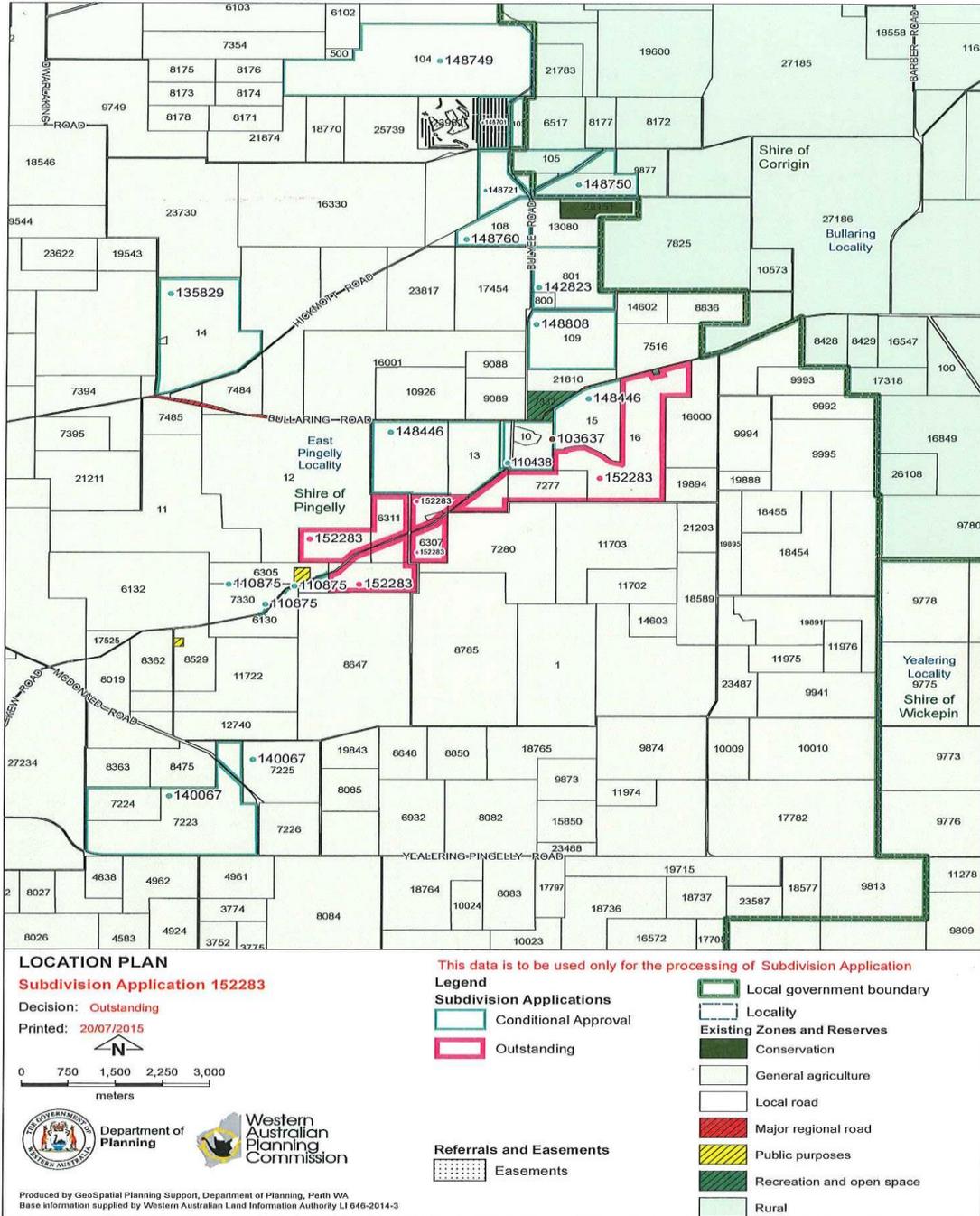
Comment:

The lots are in the General Agriculture Zone of the Shire of Pingelly. The current existing lot sizes are as follows: Lot 14 – 37.463ha, Lot 16 – 233.4506ha, Lot 7277 – 64.75ha, Lot 6307 – 62.433ha, Lot 28078 – 2.43ha, Lot 6311 – 64.75ha, Lot 6309 – 64.75ha & Lot 7276 – 64.80ha.

The proposed new lots are as follows: proposed Lot A – area 261.87ha, proposed Lot B – area 68.79ha, proposed Lot C – area 71.896ha, proposed Lot D – area 103.338ha and proposed Lot E – area 91.118ha.

The proposed lot subdivision is the result of the existing lots being sold to three separate parties. All lots to remain arable farming land and there are no buildings on any of the lots.





97E

WESTERN AUSTRALIA



REGISTER NUMBER 14/DP400852	
DUPLICATE EDITION 1	DATE DUPLICATE ISSUED 28/5/2015

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME 2868 FOLIO 657

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.


REGISTRAR OF TITLES 

LAND DESCRIPTION:

LOT 14 ON DEPOSITED PLAN 400852

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

MACNAMARA OLDFIELDS PTY LTD OF UNIT 8A, 550 CANNING HIGHWAY, ATTADALE
(T M979053) REGISTERED 24 APRIL 2015

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. M979056 MORTGAGE TO RURAL BANK LTD REGISTERED 24.4.2015.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: DP400852.
PREVIOUS TITLE: 93-97A.
PROPERTY STREET ADDRESS: NO STREET ADDRESS INFORMATION AVAILABLE.
LOCAL GOVERNMENT AREA: SHIRE OF PINGELLY.

NOTE 1: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING L507086

LANDGATE COPY OF ORIGINAL NOT TO SCALE Fri Jun 19 11:29:21 2015 JOB 48074495


Landgate
www.landgate.wa.gov.au

97E

WESTERN AUSTRALIA



REGISTER NUMBER 7277/DP117754	
DUPLICATE EDITION 3	DATE DUPLICATE ISSUED 28/5/2015

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME 1123 FOLIO 701

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.


REGISTRAR OF TITLES 

LAND DESCRIPTION:

LOT 7277 ON DEPOSITED PLAN 117754

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

MACNAMARA OLDFIELDS PTY LTD OF UNIT 8A, 550 CANNING HIGHWAY, ATTADALE
(T M979053) REGISTERED 24 APRIL 2015

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

I. M979056 MORTGAGE TO RURAL BANK LTD REGISTERED 24.4.2015.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1123-701 (7277/DP117754).
PREVIOUS TITLE: 575-75.
PROPERTY STREET ADDRESS: NO STREET ADDRESS INFORMATION AVAILABLE.
LOCAL GOVERNMENT AREA: SHIRE OF PINGELLY.

NOTE 1: A000001A LAND PARCEL IDENTIFIER OF AVON LOCATION 7277 (OR THE PART THEREOF) ON SUPERSEDED PAPER CERTIFICATE OF TITLE CHANGED TO LOT 7277 ON DEPOSITED PLAN 117754 ON 15-MAY-02 TO ENABLE ISSUE OF A DIGITAL CERTIFICATE OF TITLE.

NOTE 2: THE ABOVE NOTE MAY NOT BE SHOWN ON THE SUPERSEDED PAPER CERTIFICATE OF TITLE OR ON THE CURRENT EDITION OF DUPLICATE CERTIFICATE OF TITLE.

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97E



REGISTER NUMBER	
6307/DP116466	
DUPLICATE EDITION	DATE DUPLICATE ISSUED
3	28/5/2015

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME 1960 FOLIO 575

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.


REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 6307 ON DEPOSITED PLAN 116466

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

MACNAMARA OLDFIELDS PTY LTD OF UNIT 8A, 550 CANNING HIGHWAY, ATTADALE
(TP M979054) REGISTERED 24 APRIL 2015

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. M979056 MORTGAGE TO RURAL BANK LTD REGISTERED 24.4.2015.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
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Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

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SKETCH OF LAND: 1960-575 (6307/DP116466).
PREVIOUS TITLE: 955-160.
PROPERTY STREET ADDRESS: NO STREET ADDRESS INFORMATION AVAILABLE.
LOCAL GOVERNMENT AREA: SHIRE OF PINGELLY.

NOTE 1: A000001A LAND PARCEL IDENTIFIER OF AVON LOCATION 6307 (OR THE PART THEREOF) ON SUPERSEDED PAPER CERTIFICATE OF TITLE CHANGED TO LOT 6307 ON DEPOSITED PLAN 116466 ON 17-SEP-02 TO ENABLE ISSUE OF A DIGITAL CERTIFICATE OF TITLE.
NOTE 2: THE ABOVE NOTE MAY NOT BE SHOWN ON THE SUPERSEDED PAPER CERTIFICATE OF TITLE OR ON THE CURRENT EDITION OF DUPLICATE CERTIFICATE OF TITLE.



REGISTER NUMBER	
16/DP400852	
DUPLICATE EDITION	DATE DUPLICATE ISSUED
N/A	N/A

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME 2868 FOLIO 659

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.


REGISTRAR OF TITLES 

LAND DESCRIPTION:

LOT 16 ON DEPOSITED PLAN 400852

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

GREGORY IAN SMITH
KYM MICHELLE SMITH
BOTH OF POST OFFICE BOX 41, YEARLERING
AS JOINT TENANTS

(T M979857) REGISTERED 28 APRIL 2015

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

- *M979858 MORTGAGE TO RABOBANK AUSTRALIA LTD REGISTERED 28.4.2015.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

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SKETCH OF LAND: DP400852.
PREVIOUS TITLE: 1598-371, 1206-506.
PROPERTY STREET ADDRESS: NO STREET ADDRESS INFORMATION AVAILABLE.
LOCAL GOVERNMENT AREA: SHIRE OF PINGELLY.

NOTE 1: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING L507086

97K

WESTERN AUSTRALIA



REGISTER NUMBER 28078/DP141465	
DUPLICATE EDITION 3	DATE DUPLICATE ISSUED 28/5/2015

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME 1960 FOLIO 574

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.


REGISTRAR OF TITLES 

LAND DESCRIPTION:

LOT 28078 ON DEPOSITED PLAN 141465

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

MACNAMARA OLDFIELDS PTY LTD OF UNIT 8A, 550 CANNING HIGHWAY, ATTADALE
(TP M979054) REGISTERED 24 APRIL 2015

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

I. M979056 MORTGAGE TO RURAL BANK LTD REGISTERED 24.4.2015.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
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-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

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SKETCH OF LAND: 1960-574 (28078/DP141465).
PREVIOUS TITLE: 1245-266.
PROPERTY STREET ADDRESS: NO STREET ADDRESS INFORMATION AVAILABLE.
LOCAL GOVERNMENT AREA: SHIRE OF PINGELLY.

NOTE 1: A000001A LAND PARCEL IDENTIFIER OF AVON LOCATION 28078 (OR THE PART THEREOF) ON SUPERSEDED PAPER CERTIFICATE OF TITLE CHANGED TO LOT 28078 ON DEPOSITED PLAN 141465 ON 17-SEP-02 TO ENABLE ISSUE OF A DIGITAL CERTIFICATE OF TITLE.

NOTE 2: THE ABOVE NOTE MAY NOT BE SHOWN ON THE SUPERSEDED PAPER CERTIFICATE OF TITLE OR ON THE CURRENT EDITION OF DUPLICATE CERTIFICATE OF TITLE.

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97E



REGISTER NUMBER 6311/DP116467	
DUPLICATE EDITION 3	DATE DUPLICATE ISSUED 28/5/2015

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME 1888 FOLIO 880

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.


REGISTRAR OF TITLES 

LAND DESCRIPTION:

LOT 6311 ON DEPOSITED PLAN 116467

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

MACNAMARA OLDFIELDS PTY LTD OF UNIT 8A, 550 CANNING HIGHWAY, ATTADALE
(TP M979054) REGISTERED 24 APRIL 2015

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. M979056 MORTGAGE TO RURAL BANK LTD REGISTERED 24.4.2015.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1888-880 (6311/DP116467).
PREVIOUS TITLE: 911-183.
PROPERTY STREET ADDRESS: NO STREET ADDRESS INFORMATION AVAILABLE.
LOCAL GOVERNMENT AREA: SHIRE OF PINGELLY.

NOTE 1: A000001A LAND PARCEL IDENTIFIER OF AVON LOCATION 6311 (OR THE PART THEREOF) ON SUPERSEDED PAPER CERTIFICATE OF TITLE CHANGED TO LOT 6311 ON DEPOSITED PLAN 116467 ON 14-SEP-02 TO ENABLE ISSUE OF A DIGITAL CERTIFICATE OF TITLE. THE ABOVE NOTE MAY NOT BE SHOWN ON THE SUPERSEDED PAPER CERTIFICATE OF TITLE OR ON THE CURRENT EDITION OF DUPLICATE CERTIFICATE OF TITLE.
NOTE 2:

97E

WESTERN AUSTRALIA



REGISTER NUMBER 6309/DP114934	
DUPLICATE EDITION 3	DATE DUPLICATE ISSUED 28/5/2015

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME 1888 FOLIO 882

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.


REGISTRAR OF TITLES 

LAND DESCRIPTION:

LOT 6309 ON DEPOSITED PLAN 114934

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

MACNAMARA OLDFIELDS PTY LTD OF UNIT 8A, 550 CANNING HIGHWAY, ATTADALE
(TP M979054) REGISTERED 24 APRIL 2015

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

- 1. M979056 MORTGAGE TO RURAL BANK LTD REGISTERED 24.4.2015.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1888-882 (6309/DP114934).
PREVIOUS TITLE: 905-61.
PROPERTY STREET ADDRESS: NO STREET ADDRESS INFORMATION AVAILABLE.
LOCAL GOVERNMENT AREA: SHIRE OF PINGELLY.

NOTE 1: A000001A LAND PARCEL IDENTIFIER OF AVON LOCATION 6309 (OR THE PART THEREOF) ON SUPERSEDED PAPER CERTIFICATE OF TITLE CHANGED TO LOT 6309 ON DEPOSITED PLAN 114934 ON 14-SEP-02 TO ENABLE ISSUE OF A DIGITAL CERTIFICATE OF TITLE. THE ABOVE NOTE MAY NOT BE SHOWN ON THE SUPERSEDED PAPER CERTIFICATE OF TITLE OR ON THE CURRENT EDITION OF DUPLICATE CERTIFICATE OF TITLE.
NOTE 2:



REGISTER NUMBER	
7276/DP117752	
DUPLICATE EDITION	DATE DUPLICATE ISSUED
2	10/3/2007

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME 1033 FOLIO 452

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

REGISTRAR OF TITLES

LAND DESCRIPTION:

LOT 7276 ON DEPOSITED PLAN 117752

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

CONQUEROR CORPORATION PTY LTD OF SUITE 6, 110 ROBINSON AVENUE, BELMONT
(TP M979055) REGISTERED 24 APRIL 2015

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
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-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

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SKETCH OF LAND: 1033-452 (7276/DP117752).
PREVIOUS TITLE: 530-27.
PROPERTY STREET ADDRESS: NO STREET ADDRESS INFORMATION AVAILABLE.
LOCAL GOVERNMENT AREA: SHIRE OF PINGELLY.

NOTE 1: A000001A LAND PARCEL IDENTIFIER OF AVON LOCATION 7276 (OR THE PART THEREOF) ON SUPERSEDED PAPER CERTIFICATE OF TITLE CHANGED TO LOT 7276 ON DEPOSITED PLAN 117752 ON 24-MAY-02 TO ENABLE ISSUE OF A DIGITAL CERTIFICATE OF TITLE.
NOTE 2: THE ABOVE NOTE MAY NOT BE SHOWN ON THE SUPERSEDED PAPER CERTIFICATE OF TITLE OR ON THE CURRENT EDITION OF DUPLICATE CERTIFICATE OF TITLE.
NOTE 3: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING L507085

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Consultation:

WAPC

Statutory Environment:

Shire of Pingelly Local Planning Scheme No.3.

Policy Implications:

Nil

Financial Implications:

Nil

Strategic Implications:

Nil

Voting Requirements:

Simple Majority

Recommendation:

Council receive and acknowledge the proposed Lot subdivisions.

Moved: _____ Seconded: _____

11.3.4 Proposed Retail Shop & Hair & Beauty Studio

File Reference: A4939
Location: Lot 149 – 1 Pasture Street
Applicant: Mrs Leanne Randall
Author: Sheryl Squiers, Administration Officer Technical
Date: 4 August 2015
Disclosure of Interest: Nil
Attachments: Nil

Summary:

Council to consider an application for planning consent for a shop and hair & beauty studio at Lot 149 – 1 Pasture Street known as the Exchange Tavern.

Background:

An application for planning consent has been received from Mrs Leanne Randall to open a shop, and hair & beauty salon in an existing shop attached to the above location.

Comment:

The proposed shop and hair and beauty salon propose to trade from an existing shop which is adjoining the Exchange Tavern building.

The hair & beauty salon will be located in the rear room of the premises, with the shop in the front room of the existing premises, no food will be prepared on the premises.

The applicant is running a tea house and catering business which is located within the Exchange Tavern's dining room and operating under the food business registration of the Exchange Tavern.

In the current *Shire of Pingelly Planning Scheme No.3*, in the Zoning Table, a shop in the town centre is a "D" use:

'D' means that the use is not permitted unless the local government has exercised its discretion by granting planning approval;

"shop" – means premises used to sell goods by retail, hire goods, or provide services of a personal nature (including a hairdresser or beauty therapist) but does not include a showroom or fast food outlet;

The applicant is also requesting permission to have chairs & tables on the public thoroughfare at the front of the business, for patrons of the tea house to use. The request is for 4 tables and 8 chairs on the Pasture Street footpath at the entries to The Sugar Shack and Tearoom. There is ample space on the public thoroughfare to allow pedestrian and wheelchair/gopher access when the tables and chairs are in place.

Under the *Shire of Pingelly's Local Laws Activities in Thoroughfares* an exemption to obtain a permit and pay a fee to trade in a public thorough fare may be given by the Local Government.

6.7 Exemptions from requirement to pay fee or to obtain a permit

(1) In this clause—

"charitable organisation" means an institution, association, club, society or body whether incorporated or not, the objects of which are of a charitable, benevolent, religious, cultural, educational, recreational, sporting or other like nature and from which any member does not receive any pecuniary profit except where the member is an employee or the profit is an honorarium; and

"commercial participant" means any person who is involved in operating a stall or in conducting any trading activity for personal gain or profit.

- (2) The local government may waive any fee required to be paid by an applicant for a stallholder's permit or a trader's permit on making an application for or on the issue of a permit, or may return any such fee which has been paid, if the stall is conducted or the trading is carried on—
 - (a) on a portion of a public place adjoining the normal place of business of the applicant; or
 - (b) by a charitable organisation that does not sublet space to, or involve commercial participants in the conduct of a stall or trading, and any assistants that may be specified in the permit are members of that charitable organisation.
- (3) The local government may exempt a person or a class of persons, whether or not in relation to a specified public place, from the requirements of this Division

The trading name of the proposed business is The Sugar Shack Emporium & Tea House and trading hours will be Thursday – Sunday 10am – 8pm by appointment.

SHIRE OF PINGELLY	
FILE	A4939
DATE	04 AUG 2015
Officer	AOT
Copy to	

30th July 2015

Shire of Pingelly
Planning Application

To Mr Gavin Pollock & Fellow Councillors,

Please accept this application for My proposed Hair & Beauty studio, which will be an addition to The Sugar Shack Emporium & Tearoom.

We have made some aesthetic changes to the building to incorporate the by-laws and health & safety regulations in order to operate the studio, We do not intend on preparing food or drinks on site as we will be engaging the Tea house for these needs, I will be having a 2 station salon which only requires one hair basin and one hand basin of which is currently being fitted to the existing attachments. This having been my 5th salon that we have established from scratch, I solemnly declare that all health regulations and safety have been taken into account and will provide a safe and pleasant environment for all clientele that attend the studio. My operating hours will be Thursday through to Sunday from 10am-8pm by appointment and I would be very appreciative if you would please consider in this application that I can have approval to have 4 tables and 8 chairs on the side street (This being Pasture Street) the entry of The sugar Shack and the Tearoom, from these designated hours to support the business of the tea room and the comfort of our patrons and community. There is still

available wheelchair access should the tables be out and they are always against the walls of the tavern, leaving ample space for pedestrians and for gopher access.

I Thank you for your assistance and cooperation to this application and look forward to receiving your approval.

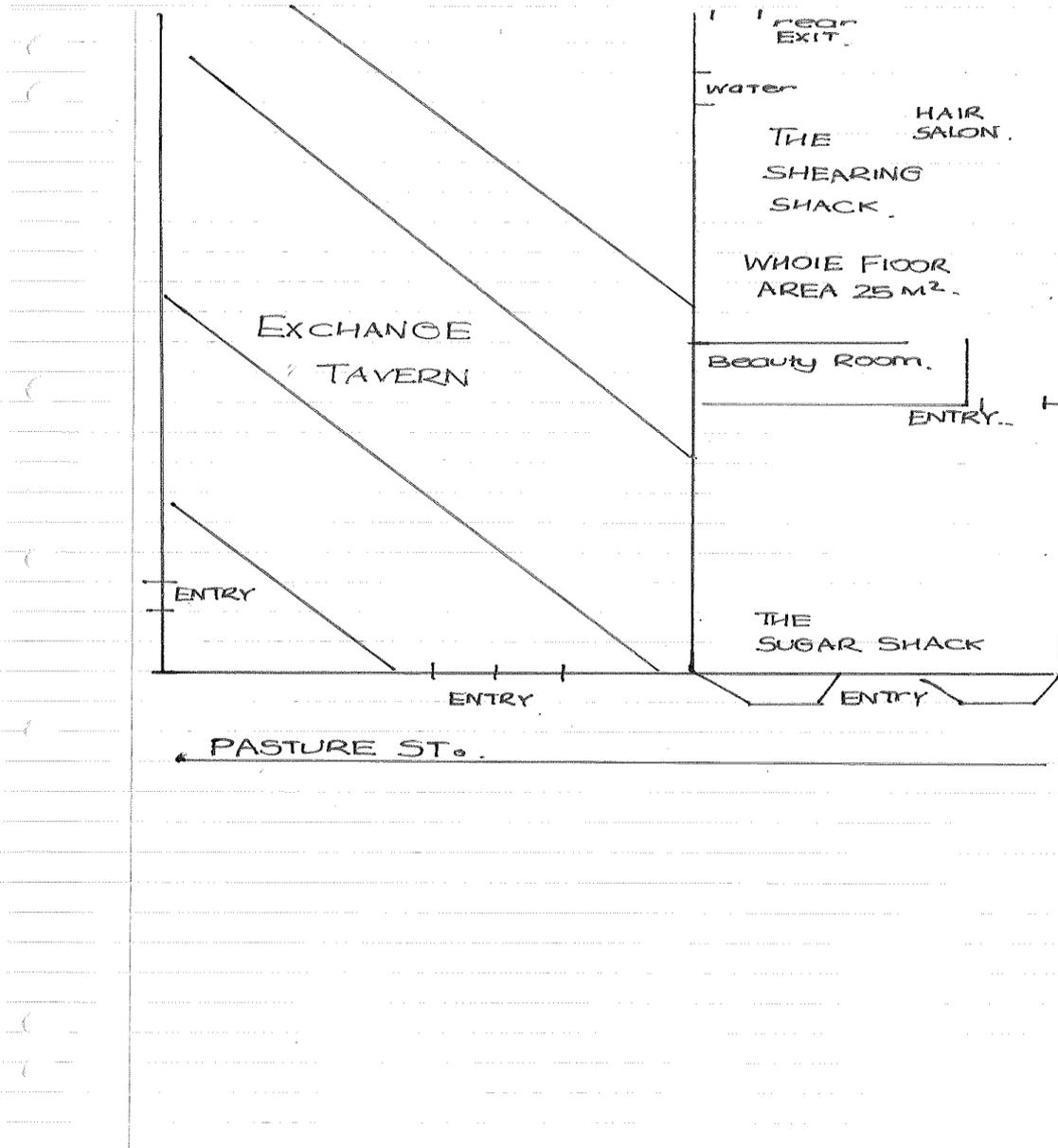
With Kindest Regards

Leanne Randall (Mrs)

5 Taylor Street

Pingelly WA 6308

0402742366



Consultation:

*Shire of Pingelly Local Planning Scheme No.3.
Shire of Pingelly Local Law Activities in Thoroughfares.*

Statutory Environment:

Shire of Pingelly Local Planning Scheme No.3.

Policy Implications:

Nil

Financial Implications:

Nil

Strategic Implications:

Nil

Voting Requirements:

Simple Majority

Recommendation:

That Council

- **Grant planning approval for the shop at Lot 149-1 Pasture Street to be established as a hair & beauty salon and trading as The Sugar Shack Emporium & Teahouse;**
- **Requires the place of business to be inspected by the Shire’s Environmental Health Officer and Building Surveyor to ensure compliance with relevant health and building regulations prior to the Chief Executive Officer granting operational approval;**
- **Request the proposed seating plan for Pasture Street be submitted to the Chief Executive Officer for assessment before granting approval.**

Moved: _____ Seconded: _____

11.3.5 Proposed Hay Shed & Consent for Horse

File Reference: A23280
Location: Lot 380 – 3 Realm Street
Applicant: Barbara Wallace
Author: Sheryl Squiers, Administration Officer Technical
Date: 4 August 2015
Disclosure of Interest: Nil
Attachments: Nil

Summary:

Council to consider an application for planning consent for a hay shed and consent to have a horse in the gazetted town site at Lot 380 – 3 Realm Street, Pingelly.

Background:

An application for planning consent has been received from Barbara Wallace requesting permission to keep a horse within the gazetted Townsite and to erect a shed at the above property for the purpose of storing hay and shelter for the horse.

Comment:

Lot 380 – 3 Realm St is zoned Rural Residential and within the gazetted Townsite. The property area is 2.023ha.

The applicant has requested planning consent to keep a horse at Lot 380 – 3 Realm Street and to erect a hay shed for the storage of feed for the horse. The applicant proposes to fence off an area.

Sheryl Squiers		SHIRE OF PINGELLY
		FILE A23280
		DATE 05 AUG 2015
From:	barbarawallace@bigpond.com	Officer AOT
Sent:	Wednesday, 5 August 2015 8:45 AM	Copy to
To:	Sheryl Squiers	
Subject:	lot 380 realm st	

TO THE SHIRE COUNCIL OF PINGELLY, I HEREBY REQUEST PERMISSION TO HAVE A HORSE ON MY RECENTLY PURCHASED PROPERTY AT LOT 380 REALM ST WHICH IS LOCATED WITHIN YOUR GAZETTED TOWN BOUNDARY. I HAVE APPLIED FOR A HAYSHED TO ENABLE THE STORAGE OF FEED AND WILL INSTALL FENCING THAT WILL ALLOW APPROXIMATELY 4 ACRES OF MOVEMENT FOR THE HORSE. WITH REGARDS BARBARA WALLACE

It is a requirement under the Shire of Pingelly's Health Local Law 2003 to apply for approval from the Local Government to keep a large animal within any gazetted Townsite, see extract below from Health Local Law 2003, Division 3 – Keeping of Large Animals.

Outbuildings: are enclosed, non-habitable structures that are not attached to any dwelling and includes sheds, rainwater tanks, sea containers and garages.

If a shed is not fully enclosed on all sides with at least two open sides then this is not classed as an outbuilding.

Extract from the *Shire of Pingelly Local Planning Scheme No.3:*

5.19 Development in the Rural Residential Zone

5.19.3 Outbuildings will not be granted planning approval on any lot within the Rural Residential zone, unless a single dwelling exists on the lot, or is to be constructed as the first stage of the development proposal.

Extract from the R-Codes Explanatory Guidelines:

7.3 Outbuildings

(Clauses 5.4.3 and 6.4.4 of the R-Codes)

All outbuildings could, in theory, be regarded as buildings and made to comply with the same design guidelines as the main building or buildings. However, Australia has a long tradition of backyard sheds, workshops, garages and other similar buildings, including outside laundries and toilets, and these have always been regarded in a different light to the main buildings they serve. The tradition is changing because contemporary living standards have led to the demise of the outside laundry and toilet, in part because the spacious quarter acre block has since given way to smaller lots, and also because urban lifestyles have changed.

Nevertheless, there is a case for relaxed standards for some outbuildings. The criteria should be that they do not detract from the essential functions of private open space, the visual amenity of neighbours or the streetscape. This means that any outbuilding that is to be exempt from the residential or dwelling standards should be:

- relatively small in area;
- relatively low in height;
- sited so as to preserve the use and amenity of open space;
- set back sufficiently from boundaries;
- confined to single houses and grouped dwellings; and
- excluded from street setback areas.

Other common private garden or backyard constructions such as pergolas, cubby houses and play fixtures, and dog kennels have not been included in the definition of building and are exempted from planning control, although some decision-makers do have policies to control certain backyard constructions (for example, cubby houses).

While outbuildings of less than 60m² in area (or 10 per cent of the site, whichever is the lesser) and no more than 2.4m in wall height are deemed-to-comply, they are still required to be sited in accordance with the setback requirements of clauses 5.1.3 and 6.1.4 of the R-Codes and comply with open space requirements in table 1 of the R-Codes.

Proposed hay shed similar to diagram below:



Site plan of proposed hay shed with setbacks from boundaries. In Rural Residential Zone building setbacks are 15m from street frontage. An alternative to the above shed is a shed with openings in the front half of each end.



Division 3—Keeping of Large Animals

5.15. Interpretation

In this Division, unless the context otherwise requires—

“**approved animal**” means a horse, cow or large animal the subject of an approval by Local Government under Section 5.16;

“**cow**” includes an ox, calf or bull;

“**horse**” includes an ass, mule, donkey or pony; and “large animal” includes a pig, sheep or goat.

5.16. Stables

- (1) An owner or occupier of premises within any gazetted Townsite, shall not keep a horse, cow or large animal on those premises without the written approval of the Local Government.
- (2) An owner or occupier of premises who has approval to keep a horse, cow or large animal shall provide for its use a stable which shall—
 - (a) not be situated within 15 metres of a house or other premises;

- (b) have a proper separate stall—
 - (i) for each horse or cow; and
 - (ii) the floor area of which shall be a minimum of 6 square metres;
 - (c) have each wall and roof constructed of an impervious material;
 - (d) have on all sides of the building between the wall and the roof, a clear opening of at least 150 millimetres in height;
 - (e) subject to subsection (3), have a floor, the upper surface of which shall—
 - (i) be raised at least 75 millimetres above the surface of the ground;
 - (ii) be constructed of cement, concrete or other similar impervious material; and
 - (iii) have a fall of 1 in 100 to a drain, which shall empty, into a trapped gully situated outside the stable and shall discharge in a manner approved by the Principal Environmental Health Officer.
- (3) A stable constructed with a sand floor may be permitted by the Local Government, subject to the following—
- (a) the site must be well drained with the highest known water table at least 1.5 metres below the sand floor level, which may be achieved artificially;
 - (b) sand, whether natural or imported, must be clean, coarse and free from dust;
 - (c) footings to each stable shall be a minimum of 450mm below ground level;
 - (d) the stable design must allow for the access of small earth moving machinery, such as a skid steer loader, into each individual stall, to maintain the correct floor height;
 - (e) the minimum floor area of each stall shall not be less than 28 square metres and walls shall not be less than 3 metres vertically or 4 metres horizontally;
 - (f) the roofed area of each stall shall not be less than 50 percent of the floor area of the stall.
- (4) The owner or occupier of premises on which a stable is located shall—
- (a) maintain the stable in a clean condition and clean, wash and disinfect it when so directed by an Environmental Health Officer;
 - (b) keep all parts of the stable so far as possible free from flies or other vectors of disease by spraying with a residual insecticide or other effective means; and
 - (c) when so ordered by the Principal Environmental Health Officer, spray the stable, or such parts as may be directed, with a residual insecticide.

5.17. Proximity of Animals to a Dwelling House

The owner or occupier of premises shall not permit an approved animal to approach within 15 metres of a dwelling house.

5.18. Manure Receptacle

An owner or occupier of premises on which an approved animal is kept shall—

- (a) provide in a position convenient to the stable, a receptacle for manure, constructed of smooth, impervious and durable materials, provided with a tight-fitting hinged cover, and with no part of the floor lower than the surface of the adjoining ground;
- (b) keep the lid of the receptacle closed except when manure is being deposited or removed;
- (c) cause the receptacle to be emptied at least once a week and as often as may be necessary to prevent it becoming offensive or a breeding place for flies or other vectors of disease;
- (d) keep the receptacle so far as possible free from flies or other vectors of disease by spraying with a residual insecticide or other effective means; and
- (e) cause all manure produced on the premises to be collected daily and placed in the receptacle.

999L
MANDURAH SETTLEMENTS
Exam - Post
N011478



WESTERN AUSTRALIA



REGISTER NUMBER 380/DP107039	
DUPLICATE EDITION 1	DATE DUPLICATE ISSUED 29/5/2015

VOLUME 1108 FOLIO 77

DUPLICATE CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

Copy


REGISTRAR OF TITLES



LAND DESCRIPTION:
LOT 380 ON DEPOSITED PLAN 107039

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)
BARBARA JEAN WALLACE OF 11 BARBARA STREET, FALCON
(T N011478) REGISTERED 27 MAY 2015

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

Warning: A current search of the certificate of title held in electronic form should be obtained before dealing on this land.
Lot as described in the land description may be a lot or location.

-----END OF DUPLICATE CERTIFICATE OF TITLE-----

STATEMENTS:
The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1108-77 (380/DP107039).
PREVIOUS TITLE: 481-127.
PROPERTY STREET ADDRESS: 3 REALM ST, PINGELLY.
LOCAL GOVERNMENT AREA: SHIRE OF PINGELLY.



copy

SHIRE OF PINGELLY	
FILE	
DATE	06 AUG 2015
Officer	AOT
Copy to	

Consultation:

Statutory Environment:

*Shire of Pingelly Local Planning Scheme No.3.
Shire of Pingelly Health Local Law 2013.
State Planning Policy 3.1 Residential Design Codes*

Policy Implications:

Nil

Financial Implications:

Nil

Strategic Implications:

Nil

Voting Requirements:

Simple Majority

Recommendation:

Council to grant planning consent for a horse within the gazetted townsite and the construction of a hay shed that does not have all sides fully enclosed on the condition that

- 1 Applicant to comply with the conditions of the Health Local Law 2003 on Keeping of Large Animals.**
- 2 Building Permit to be issued for shed subject to site plan of proposed future dwelling being submitted to confirm set back requirements.**
- 3 Shed to remain open fronted until such time a dwelling is built.**

Moved: _____ Seconded: _____

12. ELECTED MEMBERS MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

13. NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF MEETING

New business of an urgent nature introduced by decision of the meeting. Best practice provides that Council should only consider items that have been included on the Agenda (to allow ample time for Councillors to research prior to the meeting) and which have an Officer Report (to provide the background to the issue and a recommended decision).

14. CLOSURE OF MEETING

The Chairman to declare the meeting closed.