



## **AGENDA**

### **ORDINARY MEETING OF COUNCIL**

**Wednesday, 25 July 2012  
Commencing at 3pm**

**Council Chambers  
28 Yougenup Road  
GNOWANGERUP WA 6335**

#### **COUNCIL'S VISION**

**Community and Council working together to improve the quality of life for all our people.**

**Shire of Gnowangerup****NOTICE OF AN ORDINARY MEETING OF COUNCIL**

Dear Council Member

The next Ordinary Meeting of the Shire of Gnowangerup will be held on Wednesday 25 July 2012, in the Council Chambers, 28 Yougenup Road, Gnowangerup, commencing at 3.00pm.



.....  
**S Pike**  
**CHIEF EXECUTIVE OFFICER**

20 July 2012

---

**Meaning of and CAUTION concerning Council's "In Principle" support:**

*When Council uses this expression it means that:*

*(a) Council is generally in favour of the proposal BUT is not yet willing to give its consent; and*

*(b) Importantly, Council reserves the right to (and may well) either decide against the proposal or to formally support it but with restrictive conditions or modifications.*

*Therefore, whilst you can take some comfort from Council's "support" you are clearly at risk if you act upon it before Council makes its actual (and binding) decision and communicates that to you in writing.*

Disclaimer:

*"Warning - Verbal Information & Advice:*

*Given the inherent unreliability and uncertainty that surrounds verbal communication, the Shire strongly recommends that, if a matter is of importance to you, then you should NOT act upon or otherwise rely upon any VERBAL information or advice you receive from the Shire unless it is first confirmed in writing."*

**DECLARATION OF INTERESTS (NOTES FOR YOUR GUIDANCE)**

A member who has a Financial Interest in any matter to be discussed at a Council or Committee Meeting that will be attended by the member, must disclose the nature of the interest:

- a) In a written notice given to the Chief Executive Officer before the Meeting or;
- b) At the Meeting, immediately before the matter is discussed.

A member, who makes a disclosure in respect to an interest, must not:

- c) Preside at the part of the Meeting, relating to the matter or;
- d) Participate in, or be present during any discussion or decision-making procedure relative to the matter, unless to the extent that the disclosing member is allowed to do so under Section 5.68 or Section 5.69 of the Local Government Act 1995.

**NOTES ON FINANCIAL INTEREST (NOTES FOR YOUR GUIDANCE)**

The following notes are a basic guide for Councillors when they are considering whether they have a **Financial Interest** in a matter. These notes will be included in each agenda for the time being so that Councillors may refresh their memory.

1. A Financial Interest requiring disclosure occurs when a Council decision might advantageously or detrimentally affect the Councillor or a person closely associated with the Councillor and is capable of being measured in money terms. There are exceptions in the Local Government Act 1995 but they should not be relied on without advice, unless the situation is very clear.
2. If a Councillor is a member of an Association (which is a Body Corporate) with not less than 10 members i.e. sporting, social, religious etc.), and the Councillor is not a holder of office of profit or a guarantor, and has not leased land to or from the club, i.e., if the Councillor is an ordinary member of the Association, the Councillor has a common and not a financial interest in any matter to that Association.
3. If an interest is shared in common with a significant number of electors or ratepayers, then the obligation to disclose that interest does not arise. Each case needs to be considered.
- 4. If in doubt declare.**
5. As stated in (b) above, if written notice disclosing the interest has not been given to the Chief Executive Officer before the meeting, then it **MUST** be given when the matter arises in the Agenda, and immediately before the matter is discussed.
6. Ordinarily the disclosing Councillor must leave the meeting room before discussion commences. The only exceptions are:
  - 6.1 Where the Councillor discloses the extent of the interest, and Council carries a motion under s.5.68(1)(b)(ii) or the Local Government Act; or
  - 6.2 Where the Minister allows the Councillor to participate under s.5.69(3) of the Local Government Act, with or without conditions.

**INTERESTS AFFECTING IMPARTIALITY**

DEFINITION: An interest that would give rise to a reasonable belief that the impartiality of the person having the interest would be adversely affected, but does not include an interest as referred to in Section 5.60 of the 'Act'. A member who has an Interest Affecting Impartiality in any matter to be discussed at a Council or Committee Meeting, which will be attended by the member, must disclose the nature of the interest;

- (a) in a written notice given to the Chief Executive Officer before the Meeting; or
- (b) at the Meeting, immediately before the matter is discussed.

**IMPACT OF AN IMPARTIALITY CLOSURE**

There are very different outcomes resulting from disclosing an interest affecting impartiality compared to that of a financial interest. With the declaration of a financial interest, an elected member leaves the room and does not vote. With the declaration of this new type of interest, the elected member stays in the room, participates in the debate and votes. In effect then, following disclosure of an interest affecting impartiality, the member's involvement in the Meeting continues as if no interest existed.



**DECLARATION OF INTEREST FORM**

To: Chief Executive Officer  
Shire of Gnowangerup  
28 Yougenup Road  
GNOWANGERUP WA 6335

I,(1) \_\_\_\_\_ wish to declare an interest in the following item to be considered by Council at its meeting to be held on (2) \_\_\_\_\_

Agenda Item(3) \_\_\_\_\_

The type of Interest I wish to declare is (4).

- Financial pursuant to Section 5.60A of the Local Government Act 1995
- Proximity pursuant to Section 5.60B of the Local Government Act 1995
- Indirect Financial pursuant to Section 6.51 of the Local Government Act 1995
- Closely Associated Persons pursuant to Section 5.62 of the Local Government Act 1995
- Impartiality pursuant to Regulation 11 of the Local Government (Rules of Conduct) Regulations 2007.

The nature of my interest is (5) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The extent of my interest is (6) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I understand that the above information will be recorded in the minutes of the meeting and placed in the Disclosure of Financial and Impartiality of Interest Register.

Yours sincerely

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Date

Notes:

1. Insert you name (print).
2. Insert the date of the Council Meeting at which the item is to be considered.
3. Insert the Agenda Item Number and Title.
4. Tick box to indicate type of interest.
5. Describe the nature of your interest.
6. Describe the extent of your interest (if seeking to participate in the matter under S. 5.68 of the Act).

## TABLE OF CONTENTS

**PART A – OPENING PROCEDURES**

<b>1. OPENING AND ANNOUNCEMENT OF VISITORS .....</b>	<b>7</b>
<b>2. ATTENDANCE / APOLOGIES / APPROVED LEAVE OF ABSENCE .....</b>	<b>7</b>
2.1 ATTENDANCE .....	7
2.2 APOLOGIES .....	7
2.3 APPROVED LEAVE OF ABSENCE .....	7
<b>3. RESPONSE TO QUESTIONS TAKEN ON NOTICE .....</b>	<b>7</b>
<b>4. PUBLIC QUESTION TIME .....</b>	<b>7</b>
<b>5. APPLICATION FOR LEAVE OF ABSENCE .....</b>	<b>7</b>
<b>6. DECLARATION OF FINANCIAL INTERESTS AND INTEREST AFFECTING IMPARTIALITY .....</b>	<b>7</b>
<b>7. PETITIONS / DEPUTATIONS / PRESENTATIONS / SUBMISSIONS .....</b>	<b>7</b>
7.1 PETITIONS .....	7
7.2 DEPUTATIONS .....	7
7.3 PRESENTATIONS .....	7
7.4 SUBMISSIONS .....	7
<b>8. CONFIRMATION OF PREVIOUS MEETING MINUTES .....</b>	<b>7</b>
8.1 ORDINARY MEETING OF COUNCIL MINUTES 27 JUNE 2012 .....	7
<b>9. RECEIPT OF MINUTES OF COUNCIL COMMITTEES .....</b>	<b>7</b>
9.1 PLANT AND WORKS .....	7
9.2 HEALTH AND DEVELOPMENT .....	7
9.3 FINANCE .....	7
9.4 AUDIT .....	7
<b>10. RECEIPT OF INFORMATION BULLETIN .....</b>	<b>7</b>
<b>11. ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION .....</b>	<b>7</b>

**PART B – MATTERS FOR INFORMATION**

<b>1. PLANT MECHANICS MONTHLY REPORT .....</b>	<b>8</b>
<b>2. WORKS DEPARTMENT MONTHLY REPORT .....</b>	<b>9</b>
<b>3. BUILDING SURVEYOR SERVICE REPORT .....</b>	<b>11</b>
<b>4. CLUB DEVELOPMENT OFFICER MONTHLY REPORT .....</b>	<b>13</b>

**PART C – MATTERS FOR DECISION**

<b>1. PLANT AND WORKS</b> .....	<b>14</b>
<b>2. COMMUNITY PLANNING AND DEVELOPMENT</b> .....	<b>15</b>
2.1 TOURISM BROCHURE .....	15
<b>3. STATUTORY PLANNING</b> .....	<b>16</b>
3.1 PROPOSED ADDITIONAL DWELLING .....	16
3.2 PROPOSED TWO (2) LOT SUBDIVISION .....	20
3.3 PROPOSED EIGHT (2) LOT SUBDIVISION .....	22
<b>4. FINANCE</b> .....	<b>26</b>
4.1 ACCOUNTS FOR AUTHORISATION AND PAYMENT .....	26
4.2 ADOPTION OF 2012/2013 BUDGET .....	27
<b>5. GOVERNANCE</b> .....	<b>33</b>
5.1 REVIEW OF COUNCIL POLICIES .....	33
5.2 REQUEST FOR PERMISSION TO COLLECT NATIVE SEEDS WITHIN THE SHIRE OF GNOWANGERUP .....	35
<b>6. CORPORATE PLANNING AND POLICY</b> .....	<b>36</b>
<b>7. CONFIDENTIAL ITEMS</b> .....	<b>37</b>
7.1 CONSTRUCTION OF HOMES IN GNOWANGERUP .....	37
7.2 OLD ONGERUP POLICE STATION .....	38
<b>8. URGENT BUSINESS INTRODUCED BY DECISION OF COUNCIL</b> .....	<b>38</b>

**PART D – OTHER BUSINESS AND CLOSING PROCEDURES**

<b>1. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN</b> .....	<b>40</b>
<b>2. DATE OF NEXT MEETING</b> .....	<b>40</b>
<b>3. CLOSURE</b> .....	<b>40</b>

**PART A – OPENING PROCEDURES**

- 1. OPENING AND ANNOUNCEMENT OF VISITORS**
  
- 2. ATTENDANCE / APOLOGIES / APPROVED LEAVE OF ABSENCE**
  - 2.1 ATTENDANCE
  - 2.2 APOLOGIES
  - 2.3 APPROVED LEAVE OF ABSENCE
    - 2.3.1 Cr Pech AM JP
  
- 3. RESPONSE TO QUESTIONS TAKEN ON NOTICE**
  
- 4. PUBLIC QUESTION TIME**
  
- 5. APPLICATION FOR LEAVE OF ABSENCE**
  
- 6. DECLARATION OF FINANCIAL INTERESTS AND INTEREST AFFECTING IMPARTIALITY**
  
- 7. PETITIONS / DEPUTATIONS / PRESENTATIONS / SUBMISSIONS**
  - 7.1 PETITIONS
  - 7.2 DEPUTATIONS
  - 7.3 PRESENTATIONS
  - 7.4 SUBMISSIONS
  
- 8. CONFIRMATION OF PREVIOUS MEETING MINUTES**
  - 8.1 ORDINARY MEETING OF COUNCIL MINUTES 27 JUNE 2012
  
- 9. RECEIPT OF MINUTES OF COUNCIL COMMITTEES**
  - 9.1 PLANT AND WORKS
  - 9.2 HEALTH AND DEVELOPMENT
  - 9.3 FINANCE
  - 9.4 AUDIT
  
- 10. RECEIPT OF INFORMATION BULLETIN**
  
- 11. ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION**

**PART B – MATTERS FOR INFORMATION**

---

**1. PLANT MECHANICS MONTHLY REPORT JUNE/JULY 2012**

**Date of Report:** 11 July 2012  
**Officer:** K Tomlinson - Plant Mechanic

---

Attachments

- AMPRO Reports



## 2. WORKS DEPARTMENT MONTHLY REPORT JUNE/JULY 2012

**Date of Report:** 6 July 2012  
**Officer:** R Miniter – Works Supervisor

### Attachments

- 2011/2012 Road Construction Program spread sheet

### ONGOING WORKS

**Gravel sheeting clay patches on Magitup Rd as well as removal of gravel from Watterson's pit to be ready for reinstatement of gravel pit. Gravel has been used around the Jackitup West Rd, as of agreement by local farmer and Works Manager.**

#### **Construction Grader GDR8 GN0015**

- Holden Rd
- Old Ongerup Rd
- Water Corp/Borden
- Toompup Rd

#### **Action**

- Gravel sheeting clay slippery patches
- Gravel patching clay
- Clearing water catchment /Private works
- Maintenance to finish of previous 2012 works

Construction Team will commence works on the new programme as soon as the new budget is finalised, as well as minor works to Holden Rd, which will commence Asap.

#### **Borden Grader GDR7 GN005**

- Nth Stirling Rd
- Salt river Rd
- New country Rd
- Smith Rd

#### **Action**

- Maintenance graded
- Maintenance graded
- Maintenance graded
- Maintenance graded

Borden Grader will be continuing on with winter grading. Blowout/fixing gravel patching as damage occurs

#### **Ongerup Grader GRD9 GN0021**

- Rabbit Proof fence Rd
- P Jones Rd
- O'Neill Rd
- Foster Rd
- Hart Rd
- Mangers Rd

#### **Action**

- Maintenance graded
- Maintenance graded
- Maintenance graded
- Maintenance graded
- Maintenance graded
- Maintenance graded

Ongerup maintenance grader: will take advantage of gravel carting while construction works are being carried out in the Ongerup area. With gravel truck when they are available. When doing works on Holden Rd.

Blowout/fixing gravel patching as damage occurs

#### **Gnowangerup Grader GRD8 GN0015**

- Jackitup west
- Walsh Rd
- Soldiers Rd
- Old Ongerup Rd

#### **Action**

- Maintenance graded
- Maintenance graded
- Maintenance graded
- Maintenance graded

Grader will be continuing on with winter grading.

**Maintenance – Drainage Crew**

- Rubbish Tip Maintenance
- Road verge spraying various roads
- Culvert cleaning/ widening various roads.
- Drainage Crew will also be helping out with Borden/Ongerup Water Corp.

Drainage will also be helping out with construction works and will be installing and cleaning culverts.

**Roads that are already sprayed:**

Strathaven Rd

Hinkley Rd

Black Rd

Old Ongerup Rd

Tambellup Rd

Kwobrup Rd

Gleeson Rd

Boxwood-Ongerup Rd

Sandalwood Rd

Tieline Rd

Nightwell Rd

Kwobrup Nth Rd

Airport Rd

Borden-Bremer Rd

Ongerup-Pingrup Rd

New country Rd

**Slashed Roads:**

Highdenup Rd

Salt River Rd

Black Rd

Old Ongerup Rd

Borden Bremer Rd

Toompup Sth Rd

Hinkley Rd

Spraying maintenance and slashing, of all roads will be recorded as works have been carried out as we know we have a lot of maintenance to be done in this area of works due to lack of maintenance staff.

Works Supervisor will be away on leave from the 9/7/12 to 24/7/12 works will continue as normal anyone can ring me anytime.

### 3. BUILDING SURVEYOR SERVICE REPORT JUNE 2012

**Date of Report:** 31 June 2012  
**Officer:** D Baxter – Building Surveyor

#### Attachments

- Yearly Return of Building Permits

#### FOR THE MONTH OF JUNE 2012

Date	Duties Carried Out	Time From	Time To	HRs	KMs
1.6.12	Send off demo application for job in Gnowangerup	9:30	9:45	0.25	
6.6.12	Write & send request for information regarding Lot 55 Eldridge St Ongerup to complete a building application	8:30	11:00	2.50	
8.6.12	Attend training seminar and meeting of the Southern Building Surveyors at Margaret River			1.75	80
11.6.12	Manage building enquiry from Ongerup	13:00	13:30	0.50	
12.6.12	Follow up enquiry regarding a shed at Ongerup and request further information	9:00	9:30	0.50	
14.6.12	Shire visit. Process and issue Building Applications and check on the progress of some of the projects in town. Process information regarding applications in the office.	7:00	17:00	10.00	341
21.6.12	Answer with telephone and email enquiries	15:00	15:30	0.50	
29.6.12	Reporting and completing forms for the month of June and also for the year 2011/2012	9:30	11:30	2.00	
	<b>TOTALS FOR JUNE 2012</b>			<b>18.00</b>	<b>421</b>

#### **TOTALS**

Hours 18 @ \$87.00 = \$1,566.00  
 Kilometres 421 @ \$0.93 = \$ 391.53  
 GST \$195.75  
**TOTAL \$2,153.28**

**YEAR TO DATE 2011/2012**

<b>MONTH</b>	<b>HOURS</b>	<b>RATE</b>	<b>TOTAL</b>	<b>KMS</b>	<b>RATE</b>	<b>TOTAL</b>	<b>COMBINED TOTAL</b>	<b>NUMBER</b>	<b>AMOUNT</b>	<b>FEES</b>
July	19.25	\$87.00	\$1,674.75	655	\$0.93	\$609.15	\$2,283.90	0		
August	25	\$87.00	\$2,175.00	857	\$0.93	\$797.01	\$2,972.01	1	\$12,800.00	
September	19.25	\$87.00	\$1,674.75	491	\$0.93	\$456.63	\$2,131.38	4	\$87,437.00	
October	13	\$87.00	\$1,131.00	490	\$0.93	\$455.70	\$1,586.70	0		
November	27	\$87.00	\$2,349.00	950	\$0.93	\$883.50	\$3,232.50	1	\$8,000.00	
December	20.25	\$87.00	\$1,761.75	749	\$0.93	\$696.57	\$2,458.32	5	\$295,500.00	
January	11.5	\$87.00	\$1,000.50	335	\$0.93	\$311.55	\$1,312.05	0		
February	23.5	\$87.00	\$2,044.50	958	\$0.93	\$890.94	\$2,935.44			
March	26.75	\$87.00	\$2,327.25	1028	\$0.93	\$956.04	\$3,283.29	0		
April	11.75	\$87.00	\$1,022.25	408	\$0.93	\$379.44	\$1,401.69			
May	26	\$87.00	\$2,262.00	1002	\$0.93	\$931.86	\$3,193.86	1	\$10,000.00	
June	18	\$87.00	\$1,566.00	421	\$0.93	\$391.53	\$1,957.53	1	\$18,000.00	
<b>TOTALS</b>	<b>241.25</b>		<b>\$20,988.75</b>	<b>8344</b>		<b>\$7,759.92</b>	<b>\$28,748.67</b>	<b>13</b>	<b>\$431,737.00</b>	<b>\$2,815.75</b>
									<b>WE KEEP</b>	<b>\$1,933.40</b>

---

**4. CLUB DEVELOPMENT OFFICER MONTHLY REPORT JUNE/JULY 2012**

**Date of Report:** 18 July 2012  
**Officer:** N Browning – Club Development Officer

---

**PART C – MATTERS FOR DECISION**

**1. PLANT AND WORKS**

## 2. COMMUNITY PLANNING AND DEVELOPMENT

---

### 2.1 TOURISM BROCHURE

<b>Location:</b>	Shire of Gnowangerup
<b>Proponent:</b>	Gnowangerup Tourism Committee
<b>File Ref:</b>	
<b>Date of Report:</b>	16 July 2012
<b>Officer:</b>	N Browning – Community Development Assistant
<b>Disclosure of Interest:</b>	

---

#### Attachments:

- Proof copy of the 2012 Shire of Gnowangerup Tourism Brochure

#### Purpose of the Report

This item is being presented to council for the endorsement of the new Brochure design, so that it can be printed, released and distributed to allocated tourism outlets within the Gnowangerup Shire.

#### Background

The original Shire of Gnowangerup Brochure was designed by 'The Gnowangerup and Districts Tourism Committee', an incorporated community group, which has since folded. The original brochure (including artwork and scripting) was designed by the committee and 10,000 copies were printed by Daniels Printing Craftsman in 2009. In May 2012, a new tourism committee was formed called the 'Gnowangerup Shire Tourism Committee', comprised of 5 local community members plus Shire staff.

Since May, the new Tourism Committee has been active in editing the Brochure, to reflect changes within the Shire of Gnowangerup in regard to accommodation, tourism sights, contact details and other points of interest since 2009. Pleun Hitzert has been the sole editor of the brochure, updating all changes decided on by the committee. The Brochure is now ready for re-print (20,000 copies), upon the approval from Shire Council.

#### Legal and Statutory Requirements

Nil

#### Policy Implications

Nil

#### Financial Implications

Council have allocated \$12,500 in the 2012/13 Budget for production of this brochure.

#### Strategic Implications

Nil

#### Voting Requirements

Simple Majority

#### Officer Recommendation

**That Council endorse the new Brochure design.**

#### Council Recommendation

#### Reason for Change to Recommendation

#### Implications of Changes to Officers Recommendation

### 3. STATUTORY PLANNING

#### 3.1 PROPOSED ADDITIONAL DWELLING

<b>Location:</b>	Lot 8 (#13) Grocock Street, Gnowangerup
<b>Proponent:</b>	Mr Steve Richardson
<b>File Ref:</b>	
<b>Date of Report:</b>	10 July 2012
<b>Officer:</b>	C Pursey – Planning Officer
<b>Disclosure of Interest:</b>	

#### Attachments

- Copy of Planning Application

#### Background

##### **Zoning**

The property is zoned 'Residential' with a density coding of R15 under the Shire of Gnowangerup Local Planning Scheme No 2 ('the Scheme').

The R15 density coding has a minimum lot size of 580m<sup>2</sup> and an average of 666m<sup>2</sup> per lot.

Council initiated a rezoning at its November 2011 meeting that seeks to introduce a buffer to the nearby Water Corporation wastewater treatment plant. The subject site falls outside of the buffer area proposed in this scheme amendment.

##### **Subject Site**

Lot 8 (#13) Grocock Street, Gnowangerup (Lot 8) is 2980m<sup>2</sup> in area and is developed with a single house and outbuilding. The landowner has stated that Lot 8 is so large because it was amalgamated from two individual lots. The lot is reasonably flat with only a scattering of trees in the predominantly grassed yard. A site plan with aerial from 2007 is provided overleaf.



*Subject site edged in red (LandGate 2007)*

Lot 8 is a large lot surrounded by predominantly single residential development.



### Comment

#### *Application*

The proposal is to develop an additional single storey house with attached garage on Lot 8 and retain the existing house. The outbuilding is to be demolished. The dwelling is to be brick veneer construction with a colourbond roof. The landowner has also lodged a subdivision application (assessed elsewhere in this agenda) that intends to place the proposed additional house on its own lot in the near future. An additional dwelling (grouped dwelling) has been applied for in this instance because the subdivision process will take some time to complete and the applicant wishes to start on the new house as quickly as possible. A full copy of the planning application is provided at Attachment A.

#### *Scheme Requirements*

An additional dwelling on the same lot is classified as a 'grouped dwelling' under the Scheme provisions. A 'Grouped Dwelling' is a use that is *not permitted unless the local government has exercised its discretion by granting planning approval*.

In assessing grouped dwellings the part 5.2 of the Scheme calls up the Residential Design Codes of WA (R Codes) to assess the application. The R-Codes are broken up into ten individual elements that the proposal is assessed against. Each element is broken down into objectives, 'performance criteria' and 'acceptable development'. If the 'acceptable development' of the element are met, the element is deemed to have been satisfied and approval is required to be granted.

The development has been assessed against Elements 1 – 10 of the R-Codes, as briefly outlined below.

#### *Housing density requirements (Element 1)*

The total lot area is 2980m<sup>2</sup>. The R15 density coding applicable to Lot 8 has a minimum lot size of 580m<sup>2</sup> and an average of 666m<sup>2</sup> per lot. The proposal easily meets and exceeds this criteria.

#### *Streetscape requirements (Element 2)*

The 6m primary setback requirement has been met. Adequate surveillance of the street has been achieved and the garage only occupies a small portion of the frontage.

#### *Boundary setback requirements (Element 3)*

The proposed dwelling is single storey and setback at least 1.5m from the side boundary.

#### *Open space requirements (Element 4)*

50% of the lot remains open space and both dwellings have private open space available to them behind the street setback line.

#### *Access and parking requirements (Element 5)*

Each dwelling has a separate driveway and garaging with the ability to park two cars at each dwelling.

#### *Site Works requirements (Element 6)*

The site is reasonably flat, no retaining wall or more than 500mm of fill is proposed.

#### *Building height requirements (Element 7)*

The dwelling is single storey and does not exceed 6m wall height or 9m roof height.

#### *Privacy requirements (Element 8)*

No part of either dwelling is built up more than 500mm from natural ground level so no privacy provisions are called up.

#### *Design for climate requirements (Element 9)*

Not more than 50% of the neighbouring lot will be placed in shadow at any time of the year and stormwater drainage may be conditioned to be retained on site.

*Incidental development requirements (Element 10)*

No outbuildings are proposed as part of this application. Both dwellings have garages which may act as a store room and a place to store rubbish bins. The clothes drying areas can be located behind the dwellings, out of sight of the street.

*Compliance*

The proposal meets all acceptable development criteria of the R-Codes; approval is recommended.

*Conditions of approval*

The proposed dwelling is a new house of good quality and design. The existing house is of a standard similar to the surrounding housing stock and it is recommended that no upgrading of the existing house be required.

There is an existing outbuilding to be demolished on the site that is accessed from an existing driveway. This driveway would be the third driveway on the site and should be closed and reinstated as a condition of approval.

The crossover and driveway to the existing house are informal and gravel and should be upgraded in accordance with the Shire's crossover's standard specifications.

Drainage is to be retained on site in far as possible by directing down pipes to rainwater tanks or sumps on the property.

Dwellings without connection to deep sewerage have a density of one per 2000m<sup>2</sup>. A condition to connect to the reticulated sewerage is therefore a requirement.

Consultation with the Community and Government Agencies

None required

Legal and Statutory Requirements

The applicant has a right of review to the State Administrative Tribunal if aggrieved by any decision made by the Council.

Policy Implications

Nil

Financial Implications

Nil

Strategic Implications

Nil

Conclusion

- Council is to consider an application for an additional dwelling at Lot 8 (#13) Grocock Street, Gnowangerup.
- The application complies with the Local Planning Scheme and Residential Design Codes of WA requirements.
- This report recommends that the application be approved subject to conditions.

Voting Requirements

Simple Majority

**Officer Recommendation**

**That Council approve the application lodged by Mr Steve Richardson for an Additional Dwelling (Grouped Dwellings) at Lot 8 (#13) Grocock Street, Gnowangerup subject to the following conditions;**

- a) **The new crossover being constructed to Council's specifications, levels and satisfaction.**
- b) **The crossover to the existing house to be upgraded to Council's specifications, levels and satisfaction.**
- c) **Any existing crossovers not included as part of the proposed development on the approved plan being closed and the kerb, footpath and the verge reinstated.**
- d) **All runoff from impervious surfaces being contained within the property and disposed of to Council's satisfaction**
- e) **The existing and proposed dwelling are to be connected to the reticulated sewer system is required.**

**Council Recommendation****Reason for Change to Recommendation****Implications of Changes to Officers Recommendation**

---

**3.2 PROPOSED TWO (2) LOT SUBDIVISION**

<b>Location:</b>	Lot 8 (#13) Grocock Street, Gnowangerup
<b>Proponent:</b>	Harley Global Pty Ltd on behalf of KS & JM Richardson
<b>File Ref:</b>	
<b>Date of Report:</b>	10 July 2012
<b>Officer:</b>	C Pursey – Planning Officer
<b>Disclosure of Interest:</b>	

---

Attachments

- Subdivision application & supporting information – WAPC #146352

Background**Subject Site & Zoning**

Lot 8 (#13) Grocock Street, Gnowangerup is 2980m<sup>2</sup> in area and is developed with a single house and outbuilding. The lot is reasonably flat with only a scattering of trees in the predominantly grassed yard. A site plan with aerial from 2007 is provided overleaf. The property is zoned 'Residential' with a density coding of R15 under the Shire of Gnowangerup Local Planning Scheme No 2 ('the Scheme'). The R15 density coding has a minimum lot size of 580m<sup>2</sup> and an average of 666m<sup>2</sup> per lot. Council initiated a rezoning at its November 2011 meeting that seeks to introduce a buffer to the nearby Water Corporation wastewater treatment plant. The subject site falls outside of the buffer area proposed in this scheme amendment.



Aerial view of subject site (Landgate 2007)

Comments**The Proposal**

Council has received an application to subdivide Lot 8 (#13) Grocock Street, Gnowangerup into two lots.

The result of the subdivision application would be to create:

- Lot A with the existing house – 1405m<sup>2</sup>; and
- Lot B to be developed with a new dwelling – 1575m<sup>2</sup>.

A full copy of the proposal is in the attachment to this report.

**Assessment**

The proposed minimum and average lot size complies with the density coding applied to the site.

The application proposes connection to the deep sewer system and the existing dwelling is setback adequately from the proposed boundaries.

The proposed subdivision is consistent with the principles of proper and orderly planning and support is recommended.

Consultation with the Community and Government Agencies

None required

Legal and Statutory Requirements

The applicant has a right of review to the State Administrative Tribunal if aggrieved by any decision made by the WAPC.

Policy Implications

Nil

Financial Implications

Nil

Strategic Implications

Nil

Voting Requirements

Simple Majority

**OFFICER RECOMMENDATION**

**That Council recommend that the Western Australian Planning Commission approve the two lot subdivision at Lot 8 (#13) Grocock Street, Gnowangerup (WAPC Ref #146352) and provide a copy of the Council report to WAPC as record of the application assessment.**

Council RecommendationReason for Change to RecommendationImplications of Changes to Officers Recommendation

### 3.3 PROPOSED EIGHT (8) LOT SUBDIVISION

<b>Location:</b>	Lots 301 & 40 John Street, Borden
<b>Proponent:</b>	Whelans Pty Ltd on behalf of Department of Regional Development and Lands and Government Employees Housing Authority
<b>File Ref:</b>	
<b>Date of Report:</b>	11 July 2012
<b>Officer:</b>	C Pursey – Planning Officer
<b>Disclosure of Interest:</b>	

#### Attachment

- Subdivision application & supporting information – WAPC #146294

#### Background

##### **Subject Site**

The subject site comprises both Lot 301 and Lot 40 John Street, Borden.

Lot 301 John Street, Borden is 8187m<sup>2</sup> in area is undeveloped and covered in remnant vegetation. It is a Reserve (No.49327) that is managed by the Shire of Gnowangerup for the purpose of 'Housing'. Lot 40 John Street, Borden is 964m<sup>2</sup> in area and is developed with a single house fronting John Street. Lot 40 is a freehold lot owned by the Government Employees Housing Authority (GEHA).



*Aerial view of subject site showing that the subject site fronts John Street, a constructed road, and backs onto the Borden sporting complex (Landgate 2010)*

#### **Zoning**

Lot 40 John Street is zoned Residential 'R10' under the Shire of Gnowangerup Local Planning Scheme No. 2 (the Scheme).

Lot 301 is predominantly zoned Residential 'R10' with a strip of land 20m wide along its northern end reserved for 'Recreation' under the Scheme. As shown in the Scheme extract below.



Zoning plan showing the subject site edged in red and the majority of the site zoned Residential with a strip reserved for Recreation (Department of Planning 2012).

The 'Residential' zoning permits the development of housing and the 'R10' signifies the density coding; a minimum lot size of 875m<sup>2</sup> and an average of 1000m<sup>2</sup>.

The 'Recreation' reservation under the Scheme has clearly been established to allow for access to the sporting grounds at the rear from John Street. In regard to reserved land in the Scheme, part 3.4 of the Scheme states:

***"3.4 Use and Development of Local Reserves***

3.4.1 A person must not –

- a) use a Local Reserve; or
- b) commence or carry out development on a Local Reserve, without first having obtained planning approval under Part 9 of the Scheme.

3.4.2 In determining an application for planning approval the local government is to have due regard to -

- a) the matters set out in clause 10.2; and
- b) the ultimate purpose intended for the Reserve.

3.4.3 In the case of land reserved for the purpose of a public authority, the local government is to consult with that authority before determining an application for planning approval."

Essentially this requires planning approval for any use in a reserve and in making a determination the local government is to have *due regard* for the purpose of the reserve and the proper and orderly planning of the district. Importantly, this clause does not prevent Council approving housing on this site.



**Previous Application**

Council prepared and lodged a subdivision application over the subject site in 2010. This application was held up due to the Water Corporation's determination that there is insufficient water capacity to support further development in Borden. The Shire was unable to resolve this issue and the subdivision application stalled.

Application was made to LandCorp, the state government development authority, for assistance with the subdivision. LandCorp agreed and have prepared the current application on behalf of the Shire.

This application before Council replaces the previously lodged subdivision application.

Comments**The Proposal**

Council has received an application to subdivide Lot 301 John Street, Borden into eight lots.

The result of the subdivision application would be to create:

- Seven lots with an area of 1169m<sup>2</sup>.
- The addition of a small portion of Lot 301 (57m<sup>2</sup>) into Lot 40 John leaving Lot 40 with an area of 1011m<sup>2</sup>. This small portion of land is a truncation of land that would have facilitated the construction of a road into the sporting ground to the rear.

A full copy of the proposal is in the attachment to this report.

**Assessment**

The proposed minimum and average lot size complies with the density coding applied to the site.

Connection to the water and sewerage system is a matter for the Water Corporation.

If there are issues with the eventual clearing of vegetation on the site they are handled by the Department for Environment and Conservation (DEC).

The subject site fronts a constructed road, the existing housing set back appropriately from the new boundaries and drainage will be addressed at the time of development rather than subdivision.

No conditions of approval are recommended.

**Recreation Reserve**

The main issue to be considered with the proposed subdivision is the creation of proposed Lot 2 over land that is reserved for 'Recreation' and appears to have been set aside to provide access to the sporting grounds to the rear of the site.

As stated above, the Recreation reservation in the Scheme does not prevent Council for approving a house on this site. Whilst a 'Single House' is not technically consistent with the 'Recreation' reservation under the Scheme the land is part of a reserve managed by the Shire for the purpose of 'Housing'. The Scheme only requires planning approval to be issued and that the Council have 'due regard' for the ultimate purpose intended for the reserve and the matters set out in clause 10.2 of the Scheme. Council is not bound by the purpose of the reserve in the Scheme.

The recreation link is unlikely to be required as a link from John Street to the sporting grounds behind for the following reasons:

- There is a road reserve to the south of Lot 301;
- There is a low population density in this area of Borden;
- Residents from John Street itself can access the sporting grounds through their back boundary; there is no other residential area that requires this link to the sporting grounds.



- The distances to cover to the sporting ground from the existing and proposed housing are still within easy walking distance.

Overall it is recommended to let this portion of Lot 301 be created as a separate lot and be available for development of housing over time.

The zoning of the site can be rectified at the next Scheme Review. This is a standard response and likely to be acceptable to the Western Australian Planning Commission.

### ***Conclusion***

The proposed subdivision meets the requirements of the Scheme and density requirements of the R-Codes.

The Recreation reserve does not appear to be required to provide a link to the sporting grounds behind from John Street and may be best used as an additional housing site for Borden.

The proposed subdivision is consistent with the principles of proper and orderly planning and support is recommended.

### Consultation with Community and Government Agencies

Nil

### Legal and Statutory Requirements

The applicant has a right of review to the State Administrative Tribunal if aggrieved by any decision made by the WAPC.

### Financial Implications

Nil

### Strategic Implications

Nil

### Voting Requirements

Simple Majority

### **OFFICER RECOMMENDATION**

**That Council recommend that the Western Australian Planning Commission approve the eight lot subdivision at Lots 301 & 40 John Street, Borden (WAPC Ref #146294) and provide a copy of the Council report to WAPC as record of the application assessment.**

### Council Recommendation

### Reason for Change to Recommendation

### Implications of Changers to Officers Recommendation

#### 4. FINANCE

---

##### 4.1 ACCOUNTS FOR AUTHORISATION AND PAYMENT – JUNE 2012

**Location:** Shire of Gnowangerup  
**Proponent:**  
**File Ref:**  
**Date of Report:** 16 July 2012  
**Officer:** CA Shaddick – Senior Finance Officer  
**Disclosure of Interest:** Nil

---

Attachment:

- June 2012 Cheque Listing

##### Comments

The June 2012 cheque list is attached as follows

<b>FUND</b>	<b>AMOUNT</b>
Municipal Fund	\$ 450,728.84
Trust Fund	\$ 50.00
Credit Card	\$ 2,023.14
<b>TOTAL</b>	<b>\$ 452,801.98</b>

##### OFFICER RECOMMENDATION

That the Schedule of Accounts: Municipal Fund Cheques 25180–25235, EFT 6300 – EFT 6435 totalling \$450,728.84; Trust Fund cheques 517 totalling \$50.00 and Corporate Credit Card totalling \$2023.14 be approved.

---

**4.2 BUDGET ADOPTION**

**Location:** Shire of Gnowangerup  
**Proponent:**  
**File Ref:**  
**Date of Report:** 16 July 2012  
**Officer:** JA Anning – Executive Manager Finance  
**Disclosure of Interest:**

---

Attachments

- Copy of the proposed 2012/2013 Annual Budget – Separate to the Agenda
- *The official bound budget will be forwarded to Councillors upon adoption of the budget.*

Purpose of the Report

Presented to Council, for adoption, is the 2012/2013 Annual Budget.

Background

Following the draft budget workshop held on 4 July 2012, Staff have made all amendments to the draft budget document in line with Council instruction. The statutory budget requirements have also been produced in order for Council to formally adopt the budget.

Comments

As included within the budget, the following are the Chief Executive Officers comments -

**CHIEF EXECUTIVE OFFICER'S REPORT****Overview:**

The State Government has initiated reform across Western Australia's Local Government Sector that will create stronger councils which will better service communities into the future. In the current environment of change and economic instability local governments including the Shire of Gnowangerup are facing a range of issues that challenge the current mode of operation:

Pressure to increase the quality of existing services and provide a wider range of services in the future which do not fall within the traditional skill sets or services delegated to local government;  
Financial sustainability, which relies on moving away from relying on government grants as the primary source of income to generating revenue from service delivery. This also involves best practice models of rate setting and service delivery, as well as responsible financial and debt management; and  
Difficulties in retaining talented staff due to lack of career paths and the increasingly competitive labour market.

In order to better position itself to respond to these challenges and meet the requirements of local government reform and community aspirations the 2012/13 Annual Budget invests in the future growth and development of not only our shire but the entire organisation. In order to achieve this Council's primary focus initially will be the development of the Strategic Community Plan and four year Corporate Business Plan with community consultation to be undertaken prior to December 2012.

As always one of the big ticket budget items is the purchase of new plant and equipment. This year the Shire of Gnowangerup will spend more than \$1,125,000 replacing plant and equipment nearing the end of its operating life or increasing the fleet. This will improve service delivery, across the shire.

**Governance:**

Council have committed over \$130,000 in the corporate governance budget for 2012/2013. As part of the Department of Local Governments reform agenda, All Local governments are now required to introduce an Integrated Planning process that incorporates a number of corporate documents, including a strategic Community Plan, a four year Corporate Business Plan, Asset Management Plan, ten year Financial Plan and

a Workforce Plan. The Corporate business plan for the Shire of Gnowangerup flows from the adopted Community Plan of the Council and allocates financial resources to projects over a given period of time. It captures all revenue streams to try to provide context to any infrastructure decisions being made. It can essentially be viewed as a plan which ensures financial sustainability for the future strategic positioning of the Council.

**Law and Order:**

Included in Council's 2012/2013 capital budget is the construction of the new amenities building for the Gnowangerup SES and Bushfire brigade. Council have received funding of over \$420,000 for the construction of this facility that will meet the needs of both of these vital community organisations now and into the future.

Council's support for the local bushfire brigades and SES unit are accounted for in this area with over \$40,000 of administrative and material costs included.

Council continue to fund a part time Ranger, who is also resource shared with surrounding Shires.

**Health:**

Included within the health function are costs associated with the provision of medical services within the Shire. Council are aware of the importance of this service and the value that the ratepayers place in this area. Council have allocated over \$178,000 to ensure the current level of service is maintained.

**Education and Welfare:**

Council facilitate the maintenance of the school ovals and the Gnowangerup Training Centre gardens on behalf of the Department of Education. Council also maintain the Gnowangerup Family Centre and contribute financially to the "A Smart Start" program.

**Housing:**

Council has signed an agreement with the Department of Housing for the construction of two additional executive residences that will be long term leased by the Department. Council purchased three blocks in Corbett Street in 2011/2012 to enable the construction of these residences within the following twelve months. The provision of this quality of housing is expected to assist in the attraction and retention of public service officers to the Shire.

**Community Amenities:**

Council is continuing to progress a Regional Waste Strategy in conjunction with the Shires of Jerramungup, Kent, Katanning and Ravensthorpe and this will be funded through the Regional funding of the Royalties to Regions program. This project will see the introduction of transfer stations to the Gnowangerup, Ongerup and Borden refuse sites.

Council have included \$75,000 in the town planning budget to progress a number of land development projects. These include the Virginia land development, water corporation land swap, John Street Borden development and the sourcing of industrial land. The allocation of these funds will ensure these projects are moved forward as it will allow for the engagement of consultants with expertise in these areas.

Council have also allocated \$11,200 to the North Stirling Pallinup Natural Resources Group to assist them in funding a project officer for 2012/2013.

**Recreation and Culture:**

Council have funded a number of townscape projects within the 2012/2013 budget – Gnowangerup will see a median strip redesign and the purchase of more seating. Also, funds have been rolled over for the completion of the Heritage Trail project. The Ongerup townscape committee will receive funding for Stage 3 of the streetscape sculptures and for the installation of lighting at the war memorial. The Borden townscape committee plan to purchase and install planter boxes in Moir Street and also install solar up lights at the magpie entry sculptures.

Council continue their involvement in the Regional Recreation Officer program. Currently Council share a Recreation Officer with the Shires of Jerramungup and Kent and have seen great benefit in the past of this arrangement. This position is funded by the Department of Sport and Recreation.

Funding has been approved for improvements to Weir Park in Ongerup. \$40,000 of Council's Royalties for Regions allocation has been directed to this project and a further \$10,000 of Council's own funding. It is expected that further funding will be sought allowing some fantastic improvements to this space. Shade sails, soft fall and fencing for Weir Park are the anticipated project outcomes.

The Borden Pavilion Committee has been successful in securing funding for Stage 2 of the Borden Pavilion Precinct Plan project which involves the relocation of the Borden Bowling Club to behind the Pavilion. Council's cash commitment to this project is \$162,000 and will be funded through a loan. The Department of Sport and Recreation are funding \$178,000, the Great Southern Development Commission has allocated \$140,000 to the project and the Borden Bowling Club is also contributing \$30,000.

Council have also allocated \$40,000 of the Royalties for Regions funding to the Gnowangerup Men's Shed project.

**Transport:**

Over \$1,450,000 has been included for capital infrastructure upgrades in the 2012/2013 budget. Council have been allocated \$631,000 in Regional Road Group and Roads to Recovery funding to contribute to a number of these capital upgrades. Included within the infrastructure budget is approximately \$80,000 for the construction of footpaths within the three town sites. These footpaths are partially funded through Council's Royalties for Regions allocation. Details of these footpaths and the remainder of the road program are included within the supplementary information section of the budget document.

\$1,133,000 has also been included with the 2012/2013 budget for road maintenance.

Council have been successful in securing a further \$46,200 for the construction of a dam and the application of an enrichment coat to the Gnowangerup airstrip. Council have allocated \$23,800 towards this project.

Council's plant replacement program for 2012/2013 includes the purchase of two new tip trucks and the outright purchase of a new side tipper and dolley. Council continue to vigorously fund the Plant Replacement reserve with a further \$530,000 set aside in the budget to transfer to the reserve.

**Economic Services:**

The completion of the Gnowangerup Travel Stop is included, with the total project budget of approximately \$216,000. This includes funding from the Regional Development scheme (\$84,200) T Qual (\$66,500) the Gnowangerup Progress Association (\$15,300) and the Shire (\$50,000).

**Other Property and Services:**

Private works at both the Borden and Ongerup Water Catchment areas are providing Council with net income in excess of \$68,000. This out of the ordinary income has proven vital in allowing Council to minimise the annual rates increase.

**Summary:**

The next year will be an exciting one for the shire as the organisation position's itself to respond to the challenge of addressing the local government reform agenda and building the long term aspirations of the community into the Shire's future direction and forward plans.

Further details of projects planned for 2012/13 are contained within Council's budget document that is available at any of the Shire's libraries or at the Shire of Gnowangerup website at [www.gnowangerup.wa.gov.au](http://www.gnowangerup.wa.gov.au). Finally, I take this opportunity to thank the Shire staff and councillors for their efforts and commitment in the development of the 2012/13 Annual Budget.

**SHELLEY PIKE - CHIEF EXECUTIVE OFFICER**

Legal and Statutory Requirements

*Local Government Act (1995) s.6.2. (1)* states that each Local Government is to prepare an annual budget prior to 31 August, unless an extension from the Minister is granted.

Financial Implications

The budget is balanced, with a nil surplus/deficit expected to 30 June 2013.

Strategic Implications

The adoption of the annual budget gives the strategic intent of Council for the next twelve months.

Voting Requirements

Absolute Majority

**OFFICER RECOMMENDATION**

1. That Council impose the rates and charges specified below on all rateable properties within the district for the period 1 July 2012 to 30 June 2013 in accordance with the *Local Government Act 1995* and the *Waste Avoidance and Resource Recovery Act 2007*.

**RATES**

That Council adopts the following Rates and Charges for the Shire of Gnowangerup for the year ending 30 June 2013:

**General Rates**

Gross Rental Valuations:	13.4210 cents in the dollar
Unimproved Valuations:	0.9490 cents in the dollar
Differential Rate – Amelup Tourism	6.7105 cents in the dollar

**Specified Area Rates****Gnowangerup Indoor Recreation Centre**

Gross Rental Valuations:	0.4880 cents in the dollar
Unimproved Valuations:	0.0180 cents in the dollar

**Borden Pavilion Precinct**

Gross Rental Valuations:	0.2065 cents in the dollar
Unimproved Valuations:	0.0112 cents in the dollar

**Ongerup Effluent**

Gross Rental Valuations:	0.7633 cents in the dollar
--------------------------	----------------------------

**MINIMUM RATES**

That the minimum rates for Gross Rental Values be \$550 per assessment and the minimum rates for Unimproved Values be \$575 per assessment.

**PAYMENT OF RATES**

That Council adopts the following payment dates for the payment of 2012/2013 rates:

**Option 1:** Payment in FULL by a single instalment 11 September 2012.

**Option 2:** Payment in FOUR equal instalments:

First instalment	11 September 2012
Second instalment	12 November 2012
Third instalment	11 January 2013
Fourth instalment	11 March 2013

**INTEREST AND ADMINISTRATION CHARGES**

That an interest rate of 5.5% p.a. and an Administration Fee of \$10, be imposed on instalments, to apply to second, third and fourth instalments.

That a penalty interest rate of 11% p.a. be imposed on overdue rates not paid by 11 September 2012.

**RUBBISH CHARGES**

That the rubbish charges be \$81.00 per annum for the weekly removal of one 240 litre Mobile Garbage Bin from the town sites.

**RECYCLING CHARGES**

That the recycling charges be \$85.00 per annum for the fortnightly removal of one 240 litre Mobile Garbage Bin from the town sites.

That pensioners be granted a concession recycling charge of \$51.00

**WASTE AVOIDANCE AND RESOURCE RECOVERY RATE**

That Council adopts a minimum rate of \$101.00 per assessment and that only one rate be charged to landowners with more than one property in the exact same name.

**2. ADOPTION OF VALUATIONS**

That valuations, as supplied by the Valuer General, as listed below, be adopted and recorded in the Rate Book for use in the 2012/2013 financial year:

- Gross Rental Valuations           \$2,954,476
- Unimproved Valuations           \$240,365,080

**3. REPORTING OF MATERIAL DIFFERENCES**

That, for the purpose of reporting material differences, Council adopts the following variance scale:

Annual Budget Amount Reportable Variance on budget YTD vs Actual YTD (at sub-program level)

- \$0 - \$10,000                       10%
- \$10,000 - \$50,000               10%
- \$50,001 and over                 5%

**4. COUNCILLOR REMUNERATION**

That the Councillor fees, expenses and allowances are set as follows:

Local Government Allowance:

- President                           \$7,500
- Deputy President                 \$1,500

Meeting Fees:

- Councillors                         \$4,000 annual allowance

Member Travelling:

- Councillors entitled to be paid 80 cents per kilometre for use of their own vehicle on Council business
- Councillors entitled to a \$550 allowance for a line rental for telephone and faxes

**5. FEES & CHARGES**

That the Schedule of Fees and Charges as set out in the Budget for the year ending 30 June 2013 be adopted.

**6. GRAVEL PURCHASE PRICE**

That, in relation to Council's policy 7.9.2, the rate for the purchase of gravel is at 93 cents (exc. GST) per cubic metre.

**7. ADOPTION OF THE BUDGET**

That the Annual Budget for the Shire of Gnowangerup for the year ending 30 June 2013, comprising a Comprehensive Income Statement by Nature and Type, Comprehensive Income Statement by Program, Statement of Cash Flows, Rate Setting Statement and associated notes, be adopted.



## 5. GOVERNANCE

---

### 5.1 REVIEW OF COUNCIL POLICIES

<b>Location:</b>	Shire of Gnowangerup
<b>Proponent:</b>	
<b>File Ref:</b>	
<b>Date of Report:</b>	17 July 2012
<b>Officer:</b>	S Pike – Chief Executive Officer B Trezona – Executive Assistant
<b>Disclosure of Interest:</b>	Nil

---

#### Attachments

- Policy 1.8 Media and Communication Policy
- Policy 2.19 Disposal of Assets Policy

#### Purpose of the Report

For Council to review one of its existing policies as part of the staged process of reviewing all of its policies and adopt a new policy relating to the Disposal of Assets.

#### Background

Council has a Policy Manual that contains a number of policies covering many aspects of the Shire's operations.

All members have previously been supplied with a complete copy of the Policy Manual.

Council adopted the current Policy Manual in October 2011.

Policies 1.8 and 2.19 are the subject of the current review. The policies have been distributed to senior staff for review and their comments have been reflected in this report.

#### Comment

##### **1.8 Media and Communication Policy (Formerly Public Relations – Press Releases)**

The purpose of this document is to articulate strategies that Council intends to implement to achieve this effective two-way communication. The policy covers two sections-internal and external strategies. The former is focused on interactions with employees and contractors of Council, whilst the latter deals with Council's relationships with external stakeholders – community groups, residents, peak industry groups and government agencies.

The Shire of Gnowangerup (SOG) is a local government located in the Central Great Southern Region of Western Australia. The purpose of the communications function in the SOG is to fulfil the communications obligations of a local government and to support the Shire's strategic and business goals through communicative means. This also includes responsibility for the SOG's corporate image. The aim of communications is to convey information about the Shire's activities openly, reliably, fast and responsibly, anticipating issues impacting on the shire as effectively as possible.

##### **2.19 Disposal of Assets Policy (New Policy)**

The purpose of this Policy is to provide unambiguous and transparent direction for the disposal of assets and in doing so:

- promote fair and effective competition to the greatest possible extent;
- consider any potential benefit to the community; and
- ensure best value for money is achieved.

Consultation

Senior Staff

Legal and Statutory Requirements

Nil – Section 2.7 (2) (b) of the *Local Government Act 1995* establishes the duty for the Council to *determine the local government's policies*.

Policy Implications

As per presented changes

Financial Implications

Nil

Strategic Implications

Shire of Gnowangerup Plan for the Future/Strategic Plan 2011 – 2016 Functional Area 1

Voting Requirements

Simple Majority

Officer Recommendation

That Council

- amends policy **1.8 Media and Communication Policy**
- adopts policy **2.19 Disposal of Assets Policy**

Council RecommendationReason for Change to RecommendationImplications of Changes to Officers Recommendation

---

**5.2 REQUEST FOR PERMISSION TO COLLECT NATIVE SEEDS WITHIN THE SHIRE OF GNOWANGERUP**

<b>Location:</b>	Shire of Gnowangerup
<b>Proponent:</b>	Kelley Turner, Greening Australia
<b>File Ref:</b>	11.4.1
<b>Date of Report:</b>	17 July 2012
<b>Officer:</b>	B Trezona – Executive Assistant
<b>Disclosure of Interest:</b>	Nil

---

Attachments

- Letter from Kelley Turner of Greening Australia

Purpose of the Report

For Council to delegate the Chief Executive Officer authority to grant permission for the request from Greening Australia to collect native seed within Shire reserves.

Background

Kelley Turner from Greening Australia WA (GAWA) has written to Council seeking permission for their staff to collect native seed from Council controlled reserves. All GAWA employees have undergone significant training in all aspects of seed collection and are licenced under the *Wildlife Conservation Act 1950*. The seed collected from within our reserves will be used in strategic re-vegetation projects throughout the region, some may be used for research into re-vegetation and development of tree cropping programs.

Comments

The Chief Executive Officer does not have delegated authority to grant the request from Greening Australia to collect native seeds in the Shire's controlled reserves.

Consultation

Senior Staff

Legal and Statutory requirements

Nil

Policy Implications

Nil

Financial Implications

Nil

Strategic Implications

Nil

Voting Requirements

Simple Majority

**OFFICER RECOMMENDATION**

**That Council give the Chief Executive Officer delegation to grant permission for Greening Australia to collect native seed over a 12 month period (July 2012 – July 2013) in the Shire of Gnowangerup's controlled reserves in accordance with the *Wildlife and Conservation Act 1950*.**

Council Recommendation

Reason for Change to Recommendation

**6. CORPORATE PLANNING AND POLICY**

---

**7. CONFIDENTIAL ITEMS**

---

**7.1****CONSTRUCTION OF HOMES IN GNOWANGERUP**

<b>Location:</b>	Lots 61, 191 and 193 Corbett Street, Gnowangerup
<b>Proponent:</b>	
<b>File Ref:</b>	
<b>Date of Report:</b>	16 July 2012
<b>Officer:</b>	SD Pike – Chief Executive Officer VN Webster – Executive Manager Corporate Services
<b>Disclosure of Interest:</b>	Nil

---

**This item has been omitted due to the confidential nature of its content.**

---

**7.2 POLICE STATION ONGERUP**

<b>Location:</b>	Vaux Street, Ongerup
<b>Proponent:</b>	
<b>File Ref:</b>	14.2.5
<b>Date of Report:</b>	16 July 2012
<b>Officer:</b>	SD Pike – Chief Executive Officer VN Webster – Executive Manager Corporate Services
<b>Disclosure of Interest:</b>	Nil

---

**This item has been omitted due to the confidential nature of its content.**

**8. URGENT BUSINESS INTRODUCED BY DECISION OF COUNCIL**

**PART D – OTHER BUSINESS AND CLOSING PROCEDURES**

- 1. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**
  
- 2. DATE OF NEXT MEETING**
  
- 3. CLOSURE**