

**Shire of Moora
Ordinary Council Meeting
22nd November 2006**

NOTICE OF MEETING

Dear Elected Member

The next Ordinary Council Meeting of the Shire of Moora
will be held on **Wednesday 22nd November 2006**
in the Council Chambers, 34 Padbury Street, Moora
commencing at **3.30 pm**

SJ Deckert
Chief Executive Officer
17th November 2006

The Shire of Moora Vision and Mission Statement

Vision

Our vision is that:

The Moora region will be a place of brilliant opportunity over the next twenty years. Sustainable growth will result in a vibrant, healthy, wealthy and diverse community.

Mission

Our mission is:

To identify and stimulate growth through creative leadership and a willingness to get things done.

SHIRE OF MOORA**WRITTEN DECLARATION OF INTEREST IN MATTER BEFORE COUNCIL**

Chief Executive Officer
 Shire of Moora
 PO Box 211
 MOORA WA 6510

Dear Sir,

Re: Written Declaration of Interest in Matter Before Council

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 / Proximity / Indirect Financial /
 Conflict (impartiality) pursuant to ⁽⁵⁾ Section 5.65 of the Local Government Act 1995 /
 Clause 1.3 of Councils Adopted Code of Conduct.

The nature of my interest is ⁽⁶⁾ _____

I wish to be present and participate in any discussion and/or decision making procedure
 relating to the item and therefore would like Council to declare that my interest in the
 matter is ⁽⁷⁾ _____

The extent of my interest is ⁽⁸⁾ _____

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

Yours faithfully,

Signed

Date

1. Insert your name.
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. Delete type of interest not applicable.
5. Delete reference, which is not applicable.
6. Insert the nature of your interest.

Please note: The section pertaining to the following notes should only be completed if the Councillor
 making the declaration requires a Council decision to participate in the matter.

7. Insert either "Trivial" or "In common with a significant number of ratepayers or electors".
8. Insert the extent of your interest.

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SHIRE OF MOORA
ORDINARY COUNCIL MEETING AGENDA
22 NOVEMBER 2006
COMMENCING AT 3.30PM

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Item 11.4.1 Lot Amalgamation Plan

Item 11.6.1 Energising the Wheatbelt - Strategic Plan

Item 11.7.1 Swimming Pool Area – Proposed Plan

1. DECLARATION OF OPENING & WELCOME OF VISITORS***“Acknowledging of Country”***

I would like to show my respect and acknowledge the traditional owners of this land and acknowledge their contribution to the Shire of Moora as I do for all its people.

2. DISCLAIMER READING

To be read by the Shire President should members of the public be present at the meeting.

No responsibility whatsoever is implied or accepted by the Shire of Moora for any act, omission or statement or intimation occurring during this meeting.

It is strongly advised that persons do not act on what is heard at this meeting and should only rely on written confirmation of Council’s decision, which will be provided within fourteen (14) days of this meeting.

3. ATTENDANCE**APOLOGIES****PUBLIC****4. DECLARATIONS OF INTEREST****5. QUESTIONS BY THE PUBLIC IN ACCORDANCE WITH SECTION 5.24 OF THE ACT****6. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE**

Questions raised by the public and taken on notice at the Ordinary Meeting of Council held in Watheroo on 27 September 2006.

Questions from Mr Shane Sutherland

Q. What percentage of rate revenue is generated by rural ratepayers?

R. Valuations provided by the Valuer Generals Office are provided as Gross Rental Values (GRV) for Townsite properties and Unimproved Values (UV) for properties outside of the gazetted Townsites. It should be noted that Urban Farms are assessed on an Unimproved Value whereas some of these properties may not be considered to be rural as they are in a

townsite boundary. 76.6% of rate revenue is budgeted to be collected from ratepayers with Unimproved Values. This cannot be directly translated to rural ratepayers.

Q. What is the total rate revenue budgeted for this coming year?

R. \$2,472,074

Q. How much have rates increased in total since 2002?

R. In 2001/02 \$1,792,370 was raised in rates. In 2006/07 it is budgeted to raise \$2,472,074 in rates which equates to an increase of \$679,704 or an average annual increase of around 6.5%. Please note that this increase also includes a number of new or additional properties that have become rateable during this period. It has not been possible to exclude these for the comparison to the 2001/02 figure and therefore distorts the comparison.

Q. What percentage of rates is allocated to wages and salaries to run the Shire?

R. The Council budget is not formulated so that a given percentage of rates is allocated to wages and salaries. Council receives operating grants such as the Be Active Scheme that covers wages as well as non-operating grants such as road construction grants that have a wages component included in them. In addition an untied grant is received from the Local Government Grants Commission that can be used on any part of Councils operations including salaries and wages. Council formulates its budget including all incomes and expenditures and rates to be raised is the balancing item, being the difference between all sources of income and budgeted expenditure.

For the purposes of comparison the ratio of salaries and wages to rates for 2005/06 and 2006/07 are 75% and 80% respectively.

Q. Why isn't there more consultation with ratepayers with regard to general council business?

R. The principles of local government in Australia are based on the Westminster system where the broader community of electors, democratically elect a smaller group from their number to represent them in the governments affairs. In the Shire of Moora's case, 9 Councillors have been elected by around 1700 electors to represent them. Based on this principle, Council is not obliged to consult with the community. However, it is good, open and accountable local government to consult on important issues. Council therefore considers matters based on their merits and determines whether it can make a decision with or without consultation. It is inevitable that in some circumstances, Council's opinion as to whether a matter requires community consultation or not differs from the community's opinion.

Q. What are the goals or objectives of Council which will slow or stop the rapidly increasing burden on ratepayers?

R. Council's goal is to provide those local government functions and services that the community desires in a cost effective manner. Unfortunately, the costs associated with the provision of local government services are directly related to the broader Australian economy, which is outside of the Shire's control. As a consequence the only avenue available to Council to control costs is to review the extent of services provided and the level at which those services are provided. A real outcome of such a review, if the only

critterion is to reduce costs, will be a reduction in the number of services and/or in the service levels. At this stage Council has been reticent to reduce services or service levels as the wider community has an expectation of maintaining or increasing services. Council however acknowledges that it is good business practice to continually review its method of service delivery to ensure cost efficiency.

Q. Why has Council not investigated a more equitable method of applying rates?

R. *The raising of rates is governed by the requirements of the Local Government Act. The total amount of rates raised is equal to the shortfall between total expenditure and revenue from all other sources. When the total rates revenue requirement is determined, Council must use the valuations set by the Valuer General for the individual land holdings to which it then applies a rate in the dollar. Through this process Council cannot make value judgments as to what individual landowners should pay. The apportionment of the rates is determined by the relativities of the valuations set by the Valuer General for individual parcels of land.*

Council does however have the ability to shift the apportionment between GRV rated properties and UV rated properties when setting the respective rates in the dollar that are applied to the valuations. It would seem that historical precedence has established the current relativities between GRV and UV. Each year when setting the rates in the dollar at the time of adopting its Budget, Council considers the apportionment of the rate burden, however has determined not to change the apportionment. This does not mean to say that the relativity will not change in the future depending on circumstances that may arise at that time.

Q. Shire rates have increased \$560,000 in four years (mine has increased 10% since last year) with an extra \$200,000 budgeted in wages for seemingly no improvement in services?

R. *The provision of local government to the district is a complex business and can be extremely difficult to explain or quantify especially in respect to local government services received directly by individual residents. This is because some services can clearly be identified as being received (such as road maintenance) while others are not so obvious (street lighting for example). The rates raised each year balance the budget and therefore perusal of the adopted budget would demonstrate Council's objectives for the whole of the Shire in respect to that year.*

Q. We are rated nearly double what Dandaragan Shire charges and I think it is time we benchmarked our performance against their figures?

R. *The suggestion to benchmark ourselves against other local governments has merit particularly if we are reviewing our services, service levels and method of delivery. However, direct comparison is usually very difficult due to a number of variables. This can include policy decisions of the Council, extent of growth and development, size of the shire, spread of population centres, length of road network, other streams of income and so on.*

On the face of it, the above statement is true, the UV rate in the \$ for Dandaragan and Moora for 2006/07 are \$0.7813 and \$1.4988. This does not reflect that the total valuation of UV properties in Dandaragan is \$209M, while the valuations of UV properties in Moora totals \$126M. It then follows that to raise the same total revenue from UV

rated properties, that the Shire of Moora's rate in the \$ must be nearly double that of Dandaragan's.

Q. There is \$150,000 budgeted for private works. If this involves shire trucks and graders etc that we have paid for why is it that our roads can't be maintained at more appropriate times such as just after rain?

R. The Budget provides to expend \$120,000 to carryout private works and receiving \$150,000 in payment for these works. In other words the Shire is receiving a net income of \$30,000 from this activity. If the Shire was not to do private works then there would need to be a reduction in spending on other roadworks to off-set the loss of income.

Another aspect of this question relates to the timing of road maintenance following rain. In actual fact there are very few optimum days after rain that we can take advantage of as good grading weather that would be impacted upon if we were carrying out private works.

Q. Could someone confirm that there is \$235,000 already set aside in a reserve fund for a new administration building?

R. At 30 June 2006 the balance of the Administration Building Reserve Fund was \$189,469. In the 2006/07 budget interest revenues of \$5,850 and a net transfer to reserves of \$40,000 is budgeted.

Q. Admin vehicles budgeted \$320,000. How many vehicles and who drives them?

R. In the 2006/07 Budget account 30401 Administration Vehicles is budgeted at \$320,000 being the purchase of ten vehicles. Account 40401 Sale of Motor Vehicle Fleet is budgeted at \$280,000 being the trade value of ten vehicles. The net difference of \$40,000 is the cost to Council. Council owns five fleet vehicles and these are included in the salary packages of the Chief Executive Officer, Finance Manager, Operations Manager, Manager of Health and Regulatory Services and Enterprise Development Manager. Councillors and other staff use the vehicles as and when required to attend meetings, training and to undertake official Council business.

Q. \$620,000 has been budgeted for maintaining 714km of unsealed roads, which equates to \$868/km. When does Council think it appropriate to review their methods of delivering services eg contract?

R. The amount of \$620,000 refers to all aspects of road maintenance, both rural and Townsite roads and includes maintenance grading, bitumen repairs, shoulder maintenance, drain clearing, bridge maintenance, footpath maintenance, street lighting, signage, street sweeping etc. When taking this in to account and the fact that all roads are graded more than once per year, the maintenance cost per kilometre is significantly less than indicated in the question.

Q. Why was there no consultation with us concerning flying the aboriginal flag and hasn't Council got more significant business to concentrate on which affects all ratepayers?

R. Council has made this decision through the democratic principles under which it has been elected. In this matter, Council believed that the matter was significant, however

determined that further consultation, beyond the consultation undertaken by individual Councillors was not warranted.

Q. I'd like to propose to Council that more or all business affecting ratepayers should be channeled through progress associations or similar via their ward Councillors before decisions are made on our behalf.

R. While this has merit in principle, it is not practical in reality. Councillors are elected to represent their constituents and to make decisions on their behalf. Council will continue to determine on a case-by-case basis if there is a need for consultation. As an option, Council Meeting agendas are available at least 72 hours prior to the meeting. If the Progress Associations received a copy of the agenda as soon as they became available, then this would allow the Progress Associations time to consider business on the agenda and to provide feedback to Councillors prior to the Council Meeting.

Q. Could these questions and answers please be published locally?

R. These questions and Council's responses are required to appear in the minutes of the Council Meeting. These minutes are a public record of the meetings outcomes. Therefore there are no objections to these questions and answers being published locally.

Question from Mr Bruce Crossley

Q. I have observed the roadworks currently being undertaken on the Watheroo West Road and it is not being carried out efficiently and taking too long.

R. Work is now complete to this section of road and is now sealed.

Nevertheless, there have been delays to the roadworks on the Watheroo West road due to the relocation of Telstra infrastructure, the need to engage a rock breaker to get the road down to the surveyed level and the fact that our staff had to undergo a week of Traffic Management Training.

The best way to test the validity of this statement is to compare the end result of the roadworks against the Works Programme and Budget. The completed works is in accordance with the Programme (ie to construct and seal from SLK 1.33 to SLK 4.00). At the time of preparing this response the final costs were still being collated, as a number of invoices are still outstanding. Once the final costs have been determined, they can be compared against the budget and performance gauged taking into account all factors including those noted earlier in this response.

Question from Mr Gary Reid

Q. It would seem that if it costs \$1.9M for salaries and wages to run the Shire, then if the Shire of Moora amalgamated with the Shire of Dandaragan there would be an immediate saving of \$1.9M?

R. A substantial component of the salary and wages budget is for the construction and maintenance of assets and provision of services that will still be required should the Shire of Moora be amalgamated with any Council. Any savings achieved through amalgamation is an academic debate as examples from the Eastern States of amalgamated Councils include those that have made saving as well as those where costs have increased. Council

is of the opinion in this case that there will not be any savings as the staff of both Council's are working to full capacity and could not reasonably be expected or able to substantially increase their workload.

7. APPLICATIONS FOR LEAVE OF ABSENCE

8. PETITIONS AND MEMORIALS

9. ANNOUNCEMENTS BY THE SHIRE PRESIDENT

10. CONFIRMATION OF MINUTES OF THE PREVIOUS MEETINGS

10.1 ORDINARY COUNCIL MEETING - 8 NOVEMBER 2006

That the Minutes of the Ordinary Meeting of Council held on 8 November 2006, be confirmed as a true and correct record of the meeting.

11. REPORTS OF OFFICERS

11.1 ADMINISTRATION

11.1.1 Audit Report and Management Letter

FILE:

AUTHOR: Jo-Anne Ellis, Financial Development Manager

REPORT DATE: 17 November 2006

DECLARATION: Nil

BACKGROUND

At the completion of the annual audit an audit report detailing the scope, audit opinion and statutory compliance is issued and forms part of the audited financial statements of the Shire

Additionally a management letter is issued, addressed to the Shire President. This letter presents the results of the audit and may include suggestions for improvement and areas on non-compliance found during the audit process.

COMMENT

At the time of writing this report the independent audit report had not been received. However it will be distributed to Councillors as a separate document prior to the meeting.

Changes to the Local Government Act now requires the Audit Committee to consider results of Audit, this includes the Management Letter. It is recommended that an Audit Committee Meeting be held prior to the Council Meeting on 13th December 2006.

STATUTORY ENVIRONMENT

Local Government Act 1995 and associated regulations.

POLICY IMPLICATIONS

Nil.

BUDGET IMPLICATIONS

Nil.

STRATEGIC IMPLICATIONS

Presentation of the management report to the Audit Committee improves the governance role of council.

PRECEDENT

A independent audit report and management letter are received at the completion of each annual audit.

VOTING REQUIREMENTS

Simple Majority

OFFICER RECOMMENDATION – ITEM 11.1.1

- 1. That Council note and receives Independent Audit Report for the year ended 30th June 2006.***
- 2. That an Audit Committee Meeting be convened in the Council Chambers at 11.30am on Wednesday 13th December 2006 to consider the Management Letter relating the Year Ended 30 June 2006.***

11.1.2 Council Meeting Dates for 2007

FILE: EM/COAI
AUTHOR: Rebecca McCall, Corporate Services Officer
REPORT DATE: 14 November 2006
DECLARATION: The author has no financial interest in this matter

BACKGROUND

Council needs to establish its meeting dates for the forthcoming year to enable advertising of those meetings that are to be open to the public.

COMMENT

The recommendation of this report essentially recommends that the meeting arrangements for 2007 is the holding of Ordinary meetings and Briefing Sessions on the third Wednesday of every month commencing at 3.30pm for a trial period of six months.

If, during or at the conclusion of the trial period it is decided that monthly Ordinary meetings and Briefing Sessions are not viable then Council can decide at that time to revert back to holding Ordinary meetings and Briefing Sessions on the second and fourth Wednesdays of every month, except January and December, where one meeting is held, as in the case of 2006.

It is noted that Briefing Sessions continue to be held immediately following the Ordinary meeting.

It is again proposed to hold a Council meeting at Miling in March and at Watheroo in September as in previous years with the Ordinary meeting commencing at 6.30pm. At these meetings the Briefing Session will precede the Ordinary Meeting and commence at 1.30pm with lunch at 1.00pm. This allows Council more time to fully debate all matters on the Agenda of the Council Meeting and Briefing Session. This timing allows for any site inspections if necessary and provides greater opportunity to local residents to attend the Ordinary Meeting.

The proposed meetings schedule is attached.

Whilst there are sound reasons for (ie less time attending and preparing for meetings, more items on agenda) and against (delays in decision making, less interaction between Councillors and staff etc) going to one meeting per month, the impact of reducing Councillors meeting fees was never a consideration. Therefore if Council adopts the one meeting per month arrangement, even on a trial basis, Council should reconsider the meeting fees.

The Local Government Act 1995 provides for either an annual fee or a per meeting fee. This Council has previously adopted the per meeting fee. In order to provide minimal impact to the amount Councillors receive over a twelve month period, it is proposed that the per meeting fee for the Shire President and Councillors be set at the maximum permissible by legislation. This will result in the Shire President receiving \$280 per meeting (previously \$155) and Councillors receiving \$140 per meeting (previously \$95).

STATUTORY ENVIRONMENT

Section 5.25 (g) of the Local Government Act 1995 stipulates that Regulations may make provision in relation to the giving of public notice of the date and agenda for Council or committee meetings.

Regulation 12 of the Local Government (Administration) Regulations 1996 states;

- I. At least once each year a local government is to give local public notice of the dates on which and the time and place at which –
 - (a) the ordinary council meetings; and
 - (b) the briefing sessions that are required under the Act to be open to members of the public or that are proposed to be open to members of the public;
 are to be held in the next 12 months.

Sections 5.98 and 5.99 of the Local Government Act 1995 and Regulation 30 of the Local Government (Administration) Regulations 1996 sets the minimum and maximum amounts for the payment of meeting fees.

POLICY IMPLICATIONS

Nil.

BUDGET IMPLICATIONS

The cost of advertising in the local newspaper has been provided for in the current budget. The payment of members meeting fees has also been provided for within the Adopted Budget.

STRATEGIC IMPLICATIONS

Advertising of the meeting dates and times enables the community to be aware in advance of the Council's meeting dates for the year, and potentially increase public attendance and input at Council meetings.

PRECEDENT

Due to the statutory nature of the requirement and the community benefit, advertising of meetings occurs annually.

VOTING REQUIREMENTS

Simple majority.

MANEX RECOMMENDATIONS – ITEM 11.1.2

That Council,

- 1. Adopts the meeting schedule for 2007 as submitted in the table titled Council Meeting Dates 2007 as attached.*
- 2. Advertises its adopted meeting dates for 2007 in accordance with section 5.25 of the Local Government Act 1995 and Regulation 12 (1) of the Local Government (Administration) Regulations 1996.*
- 3. Sets the meeting fees to be paid to Councillors at \$140 per meeting and at \$280 per meeting for the Shire President to take effect from the next Ordinary Meeting of Council.*

4. ***Review the meeting fees set in part 3 above, if at any time the frequency of Ordinary Meetings of Council change, and if not beforehand, at the first Ordinary Meeting of Council following the next Council elections.***

11.1.3 Acceptance of the 2005/06 Annual Report

FILE: PD/ARNI
AUTHOR: Steven Deckert, Chief Executive Officer
REPORT DATE: 23 November 2006
DECLARATION: Nil

BACKGROUND

Council is required by the Local Government Act 1995 to accept the annual report for the financial year no later than 31 December after that financial year (Section 5.54 (1)) unless the audit report is not received prior to 31 December.

Section 5.55 of the Act requires the CEO to give local public notice of the availability of the annual report as soon as practicable after the report has been accepted by Council.

Section 5.27(2) requires a general electors meeting to be held not more than 56 days after the local government has accepted the annual report.

COMMENT

The audit report relating to the financial report for the year ending 30 June 2006 was presented to this ordinary meeting Council and forms part of the Annual Report.

The acceptance of the Annual Report, either in its current form, or as amended by Council, at this meeting will allow the Annual Electors Meeting to be held on 13 December 2006.

The Annual report has been distributed to Councillors under separate cover

STATUTORY ENVIRONMENT

Local Government Act 1995, Sections 5.27, 5.54, & 5.55

POLICY IMPLICATIONS

Nil.

BUDGET IMPLICATIONS

Printing and advertising costs have been factored into the current budget.

STRATEGIC IMPLICATIONS

The Annual Report is a public document that can be used to promote the Shire of Moora and the principal activities being undertaken by the Shire.

PRECEDENT

The Annual Report, Financial Statements and electors meetings are statutory requirements.

VOTING REQUIREMENTS

Simple Majority

OFFICER RECOMMENDATION – ITEM 11.1.3

- 1. That Council accepts the 2005/06 Annual Report as presented.*
- 2. Sets the date of the annual electors meeting to be held on Wednesday, 13 December 2006, commencing at 7.30pm at the Moora Performing Arts Centre.*

11.2 FINANCIAL DEVELOPMENT

11.2.1 Statement of Financial Activity for Period Ended 31 October 2006

AUTHOR: Jo-Anne Ellis, Financial Development Manager
REPORT DATE: 17 November 2006
DECLARATION: Nil

BACKGROUND

Council is provided with monthly financial reports to enable monitoring of revenues and expenditures against the adopted budget.

COMMENT

The October 2006 Monthly Financial Report is provided as a separate attachment.

STATUTORY ENVIRONMENT

Local Government Act 1995, Division 3, Section 6.4
Local Government (Financial Management) Regulations 1996, Sec. 34

POLICY IMPLICATIONS

Nil

BUDGET IMPLICATIONS

Year to date income and expenditure is provided by line item to enable comparison to 2006/07 adopted budget.

STRATEGIC IMPLICATIONS

Monitoring of actual revenues and expenditures against the adopted budget assists Council in being informed as the financial health of the organisation.

PRECEDENT

Monthly reports are to be provided at the second meeting of each month.

VOTING REQUIREMENTS

Simple Majority

MANEX RECOMMENDATION – ITEM 11.2.1

That Council note and receive the Statement of Financial Activity for the period ending 31 October 2006.

11.3 OPERATIONAL DEVELOPMENT

11.3.1 Budget Items – Water Carting Tank & Metal Spreaders

FILE: TEPI
AUTHOR: John Greay, Operational Development Manager
REPORT DATE: 16 November 2006
DECLARATION: Nil

BACKGROUND

Within the budget this year allowance has been made for the purchase of a 11-12,000 litre water carting tank (\$8,000) and three second hand metal spreaders (\$10,000). Both of these items are required for use within Councils roadwork programme.

COMMENT

We endeavoured to obtain second hand metal spreaders from one of our neighbouring Councils earlier this year but to no avail. Our mechanic therefore investigated getting some purpose built spreaders from Straightline Welding – Moora and he found that we were able to have three to our specifications made for \$8,650.40, a budget saving of \$1,349.60.

We are now looking to have a purpose built steel water carting tank manufactured from Straightline Welding. The cost is \$10,000, which is \$2,000 more than we budgeted. Also we have purchased a new grader for a better outcome than budgeted, which has resulted in over a \$37,000 saving (Budget \$330,000 - \$75,000 + \$255,000 changeover) (Actual \$349,541.72 - \$120,000 + \$217,541.72).

STATUTORY ENVIRONMENT

Nil

POLICY IMPLICATIONS

Nil

BUDGET IMPLICATIONS

Adjustments required as outlined.

STRATEGIC IMPLICATIONS

It is important to maintain a good equipment base, which will allow us to construct and maintain our road network.

PRECEDENT

Council has previously dealt with similar issues as they have risen.

VOTING REQUIREMENTS

Absolute Majority

MANEX RECOMMENDATION – ITEM 11.3.1

That Council approves of the manufacture of a purpose built 11,000 litre water cartage tank and the over budget expense be funded by the savings associated with the metal spreaders and heavy-duty grader purchases.

11.3.2 Staff Housing

FILE: STRI
AUTHOR: John Greay, Operational Development Manager
REPORT DATE: 16 November 2006
DECLARATION: Nil

BACKGROUND

Council needs to retain a stock of houses for essential staff so that Council can retain and attract valued employees. Council recently leased a house at 54 Ranfurly Street, Moora for six months to accommodate a final trim construction team leading hand grader driver.

COMMENT

The leased house in Ranfurly Street that he occupied has now been sold and the new owner will be occupying the house directly after the 10th December 2006, which is the date that we have been advised to vacate. We have been unable to lease another comparable property in Moora and Ray White Realty does not have any properties on their register. We have tried several farmers close to town to see if they have houses for rent or lease but we have had no success.

Due to being unable to rent or lease we are suggesting that Council purchase a property for the above position.

We know of only one property for sale in Moora that would be suitable and that is located at No. 6 Lefroy Street, Moora. This is a very nice home that has been very well maintained, it has three bedrooms, one bathroom, brick veneer/tile roof home and is for sale at \$239,000.

Council needs to make a decision also regarding the new house that we are constructing at No. 43 Lefroy Street, Moora as to whether this is for an executive officer or essential staff generally. Either way we need to acquire a house before the 10th December 2006.

An offer to purchase the property at No. 6 Lefroy Street, Moora needs to be made immediately so as to overcome our immediate predicament.

STATUTORY ENVIRONMENT

Section 2.7 and 3.1 of the Local Government Act 1995.

POLICY IMPLICATIONS

Nil

BUDGET IMPLICATIONS

Has an impact, as it is currently unbudgeted. Would need to be funded externally via a loan before the end of the financial year but purchased via the Municipal Fund in the interim.

PRECEDENT

Nil

VOTING REQUIREMENTS

Absolute Majority

MANEX RECOMMENDATION – ITEM 11.3.2

That Council delegates authority to the Chief Executive Officer to secure a property to the value of \$250,000 for the immediate purpose of housing Councils Final Trim Construction Team Leading Hand who currently resides at 54 Ranfurly Street, Moora.

11.4 COMMUNITY DEVELOPMENT

11.4.1 Town Planning Scheme No 4 – Delegation of Powers

LOCATION: Moora
FILE: TP/PTM11
AUTHOR: Michael Prunster, Community Development Manager
REPORT DATE: 15 November 2006
DECLARATION: Nil

BACKGROUND

Council resolved by absolute majority at the Council meeting held on the 25 February 2004, to delegate the Manager Corporate Services (now Community Development Manager) to approve planning applications that meet all the requirements of Councils Town Planning Scheme, for an indefinite period of time and amend its Register of Delegations accordingly, and that Council be provided with a list monthly of planning approvals issued under delegate authority.

APPLICANT (S)

The following Town Planning Applications have been approved under this delegated authority for the period ended 15 November 2006.

- *WA Planning Commission – referral of application from M & PL Mitchell for amalgamation of Lots 100 –102 Toodyay-Bindi Bindi Road, Bindi Bindi. Approved -- Zoning Rural Townsite. (Ref 23/0607) (refer attached plan).*

VOTING REQUIREMENTS

Simple Majority

MANEX RECOMMENDATION – ITEM 11.4.1

That Council note the town planning applications approved under delegated authority.

11.4.2 Rezoning amendments – Lots 18-21 Lee Steere Street and West End Property

LOCATION: Moora
AUTHOR: Michael Prunster, Community Development Manager
REPORT DATE: 16 November 2006
DECLARATION: Author has no interest in this item

BACKGROUND

Moora is situated in a flood plain and therefore prone to flooding and salination. It was flooded significantly in 1917, 1953, 1963, 1968, and three times in 1999 as the attached presentation indicates. The 1999 floods caused \$25M damage which resulting in most commercial premises and 340 homes being flooded. Confidence in Moora's ability to attract new businesses opportunities and people into the town is low because there is no provision allowing investment in flood free areas. This is constraining Moora's future development as a regional centre.

Flooding is also generally something insurers will not cover and that makes it difficult to promote growth and development in Moora, where given its advantageous it should be clearly possible to foster this growth.

In recent times there has been some large citrus orchard developments commenced to the West of the Town, and a further large feedlot development also is expected to commence in the near future. With the current housing demand and future accommodation requirements due to these developments, suitable flood free residential land has become in very short supply throughout the town.

COMMENT

West End Property

The problem facing the future for Moora of having a large proportion of residential lots located within the floodplain and flood fringe of the Moore River was identified in 1968, after the town of Moora was badly flooded. The Shire Council in 1970 responded by purchasing 700 acres of land immediately west and adjacent to the Moora town site for future development of Moora in a flood free environment. Detailed plans for that development were prepared in 1974. Since that time and until now there has been little progress with the project. This is mainly due to the excessive projected cost of the project. In 2002 a stage I development proposal was estimated to cost \$2.5m.

Council staff is currently corresponding with the Landcorp Corporation for an expression of interest in developing a residential subdivision at West End.

The area referred to as stage I at West End is currently zoned "Residential" with a density code of R5. This code restricts the area of lots to a minimum of 2000m² and it is recommended that the subdivision should provide for various size lots to cater for a variety of demands for various lifestyle type lots.

It is therefore recommended that the density code at the West End residential zoning be deleted and the zoning be amended to a "Development Zone" with provision for an Outline Development Plan to identify density and land uses.

Council staff is currently corresponding with Landcorp for an expression of interest in a project to develop the land into a residential subdivision.

Lee Steere Street Property

Council purchased the Lee Steere St land (Lots 18-21) in July 2006 with a plan to create a subdivision of around 31 lots for residential dwellings to help relieve the shortage of suitable residential land. This land is outside of the floodplain and flood fringe of the Moore River and is adjoining existing residential land within the Moora Townsite. The area of Lot 21 of this land is Salmon Gum trees and native bush, but this will not be included in the residential subdivision but it is recommended that this section be reclassified as a “Local Reserve for Conservation.”

Currently the area of land is zoned “Special Rural” and will need a resolution from Council to amend the zoning to “Residential” with a density code of R12.5/25. (R12.5/25 allows single house or grouped dwellings from a minimum of 440m² to 700m²)

A recent estimate of costs for the subdivision project was obtained from a licensed surveyor and planner and the project cost was estimated at \$1,151,287. This costing did not include landfill, landscaping, survey costs and planning/lodgment fees and road drainage.

STATUTORY ENVIRONMENT

Sections 2.7 and 3.1 of the Local Government Act 1995, relating to the general function provisions.

Planning and Development Act 2005 – Div. 3

POLICY IMPLICATIONS

Nil

BUDGET IMPLICATIONS

A budget of \$10,000 is provided in the 2006-07 budget for costs.

STRATEGIC IMPLICATIONS

Provision of suitable residential land in a flood free environment for Moora’s projected population increase over the next 15 years.

PRECEDENT

Council constructed the successful Myles Place subdivision and the Industrial land complex in Tootra Street some years ago.

VOTING REQUIREMENTS

Absolute Majority

OFFICER RECOMMENDATIONS – ITEM 11.4.2

That Council approve the amendments to the Shire of Moora Town Planning Scheme No 4 as under: -

- 1) Amend the zoning of Lots 18-20 Lee Steere Street Moora from “Special Rural” to “Residential” with a density code of R12.5/25*
- 2) Reclassify the area of remnant vegetation on lot 21 as a “Local Reserve for Conservation.”*
- 3) Amend the West End property zoning from “Residential” to “Development Zone” with provisions for an Outline Development Plan to identify density and land uses.*

- 4) Remove the density code of R5 shown on the “residential” area of West End.**
- 5) Authorise the Chief Executive Officer to continue discussing alternative subdivision plan layouts for the Lee Steere St property.**

11.5 ENVIRONMENTAL DEVELOPMENT

Nil.

11.6 ECONOMIC DEVELOPMENT

11.6.1 Energising the Wheatbelt – Sustainable Energy supply

LOCATION: Association with Various Shires in our Region
AUTHOR: Bronwyn Williams, Enterprise Development Manager
REPORT DATE: 14 November 2006
DECLARATION: Nil

BACKGROUND

It has become apparent in the media and with local conditions that climate change will be an ever-increasing issue for all levels of government and the community.

The main contributor to climate change is the emission of greenhouse gases into the atmosphere; governments are continually being expected to take a lead role in sustainable provision of renewable energy sources. Government takes this on as an example to the community and businesses within their jurisdiction and also part of their environmental management responsibilities.

COMMENT

Recently the Shire of Wongan Ballidu was contacted about a new initiative they were developing with surrounding Shires. The initiative was to address the issues of provision of sustainable and renewable energy to areas within the Wheatbelt region.

The draft strategic plan for this group is attached; this basically outlines the aims of the group and the vision for this project. As a Council we have previously discussed the energy supply in Moora and this was also raised with Wilson Tuckey on his visit earlier in 2006.

This group has met with current energy suppliers (Western Power) and have begun talks with private investors to develop a plan for the roll out of sustainable energy supply to regional areas. It is hoped that there will be a mix of biofuels, wind and solar energy supplies for the region, this will be supplemented when needed by traditional power supplies that produce fossil fuels.

Stage one of the project is to develop relationships with the service providers and define how the supply of energy to the Wheatbelt will be more sustainable. A proposal to local governments will be developed as well.

Stage two will be to approach local governments to come on board and express their interest in being involved in this program. This will

Involvement in this program will be beneficial at an early stage where there will be a better understanding of the supply of energy to the Wheatbelt region.

STATUTORY ENVIRONMENT

Sections 2.7 and 3.1 of the Local Government Act 1995, relating to the general function provisions.

POLICY IMPLICATIONS

Nil

BUDGET IMPLICATIONS

As yet, it is unknown what budget implications may arise out of this project. There will need to be some substantial investment in the future but at the moment this project is in its infancy.

STRATEGIC IMPLICATIONS

In the Shire of Moora's Strategic Plan it is outlined in the Key Result Area of Infrastructure under Goal Two to Implement new technologies for community development. All of the Strategies outlined under this goal will be directly carried out as part of this project.

PRECEDENT

Nil

VOTING REQUIREMENTS

Simple Majority

OFFICER RECOMMENDATIONS – ITEM 11.6.1***That Council***

- 1. Give in principle support of the Energising the Wheatbelt Strategic Plan.***
- 2. Approve the Chief Executive Officer to work on this project in conjunction with surrounding Shires to develop sustainable energy supply outcomes for the Shire of Moora.***

11.6.2 Tourism and Community Development Strategy

FILE: ED/TODI
AUTHOR: Bronwyn Williams, Enterprise Development Manager
REPORT DATE: 14 November 2006
DECLARATION: Nil

BACKGROUND

As part of the economic development portfolio, tourism development has been identified as a strategic part of this. It has been proven in other regional areas that an increase in tourism has led to an increase in economic viability and sustainability.

The Shire of Moora is lacking tourism opportunities for visitors to our region. We are located on a major tourism route between New Norcia and the Pinnacles, yet we have no facilities for tourists when they arrive and want to stay in Moora.

The Shire of Moora would benefit greatly from a tourism strategy that will outline our goals and objectives as well as milestones so that we can measure when we have achieved these objectives.

COMMENT

A community member recently came to me with the name of a consultant who has done excellent work across regional WA, Mr Ian Menzies. I have contacted him about carrying out a tourism development plan for the Shire of Moora next year. A quote for his services is attached.

Mr Menzies outlines the conditions of his contract in the attached quote for his services. The main requirements being payment of a \$7,000 fee and access to a powered caravan site when he is working in Moora, this is expected to be for a time period of three ten day periods where he will carry out work.

Mr Menzies is unable to begin work in Moora before April, as he is finishing off a job in Newdegate before that time.

The alternative to engaging Mr Menzies is for the Enterprise Development Manager and Corporate Services Officer to work on a tourism development plan for Council approval. If this is the way Council chooses to go consideration needs to be given to the time taken to develop a tourism strategy and the loss of productive time allocated to other priorities outlined for these two positions.

Another alternative is to advertise for a consultant and see what type of interest we get from the private sector in developing such a strategy. This may be time consuming but will mean we get a better idea of what services are available.

STATUTORY ENVIRONMENT

Sections 2.7 and 3.1 of the Local Government Act 1995, relating to the general function provisions.

POLICY IMPLICATIONS

Nil

BUDGET IMPLICATIONS

The attached document shows the quote from Mr Ian Menzies to carry out this work.

Under Item 14651- Economic Services – Tourism and Area Promotion in the 2006/07 budget, we have come in under budget by \$5,703, part of the Shires in kind contribution to the wildflowers project.

The shortfall for the tourism strategy project will come out of the allocation towards visitor signage of \$2,000, where we will sacrifice an upgrade to the tourist information bay to have better planning developed to guide us for tourism development.

STRATEGIC IMPLICATIONS

In the Shire of Moora's strategic Plan under the Key Result Area of Growth it outlines in Strategy Five to "Market the Moora region". The development of tourism in the Shire of Moora will directly achieve this strategy.

PRECEDENT

Nil

VOTING REQUIREMENTS

Simple Majority

OFFICER RECOMMENDATIONS – ITEM 11.6.2***That Council***

- 1. Approve the appointment of Mr Ian Menzies to undertake a tourism and community development plan at a cost to Council of no more than \$7,500 and***
- 2. Allow Mr Ian Menzies access to a powered site in the Moora Caravan Park free of charge when he is working in Moora.***

11.7 SPORT AND RECREATION

11.7.1 Purchase of Equipment for New Gym Development

LOCATION: Moora
AUTHOR: Angela Murray, Be Active Sport & Recreation Officer
REPORT DATE: 14th November 2006
DECLARATION: Nil

BACKGROUND

In early 2005 a community member was interested in starting a gym in Moora. To assess the interest of Moora community members in housing a gym, a Moora Gym Survey was distributed to all households in the Shire of Moora. Of the 194 surveys that were returned by 1st July 2005, 61% of the respondents answered definitely to personally wanting to see a gym located in Moora and 31% said yes.

In the 2002 Moora Memorial Public Swimming Pool - Public Survey, 154 people identified the need for a gymnasium to be located at the Moora Memorial Swimming Pool; this was ranked second behind a kiosk in terms of need.

The potential benefits of locating a gym in Moora are numerous with the most important being that it will assist in attracting potential employees, and having a healthier population through increased physical activity. Once a gym has been set up the opportunities for utilisation are endless, for example: group fitness classes, circuit classes, personal training, introduction of the Living Longer Living Stronger program, and teenage exercise classes.

However the interested party is no longer willing to establish a gym due to other circumstances. There are numerous shires within the Wheatbelt that have established gyms or are looking to in the near future. Goomalling and Wongan Hills already have a gym while Dalwallinu and Koorda are currently seeking funds to support the establishment of a gym. The Shire of Moora risks losing potential business and revenue through people choosing to set up businesses in other shires or travelling to shop and use facilities at these nearby towns.

COMMENT

The Be Active Coordinator together with the Enterprise Development Manager and Cr Clydesdale-Gebert has been researching ideas to enable this project to progress. We are currently working towards developing a project that includes a building at the Moora Memorial Swimming Pool to house the pool manager's offices, a gym, a hydrotherapy pool and offices available to itinerant traders. A draft proposed layout is provided as a separate attachment.

Recently we were advised that there are six, second hand treadmills for sale by Alleasing Finance. The treadmills were leased to Kwinana Recquatic and have been serviced on a regular basis for the three years they were in use. The retail values as new are \$13,750 (ex GST) but the treadmills are for sale for \$5,000.

It is proposed that council purchase two treadmills, which could be located at the Moora Recreation Centre in either the ballet room, carpeted area, arts and craft room or the Be Active Coordinator room after she is relocated to the Shire Administration building. Users could hire the equipment at a cost of \$3 per hour

from the Shire Administration or from a local deli (ie Checkpoint Café). A deposit would need to be paid for the key. Community members using the treadmills would be covered by the Shire of Moora's public liability.

The purchase of two treadmills would contribute to the intended outcome of setting up a gym in Moora.

STATUTORY ENVIRONMENT

Sections 2.7 and 3.1 of the local government act 1995, relating to the general function provisions.

POLICY IMPLICATIONS

Nil

BUDGET IMPLICATIONS

The money has not been allocated in the 2006/07 budget and as this project is identified as a priority by the community in two surveys the money may be sourced from the Community Facilities Development Reserve which currently has \$166,594.

The gym committee will need to prove to Council how they will pay back the funds that are received \$10,000 will need to be allocated towards this project from the Community Facilities Development Reserve.

STRATEGIC IMPLICATIONS

In accordance with Moora's Strategic Plan Under the Key Result Area of "Infrastructure", goal one outlines maintain, improve and increase community facilities and services. This item relates to increasing community facilities and services.

In accordance with Moora's Strategic Plan under the key result area of "Growth", strategy one outlines Foster community commitment to growth. This item relates to allocating resources to support growth.

PRECEDENT

Nil

VOTING REQUIREMENTS

Simple Majority

Nil.

OFFICER RECOMMENDATION – ITEM 11.7.1

That Council support in principle the proposal to purchase treadmills as a starter for the Moora gym, with details of repayment of the loan to be provided at the Council Meeting on the 13th December 2006.

12. **ELECTED MEMBER MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**
13. **MOTIONS OF AN URGENT NATURE INTRODUCED BY DECISION OF COUNCIL**
14. **NOTICE ON MOTIONS FOR THE NEXT COUNCIL MEETING**
15. **MATTERS BEHIND CLOSED DOORS**
16. **CLOSURE OF MEETING**