



SHIRE OF CUBALLING

**ORDINARY COUNCIL MEETING
HELD ON THURSDAY 21 APRIL 2005**

MINUTES

CHIEF PRESIDENT

DATE

SHIRE OF CUBALLING

ORDINARY COUNCIL MEETING
THURSDAY 21 APRIL 2005

MINUTES

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ORDINARY COUNCIL MEETING MINUTES

MINUTES OF THE ORDINARY COUNCIL MEETING OF THE SHIRE OF CUBALLING
HELD IN THE COUNCIL CHAMBERS, CAMPBELL STREET, CUBALLING ON THURSDAY
21 APRIL 2005

1. DECLARATION OF OPENING/ANNOUNCEMENT OF VISITORS

President welcomed Councillors, declared meeting open 2.00 pm.

2. RECORD OF ATTENDANCE, APOLOGIES, LEAVE OF ABSENCE

ATTENDANCE

Shire President Cr I L Watts

Cr J D Brown

Cr C R McKenzie

Cr T H Wittwer

Chief Executive Officer P T Naylor

Deputy President Cr D S Bradford

Cr C R Hawksley

Cr R J D Newman

Shirley McIlwaine (from 2.10 pm)

Russell McIlwaine (from 2.10 pm)

Phillip McIlwaine (from 2.10 pm)

John Morgan (until 3.15 pm)

Popanyinning Progress Association - Vice President

Popanyinning Progress Association - Treasurer

Observer

Telstra Countrywide

APOLOGIES

Eleanor Stubbs

Popanyinning Progress Association - President

LEAVE OF ABSENCE

Nil

3. PUBLIC QUESTION TIME

Nil

4. APPLICATION FOR LEAVE OF ABSENCE

Nil

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5. MINUTES

5.1 CONFIRMATION OF 17 MARCH 2005 ORDINARY MEETING OF COUNCIL

CHIEF EXECUTIVE OFFICERS RECOMMENDATION

That the minutes (as circulated) of the ordinary meeting of the Shire of Cuballing held in the Council Chambers on 17 March 2005 be confirmed.

COUNCIL ACTION

Moved Cr Wittwer, seconded Cr McKenzie that the Chief Executive Officers Recommendation be adopted.

CARRIED 7/0

5.2 SHIRE OF CUBALLING BUSHFIRE ADVISORY COMMITTEE MEETING HELD ON TUESDAY 12 APRIL 2005

Comment

This meeting was the Annual General Meeting and the appointment of Office Bearers for the 2005/2006 Fire Season will need to be endorsed by Council.

Reporting Officer

Peter Naylor, Chief Executive Officer

CHIEF EXECUTIVE OFFICERS RECOMMENDATION

That:

- The minutes of the meeting of the Shire of Cuballing Bushfire Advisory Committee held on Tuesday 12 April 2005 be received;
- The appointment of Office Bearers for the 2005/2006 Fire Season be endorsed; and
- A letter be written to retiring Fire Control Officer Ken Ashworth thanking him for his contribution to the Shire of Cuballing Bushfire Network.

COUNCIL ACTION

Moved Cr Hawksley, seconded Cr McKenzie that the Chief Executive Officers Recommendation be adopted.

CARRIED 7/0

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6. PETITIONS, DEPUTATIONS, PRESENTATIONS

Mr John Morgan, Telstra Country Wide, attended the Council meeting and addressed Council on the current status of Mobile Telephone coverage within the Cuballing district and the ADSL Broadband project.

During his address Mr Morgan referred to correspondence he has received from the Shire in relation to the poor mobile telephone coverage in the area and stated this has been passed on to the relevant department.

He also stated that the Shire requires a further seven (7) signatures prior to Telstra undertaking a quotation for the installation of 'ADSL' to upgrade the broadband service to Cuballing. Once a costing for this service has been completed it may be that the Shire will require in the vicinity of 40-50 signatures prior to Telstra agreeing to proceed with the upgrade.

Mr Morgan stated that the next best option for persons not within an ADSL Broadband service area was to look at installing a ISDN Satellite Service.

Mr Morgan left the meeting at 3.15 pm.

7. REPORTS OF OFFICERS

7.1 CHIEF EXECUTIVE OFFICER

7.1.1 LIST OF ACCOUNTS SUBMITTED FOR COUNCIL APPROVAL AND PAYMENT – APRIL 2005

V	NAME	PARTICULARS	MUNI	TRUST
10019	T G ROBINSON	Reseal Cuby East Rd – Labour	141.30	
10020	COLES SUPERMARKET	Council Shopping – Gift Card	500.00	
10067	DEPT FOR PLAN. & INFRAST.	Change of Plate Fee – CN92	18.00	
10068	BEAUREPAIRES	Parts & Repairs	80.65	
10069	RD & RA BETTELEY	Pushing Gravel & Clearing Trees	4488.00	
10070	AUSTRALIAN SERVICES UNION	ASU Deductions March 2005	31.80	
10071	WA LOCAL GOVT ASSOCIATION	Super Contributions March 2005	4424.86	
10072	SHIRE OF CUBALLING	Social Club Deductions March 2005	135.00	
10073	CUBY CONCRETE & CONTRACT.	New Fire Station – Concrete Floor	8994.95	
10074	SHIRE OF CUBALLING	New Fire Station – Building Licence	30.00	
10075	NGN RETRAVISION	Office Equipment – New Refrigerator	499.00	
10116	NGN FLORAL STUDIO	Council Gift – Margaret Shields	60.00	
10117	SHIRE OF CUBALLING	Remake Plate Fee – CN92	30.50	
10118	BUILDERS REGO BOARD OF WA	Building Dispute Fees Feb/March 2005	122.50	
10119	NGN COMPUTERS	Office Equipment – New Computer	2428.00	
10120	GREAT SOUTHERN DINGO SERV.	Removal of Stump on Cuballing St	110.00	
10121	LR ARCHIBALD & CO	Semi Tipper Hire	748.00	
10122	STAR TRACK EXPRESS	Freight	65.64	
10123	TELSTRA	Mobile A/C	70.26	
10126	AUST. COMMUNICATIONS AUTH	Land Mobile Licence Renewal	84.60	
10127	BEAUREPAIRES	Parts & Repairs	632.63	
10128	BGC QUARRIES	Materials – Blue Metal	8759.48	
10129	CLAW ENVIRONMENTAL	Drum Collection Service	2255.06	

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10130	COCKBURN CEMENT	Materials – Cement	207.81
10131	COURIER AUSTRALIA	Freight	91.07
10132	COVENTRYS	Parts – Fire Truck	44.06
10133	CUBALLING TAVERN	Council Luncheon & Refreshments	491.50
10134	CUBY ROADHOUSE	Refreshments & Gas	231.50
10135	DEPT OF LAND INFORMATION	Valuations – Vacant Land	595.10
10136	R DEWS MINI EXCAVATIONS	Campbell St Footpaths – Plant Hire	396.00
10137	EDWARDS MOTORS	Parts & Repairs	118.25
10138	FARMWORKS AUSTRALIA	Materials	429.00
10139	GREAT SOUTHERN FUELS	Fuels & Oils	17470.44
10140	HAINES NORTON	Office Software Maintenance	2825.90
10141	HANSON CONSTRUCTION MAT.	Materials – Blue Metal	16221.29
10142	JASOL AUSTRALIA	Materials – Halls	228.02
10143	JIMS PEST CONTROL	Popo Town Maintenance – Termite Treatment	110.00
10144	JR & A HERSEY	Materials & Protective Clothing	530.64
10145	LANDVISION	Town Planning Consultant Fees	1067.00
10146	MAKIT NGN HARDWARE	Materials – Office & Depot	177.60
10147	MCDOUGALL WELDMENTS	Roller Hire	1100.00
10148	NGN AGRICULTURAL REPAIRS	Materials	10.00
10149	NGN AUTO ELECTRICS	Parts & Repairs	402.77
10150	PIONEER ROAD SERVICES	Materials – Supply & Spray Bitumen	44730.40
10151	RNR CONTRACTING	Materials – Supply & Spray Bitumen	34624.30
10152	SHIRE OF NARROGIN	Plant and Operator Hire for Resealing	2266.00
10153	SHIRE OF WICKEPIN	Recycling Costs February 2005	330.00
10154	SOUTH WEST PRINTING & PUBL.	Advertising March 2005	288.00
10155	SUNNY BRUSHWARE SUPPLIES	Parts & Repairs	638.00
10156	TELSTRA	Phone A/C	923.58
10157	VALUER GENERALS OFFICE	GRV Interim Valuations	72.00
10158	WATER CORPORATION	Water A/C	182.80
10159	WESTERN POWER	Power A/C	246.05
10160	WESTRAC EQUIPMENT	Parts & Repairs	1503.59
10161	WORMALD FIRE SYSTEMS	Fire Extinguisher – CWA Hall	60.50
10162	CANNON HYGIENE AUSTRALIA	Shire Halls Maintenance	214.50
10163	TUDOR HOUSE	Canvas Banners	206.80
10164	MELISSA GRIEVE	Certificate III Financial Services	289.39
10165	GREAT SOUTHERN DISTRICT DISPLAY	Donation to Great Southern District Display at 2005 Perth Royal Show	200.00
T1921	CASH	Social Club Gift Voucher – Margaret	50.00
T1922	BCITF	BCITF Fees Feb/March 2005	250.74
T1923	JENNIFER BROWN	Refund Nomination Deposit	80.00
T1924	CLINTON MCKENZIE	Refund Nomination Deposit	80.00
T1925	DAWSON BRADFORD	Refund Nomination Deposit	80.00
T1926		Chq Cancelled – Printing Error	
T1927	NARROGIN MOTEL	Social Club Dinner 07/04/05	756.00
 ELECT TSFR TRANSACTIONS			
220305	SALARIES & WAGES	Salaries & Wages 090305 – 220305	15155.23
220305	WA TREASURY CORPORATION	Loan Repayment – Loan 59	1150.77
220305	WA TREASURY CORPORATION	Loan Repayment – Loan 60	4995.78
220305	ALLAN RAMSAY	EHO/BS Travel Allowance Feb 2005	140.53
050405	SALARIES & WAGES	Salaries & Wages 230305 – 050405	14876.60

CREDIT CARD TRANSACTIONS

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110305	CAROUSEL FLORAL STUDIO	Flowers for Carol McQueen	75.00	
		TOTALS \$	200628.00	1296.74

CHIEF EXECUTIVE OFFICERS RECOMMENDATION

That payment of Accounts Vouchers 10019 - 10020, 10067 - 10075, 10116 - 10123, 10126 - 10165, T1921 - T1927, Electric Transfer/s 220305 - 050405, and Credit Card Transaction/s 110305, totalling \$201,924.74, as presented, be endorsed.

COUNCIL ACTION

Moved Cr Brown, seconded Cr Bradford that the Chief Executive Officers Recommendation be adopted.

CARRIED 7/0

7.1.2 SHIRE OF CUBALLING FINANCIAL REPORTS AS AT 31 MARCH 2005

RATING INFORMATION

	Budget 2004/05	Actual 2004/05
UV Rates Levied	\$424,510	\$418,612
GRV Rates Levied	\$44,930	\$47,504
UV Minimum Rates Levied	\$2,860	\$2,600
GRV Minimum Rates Levied	\$69,030	\$67,370
Interim Rates UV	\$0	\$3,541
Interim Rates GRV	\$0	\$422
Mining Tenement	\$0	\$0
	\$541,330	\$540,049
Rates o/s from previous years (1 July)	\$7,619	\$7,619
Rates Written Off	\$0	\$0
Discount Allowed	-\$38,000	-\$38,028
Net Rates Receivable	\$510,949	\$509,640
Emergency Services Levy	\$18,000	\$17,820
Net Rates & ESL Receivable	\$528,949	\$527,460
Less Rates & ESL Paid		-\$512,330
RATES OUTSTANDING		\$15,130
Pensioner Deferred Rates		\$2,000
UV Rates as a % of total rates		78.7%
GRV Rates as a % of total rates		21.3%
Payment Discount as a % of total rates		7.0%
Rates Paid as a % of net rates receivable		97.1%
Rates Outstanding as a % of net rates		2.9%
Pensioner Deferred Rates as a % of O/S Rates		13.2%

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		Annual Budget 2004/05 \$	Actual YTD 2004/05 \$
OPERATING ACTIVITIES	Sch		
<u>Income</u>			
General Purpose Funding	3	3,100	560,771
Governance	4	11,310	2,685
Law, Order & Public Safety	5	40,750	37,595
Health	7	1,200	2,106
Education and Welfare	8	750	234
Housing	9	0	0
Community Amenities	10	2,000	3,996
Recreation and Culture	11	2,410	4,301
Transport	12	11,400	4,679
Economic Services	13	5,800	14,950
Other Property and Services	14	61,990	43,797
Total Operating Income		140,710	675,114
<u>Expenditure</u>			
General Purpose Funding	3	-39,440	-51,408
Governance	4	-236,270	-197,231
Law, Order & Public Safety	5	-55,650	-43,875
Health	7	-14,750	-14,194
Education and Welfare	8	-3,000	-846
Housing	9	-18,990	-14,908
Community Amenities	10	-96,000	-40,509
Recreation and Culture	11	-96,220	-73,148
Transport	12	-961,110	-494,556
Economic Services	13	-85,350	-30,840
Other Property and Services	14	-35,300	-132,953
Total Operating Expenditure		-1,642,080	-1,094,468
ADJUSTMENTS FOR CASH REPORTING REQUIREMENTS:			
Depreciation (Assets Register)		568,650	377,878
Profit/Loss on Sale of Assets		-9,860	1,958
<u>Capital Expenditure & Income</u>			
Proceeds on Sale of Assets		159,000	150,552
Capital Grants and Subsidies		898,940	662,286
Land and Buildings		-132,690	-68,259
Infrastructure Assets - Roads		-480,450	-264,925
Plant and Equipment		-465,000	-87,300
Furniture and Equipment		-11,000	-10,557
Proceeds from New Loans		0	0
Loan Repayments		-16,990	-12,647
Transfer to Reserves		-131,000	-15,040
Reserves (Cash Backed)		302,190	0
Opening Funds		278,750	278,750
Less Closing Funds		0	-593,342
CLOSING POSITION		-541,330	0

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ROADS MAINTENANCE AND CONSTRUCTION

MAINTENANCE				
Details	Job No	Status	Budget 2004/05 \$	Actual YTD \$
Refuse Sites (Cuby & Popo)	1000.1/2		72,670	35,181
Parks and Reserves	1100.9		48,700	33,842
Road Maintenance General	1201.31		301,350	156,338
Tree Lopping/Mulching	1201.34		47,600	12,609
Tree Lopping (Contract)	1201.34		25,000	0
Town Maintenance - Cuballing	1201.35		18,380	6,099
Town Maintenance - Popanyinning	1201.36		18,380	19,096
Bitumen Patching	1201.37		23,050	16,552
Bridges & Culverts - General	1201.38		9,810	4,809
Grading Maintenance - Winter	1201.41		93,070	64,937
Grading Maintenance - Shoulder	1201.42		34,560	13,800
Grading Maintenance - Summer	1201.43		116,450	70,232
Storm Damage	1201.44		5,150	3,286
Weed Control – Declared Plants	1300.1		14,160	4,522
Weed Control - Roadside	1300.3		14,150	5,086
Total Maintenance			842,480	446,389
CONSTRUCTION				
Cuballing East (RRG)	1200.30	IP	47,870	7,512
Cuballing West (RRG)	1200.31	IP	37,570	7,977
Popanyinning East (DG)	1200.50	IP	60,600	13,725
Congellin (R2R)	1200.60	Comp	51,700	76,568
Bunmulling (Own)	1200.70	IP	20,080	4,628
Yornaning West (Own)	1200.71	Comp	40,520	51,242
Town Streets (Own)	1200.72	IP	49,980	6,495
Congellin (Own)	1200.75		47,870	0
Popanyinning West (Own)	1200.76	IP	72,380	50,608
Springhill (Own)	1200.77	Comp	29,880	710
Total Construction			458,450	219,465
GRAND TOTAL			1,300,930	665,854

INVESTMENTS

Account Number	Maturity Date	Interest Rate	Fund/Account		
			Municipal	Trust	Reserves
652250055120	8 July 2005	5.29%		\$12,365.60	
652250055147	30 April 2005	5.12%			\$489,455.84
			\$0.00	\$12,365.60	\$489,455.84

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BANK RECONCILIATION

	Municipal Fund	Trust Fund	Reserve Accts
	\$	\$	\$
Opening balance	520,616.36	48,638.74	492,194.13
Income	152,118.75	698.14	0.00
	672,735.11	49,336.88	492,194.13
Expenditure	-110,878.84	-100.00	0.00
Closing balance	561,856.27	49,236.88	492,194.13
Bank account	585,363.08	36,726.59	2,738.29
Investments	0.00	12,365.60	489,455.84
	585,363.08	49,092.19	492,194.13
Plus O/S deposits	2,006.47	0.00	0.00
	587,369.55	49,092.19	492,194.13
Less O/S cheques	-24,731.43	-150.31	0.00
	562,638.12	48,941.88	492,194.13
Less O/S licensing	-486.85	0.00	0.00
Less Adjustments	-295.00	295.00	0.00
Closing balance	561,856.27	49,236.88	492,194.13

CHIEF EXECUTIVE OFFICERS RECOMMENDATION

The Financial Reports for the period ended 31 March 2005 be adopted by Council.

COUNCIL ACTION

Moved Cr Newman, seconded Cr McKenzie that the Chief Executive Officers Recommendation be adopted.

CARRIED 7/0

7.1.3 LOCAL GOVERNMENT ELECTIONS

Background

Nominations for the May 2005 Local Government Elections opened on Thursday 24 March 2005 and closed at 4.00pm on Thursday 31 March 2005.

There were three vacancies on Council to be filled, all for four-year terms, one in the North Ward and two in the South Ward.

Comment

At the closure of the nomination period three nominations were received for the three vacancies, these being:

North Ward: Clinton McKenzie
South Ward: Dawson Bradford and Jennifer Brown

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As there were only the same number of nominations as vacancies the three candidates were re-elected to Council unopposed each with a four year term retiring in 2009.

Swearing of new Councillors and election of Shire President and Deputy Shire President will be conducted at the May 2005 meeting of Council. Justice of the Peace Martin Clarke-Smith has again agreed to perform the official duties for Council.

Reporting Officer

Peter Naylor, Chief Executive Officer

CHIEF EXECUTIVE OFFICERS RECOMMENDATION

The information be noted.

COUNCIL ACTION

Resolved that information be noted.

7.1.4 PRINCIPAL ACTIVITY PLAN 2005-2009

Background

In accordance with the provisions of the Local Government Act 1995 Council has to in each financial year prepare a plan of its Principal Activities for the next four financial years. The plan is a summary of proposed major works to be undertaken during the time as well as major services provided, and also demonstrates the sources of funds for these works and services.

Comment

Once prepared, the Plan is required to be advertised locally and be available for public inspection for 42 days from the advertisement. Submissions are to be invited and any submissions received are to be considered. The Plan is then to be accepted by Council with or without modification.

To ensure this process is finalised prior to the Budget process, it is appropriate that consideration of the Principal Activities Plan commences.

A draft Plan has been prepared and a copy circulated with the Council meeting agenda for consideration.

Reporting Officer

Peter Naylor, Chief Executive Officer

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CHIEF EXECUTIVE OFFICERS RECOMMENDATION

That the Draft Principal Activities Plan for the four year period 2005-2009, as presented, be advertised locally and submissions invited in accordance with the provisions of the Local Government Act 1995.

COUNCIL ACTION

Moved Cr Wittwer, seconded Cr Newman that the Chief Executive Officers Recommendation be adopted.

CARRIED 7/0

7.1.5 HERITAGE PAINTINGS FOR SALE

Background

Following a recent event at the Cuballing Tavern, where a heritage artist displayed many of his paintings, an offer has been presented to Council to purchase a painting of the Cuballing Civic Buildings (ie Town Hall and CWA Hall) and/or the former Post Office.

Comment

The individual cost of each painting is \$650, however the Art Dealer Mr Selwyn Jones has indicated he would be willing to sell both paintings for total amount of \$1,200.

The paintings are very good and it would be considered reasonable for Council to purchase one or both of the paintings for display in the Shire office in support of the heritage value within the townsite. Especially in light of the Cultural Heritage Award received during the 2004 Tidy Towns competition.

Reporting Officer

Peter Naylor, Chief Executive Officer

CHIEF EXECUTIVE OFFICERS RECOMMENDATION

That Council purchases the painting of the Cuballing Civic Buildings for amount of \$650.

or

That Council purchases both of the paintings for total amount of \$1,200.

COUNCIL ACTION

Moved Cr Newman, seconded Cr McKenzie that Council purchases both of the paintings for total amount of \$1,200.

CARRIED 6/1

7.2 **REPORTS – WORKS**

7.2.1 **WORKS SUPERVISORS REPORT**

POPANYINNING WEST ROAD

The clearing of the south side of the road to Pennys Road to fit in with Steve Lyneham's fencing program has commenced.

POPANYINNING EAST ROAD

It is expected the final section of clearing from Shaddicks Road to Neamutin Road will commence at the completion of the Popanyinning West clearing.

CUBALLING WEST ROAD

Work has commenced with the tree clearing on the south side of the road from the Wandering Narrogin Road to Knights Lane. The culvert extensions have been completed. It is expected carting in of new material for the widening will commence on Monday 18 April 2005.

CONGELIN ROAD

Reconstruction and reseal of this road as part of the Roads to Recovery program has now been completed. Resealing of the Congelin/Nebrikinning intersection to complete the Black Spot program has been delayed due to inclement weather. If this work is not able to be finished this year it will be transferred to next financial year.

TOWN STREETS

The bitumen re-sealing of the streets on the programme have now been completed, including resealing of Campbell Street (Cuballing West Road) as part of the additional Regional Road Group funds.

A new asphalt footpath has been laid in front of the Cuballing Youth and Community Playground from the Roadhouse to Cuballing East Road. This work was done courtesy of Pioneer Road Services as a donation to the Playground project. A new footpath from Alton Street to the recreation grounds has also been constructed. This work included the laying of new asphalt around the Shire office and the Campbell/Austral Streets intersection.

REFUSE SITES

Wind blown litter has been picked out of the bush surrounding both refuse sites. Extra material is being stockpiled at the site to allow better coverage of the waste at both tip sites. Both sites are being covered on a weekly basis.

PLANT AND EQUIPMENT

All items of plant and equipment are being serviced and maintained as required, and all plant is in good working order.

PRIVATE WORKS

Various private works requests are being received and these are being done as time permits.

Private works invoices for the month of March 2005, totaling \$3,938.

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Reporting Officer

Alex Richardson, Works Supervisor

CHIEF EXECUTIVE OFFICERS RECOMMENDATION

That the Works Supervisors Report be received and information noted.

COUNCIL ACTION

Moved Cr Brown, seconded Cr Newman that the Chief Executive Officers Recommendation be adopted.

CARRIED 7/0

7.3 REPORTS – BUILDING

7.3.1 BUILDING SURVEYORS REPORT

Summary

There were four (4) building applications approved and licenses issued for the month of March 2005.

Listed below is a summarized breakdown of the applications and proposed structures:

Approval Date	License No	Name & Address of Owner	Registered Builder (RB) or Owner Builder (OB)	Structure	Situation of Building Lot or Street No & Town
10/03/05	29/04-05	Barry Weston 94 Calluna Way, Forrestfield	OB	Barn Type House	Lot 116 Victoria/Popanyinning East Road, Popanyinning
17/03/05	30/04-05	Robyn Morton 419 Austral Street, Cuballing	OB	Addition to Existing House	Lot 419 Austral Street, Cuballing
24/03/05	31/04-05	Johanna Nordstrom 83 Felspar Street, Narrogin	OB	Shed	Lot 378 Clifford Street, Cuballing
31/03/05	32/04-05	Shire of Cuballing	Shire of Cuballing	Fire Station	Lot 18 Austral Street, Cuballing

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Reporting Officer

Allan Ramsay, Building Surveyor

CHIEF EXECUTIVE OFFICER'S RECOMMENDATION

That the Building Surveyor's Report be received and information noted

COUNCIL ACTION

Moved Cr Brown, seconded Cr Bradford that the Chief Executive Officers Recommendation be adopted.

CARRIED 7/0

7.4 REPORTS – HEALTH

7.4.1 ENVIRONMENTAL HEALTH OFFICERS REPORT

Purpose

To advise Council of Environmental Health inspections that has been carried out in the district during the month of February

On – Site Effluent Disposal

One approval to construct an on – site effluent disposal system was issued during the month of March 2005 as follows:

Approval Date	Name and address
30/03/05	Johanna Nordstrom Lot 378 Clifford Street, Cuballing

Food Premises

The quarterly statutory food premises inspections were carried out at the Cuballing Tavern, Cuballing Roadhouse and the Popanyinning General Store. Apart from some minor matters all premises were found to be satisfactory.

Reporting Officer

Allan Ramsay, Environmental Health Officer

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CHIEF EXECUTIVE OFFICERS RECOMMENDATION

The Environmental Health Officers Report be received and information noted.

COUNCIL ACTION

Moved Cr Wittwer, seconded Cr Brown that the Chief Executive Officers Recommendation be adopted.

CARRIED 7/0

7.5 REPORTS – TOWN PLANNING

7.5.1 BOUNDARY REALIGNMENT – SHIRE OF CUBALLING-SHIRE OF NARROGIN

Background

During recent sale of farming property on the south side of Nebrikinning Road, from Spouse to Fowler, it became apparent that there is a small land parcel, being Williams location 571, that is within the Shire of Cuballing. General understanding is that the land was always thought to have been in the Shire of Narrogin and has never been rated by the Cuballing Shire.

Comment

This matter was brought to Councils attention during the recent road inspection in March 2005. Council concurred that appropriate actions be implemented to have the Shire boundary realigned for the land parcel to be transferred into the Shire of Narrogin.

Advice from the Department of Local Government and Regional Development is that both the Shires of Cuballing and Narrogin need to resolve for the process to occur and a letter obtained from the property owner, Ben Fowler, agreeing to the proposal. Mr Fowler has been contacted and a letter will be forthcoming. Following this action Council can then write to the Local Government Advisory Board requesting the boundary adjustment.

The Chief Executive Officer of the Narrogin Shire will be presenting the matter to their next Council meeting for consideration.

Reporting Officer

Peter Naylor, Chief Executive Officer

CHIEF EXECUTIVE OFFICER RECOMMENDATION

That:

- **Council agrees to the realignment of the Shire boundary with the Shire of Narrogin along the south side of Nebrikinning Road for Williams location 571 to be transferred into the Narrogin Shire;**

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- On receipt of correspondence from the Shire of Narrogin and Mr Ben Fowler agreeing to the proposal, letter of request be forwarded to the Local Government Advisory Board for the boundary realignment to be effected.

COUNCIL ACTION

Moved Cr Hawksley, seconded Cr Brown that the Chief Executive Officers Recommendation be adopted.

CARRIED 7/0

7.5.2 RJ & CJ MCDOUGALL – PROPOSED OUTBUILDING LOT 362 RUSSELL STREET CUBALLING

File Reference: N/A
Location: Lot 362 (55) Russell Street, Cuballing
Applicant: R.J & C.J. McDougall
Date: 14 April 2005
Area: 1.0117 Ha
Zoning: Rural Residential

Summary

Council has received an application for Planning Consent from Mr Richard McDougall (the applicant) for the construction of a 240m² outbuilding on Lot 362 (55) Russell Street, Cuballing (the subject property). The subject property is 1.0117 Hectares in area and is considered suitable to accommodate a 240m² outbuilding without impacting on the amenity of the area. Therefore it is recommended that Council approve the application for a 240m² Colorbond outbuilding at the subject property.

Background

The applicant has indicated that the outbuilding is to be used for general storage purposes and will not be used for commercial or business enterprises. The building is 20m long, 12m wide and 3m high to the eaves, with a total floor area of 240m². The outbuilding is to be constructed of custom orb Colorbond walls and Zinalume custom orb roof.

Comment

The subject land is zoned Rural Residential under the Shire of Cuballing Town Planning Scheme No.2 (Local Planning Policy - Outbuildings).

Oversized Outbuilding

Council's Town Planning Scheme No. 2 Policy (Local Planning Policy Outbuildings) states that in the Rural Townsite and Rural Residential zones of the Shire where the lot size is over 1500m² or on a General Agricultural zoned lots with an area of 2 ha or less:

- (b) (ii) Colorbond construction, where the total outbuilding does not exceed 120m² in total floor area;

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- (g) Any application for planning approval, which does not comply with the above, shall be referred to Council for consideration.

Although there is no policy offering guidance to Council staff, each application will be assessed on its merits. The property is over one hectare in area and the shed will be constructed with Colorbond walls. Furthermore, it will only be used for storage.

Statutory Environment

Shire of Cuballing Town Planning Scheme No. 2

Policy Implications

Town Planning Policy – Outbuildings

Reporting Officer

Allan Ramsay, Environmental Health Officer/Building Surveyor

CHIEF EXECUTIVE OFFICERS RECOMMENDATION

That Council resolves to approve the construction of the 20m long, 12m wide and 3m high to eaves, 240m² outbuilding on Lot 362 (55) Russell Street Cuballing subject to the following conditions:

- **The issue of an approved building license for the construction of the outbuilding;**
- **The outbuilding to be sited in accordance with the approved site plan; and**
- **The outbuilding hereby permitted shall be only used for the purpose incidental to the residential use of the property and shall not be used for any habitable, commercial or industrial purpose.**

COUNCIL ACTION

Moved Cr Brown, seconded Cr McKenzie that the Chief Executive Officers Recommendation be adopted.

CARRIED 6/1

8 ELECTED MEMBERS MOTION OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

9 OTHER URGENT BUSINESS

- The Chief Executive Officer informed Council that a grant application submitted to the Department of Sport and Recreation for the construction of change rooms at the Cuballing Recreation Grounds has been successful.
- The Chief Executive Officer informed Council that Miss Jenna Hewett will be commencing a School-Based Traineeship with the Shire of Cuballing on Tuesday 3 May 2005. Jenna will be working two days per week at the Shire office.

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- Cr Brown stated that Mrs Gwen Gath has expressed her agreement with Councils recent philosophy for the clearing of one side of the road verge when undertaking road programs in an endeavour to maintain a nature strip on one side of the road.

Council acknowledged that some criticism has been received on recent works on the Cuballing West Road however the works needed to be done and the outcome is satisfactory.

- Cr Hawksley suggested that Council considers the starting time of future Council meetings. With the information being provided the meetings are finishing earlier and therefore the starting time could be put back to a later time.

COUNCIL ACTION

Moved Cr Wittwer, seconded Cr Newman that the commencement time for future Council meetings, commencing in May 2005, be 3.00 pm.

CARRIED 7/0

- Cr Wittwer requested that the upgrading of the Stratherne and Gath Roads intersection be included in 2005/2006 budget considerations.
- Cr Newman expressed concern at new legislation pertaining to stock being driven across roads and requested that Council obtain a copy of the new guidelines.

10 MEETING CLOSURE

There being no further business the Shire President declared the meeting closed at 4.35 pm.

CONFIRMED AS A TRUE RECORD OF PROCEEDINGS ON _____

PRESIDENT

SHIRE PRESIDENT

DATE